Project Schedule:

March 21st
Planning Team Work Session - Draft Zoning Map, District Intent & Purpose

April 17th
Planning Team Work Session - Refined Zoning Map, Matching Building Types to Districts

April 30th
ZAP Meeting 1 - Refined Zoning Map, District Intent & Purpose, Building Types

May 10th
Public Open House - Refined Zoning Map, District Intent & Purpose, Building Types

May 29th
ZAP Meeting 2 - Refined Zoning Map, District Intent & Purpose, Building Types

June 18th
City Council Meeting - Refined Zoning Map, District Intent & Purpose, Building Types

Tonight's Presentation:

Primary Objectives:

Explain the analytics and rationale behind the proposed ordinance structure,

Review draft district boundaries, and draft building types for Neighborhood Districts;

Show examples of how context-based zoning districts, and specific building types can work together to regulate development;

Review a draft zoning district map that draws on the recommendations of the comprehensive plan;

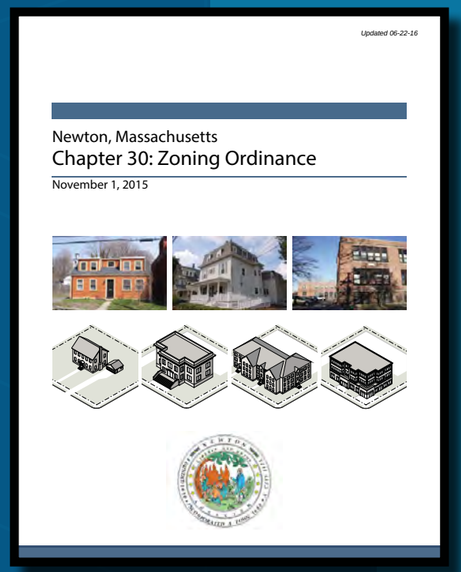
Provide a snapshot of what combining a character based district map, with a comprehensive plan based district map, might look like;

Tonight's Presentation:

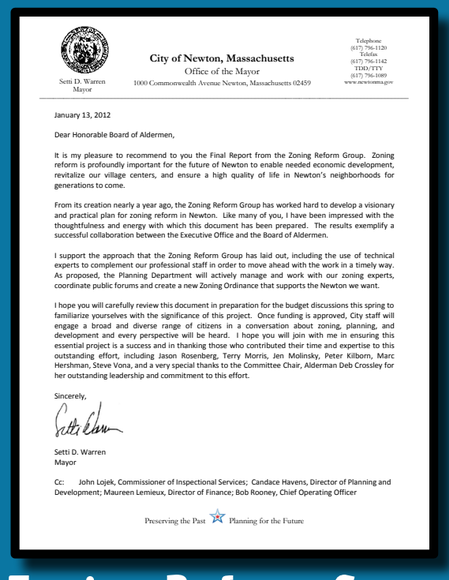
1) Source Documents
2) Approach & Structure
3) Existing Zoning
   - Nonconformity
   - Resulting Development
4) Existing City Part I
   - Analysis of Land Use Patterns
   - Analysis of Neighborhood Character
5) Neighborhood Districts
   - Establishing Boundaries
   - Draft Building Types
6) Base Districts
   - Primary Uses
7) Existing City Part II
   - Analysis of Business Centers
   - Analysis of Transit Access
   - Analysis of Walkability
8) Comp Plan Districts
   - Land Use
   - Walkability
   - Transit Access
9) Combined Districts

Zoning Redesign:

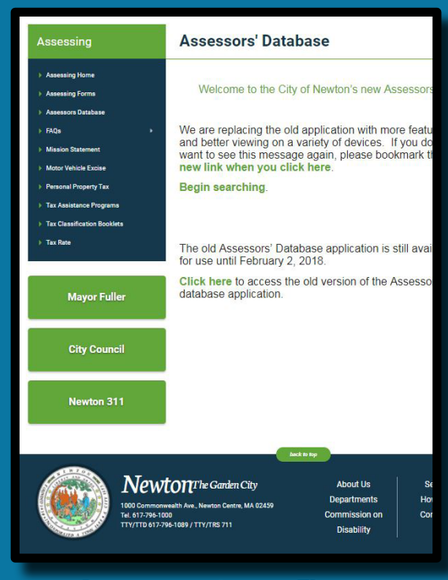
Source Documents



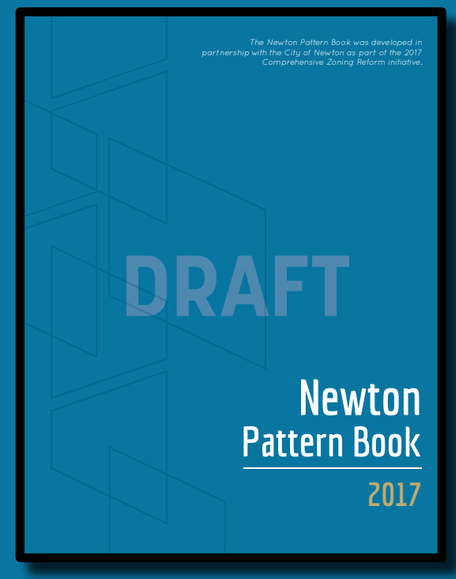
Existing Zoning



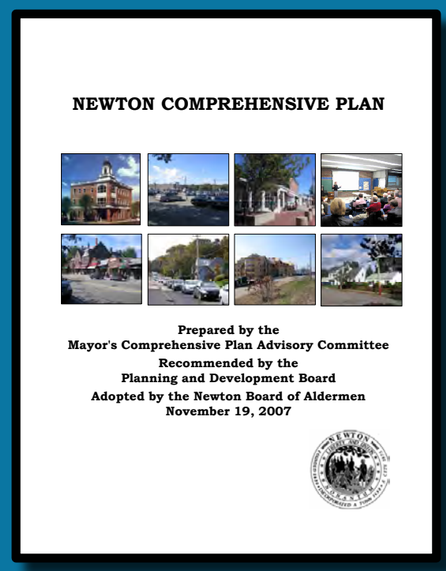
Zoning Reform Group



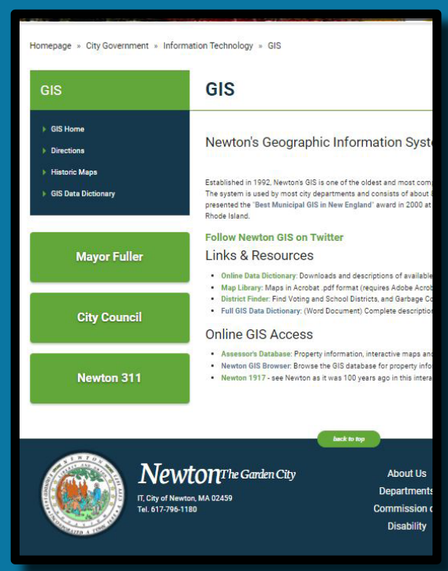
Assessing Data



Pattern Book

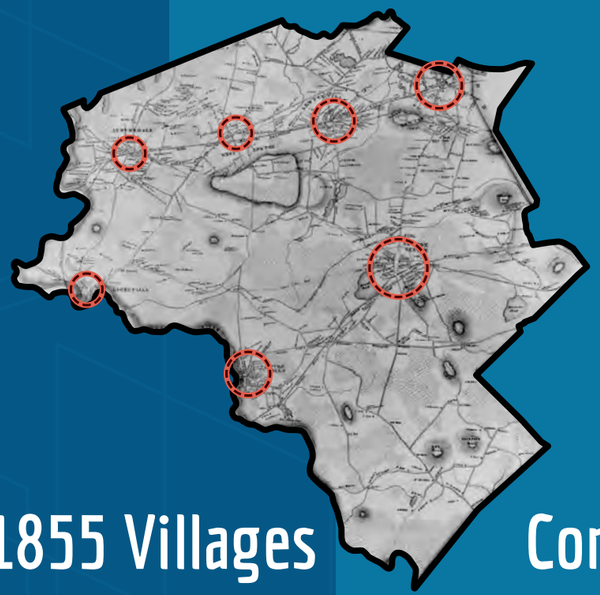


Comp Plan



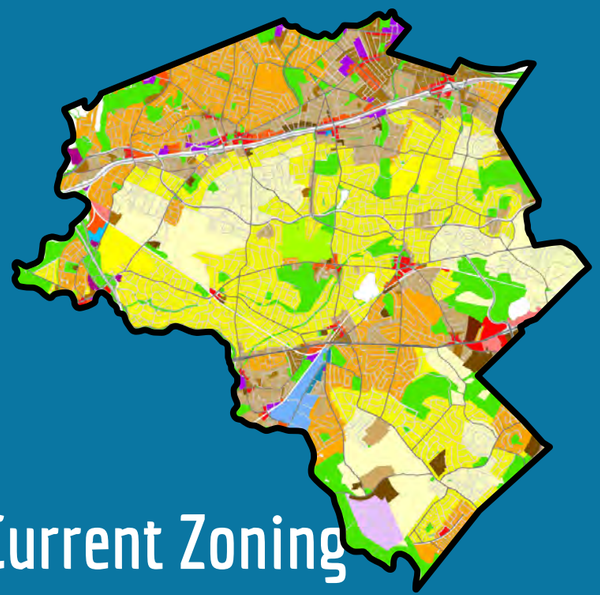
GIS

A Data Driven Approach to Zoning:

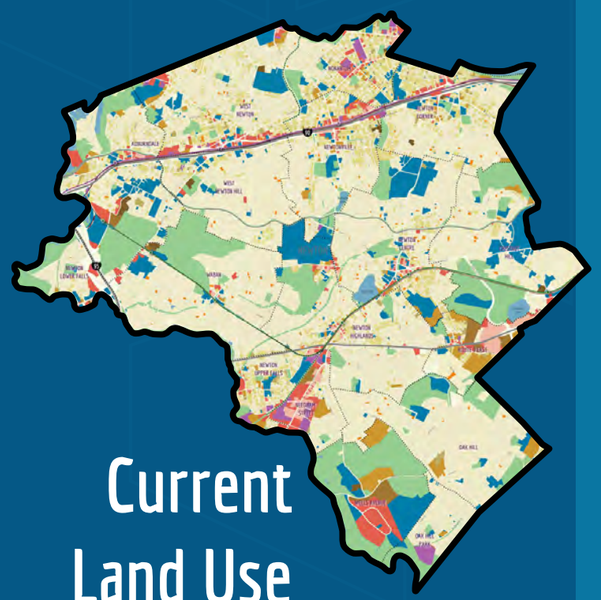


1855 Villages

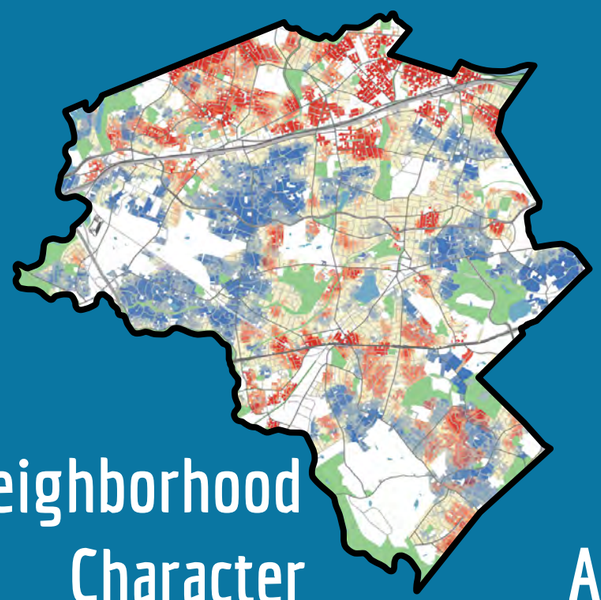
Comprehensive Plan



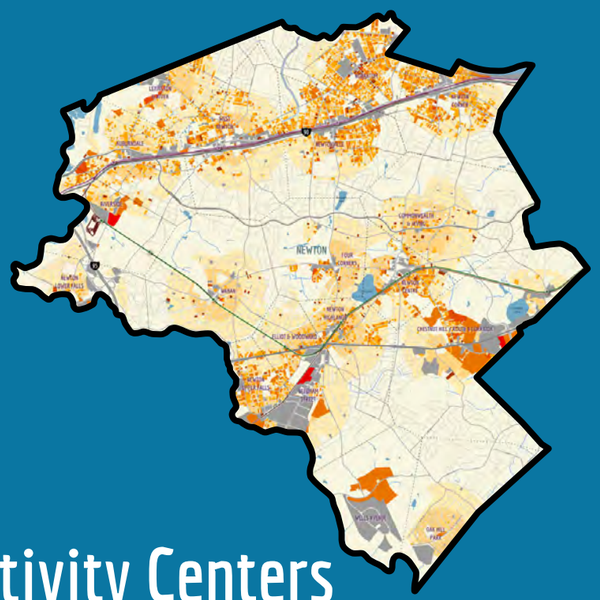
Current Zoning



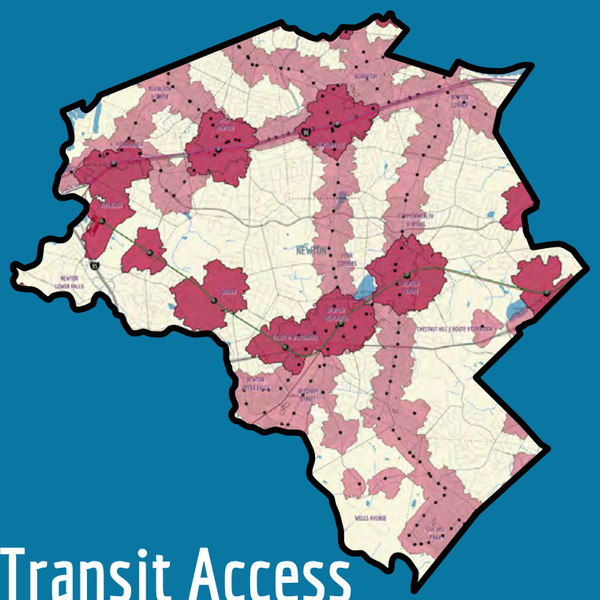
Current Land Use



Neighborhood Character



Activity Centers



Transit Access

Ordinance Components:

Goals ← - → Rules

Zoning Ordinance Purpose

- Zoning Ordinance Districts
  - Building Types Per District
    - Building Standards
    - Building Standards
    - Building Standards
  - Building Types Per District
    - Building Standards
    - Building Standards
    - Building Standards
  - Building Types Per District
    - Building Standards
    - Building Standards
    - Building Standards

Ordinance:

Zoning Ordinance Purpose

The zoning ordinance is a tool to help guide the ways in which the City may develop, and should represent the official policies of the City relative to land use planning.

Support Policy

Language to be refined based on Comprehensive Plan, as well as Municipal and Community input;

Districts:

Zoning Ordinance Districts

Each individual Zoning District should support the purpose and goals of the Zoning Ordinance, and the Comprehensive Plan, as appropriate. Depending on the mix of uses and building types within a given Zoning District, the ways in which that Zoning District will support the purpose and goals of the Zoning Ordinance, and the Comprehensive Plan, will vary.

For example, residential zoning districts will support different purposes and goals than commercial, or mixed-use zoning districts.

Support Purpose

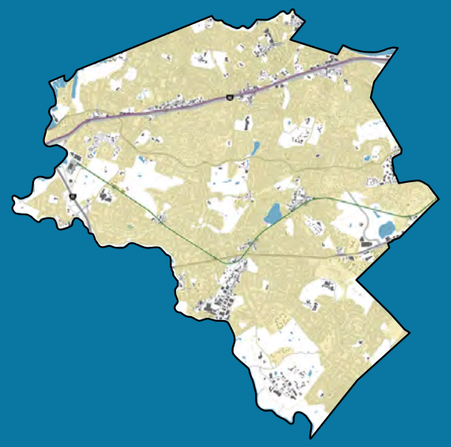
Language to be refined based on Comprehensive Plan, as well as Municipal and Community input;

Districts:

Potential Zoning District Types

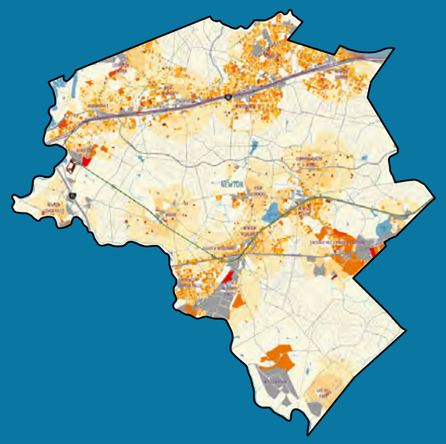
Residential Districts

Focus on various densities of residential properties



Activity Centers

Focus on commercial and mixed-use properties



District Intent

Example: To protect existing housing stock and facilitate needed housing development; to allow for higher densities in specific locations, such as village centers or adjacent to transit; etc.

District Intent

Example: To protect existing businesses and facilitate new commercial development; to allow for a greater mix of uses, and higher densities in specific locations, such as village centers or adjacent to transit; etc.

Buildings:

Potential Building Types Per District

Residential Building Types

A menu of typical residential buildings

Residential Building Types

Example: Building types should support the intent of the district: detached house, semi-detached house, apartment house, row houses;

Activity Center Building Types

A menu of typical commercial and mixed-use buildings

Activity Center Building Types

Example: Building types should support the intent of the district: semi-detached house, attached house, triple decker, apartment house, apartment building, mixed-use building, commercial building;

Buildings:

Potential Building Standards

Residential Building Types

A menu of typical residential buildings

Activity Center Building Types

A menu of typical commercial and mixed-use buildings

Examples: contextual front setbacks to primary building facade; set menu of building components, such as roof type, porch and deck types and dimensions, location of parking, front entrance, back yard, etc

Residential

Building Standards

Mixed-Use / Commercial

Examples: building siting relative to primary street; location of primary entrances; massing and height relative to context and adjacent properties; scale and rhythm of facade through bays, recesses, projections, and other articulation; screening of loading and utilities; active ground floor uses,

A Data Driven Approach to Zoning:

Parallel Processes

1

Increasing zoning conformity by adjusting requirements to match existing / built conditions in Newton;

Goals

Contextual Urban Design
Reduce Administrative Burden

Tools

Context-Based District Boundaries
Dimensional Parameters
Permitted Uses

2

Addressing goals outlined in Comprehensive Plan and Zoning Reform Group through the integration of transit access and walkability considerations in base zoning districts;

Goals

Support Broader Planning Goals

Tools

Proximity Based Standards
Performance Standards

3

Identify general building types that exist throughout Newton, and determine the ranges of their various physical characteristics; height, size, relationship to street, etc;

Goals

Fine Tune Building Form
Flexibility + Predictability

Tools

Building Types
Building Components
Design Standards

Early Newton:

1855 Activity Centers

This 1855 map of Newton depicts some of the city's early centers of commercial and civic activity, these centers, along with subsequently developed industrial uses, would come to influence the boundaries of the city's first zoning districts in 1921.

Zoning History:

1921 (map shown on right)

This early zoning ordinance simply regulated building use and height and was designed to essentially hold commercial (including apartment buildings) and industrial development in its present (at that time) locations, leaving the remainder of the City for residential uses.

1940

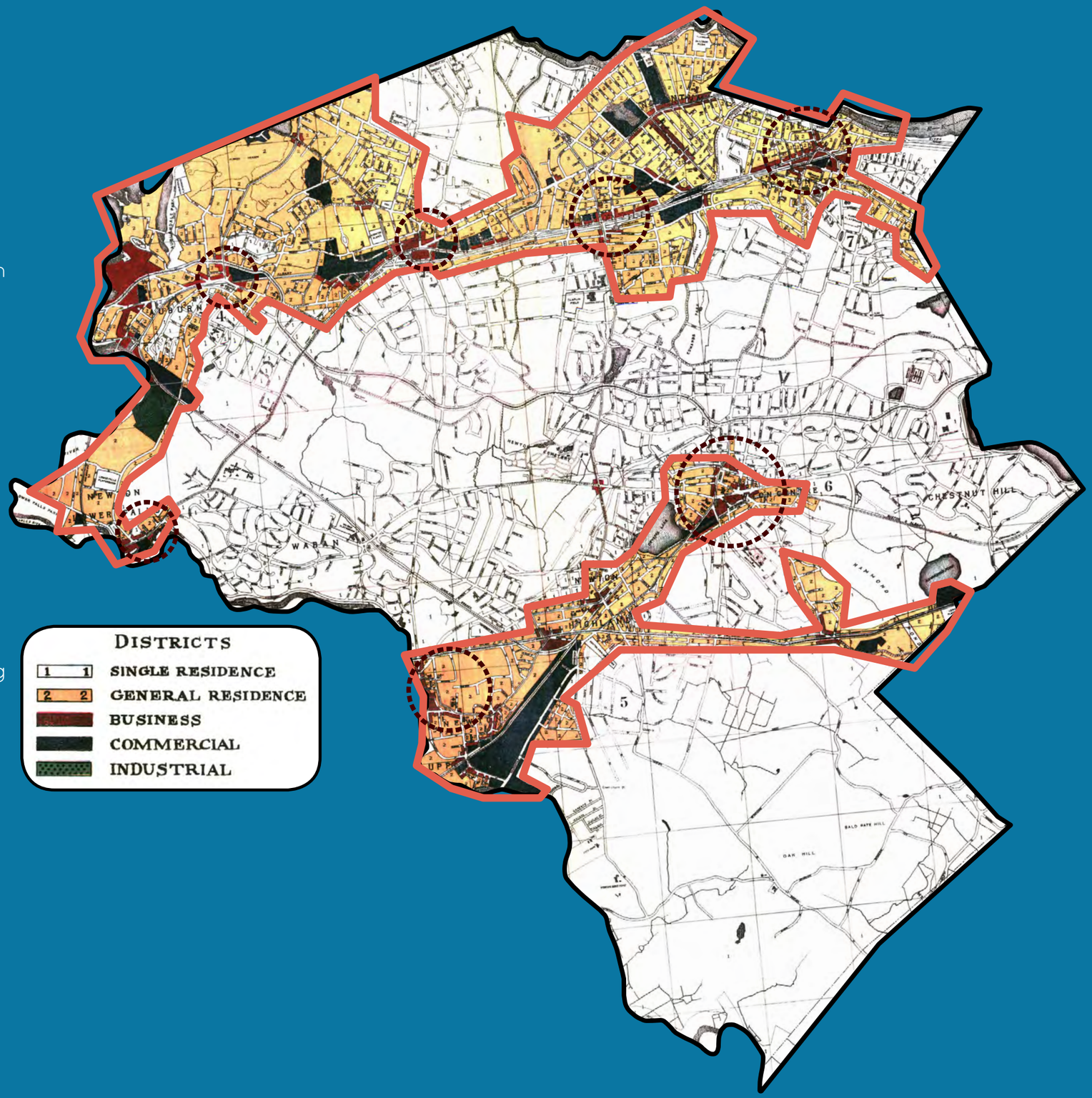
1940, when the City would adopt its first major overhaul of the Zoning Ordinance. This new ordinance introduced more categories of residential and commercial districts, differentiating them by dimensional factors of lot size, frontage and minimum setbacks to limit residential density.

1953

1953 the Board of Aldermen once again adopted a new zoning ordinance, introducing even stricter lot requirements that further reduced the allowed density.

1987

The next major set of amendments to the Zoning Ordinance came in 1987, at this point a couple decades into a period of declining population for the City. The focus of these amendments was largely on commercial development including the creation of the Mixed Use 1 and 2 districts on Needham Street.

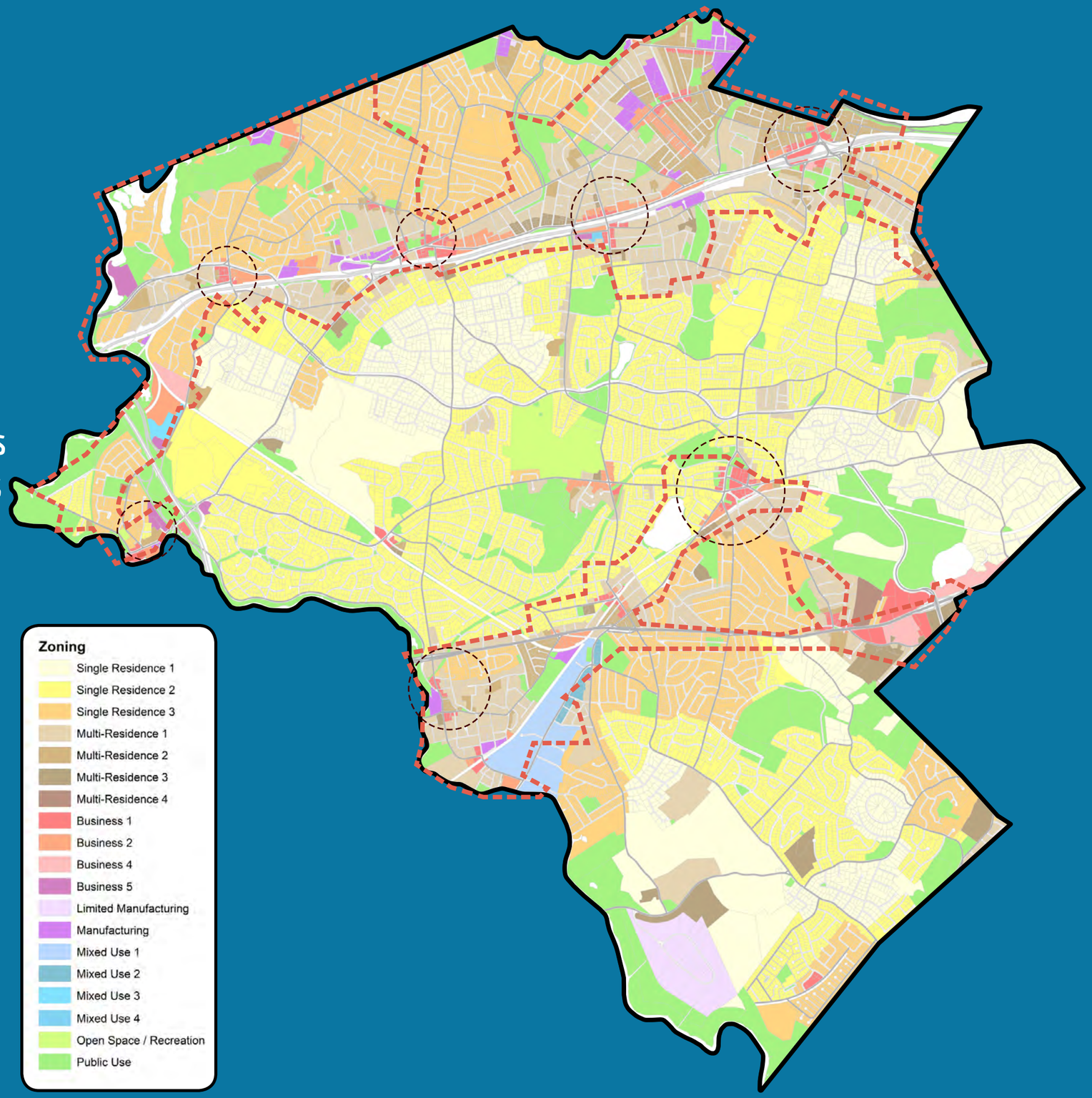


Existing Zoning:

Current Zoning Map

Newton's current zoning map represents a combination of growth-limiting, and use-separating policies that span over almost 100 years.

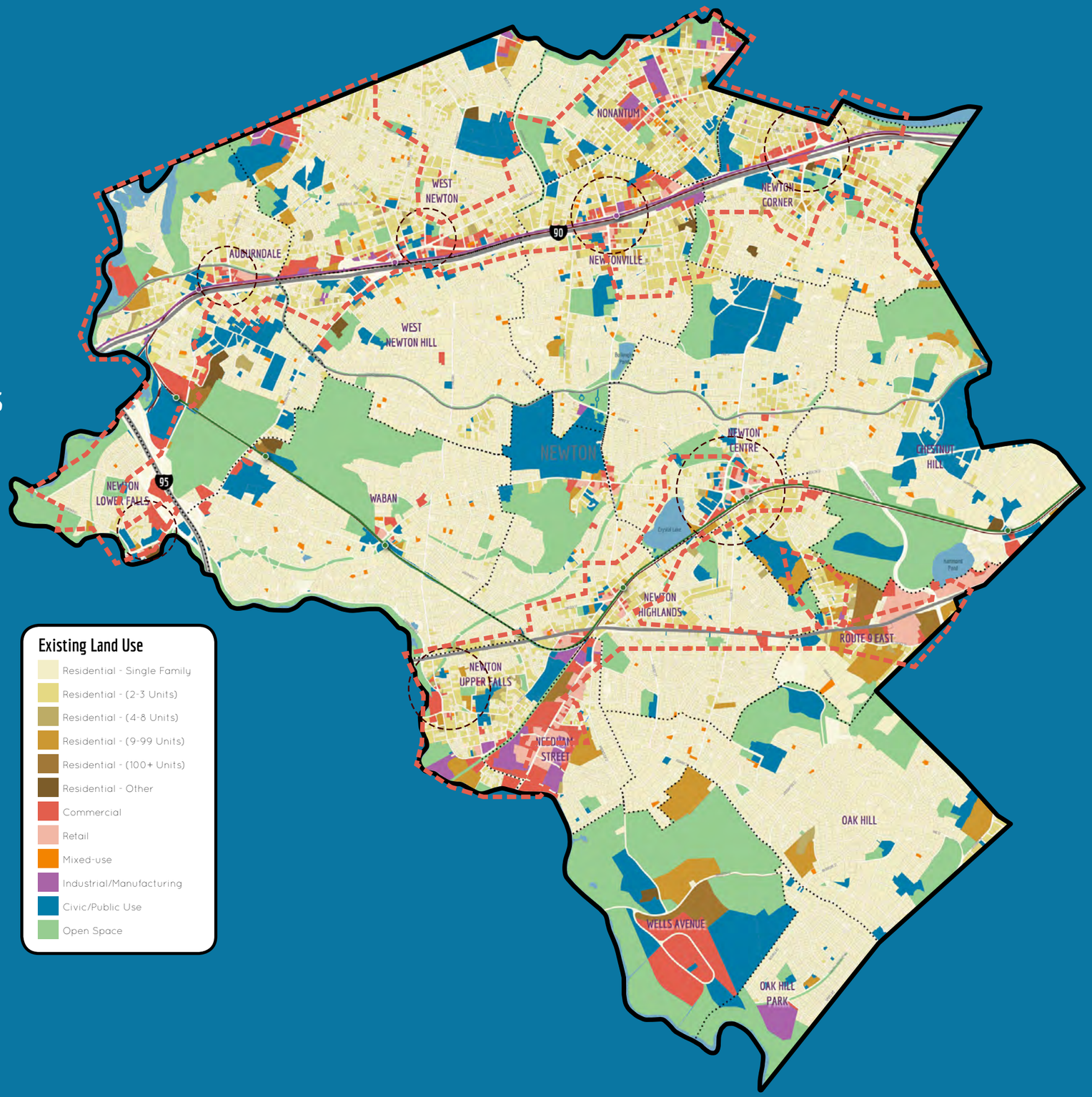
To an extent, the current zoning map reflects the 1855 villages, and 1921 zoning map, but there are numerous compromises and inconsistencies between the various districts, their locations, and the ways in which they are overlaid on top of existing land uses.



Existing Zoning:

Existing Land Use

Comparing several of the current zoning districts to the current land uses reveals that many of the districts are too large, and fail to sufficiently address the nuanced land uses present in Newton's centers of commercial and civic activity, and the residential areas that surround them.



Existing Zoning:

Dimensional Regulations

Sec. 3.1. Single Residence Districts

3.1.1. District Intent

[reserved]

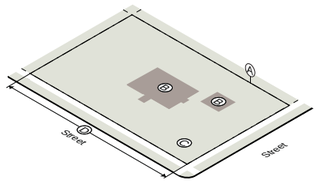
3.1.2. Dimensional Standards

A. Applicability.

1. The density and dimensional controls in Sec. 3.1 apply to all buildings, structures and uses in each of the listed districts.
2. Lots created before December 7, 1953 (referred to as 'Before 12/7/1953') use a different set of density and dimensional standards than lots created on or after December 7, 1953 (referred to as 'On or After 12/7/1953'), as shown in the tables in Sec. 3.1.3.
3. Where a density or dimensional control is not set forth in this Sec. 3.1 for a use granted by special permit, the most restrictive density or dimensional control applicable to such use in any district where the use is allowed as of right shall be applicable, unless otherwise required in the special permit by the Board of Aldermen.
4. Where a lot does not meet these standards it is nonconforming (see Sec. 7.8).

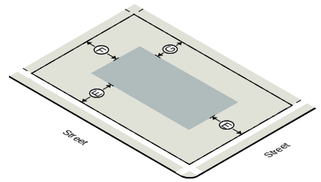
(Ord. No. S-260, 08/03/87)

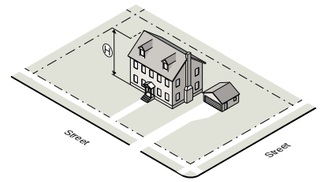
3.1.3. Single-Family Detached



		SR1	SR2	SR3
Lot Dimensions (On or After 12/7/1953)				
Ⓐ	Lot Area (min)	25,000 sf	15,000 sf	10,000 sf
	Lot Area Per Unit (min)	25,000 sf	15,000 sf	10,000 sf
Ⓑ	Lot Coverage (max)	15%	20%	30%
Ⓒ	Open Space (min)	70%	65%	50%
Ⓓ	Lot Frontage (min)	140'	100'	80'
	Build Factor (max)	30	25	20
Lot Dimensions (Before 12/7/1953)				
Ⓐ	Lot Area (min)	15,000 sf	10,000 sf	7,000 sf
	Lot Area Per Unit (min)	25,000 sf	15,000 sf	10,000 sf
Ⓑ	Lot Coverage (max)	20%	30%	30%
Ⓒ	Open Space (min)	65%	50%	50%
Ⓓ	Lot Frontage (min)	100'	80'	70'

Lot Standards





		SR1	SR2	SR3
Principal Building Setbacks (On or After 12/7/1953)				
Ⓔ	Front (min)*	40'	30'	30'
Ⓕ	Side (min)	20'	15'	10'
Ⓖ	Rear (min)	25'	15'	15'
Principal Building Setbacks (Before 12/7/1953)				
Ⓔ	Front (min)*	25'	25'	25'
Ⓕ	Side (min)	12.5'	7.5'	7.5'
Ⓖ	Rear (min)	25'	15'	15'

* See Sec. 1.5.3 for setback averaging requirement.

		SR1	SR2	SR3
Principal Building Height				
	Sloped Roof (max)	36'	36'	36'
	Flat Roof (max)	30'	30'	30'
Ⓗ	Stories (max)	2.5	2.5	2.5
Ⓗ	Stories by Special Permit (max)	3	3	3
Floor Area Ratio				
	All Lot Sizes	see Sec. 3.1.9		

(Ord. No. S-260, 08/03/87; Ord. No. S-288, 12/07/87; Ord. No. T-173, 09/16/91; Ord. No. V-112, 04/23/97; Ord. No. V-113, 04/23/97; Ord. No. V-122, 07/14/97; Ord. No. Z-77, 02/22/11; Ord. No. A-73, 04/04/16)

Building Standards

3.1.9. Floor Area Ratios

A. Floor area ratio (FAR) shall apply to all single- and two-family structures, whether new or existing, except on rear lots (see Sec. 3.1.10), according to the FAR limits contained in the Table below. See Sec. 1.5.5 for rules regarding FAR measurement. The following exceptions shall apply:

1. For construction on lots created before 12/7/1953, an additional increase in FAR of 0.02 above the amount shown in the table below shall be allowed, provided that new construction proposed using additional FAR granted under this paragraph shall comply with setback requirements for post-1953 lots. Any increase in FAR granted through this paragraph may not create or increase nonconformities with respect to lot coverage or open space and may not be used in conjunction with Sec. 7.8.2.B.
2. An increased FAR may be allowed by special permit if the proposed structure is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood.

	Lot Size (sf)	Equation for Determining Maximum FAR	Maximum FAR Range
SR 1	4,999 sf or less	--	0.46
	5,000 to 6,999 sf	0.46 - (0.000015 (lot size - 5,000))	0.46 to 0.43
	7,000 to 9,999 sf	0.43 - (0.000033 (lot size - 7,000))	0.43 to 0.33
	10,000 to 14,999 sf	0.33 - (0.000004 (lot size - 10,000))	0.33 to 0.31
	15,000 to 19,999 sf	0.31 - (0.000006 (lot size - 15,000))	0.31 to 0.28
	20,000 to 24,999 sf	0.28 - (0.000004 (lot size - 20,000))	0.28 to 0.26
	25,000 sf or more	--	0.26
SR 2	4,999 sf or less	--	0.46
	5,000 to 6,999 sf	0.46 - (0.000015 (lot size - 5,000))	0.46 to 0.43
	7,000 to 9,999 sf	0.43 - (0.000017 (lot size - 7,000))	0.43 to 0.38
	10,000 to 14,999 sf	0.38 - (0.000010 (lot size - 10,000))	0.38 to 0.33
	15,000 sf or more	--	0.33
SR 3	4,999 sf or less	--	0.48
	5,000 to 6,999 sf	--	0.48
	7,000 to 9,999 sf	0.48 - (0.000023 (lot size - 7,000))	0.48 to 0.41
	10,000 to 14,999 sf	0.41 - (0.000006 (lot size - 10,000))	0.41 to 0.38
	15,000 to 19,999 sf	--	0.38
	20,000 to 24,999 sf	0.38 - (0.000004 (lot size - 20,000))	0.38 to 0.36
	25,000 sf or more	--	0.36

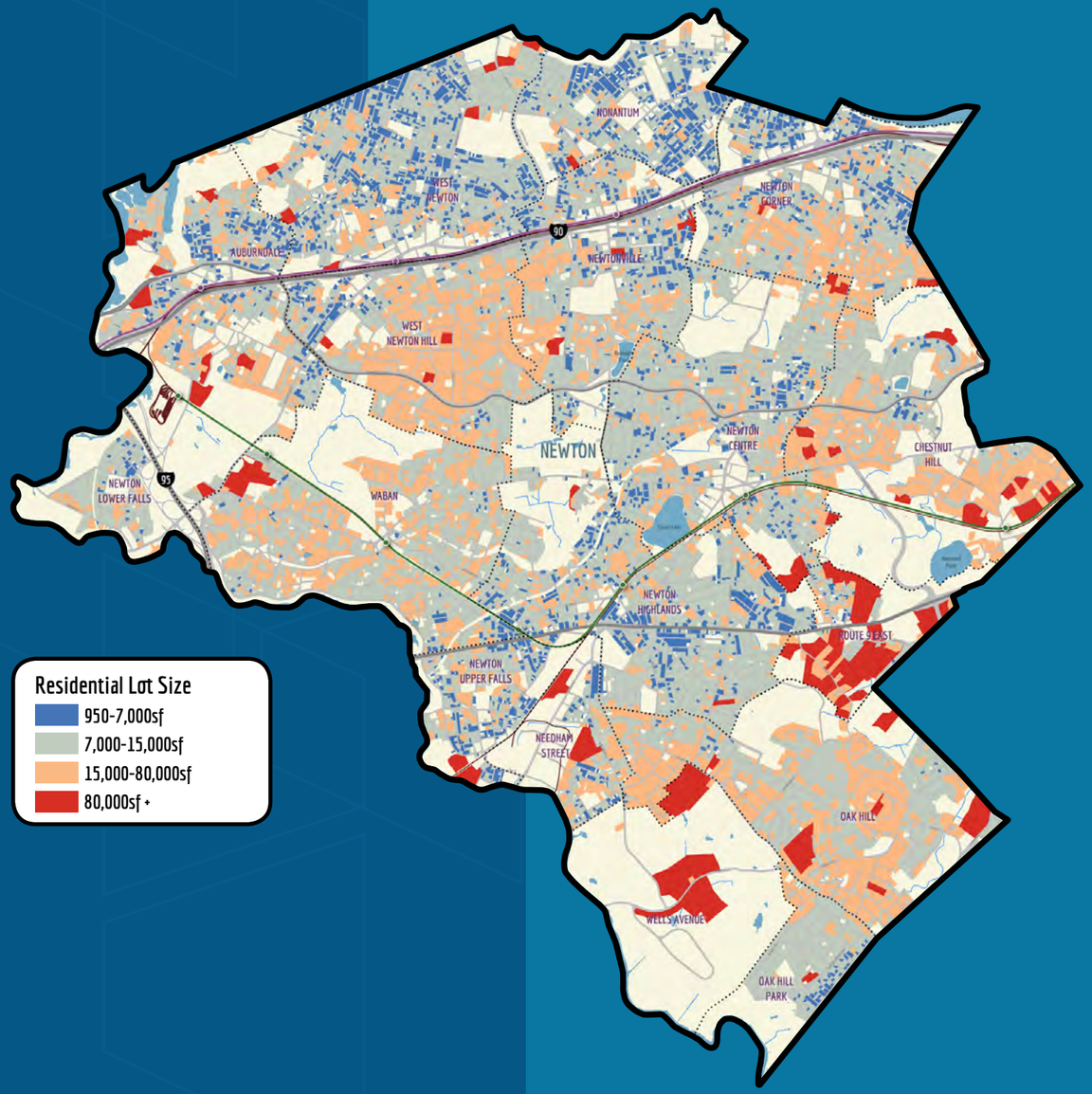
-- Not Applicable

(Ord. No. Z-51, 08/10/09; Ord. No. Z-69, 07/12/10; Ord. No. Z-72, 11/15/10; Ord. No. Z-75, 2/7/11; Ord. No. Z-77, 02/22/11; Ord. No. Z-101, 12/05/11)

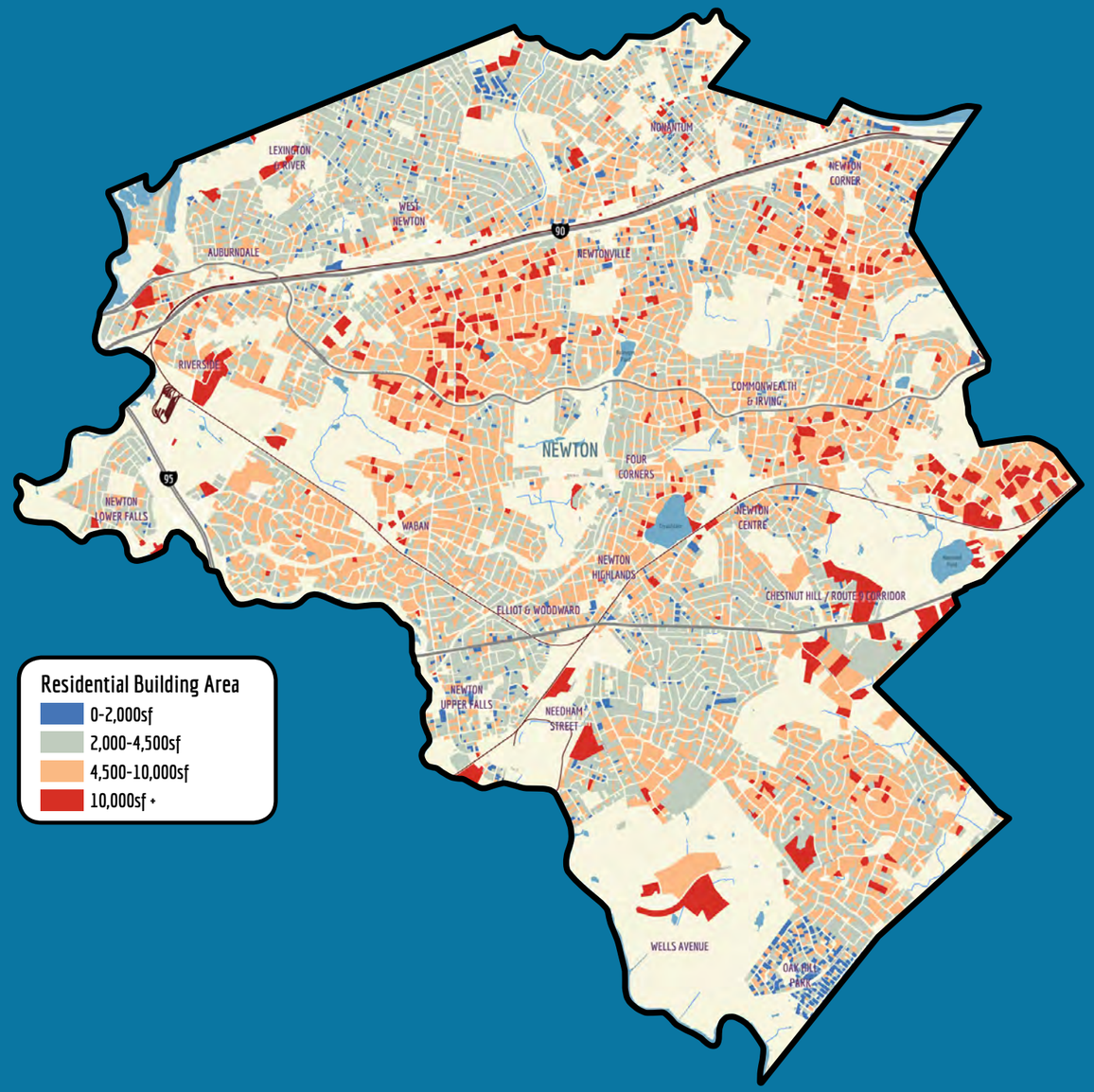
Floor Area Ratio

Existing Zoning:

Dimensional Realities



Lot Size Distribution



Building Area Distribution

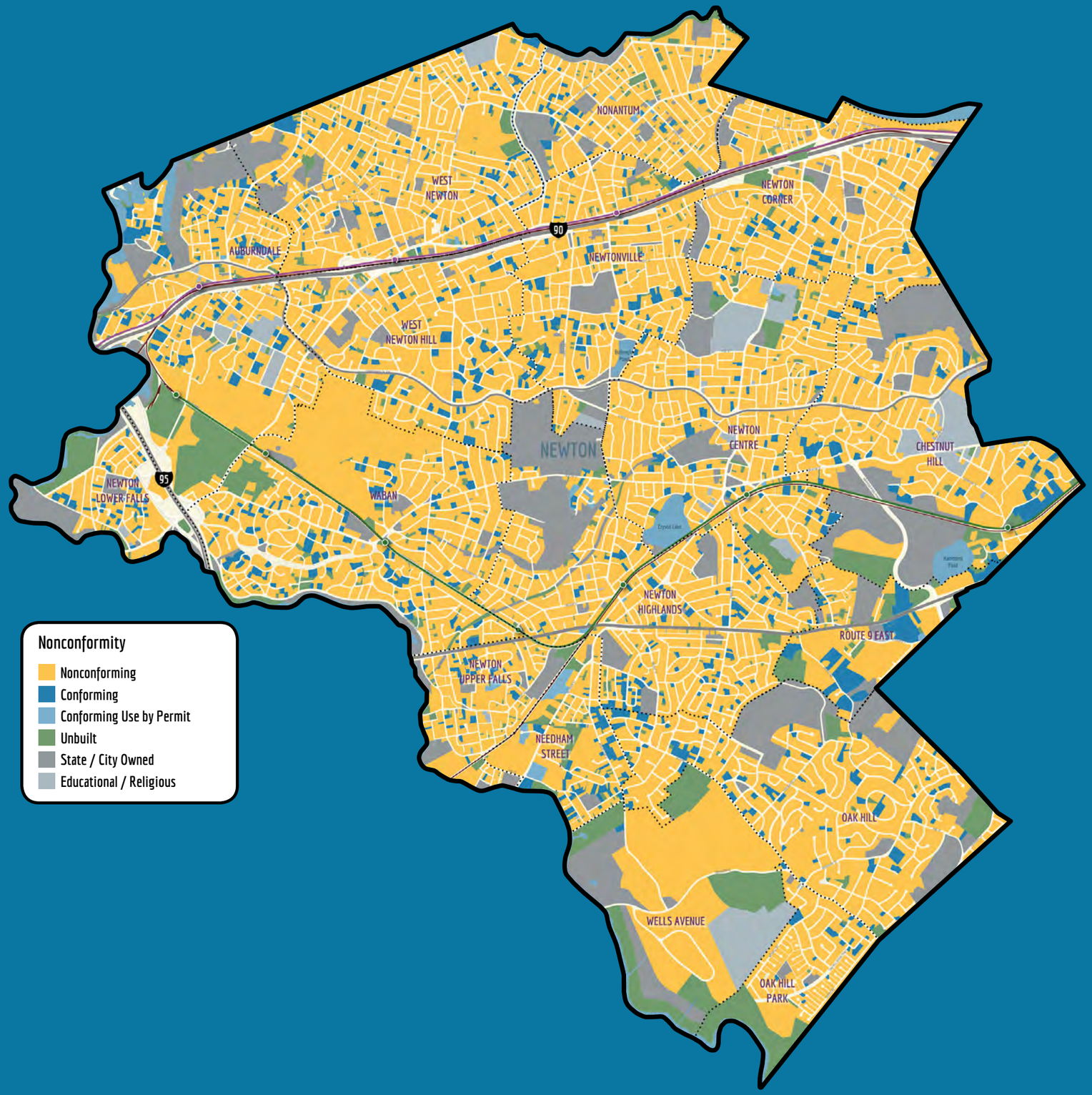
Existing Zoning:

Nonconforming Properties 87%

The high percentage of nonconforming properties increases the administrative burden around permitting for minor additions and remodels;

It creates confusion for home owners, contractors, and anyone trying to make planning decisions for the City;

Structures that we like don't meet the requirements of the current zoning, but developments that we don't like are being allowed by special permit, or by right;



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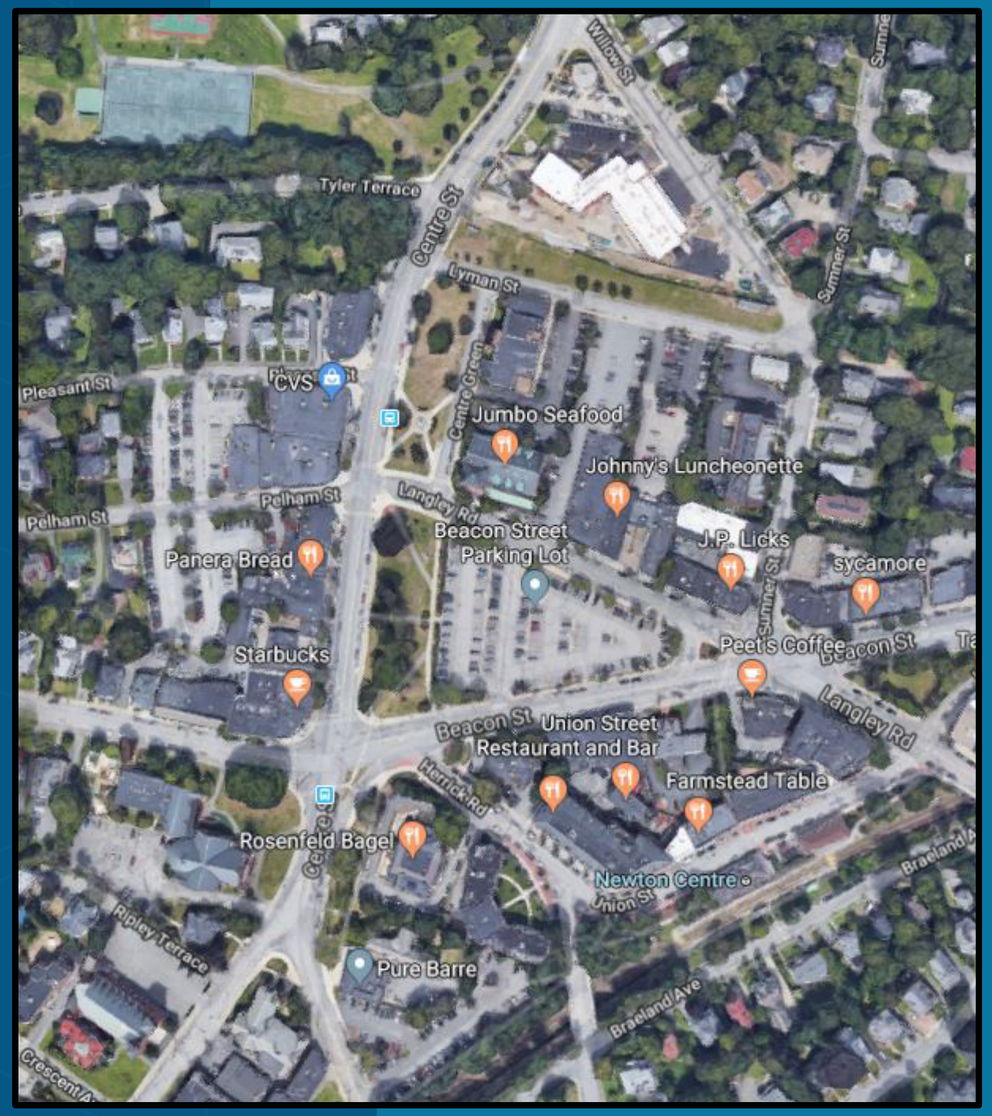
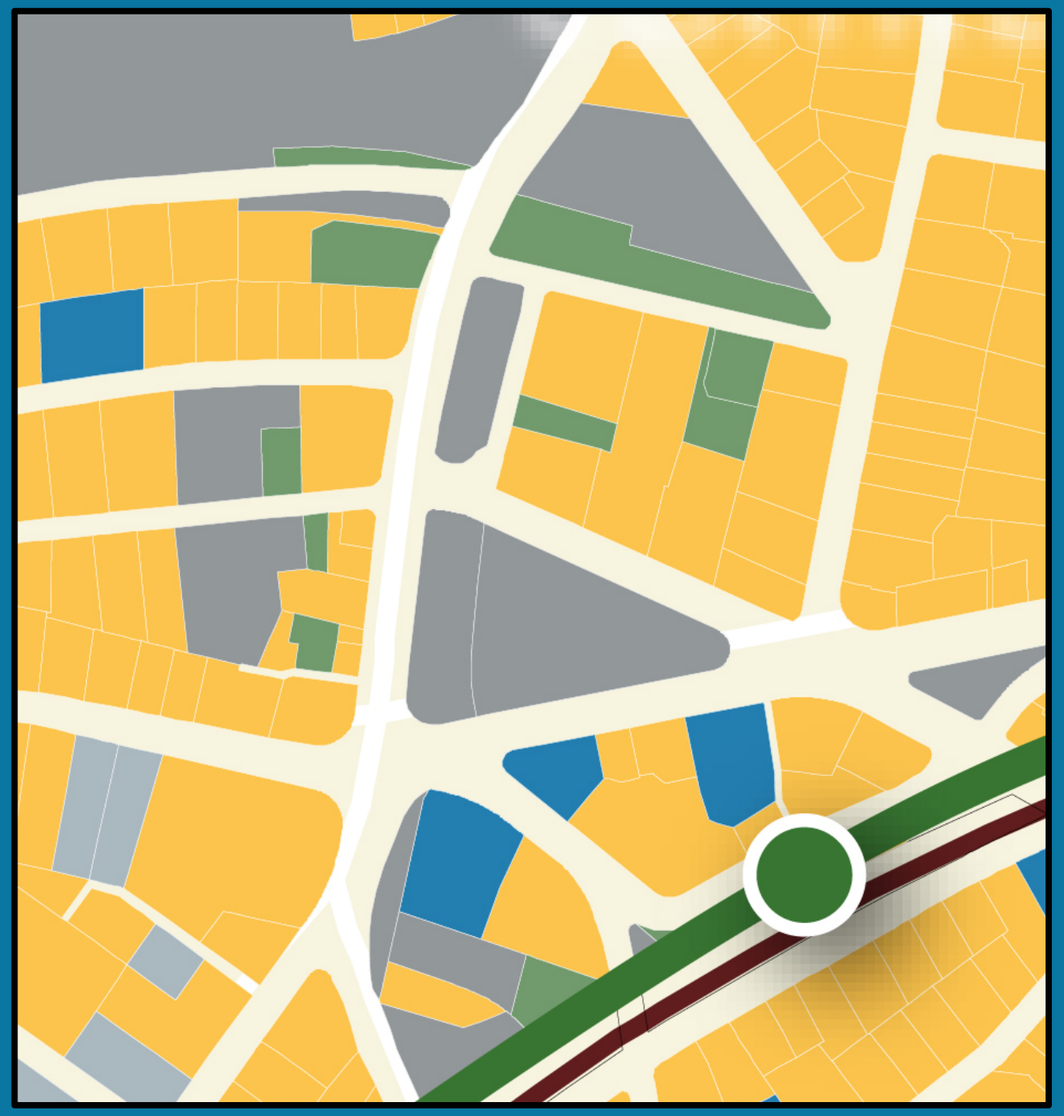
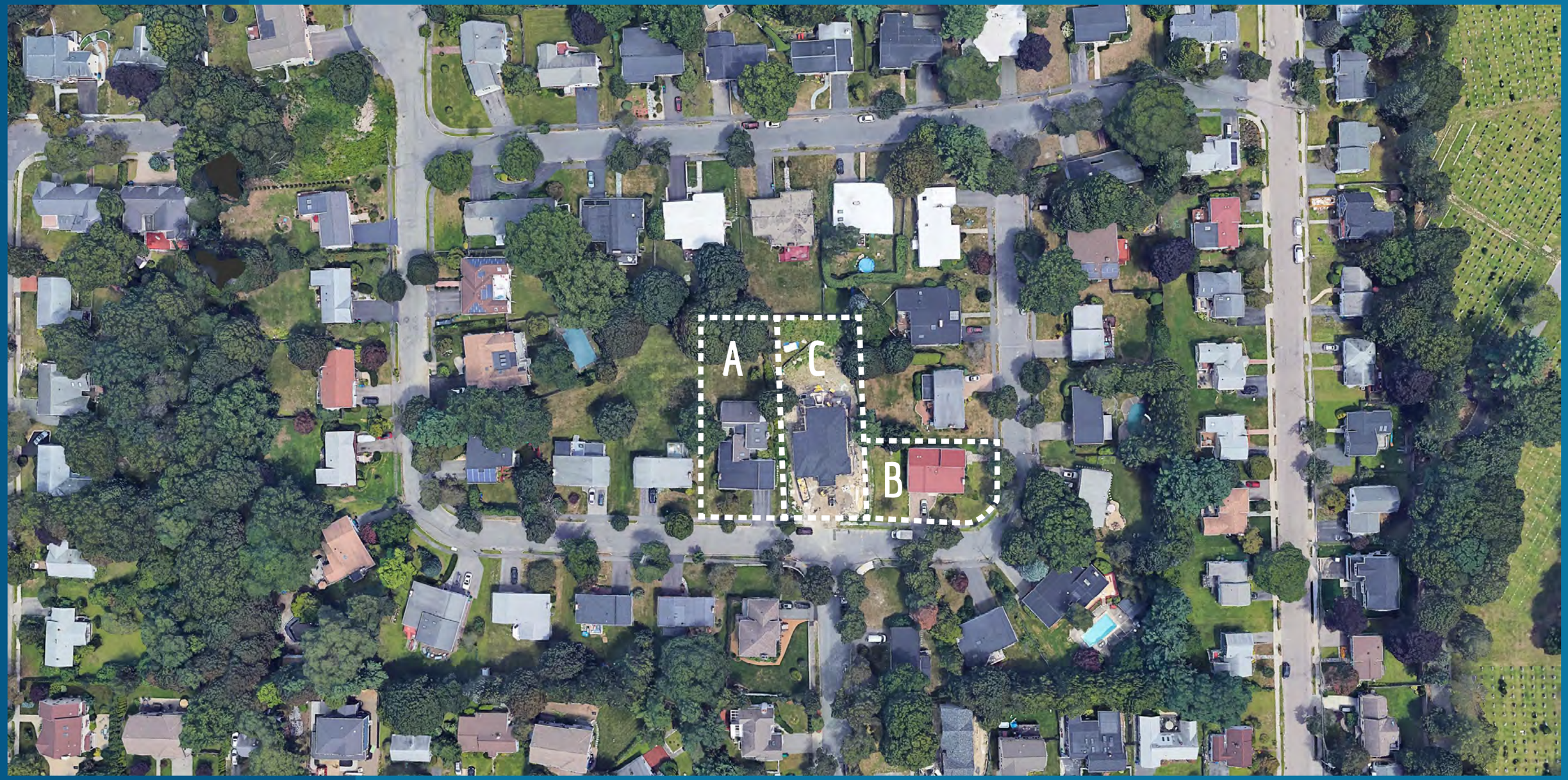




Existing Zoning:

Resulting Projects (Etsy Farm Rd. Oak Hill)



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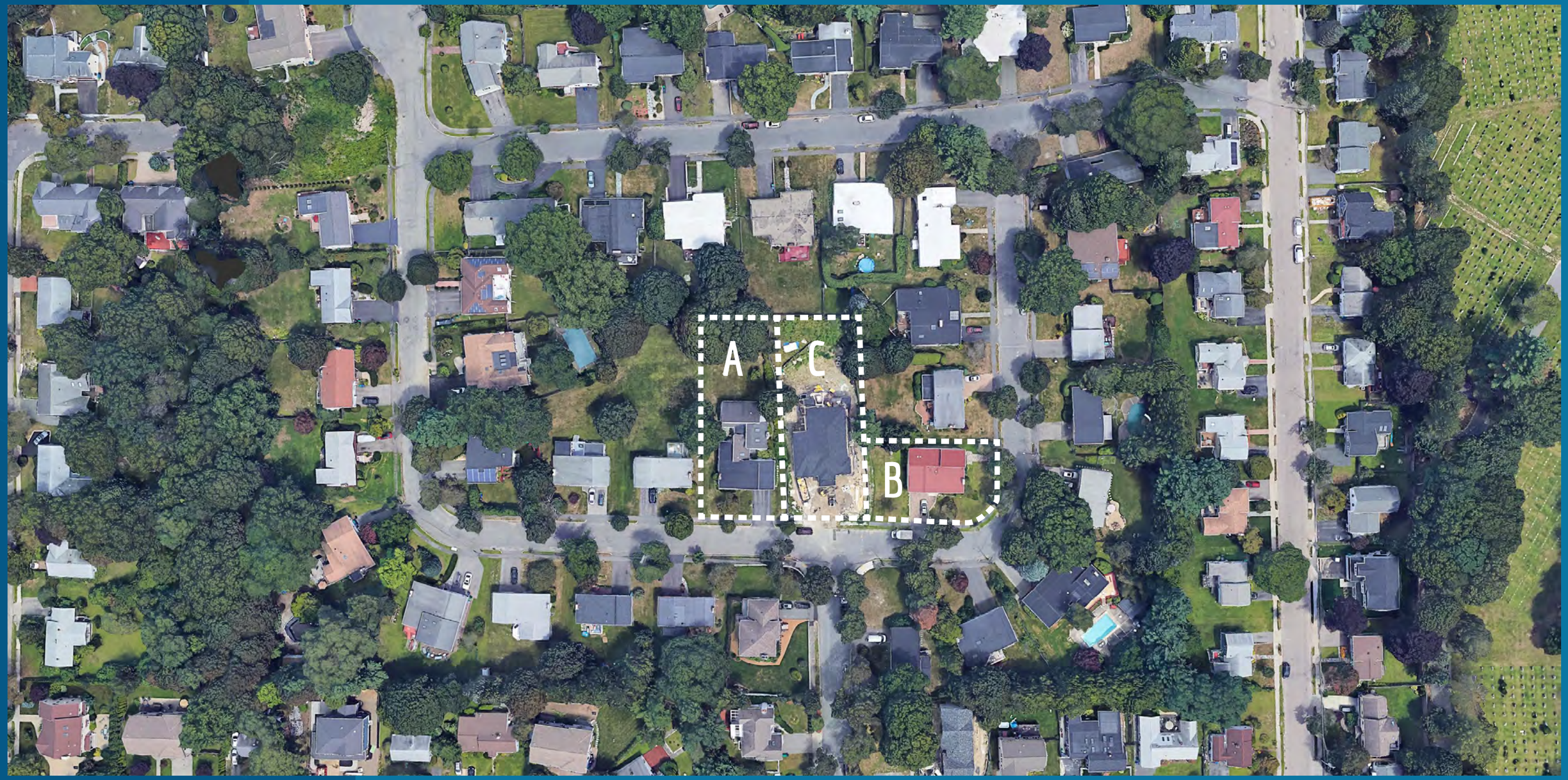

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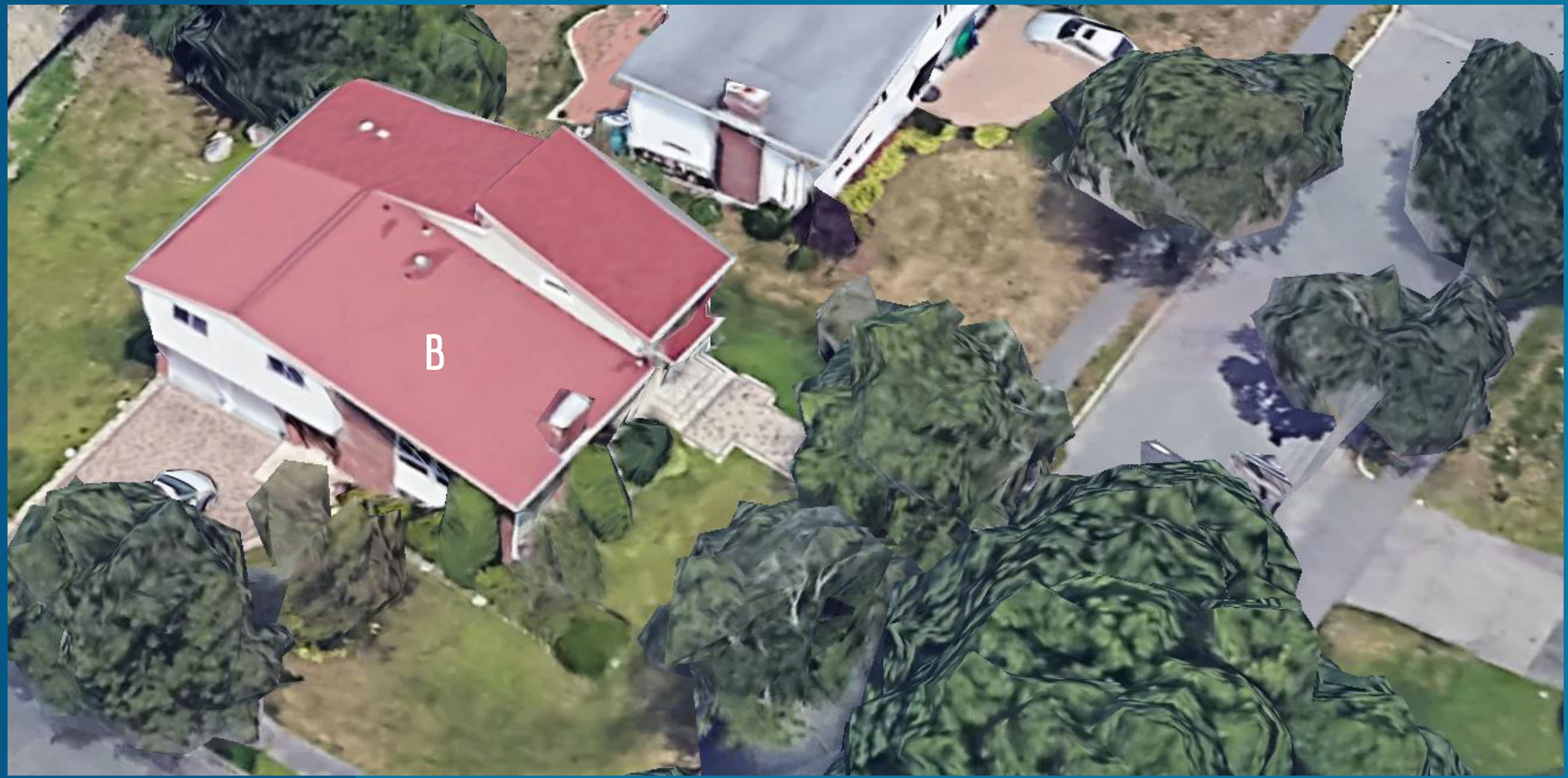

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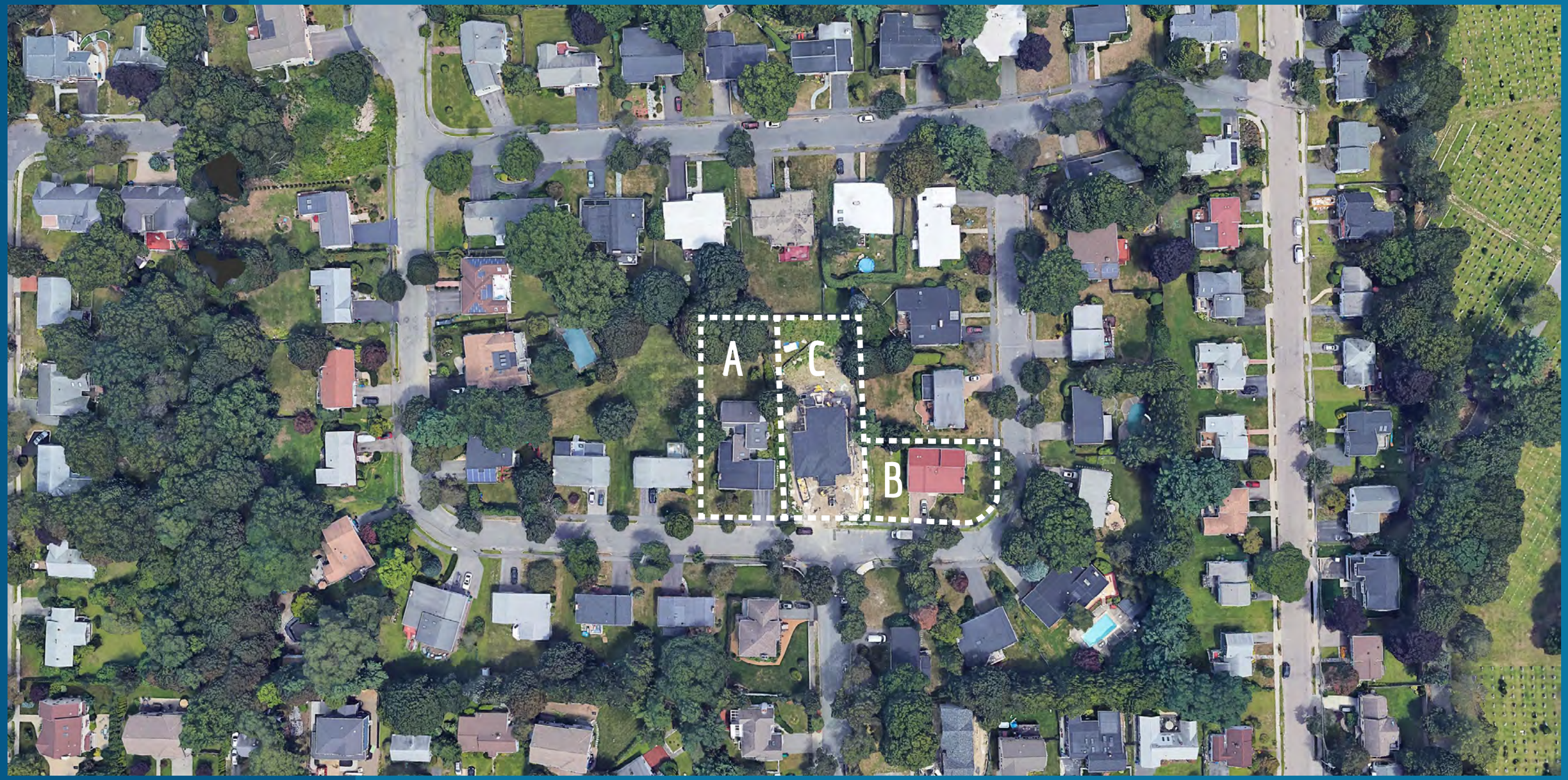

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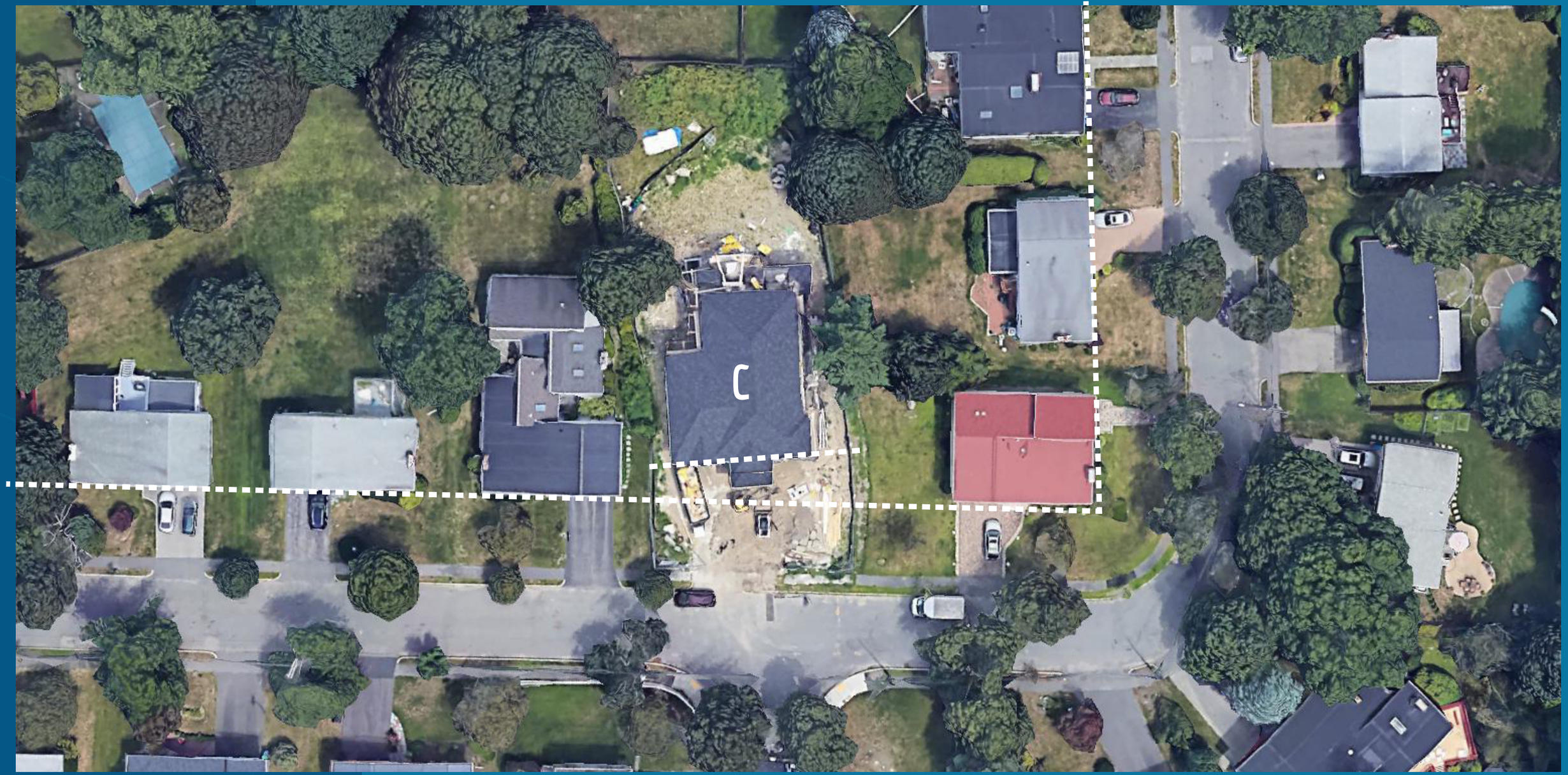

Existing Zoning:

Resulting Projects (Etsy Farm Rd. Oak Hill)

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Existing Zoning:

Resulting Projects (Ripley St. Newton Centre)

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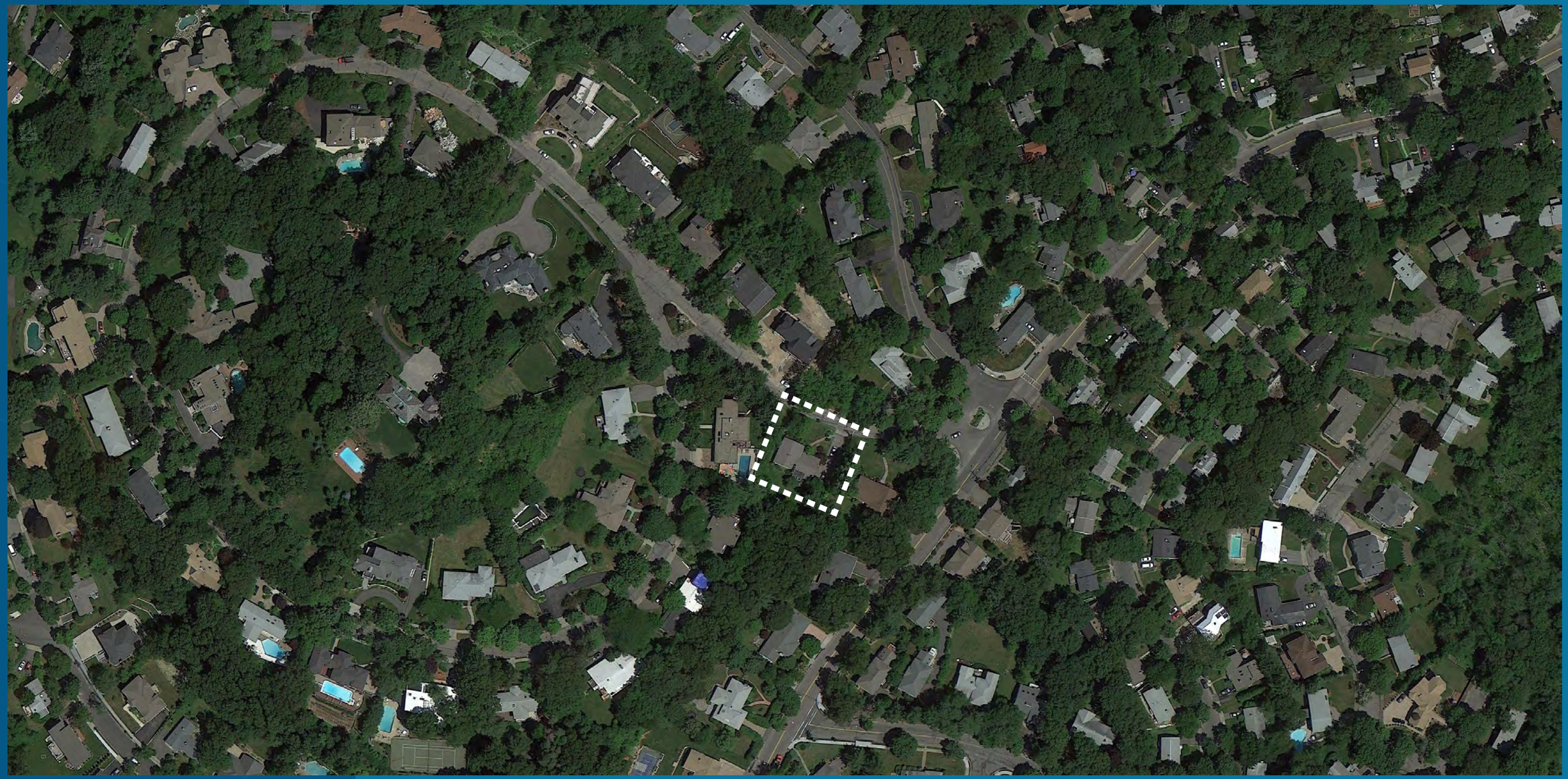
Existing Zoning:

Resulting Projects (Baldpate Hill Rd. Oak Hill)



Existing Zoning:

Resulting Projects (Baldpate Hill Rd. Oak Hill)

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Existing Zoning:

Resulting Projects (Baldpate Hill Rd. Oak Hill)

Designing the Ordinance:

Goals ← - → Rules

Zoning Ordinance Purpose

- Zoning Ordinance Districts
  - Building Types Per District
    - Building Standards
    - Building Standards
    - Building Standards
  - Building Types Per District
    - Building Standards
    - Building Standards
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Designing the Ordinance:

Goals ← - → Rules

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    - Building Standards
    - Building Standards
  - Building Types Per District
    - Building Standards
    - Building Standards
    - Building Standards

Existing City:

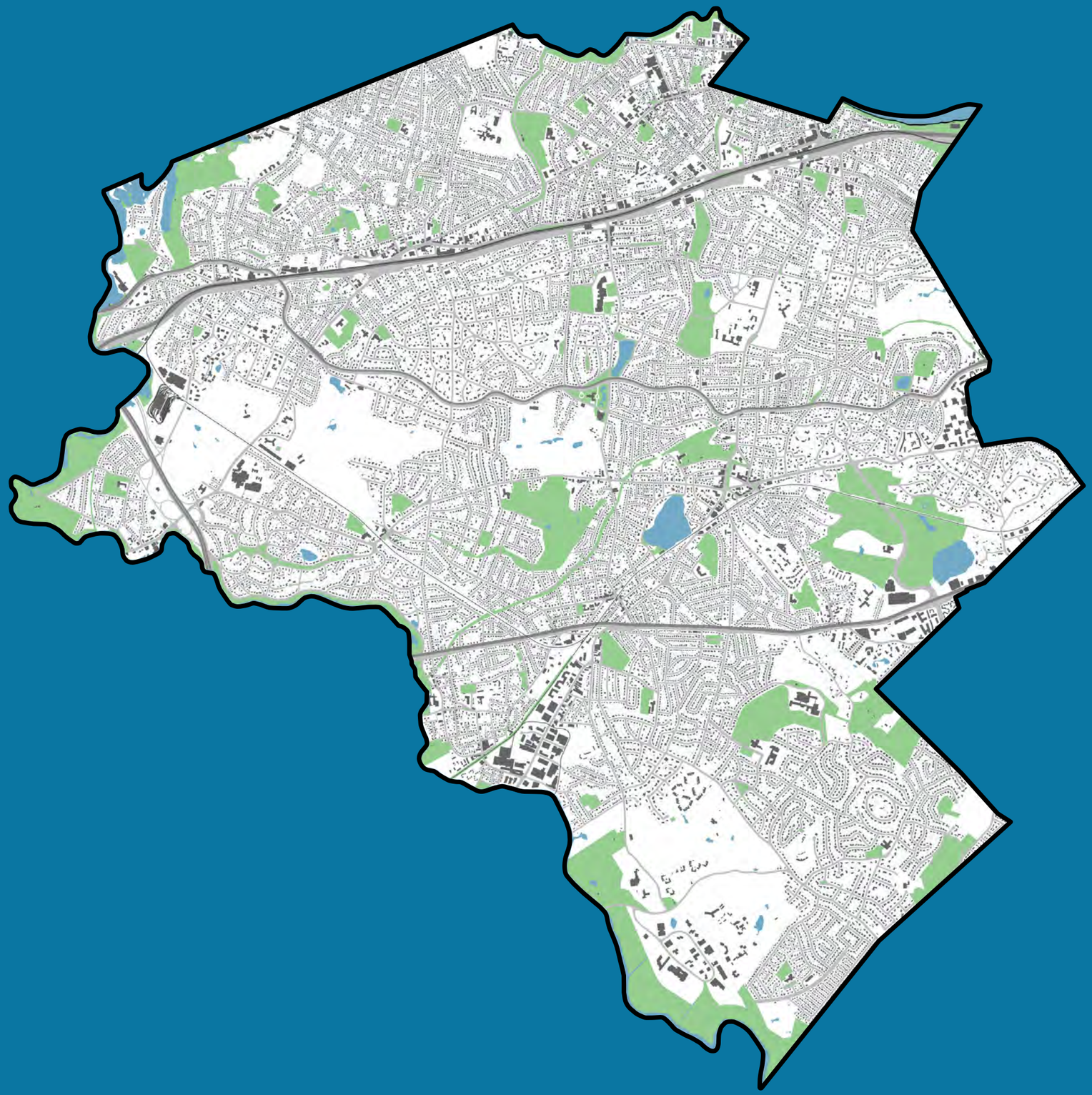
Aerial Photo (2015)

How do we create a zoning ordinance that better reflects the existing conditions of Newton today?

Existing City:

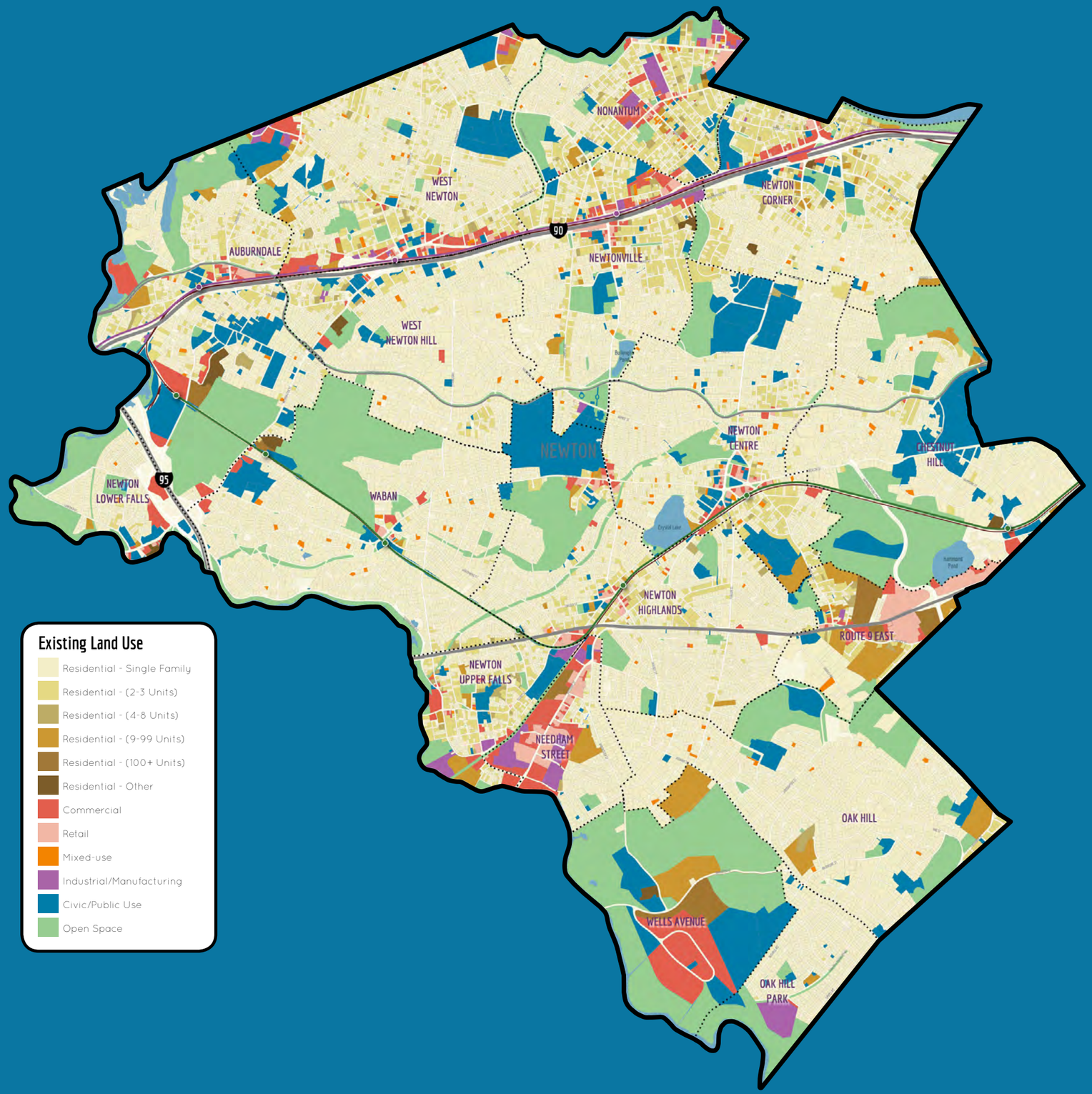
Basic Features (physical)

To design a new zoning ordinance that better reflects the existing conditions, we started by distilling complexities of the city into basic features that can be measured, and specifically planned for.



Existing City:

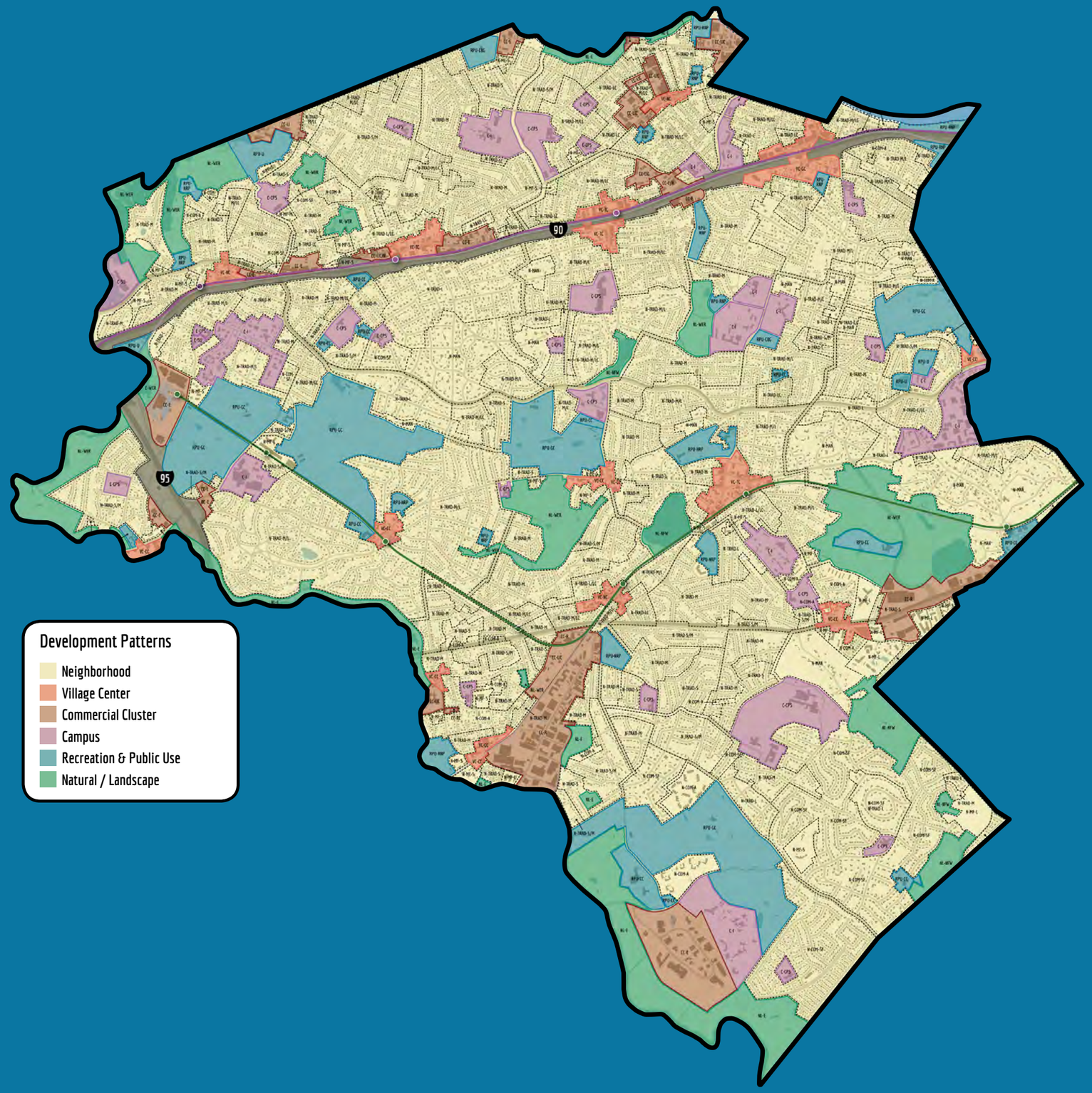
Existing Land Use Distribution



Existing City:

Development Pattern Subsets

The Pattern Book catalogs Newton's numerous types of development, making delineations between use, density of residential units, size and type of structure, as well as lot characteristics.



Existing City:

1-2 Family Detached Houses

84% of Newton's total parcels

Ordinance Components:

Goals ← - → Rules

Zoning Ordinance Purpose

- Zoning Ordinance Districts
  - Building Types Per District
    - Building Standards
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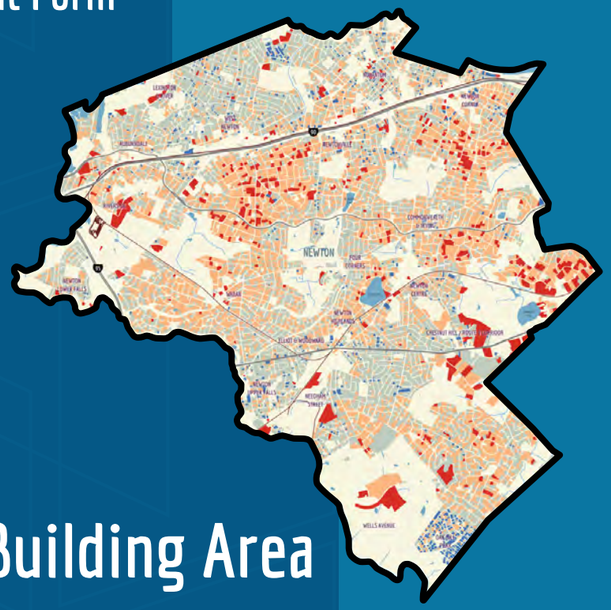
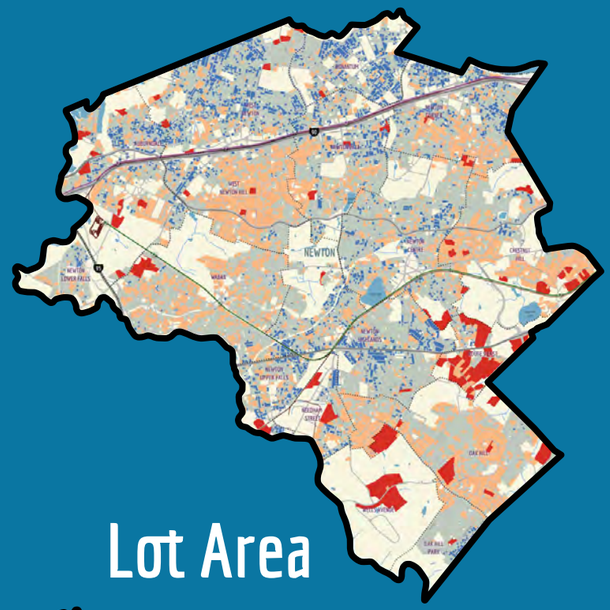
Existing City:

1-2 Family Detached Houses

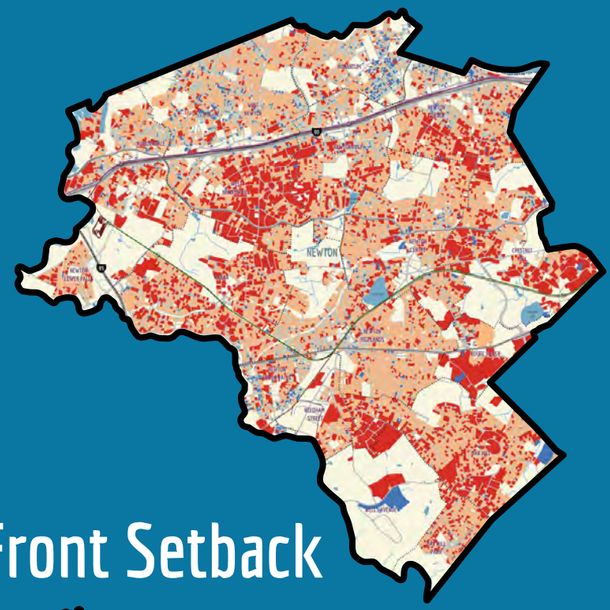
Development Form



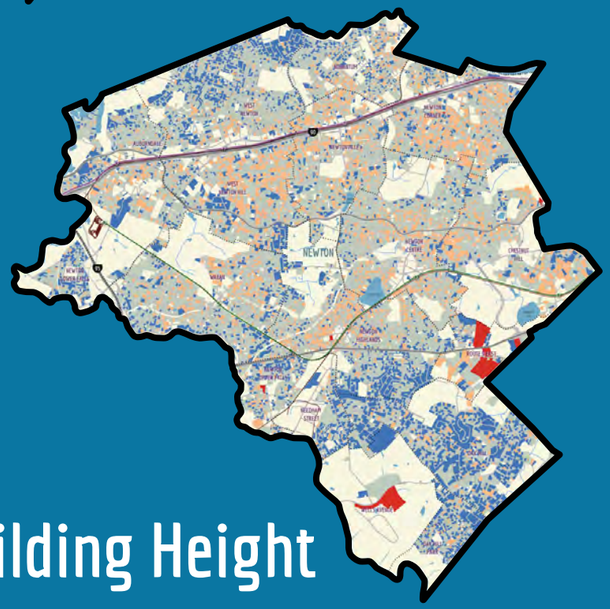
Building Area



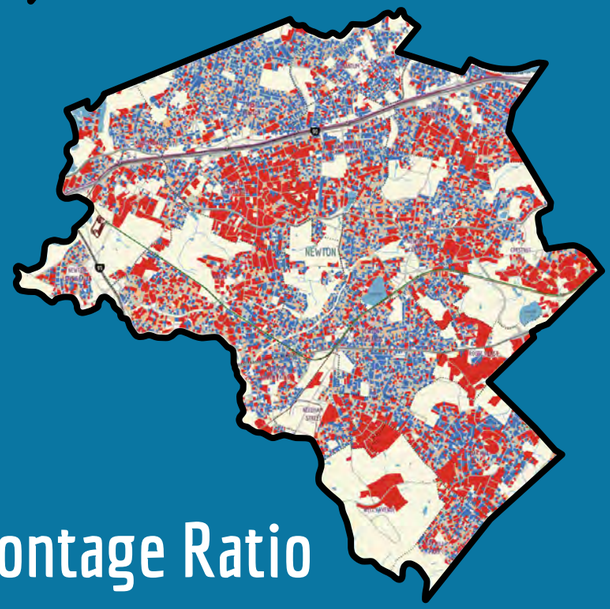
Lot Area



Front Setback



Building Height

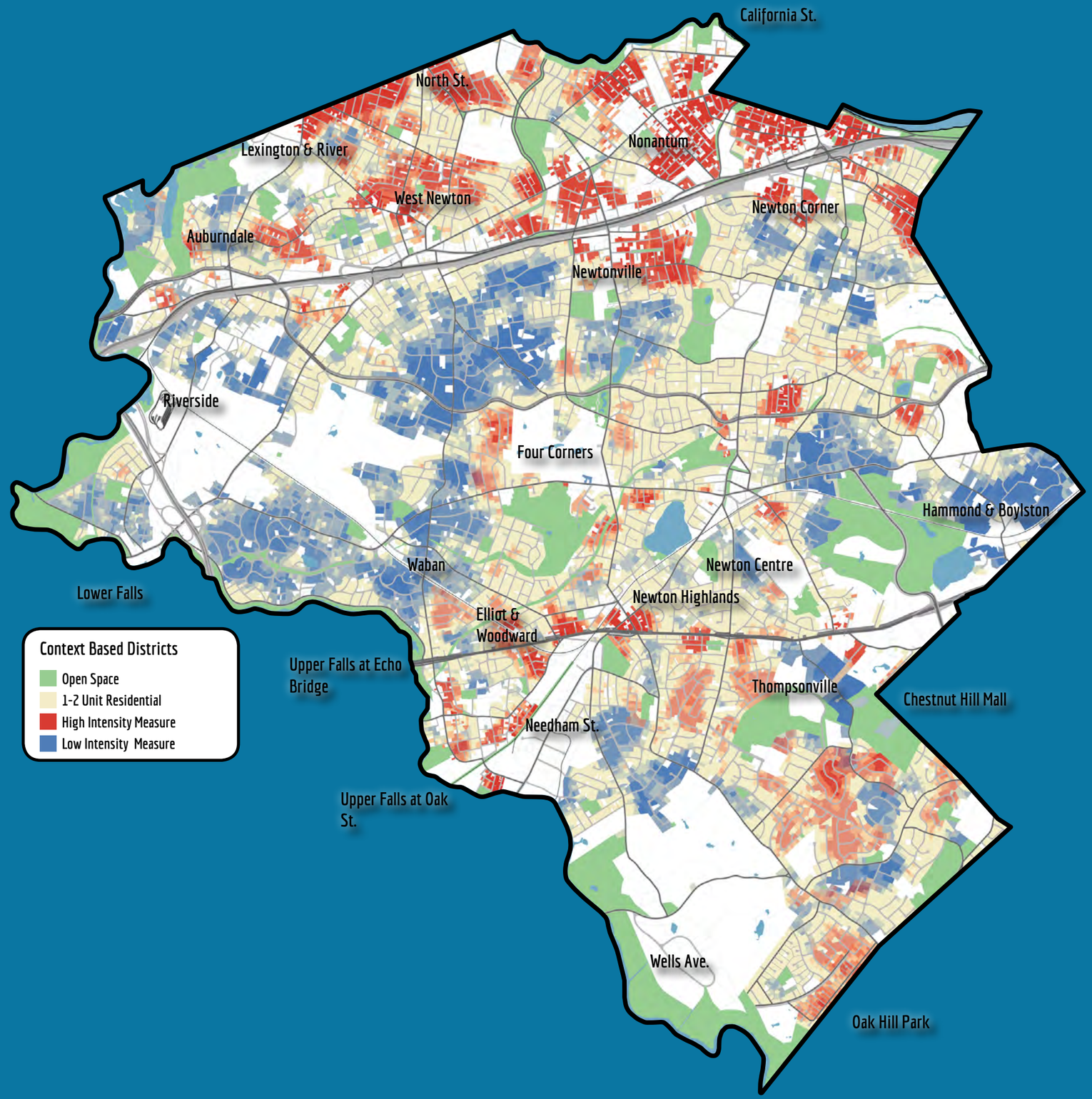


Frontage Ratio

Existing Clusters:

Siting Parameters

Using an algorithm and spatial statistics, the planning team identified clusters of parcels that share similar siting parameters that impact the experience and character of a neighborhood; these include lot coverage, front setback, and frontage ratio;



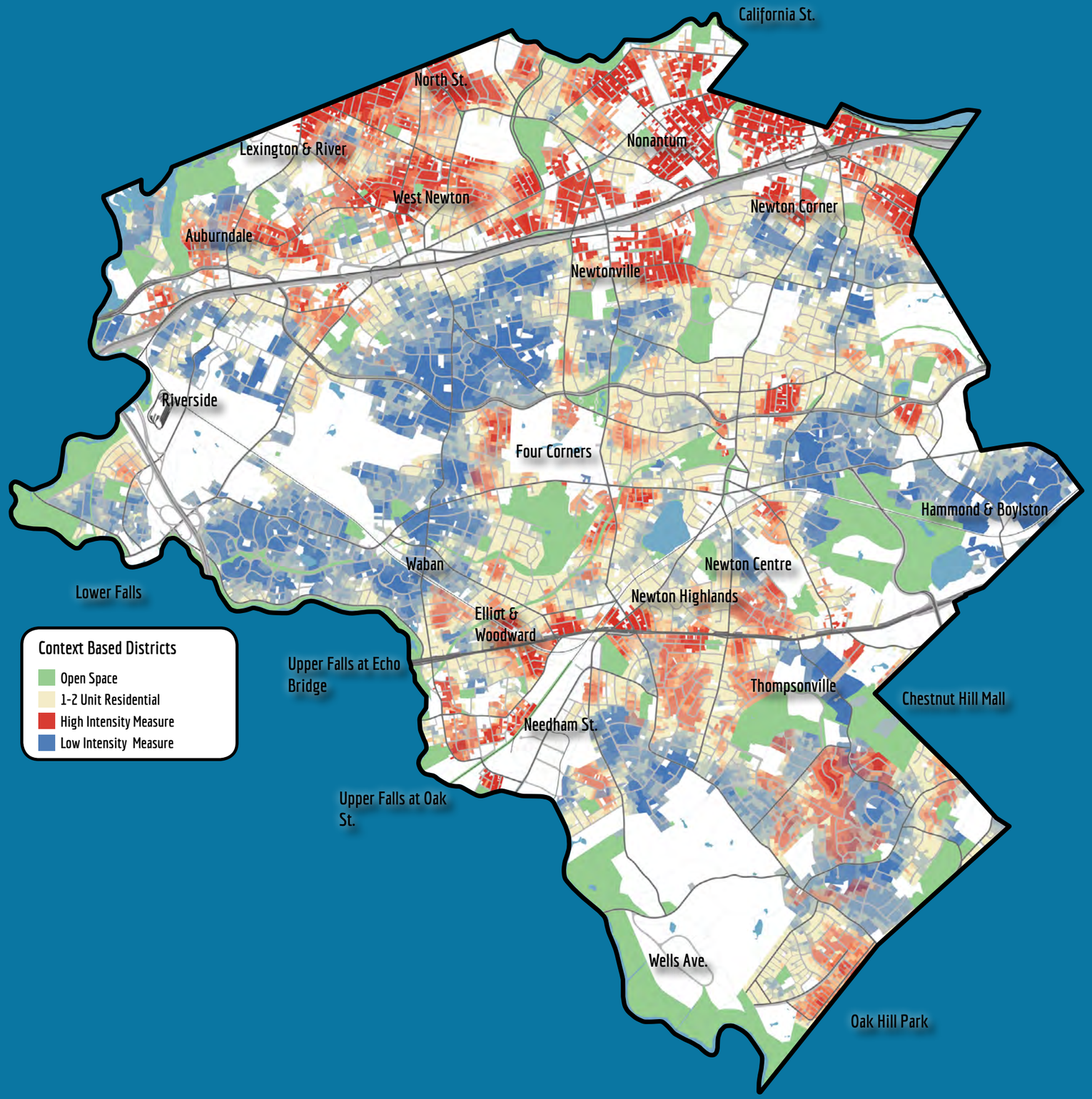
Existing Clusters:

Siting Parameters

Using an algorithm and spatial statistics, the planning team identified clusters of parcels that share similar siting parameters that impact the experience and character of a neighborhood; these include lot coverage, front setback, and frontage ratio;

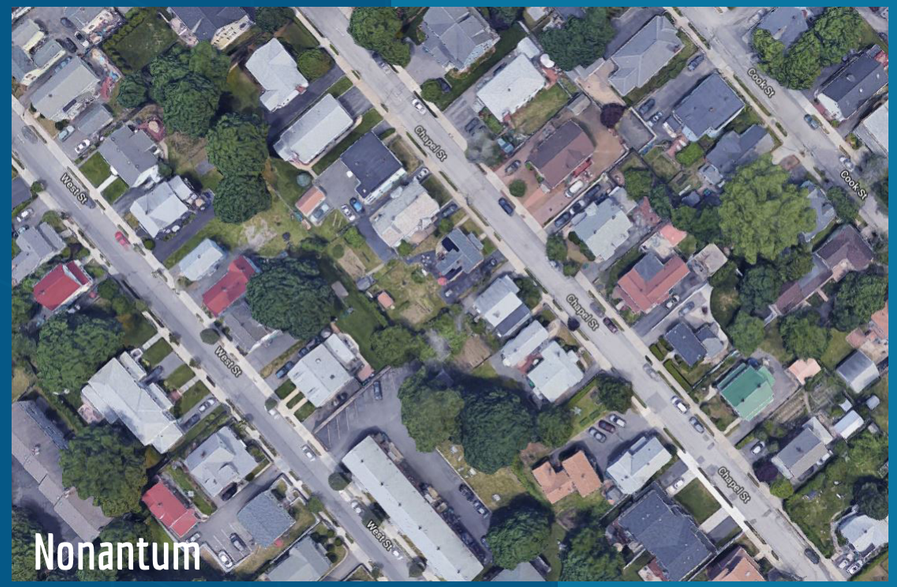
Lot Parameters

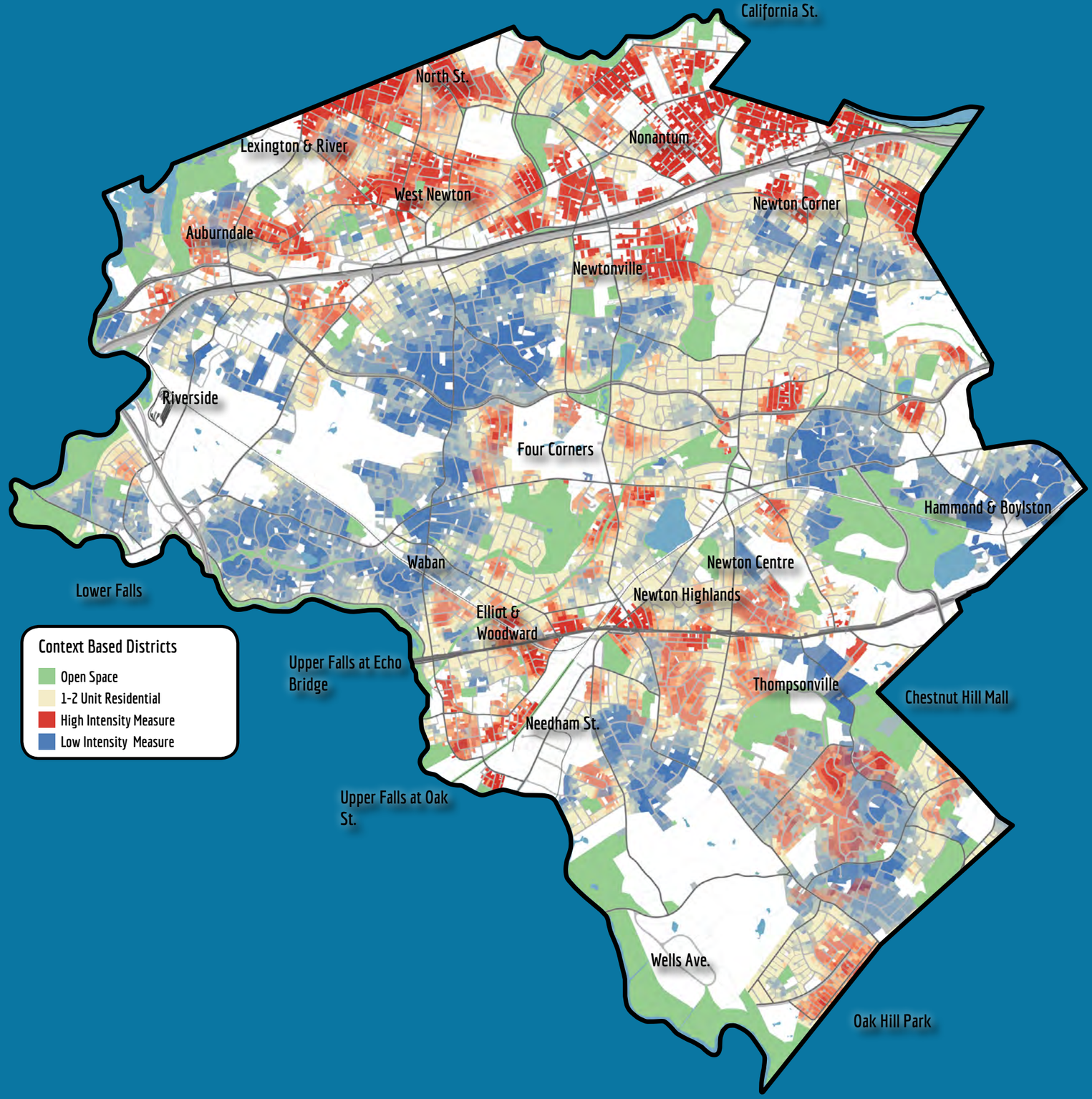
Using the same methodology, lot frontage and lot size were integrated into the clustering as an underlay;



Existing Clusters:

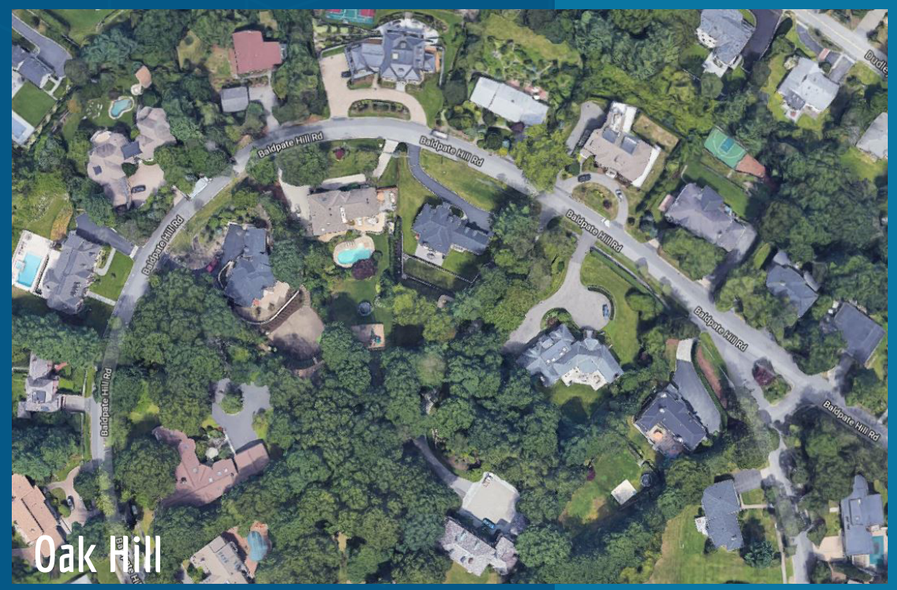
High Intensity Clusters

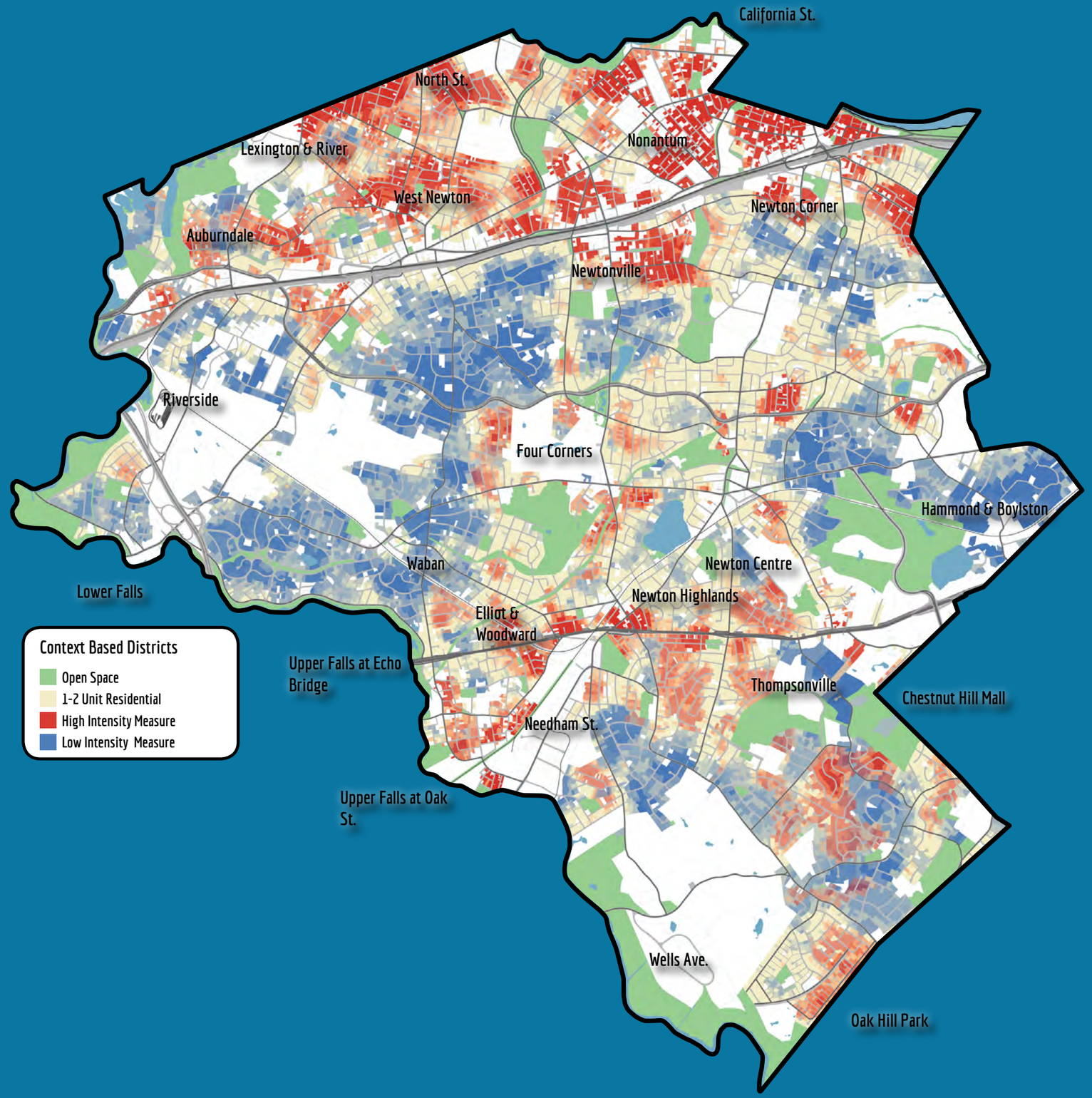




Existing Clusters:

Low Intensity Clusters

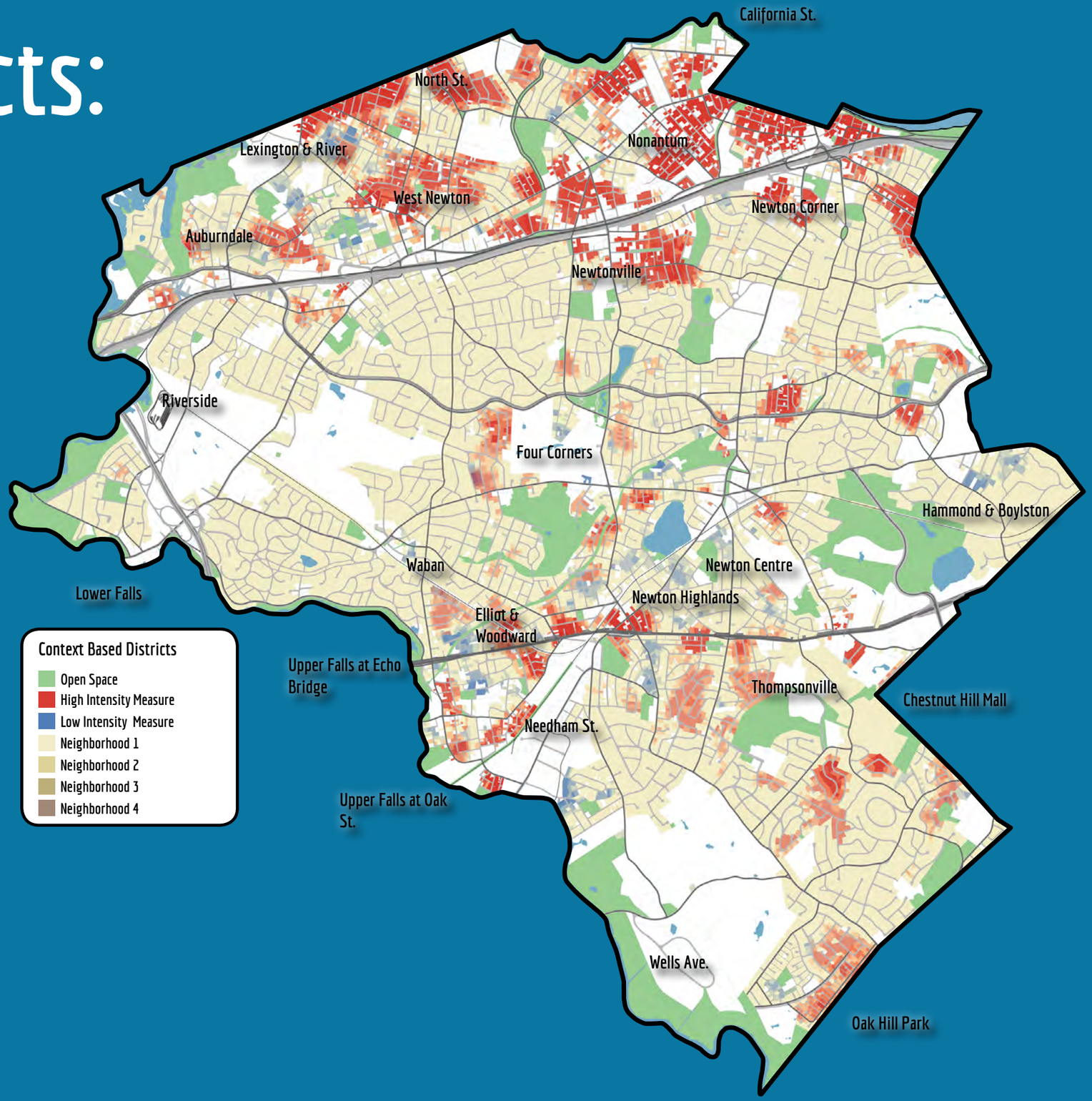




Identifying Districts:

Neighborhood 1

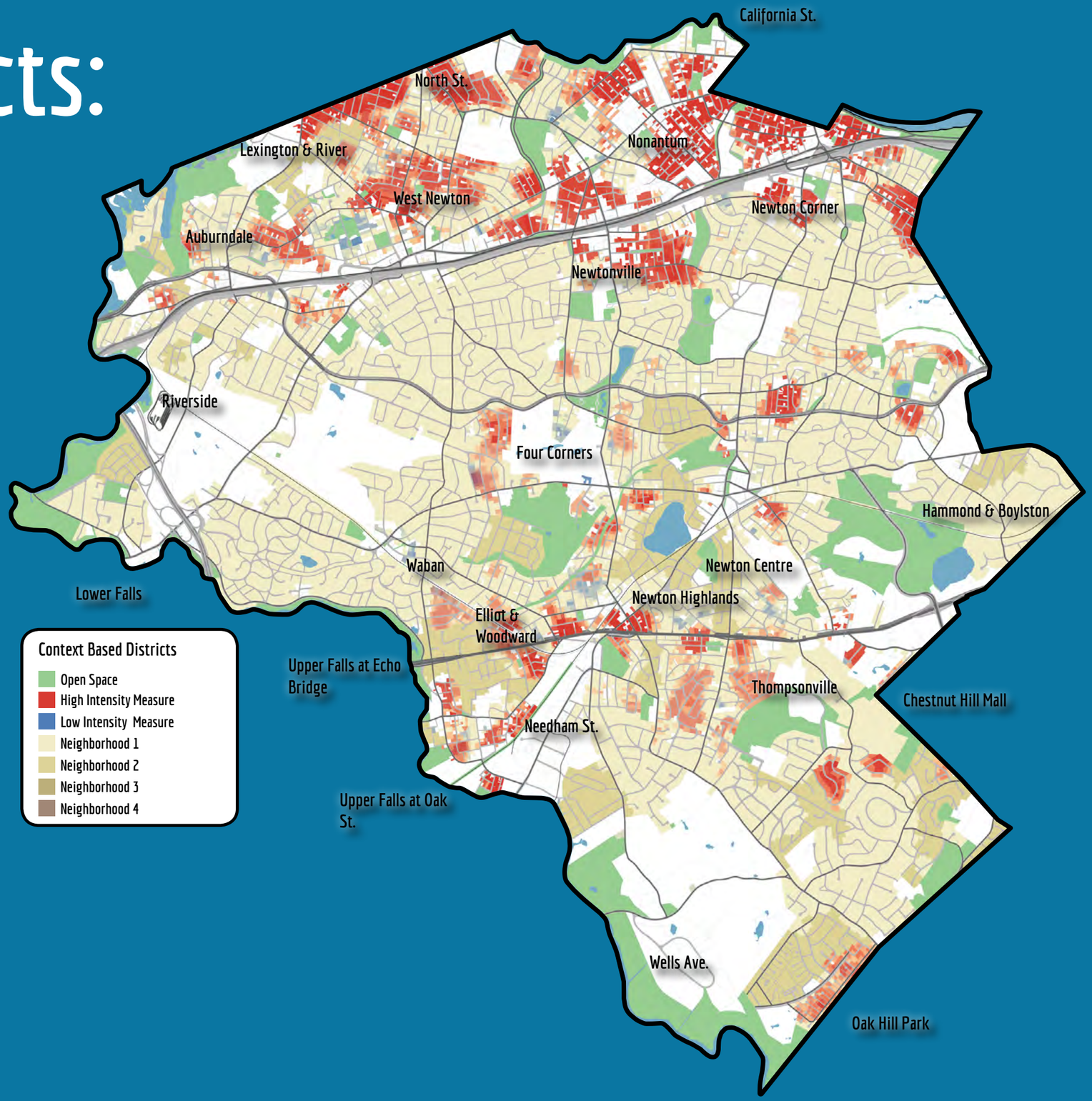
The highest concentrations of siting and lot parameters that produce lower intensity neighborhood characteristics were added to the N-1 District;



Identifying Districts:

Neighborhood 2

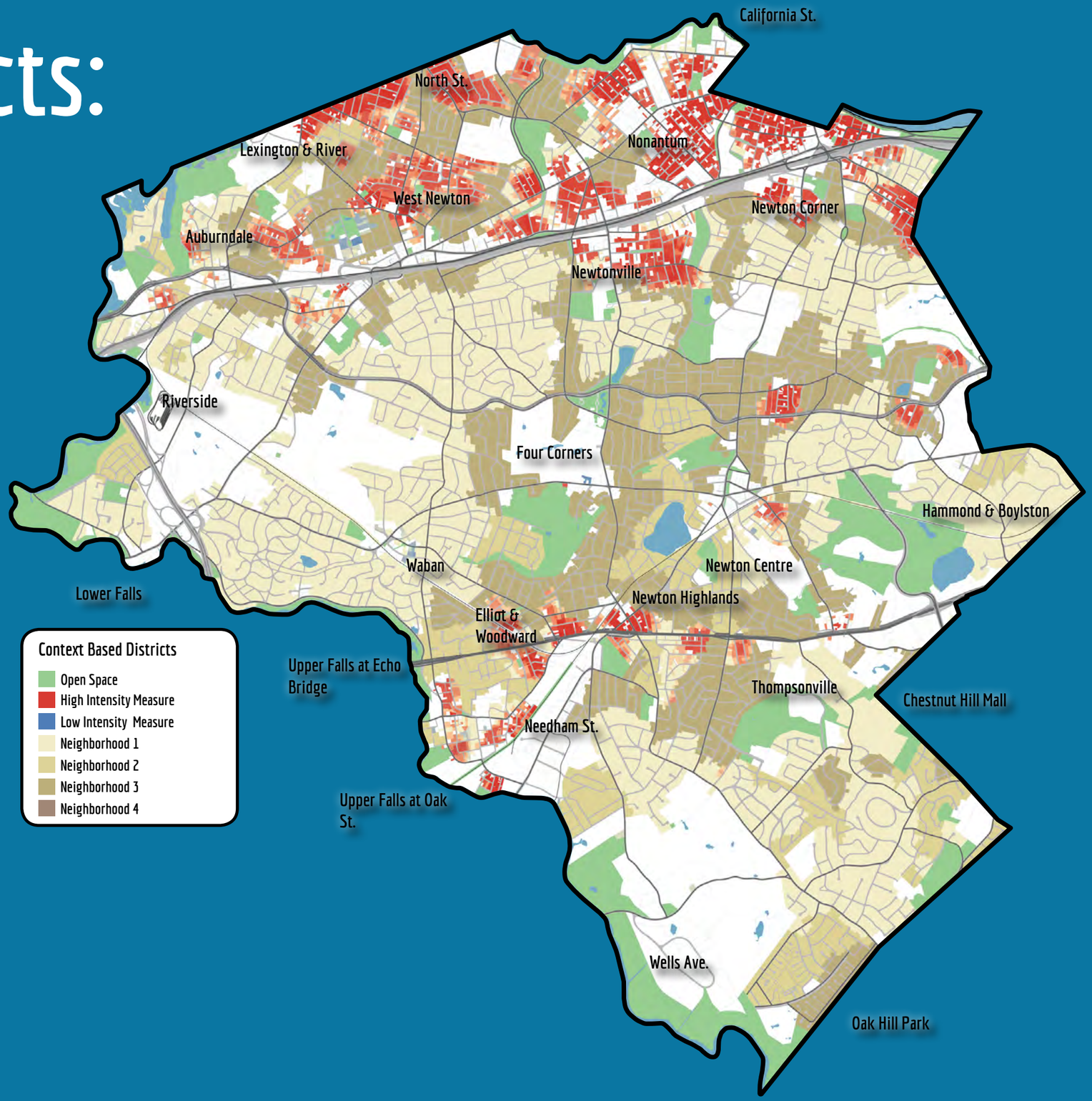
Concentrations of siting and lot parameters that produce low to mid-intensity neighborhood characteristics, and located near or adjacent to N-1 Districts, were added to the N-2 District;



Identifying Districts:

Neighborhood 3

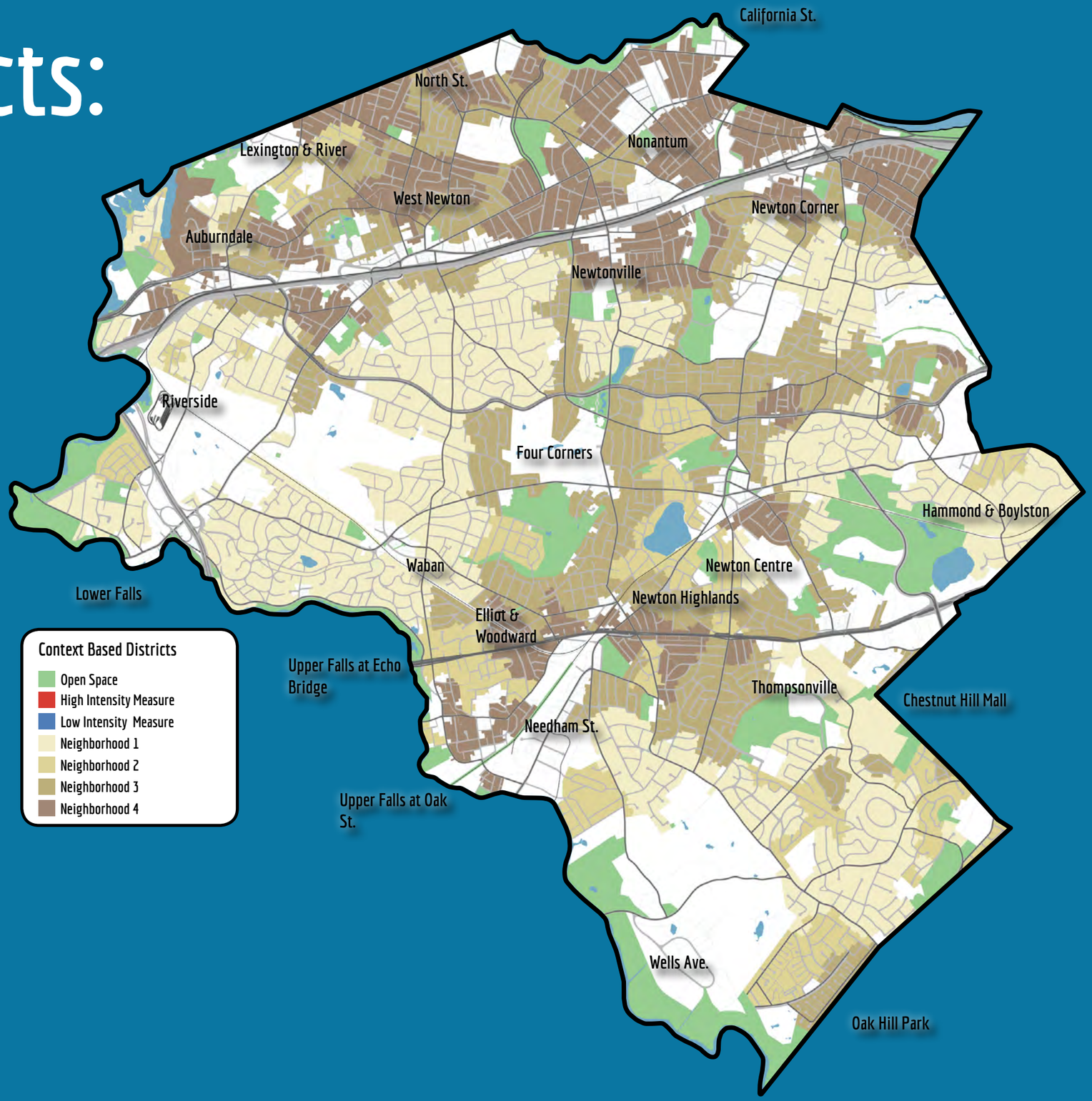
Concentrations of siting and lot parameters that produce mid to high intensity neighborhood characteristics, and located near the highest intensities, were added to the N-3 District;



Identifying Districts:

Neighborhood 4

Concentrations of siting and lot parameters that produce the highest intensity neighborhood characteristics, were added to the N-4 District;



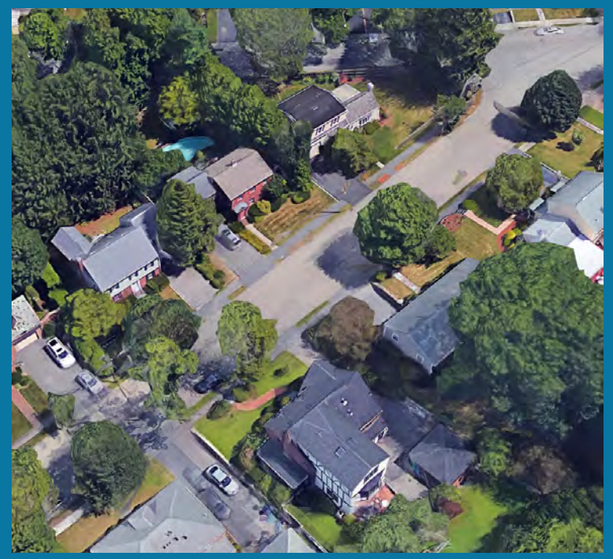
Neighborhood Districts:

Typical District Characteristics (Describes Approximately 90% of Existing Conditions)

Neighborhood 1

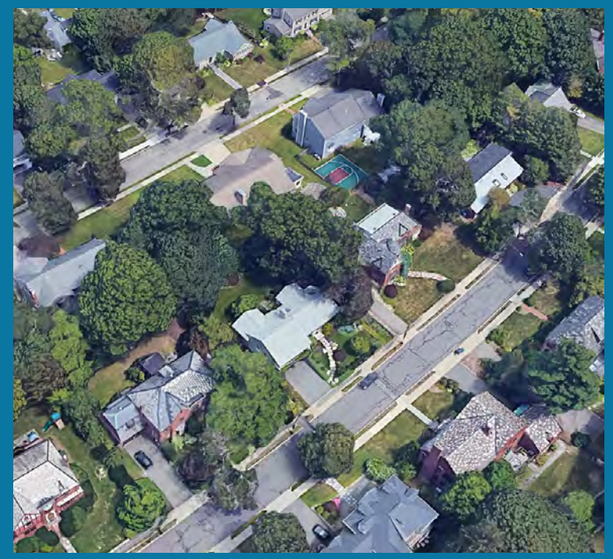
Typical Max Lot Coverage: 30%
Front Setback: 15ft-110ft
Frontage Ratio: 15%-80%
Lot Size: 7,000sf - 45,000sf

Neighborhood 2



Typical Max Lot Coverage: 35%
Front Setback: 10ft-70ft
Frontage Ratio: 25%-80%
Lot Size: 5,000sf - 25,000sf

Neighborhood 3



Typical Max Lot Coverage: 40%
Front Setback: 10ft-55ft
Frontage Ratio: 25%-85%
Lot Size: 5,000sf - 19,000sf

Neighborhood 4

Typical Max Lot Coverage: 50%
Front Setback: 5ft-55ft
Frontage Ratio: 25%-85%
Lot Size: 3,000sf - 17,000sf

Ordinance Components:

Goals ⟵ - ⟶ Rules

Zoning Ordinance Purpose

- Zoning Ordinance Districts
  - Building Types Per District
    - Building Standards
    - Building Standards
    - Building Standards
- Zoning Ordinance Districts
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    - Building Standards
    - Building Standards
    - Building Standards
- Zoning Ordinance Districts
  - Building Types Per District
    - Building Standards
    - Building Standards
    - Building Standards

Neighborhood Districts:

Primary Building Types

House A

Typical Max Height: 2.5-2.75 stories
Typical Max Footprint Size: 3,250sf
Typical Max Width: 70ft
Typical Max Depth: 71ft

Number in Newton: 3,400

House B

Typical Max Height: 2-2..25 stories
Typical Max Footprint Size: 2,750sf
Typical Max Width: 67ft
Typical Max Depth: 62ft

Number in Newton: 12,300

House C

Typical Max Height: 1-1.75 stories
Typical Max Footprint Size: 3,100sf
Typical Max Width: 82ft
Typical Max Depth: 60ft

Number in Newton: 4,700

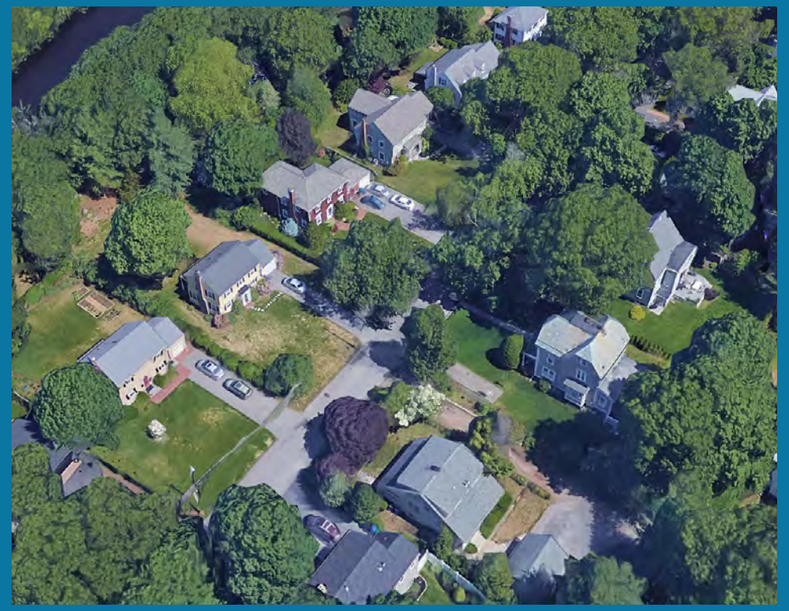
Neighborhood 1:

Primary Building Types (Describes Approximately 90% of Existing Conditions)

House A

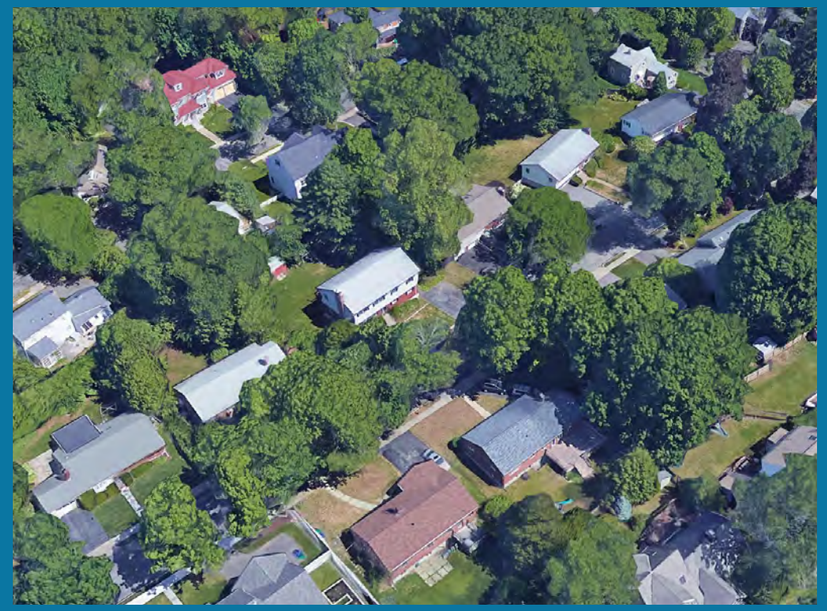
Typical Max Height: 2.5-2.75 stories
Typical Max Footprint Size: 4,000sf
Typical Max Width: 76ft
Typical Max Depth: 70ft
Typical Max Lot Coverage: 30%
Front Setback: 15ft-100ft
Frontage Ratio: 15%-75%
Lot Size: 7,500sf - 45,000sf

House B



Typical Max Height: 2-2.25 stories
Typical Max Footprint Size: 3,500sf
Typical Max Width: 76ft
Typical Max Depth: 60ft
Typical Max Lot Coverage: 30%
Front Setback: 20ft-90ft
Frontage Ratio: 20%-80%
Lot Size: 7,000sf - 38,000sf

House C



Typical Max Height: 1-1.75 stories
Typical Max Footprint Size: 3,800sf
Typical Max Width: 90ft
Typical Max Depth: 60ft
Typical Max Lot Coverage: 30%
Front Setback: 20ft-75ft
Frontage Ratio: 20%-90%
Lot Size: 7,200sf - 30,000sf

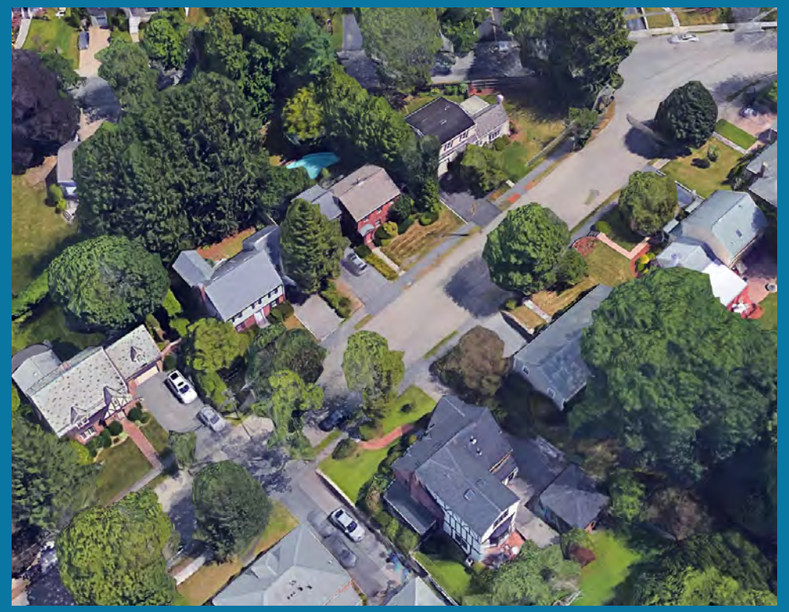
Neighborhood 2:

Primary Building Types (Describes Approximately 90% of Existing Conditions)

House A

Typical Max Height: 2.5-2.75 stories
Typical Max Footprint Size: 3,200sf
Typical Max Width: 70ft
Typical Max Depth: 60ft
Typical Max Lot Coverage: 30%
Front Setback: 15ft-70ft
Frontage Ratio: 25%-80%
Lot Size: 6,500sf - 28,000sf

House B



Typical Max Height: 2-2.25 stories
Typical Max Footprint Size: 2,500sf
Typical Max Width: 65ft
Typical Max Depth: 55ft
Typical Max Lot Coverage: 30%
Front Setback: 10ft-60ft
Frontage Ratio: 25%-80%
Lot Size: 5,000sf - 22,000sf

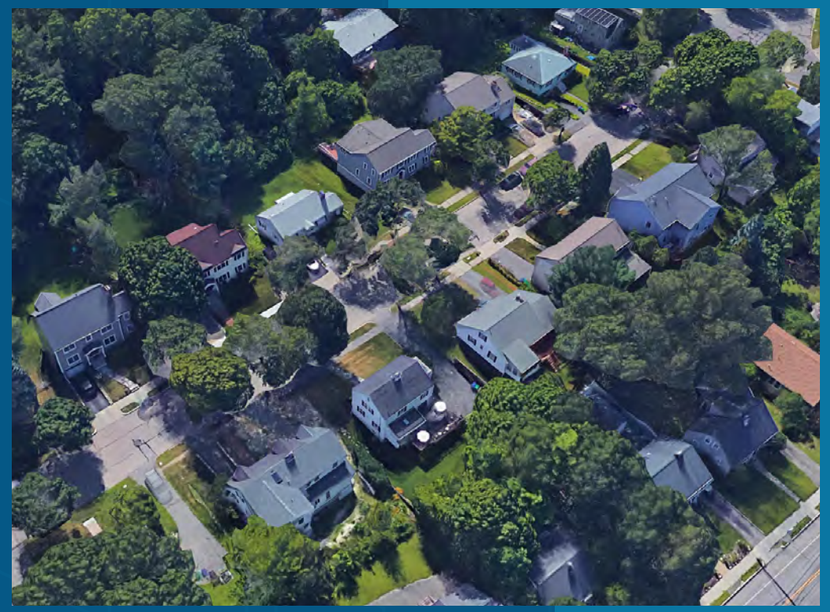
House C

Typical Max Height: 1-1.75 stories
Typical Max Footprint Size: 2,800sf
Typical Max Width: 68ft
Typical Max Depth: 55ft
Typical Max Lot Coverage: 30%
Front Setback: 15ft-50ft
Frontage Ratio: 25%-80%
Lot Size: 5,000sf - 20,000sf

Neighborhood 3:

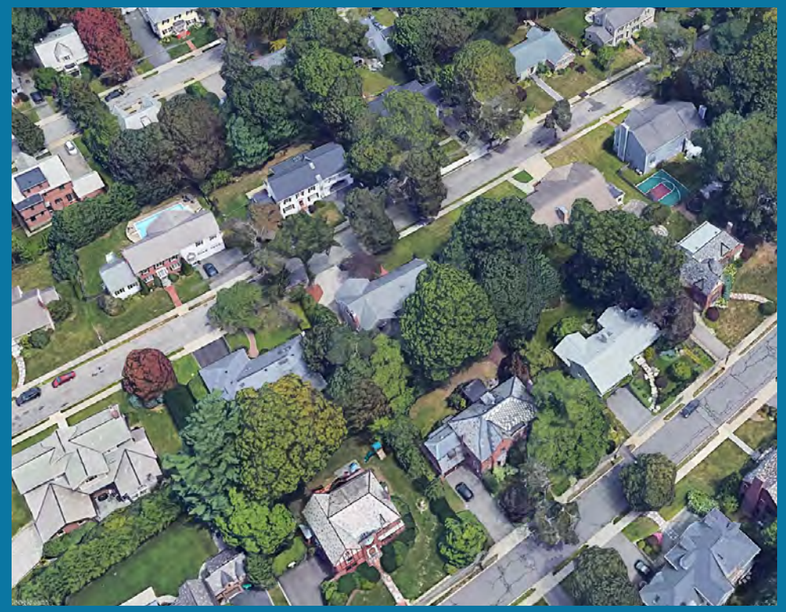
Primary Building Types (Describes Approximately 90% of Existing Conditions)

House A



Typical Max Height: 2.5-2.75 stories
Typical Max Footprint Size: 2,600sf
Typical Max Width: 60ft
Typical Max Depth: 60ft
Typical Max Lot Coverage: 30%
Front Setback: 10ft-55ft
Frontage Ratio: 25%-75%
Lot Size: 5,000sf - 20,000sf

House B



Typical Max Height: 2-2.25 stories
Typical Max Footprint Size: 2,300sf
Typical Max Width: 60ft
Typical Max Depth: 55ft
Typical Max Lot Coverage: 30%
Front Setback: 10ft-50ft
Frontage Ratio: 25%-75%
Lot Size: 5,000sf - 18,000sf

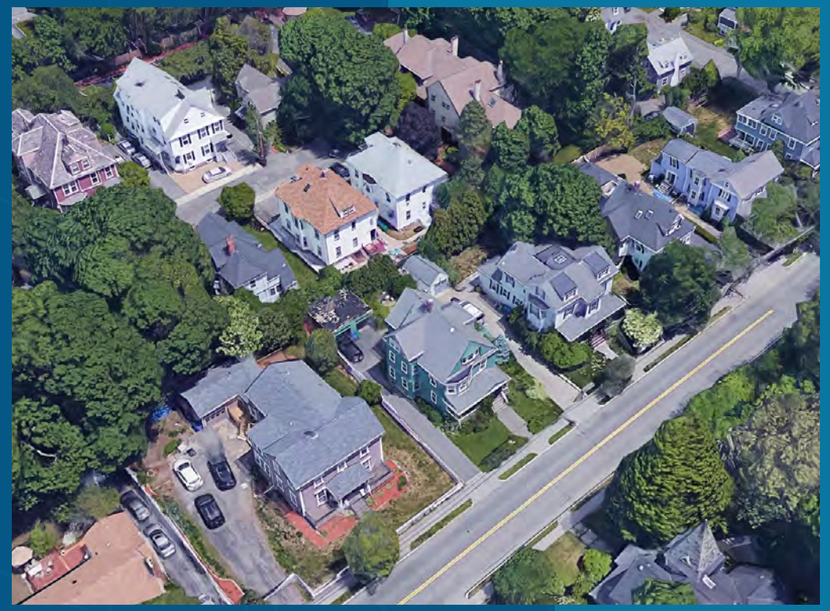
House C

Typical Max Height: 1-1.75 stories
Typical Max Footprint Size: 2,800sf
Typical Max Width: 75ft
Typical Max Depth: 50ft
Typical Max Lot Coverage: 30%
Front Setback: 15ft-50ft
Frontage Ratio: 30%-90%
Lot Size: 5,000sf - 16,000sf

Neighborhood 4:

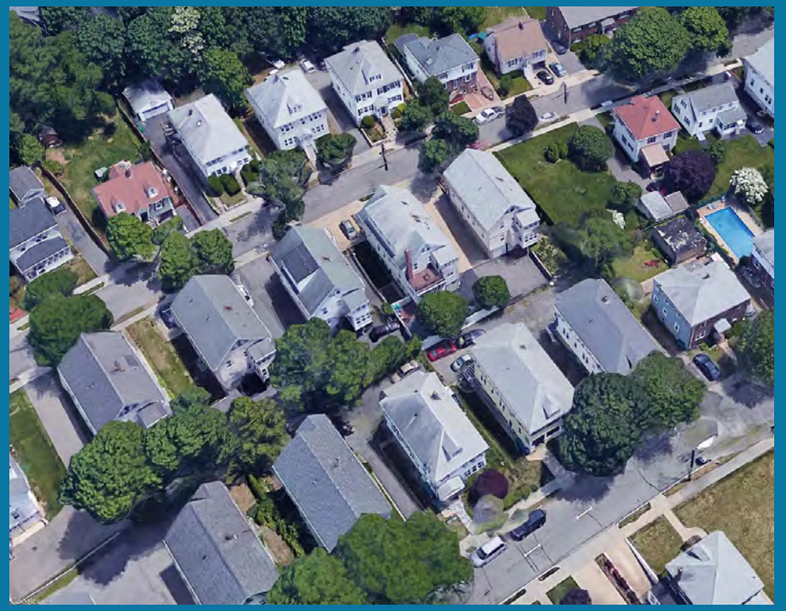
Primary Building Types (Describes Approximately 90% of Existing Conditions)

House A



Typical Max Height: 2.5-2.75 stories
Typical Max Footprint Size: 2,500sf
Typical Max Width: 55ft
Typical Max Depth: 60ft
Typical Max Lot Coverage: 50%
Front Setback: 5ft-60ft
Frontage Ratio: 30%-80%
Lot Size: 3,750sf - 17,000sf

House B



Typical Max Height: 2-2.25 stories
Typical Max Footprint Size: 2,100sf
Typical Max Width: 50ft
Typical Max Depth: 60ft
Typical Max Lot Coverage: 50%
Front Setback: 5ft-45ft
Frontage Ratio: 25%-75%
Lot Size: 3,000sf - 14,000sf

House C

Typical Max Height: 1-1.75 stories
Typical Max Footprint Size: 2,400sf
Typical Max Width: 60ft
Typical Max Depth: 55ft
Typical Max Lot Coverage: 40%
Front Setback: 5ft-45ft
Frontage Ratio: 25%-85%
Lot Size: 3,200sf - 15,000sf

Neighborhood 3:

What Would Be Different? (Etsy Farm Rd. Oak Hill)

House A

Typical Max Height: 2.5-2.75 stories
Typical Max Footprint Size: 2,600sf
Typical Max Width: 60ft
Typical Max Depth: 60ft
Typical Max Lot Coverage: 30%
Front Setback: 10ft-55ft
Frontage Ratio: 25%-75%
Lot Size: 5,000sf - 20,000sf

House B

Typical Max Height: 2-2.25 stories
Typical Max Footprint Size: 2,300sf
Typical Max Width: 60ft
Typical Max Depth: 55ft
Typical Max Lot Coverage: 30%
Front Setback: 10ft-50ft
Frontage Ratio: 25%-75%
Lot Size: 5,000sf - 18,000sf

House C

Typical Max Height: 1-1.75 stories
Typical Max Footprint Size: 2,800sf
Typical Max Width: 75ft
Typical Max Depth: 50ft
Typical Max Lot Coverage: 30%
Front Setback: 15ft-50ft
Frontage Ratio: 30%-90%
Lot Size: 5,000sf - 16,000sf

Ordinance Components:

Goals ← - → Rules

Zoning Ordinance Purpose

Zoning Ordinance Districts

- Zoning Ordinance Districts
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- Zoning Ordinance Districts
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- Zoning Ordinance Districts
  - Building Types Per District
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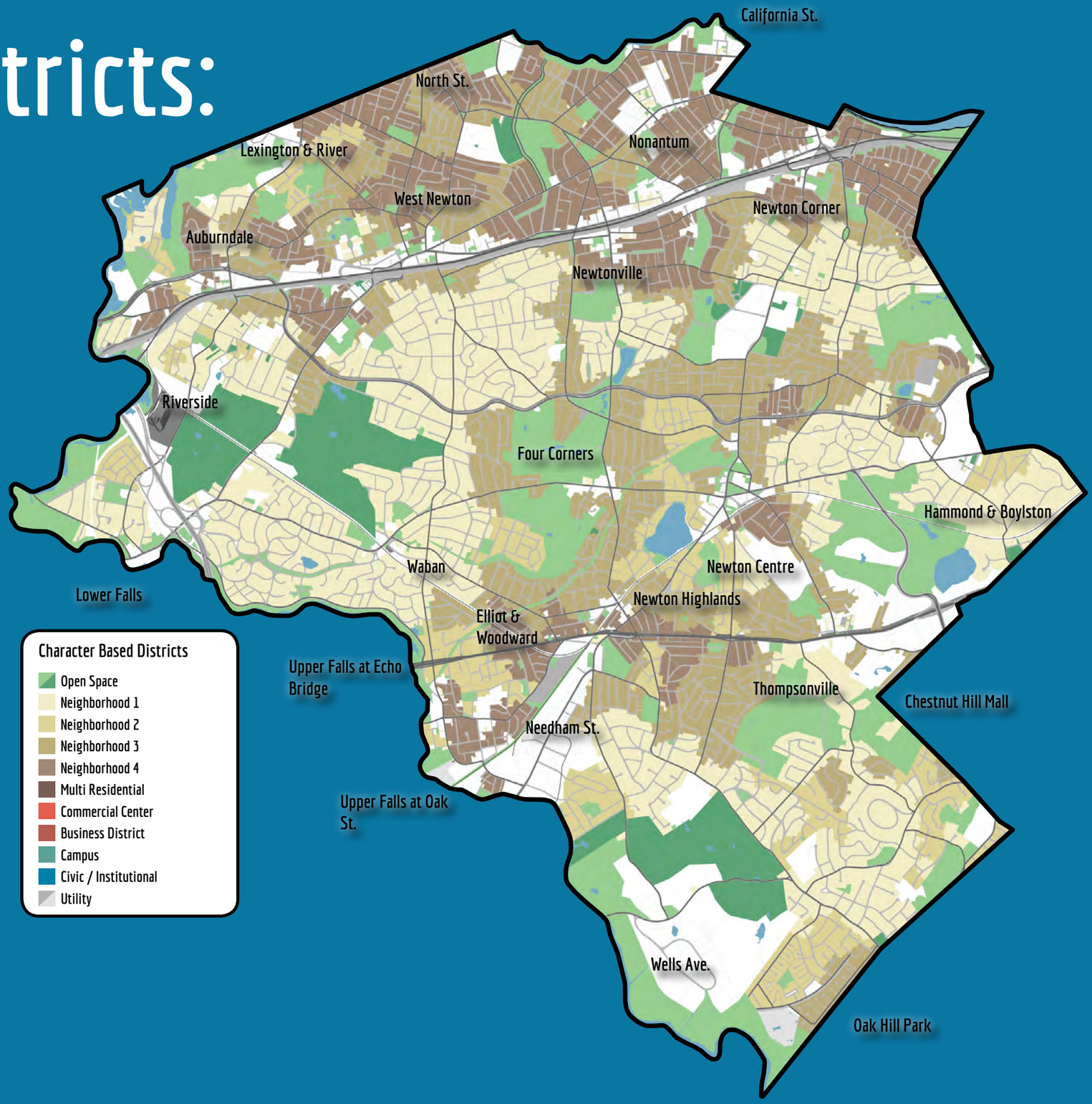
    - Building Standards
    - Building Standards

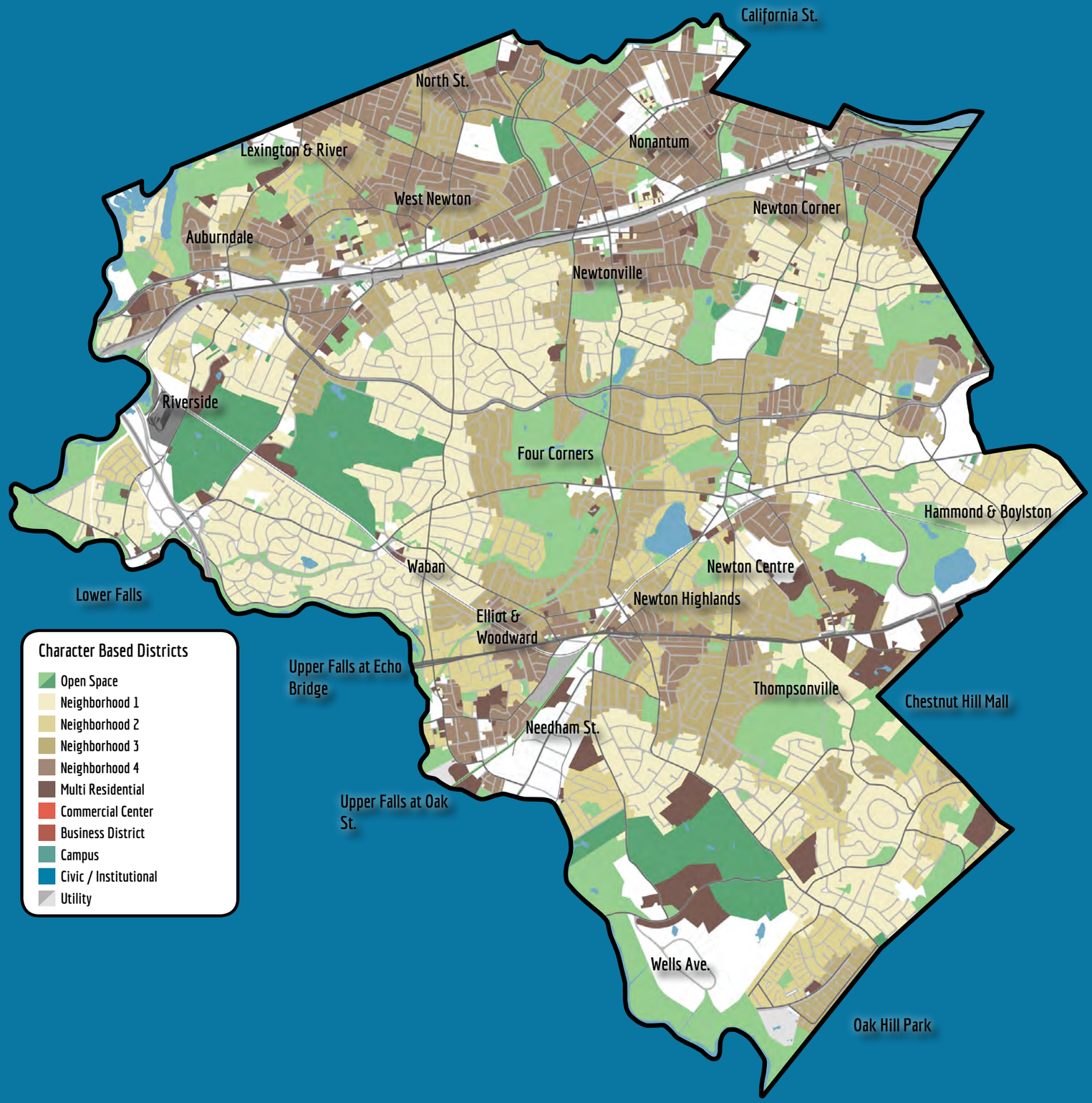
Neighborhood Districts:

Neighborhood 1-4



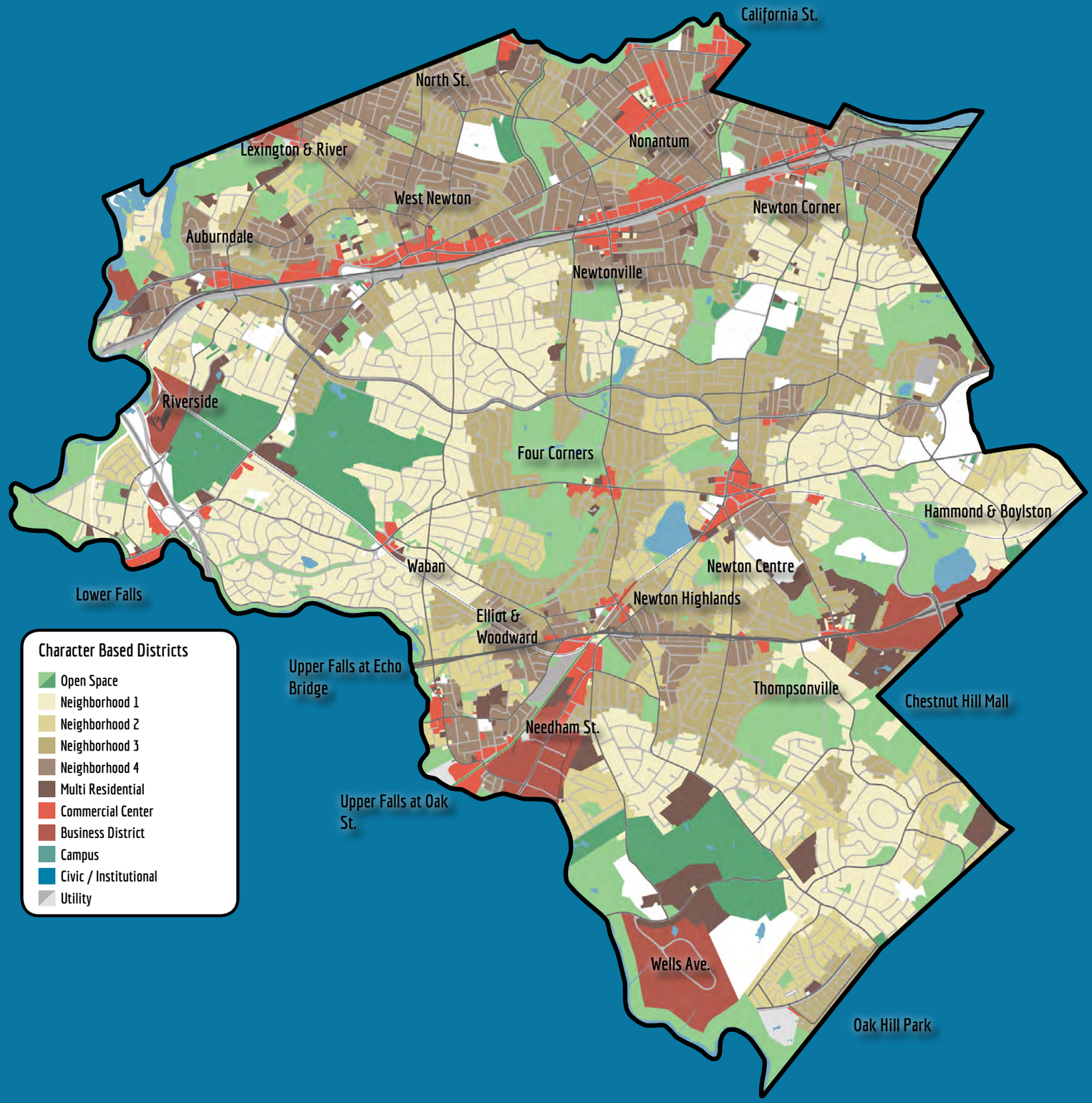
Base Districts:

Multi Residential (Large Projects)



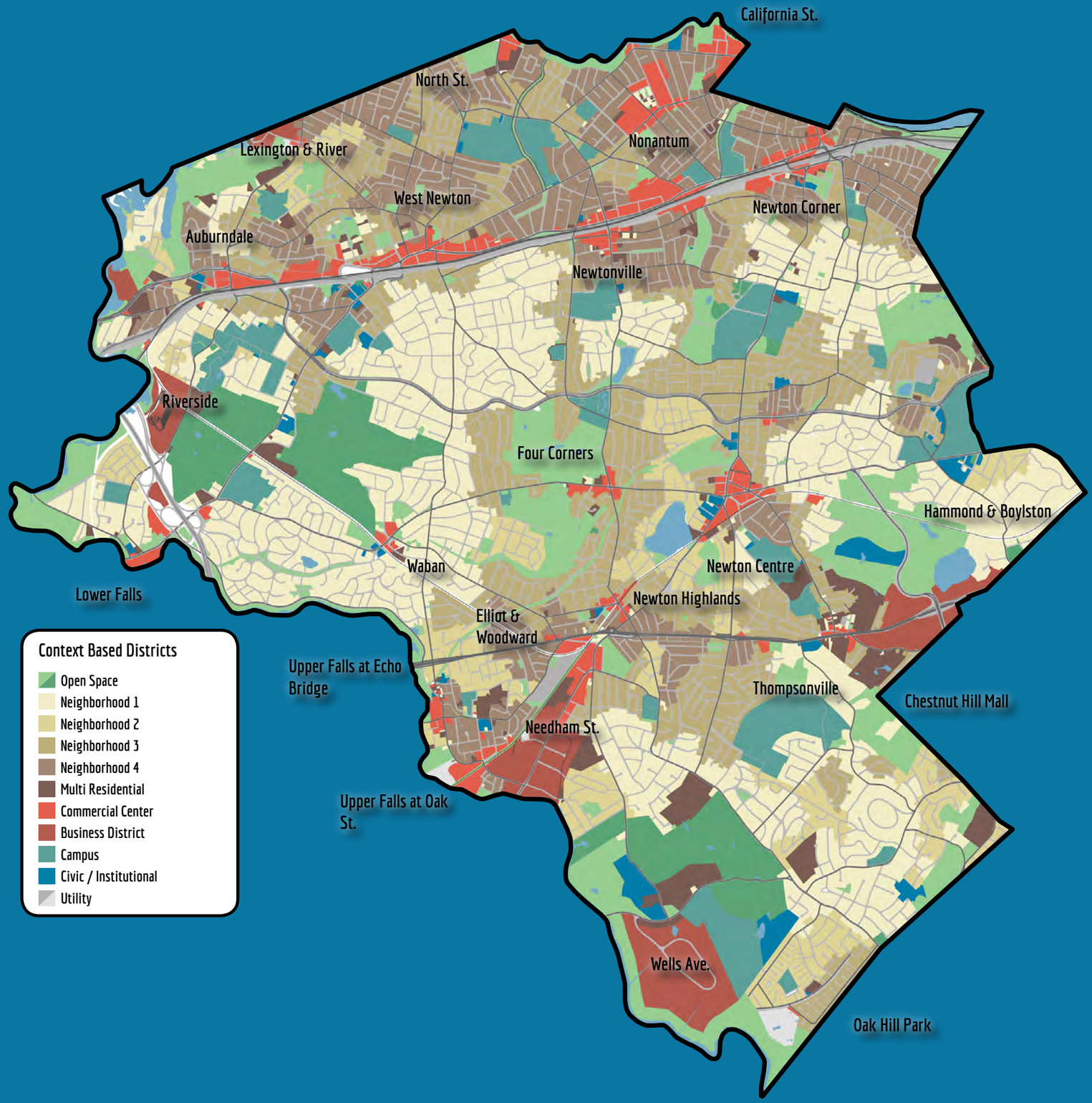
Base Districts:

Commercial Centers
Business Centers



Base Districts:

Campuses
Civic & Institutional



Ordinance Components:

Goals ← - → Rules

Zoning Ordinance Purpose

- Zoning Ordinance Districts
  - Building Types Per District
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    - Building Standards
    - Building Standards

A Data Driven Approach to Zoning:

Parallel Processes

1

Increasing conformity by adjusting requirements to match existing / built conditions in Newton;

Goals

Contextual Urban Design
Reduce Administrative Burden

Tools

Context-Based District Boundaries
Dimensional Parameters
Permitted Uses

2

Addressing goals outlined in Comprehensive Plan and Zoning Reform Group through the integration of transit access and walkability considerations in base zoning districts;

Goals

Support Broader Planning Goals

Tools

Proximity Based Standards
Performance Standards

3

Identify general building types that exist throughout Newton, and determine the ranges of their various physical characteristics; height, size, relationship to street, etc;

Goals

Fine Tune Building Form
Flexibility + Predictability

Tools

Building Types
Building Components
Design Standards

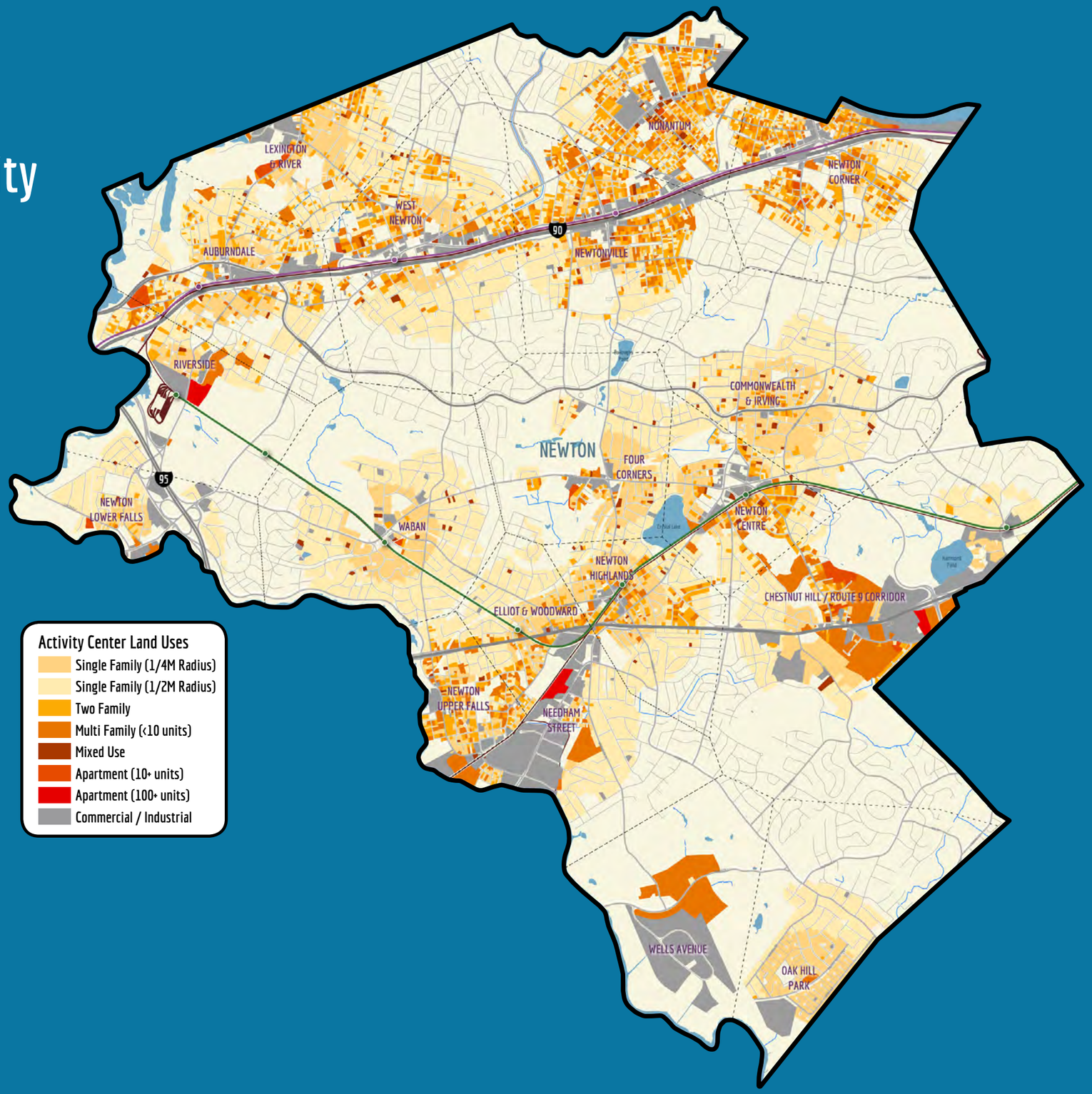
Existing City:

Centers of Commercial & Civic Activity

95%
of Total Commercial Parcels

85%
of Total Multi Family Parcels

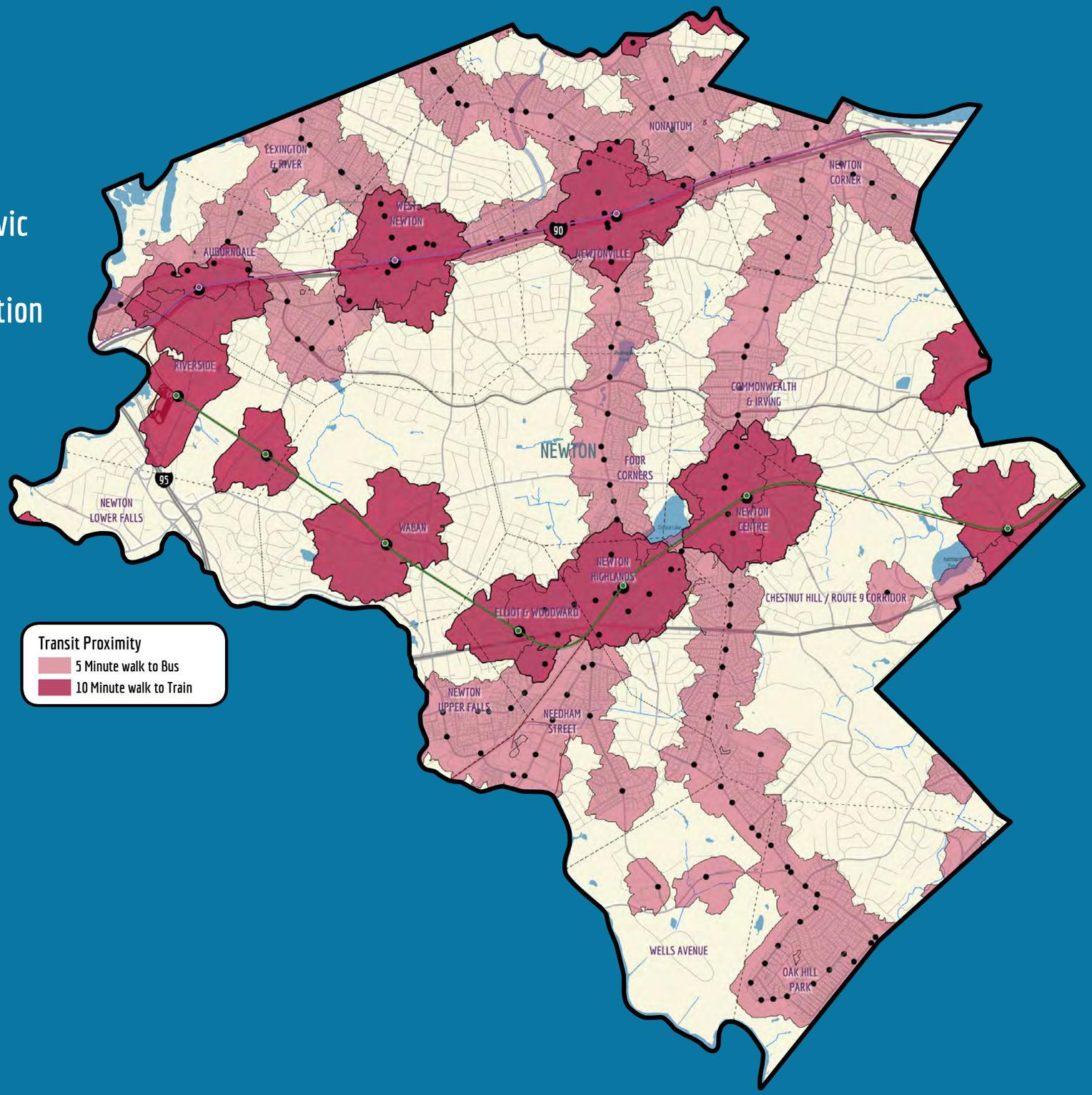
70%
of Total Mixed Use Parcels



Existing City:

Transit Proximity & Walkability

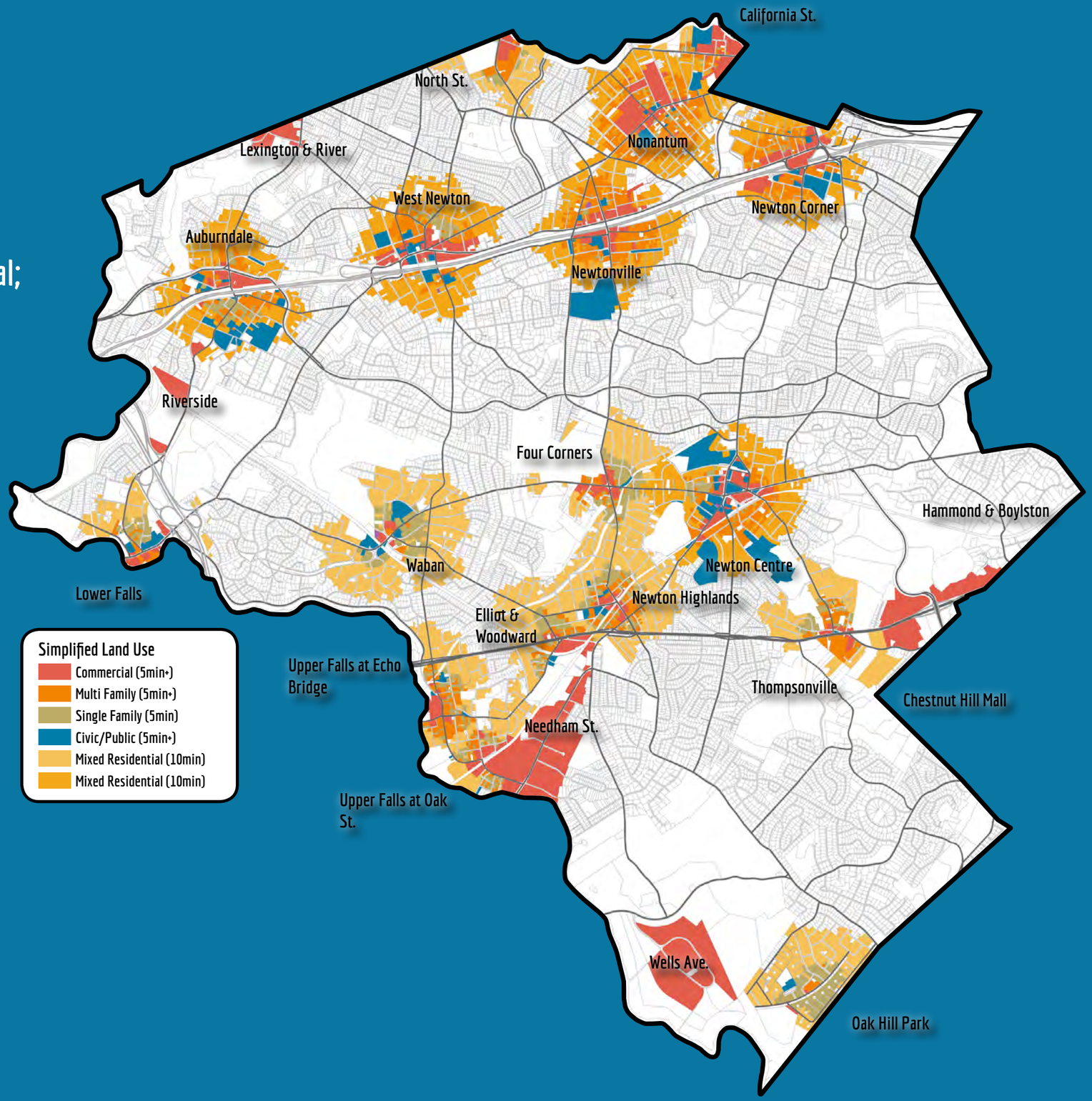
The majority of Newton's centers of commercial and civic activity have excellent transit access; many outlying residential areas of the city also have good transportation access through the MBTA bus service.



Existing City:

Primary Centers of Activity:

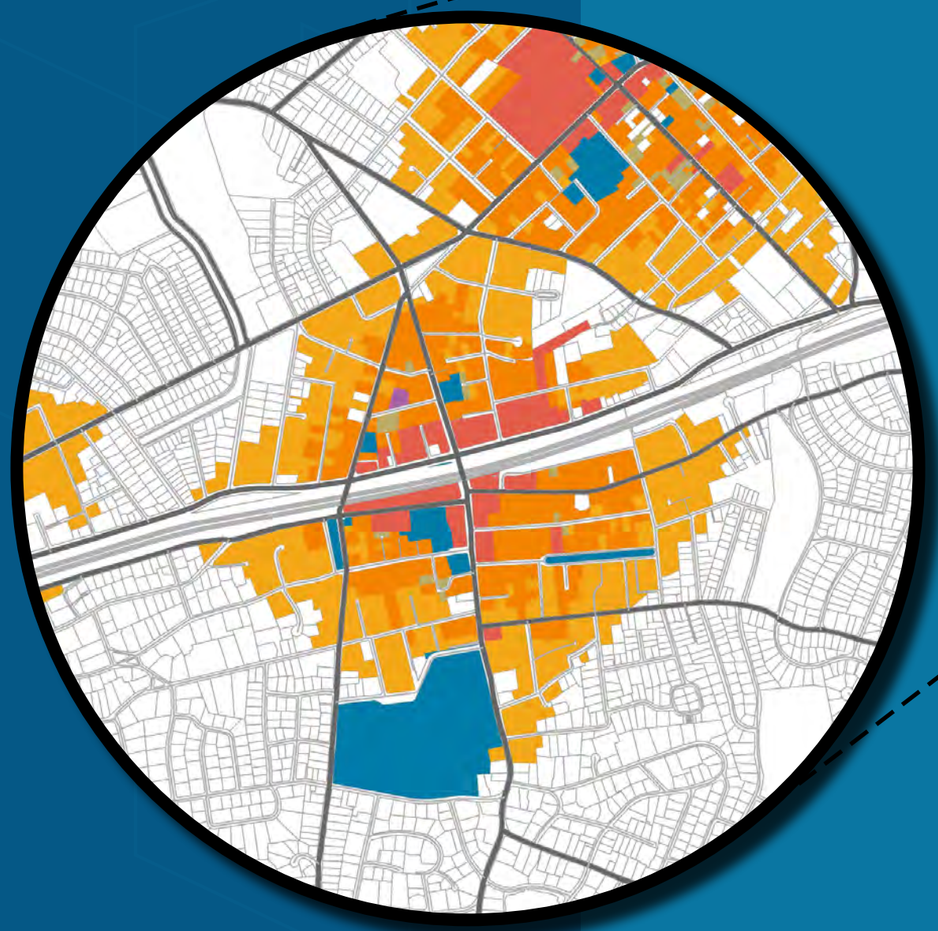
These areas encompass the vast majority of Newton's existing land uses that are not single-family residential;

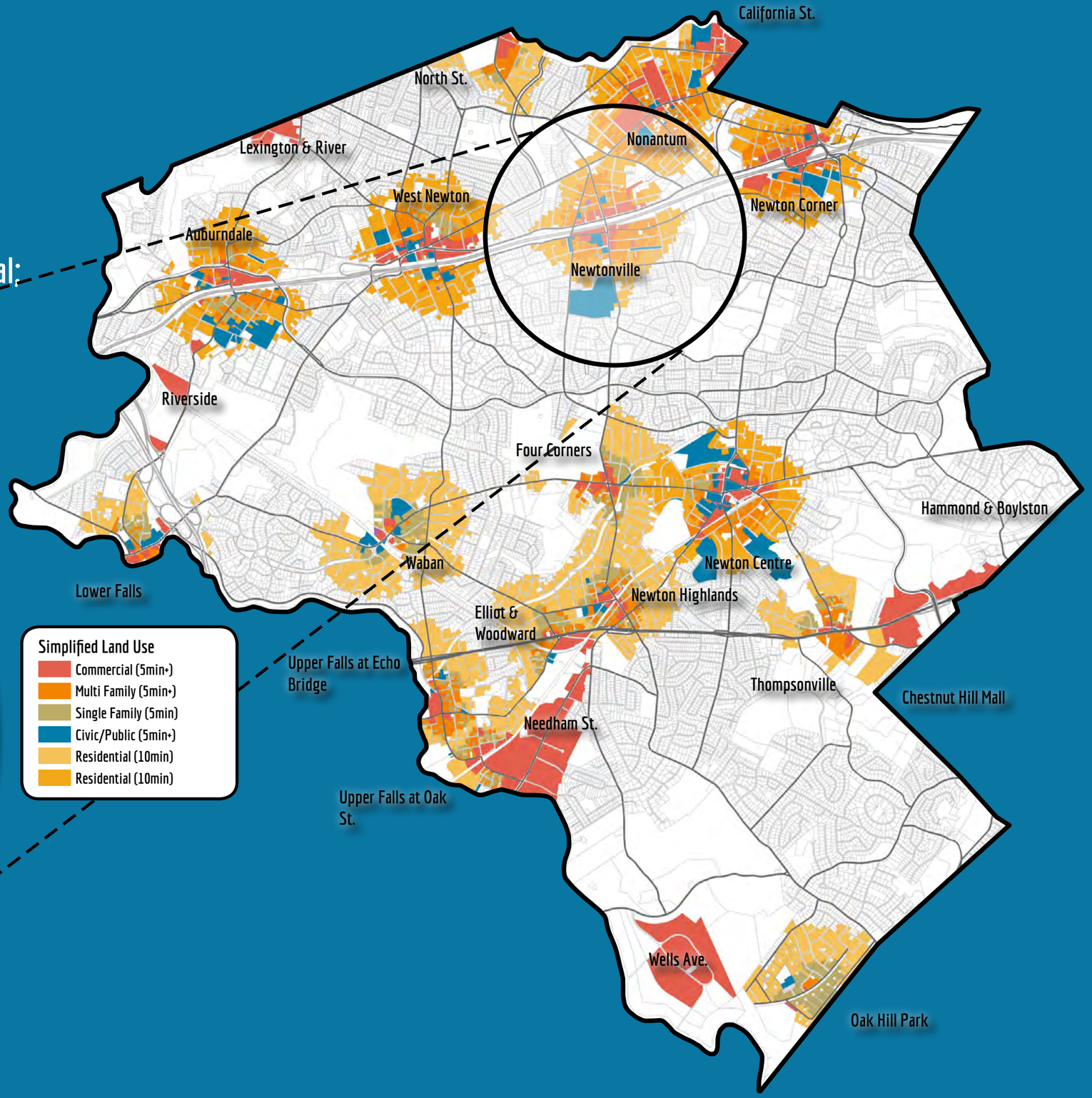


Existing City:

Primary Centers of Activity:

These areas encompass the vast majority of Newton's existing land uses that are not single-family residential:





Existing City:

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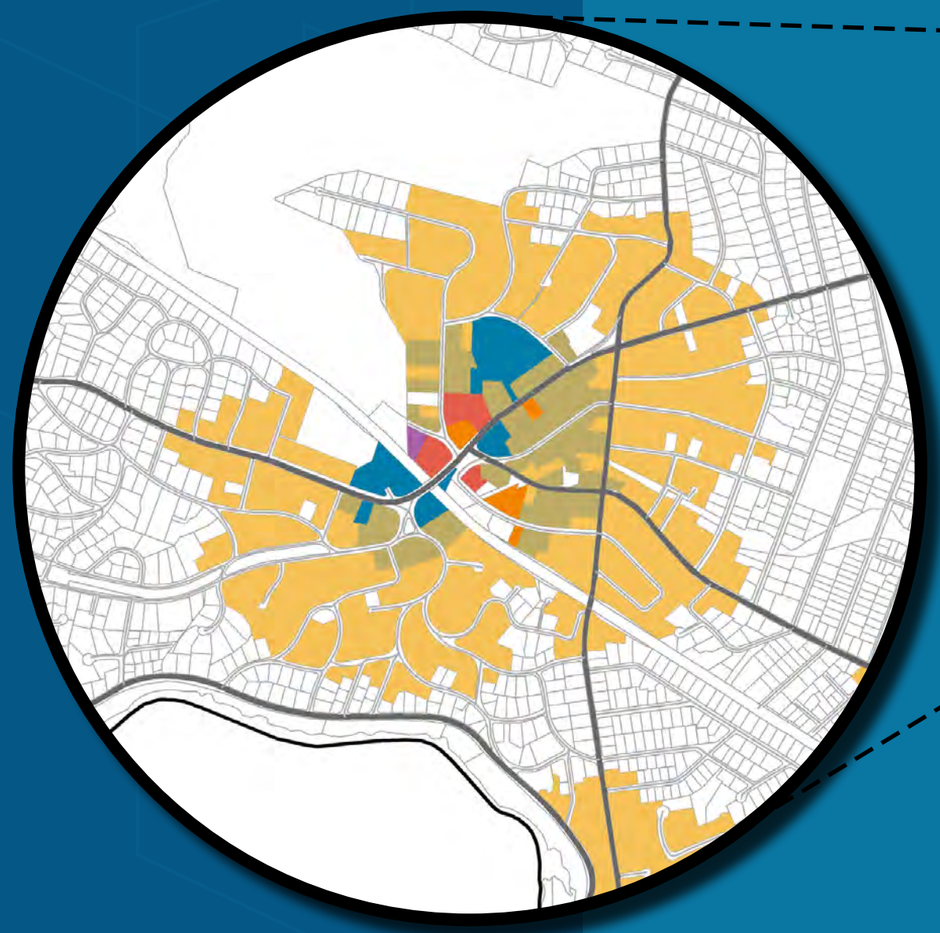
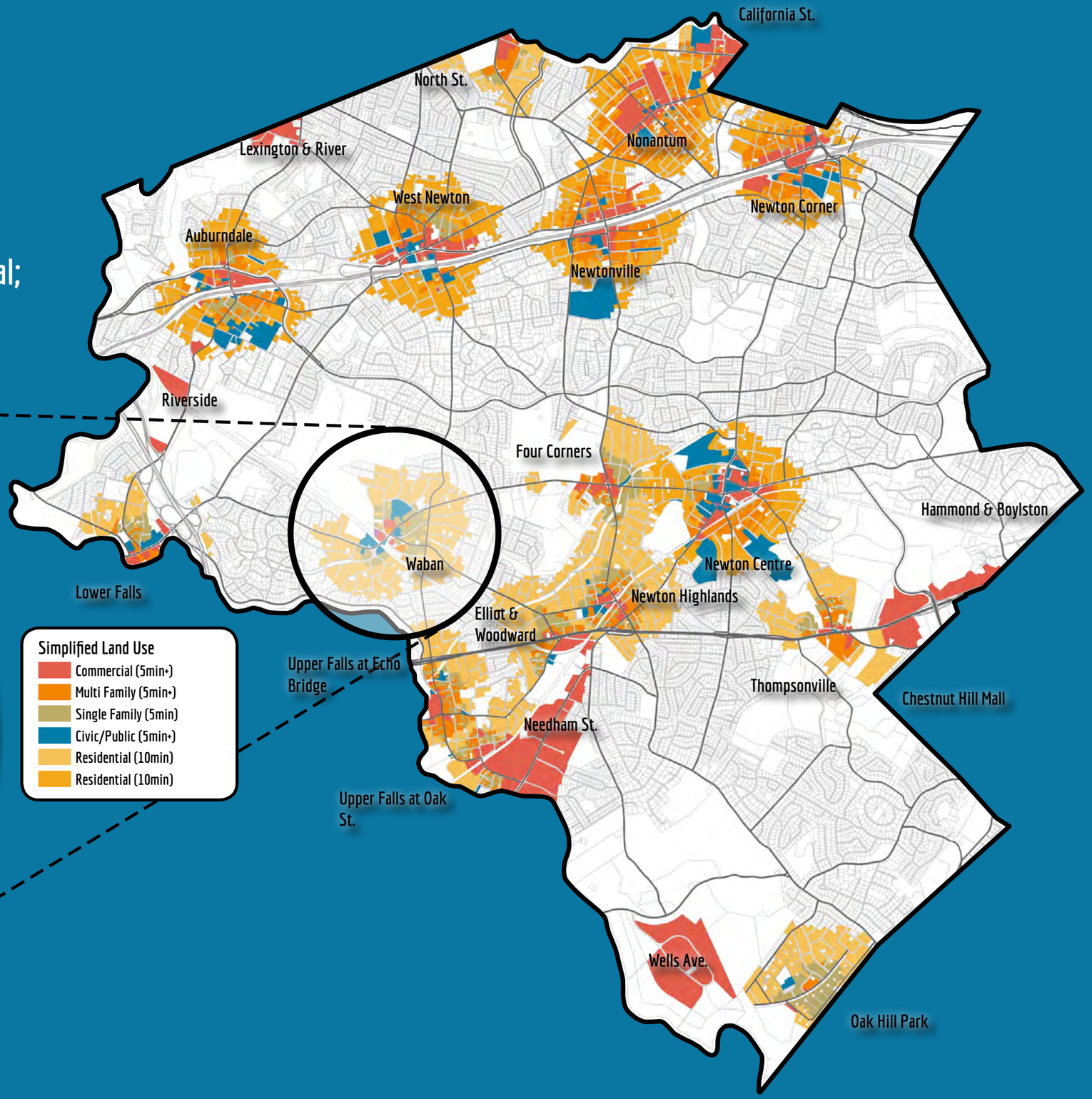




Simplified Land Use
- Commercial (5min+)
- Multi Family (5min+)
- Single Family (5min)
- Civic/Public (5min+)
- Residential (10min)
- Residential (10min)

Existing City:

Primary Centers of Activity:

These areas encompass the vast majority of Newton's existing land uses that are not single-family residential;

Business Centers:

Primary single-use commercial areas

Village 1:

Secondary mixed-use areas

Village 2:

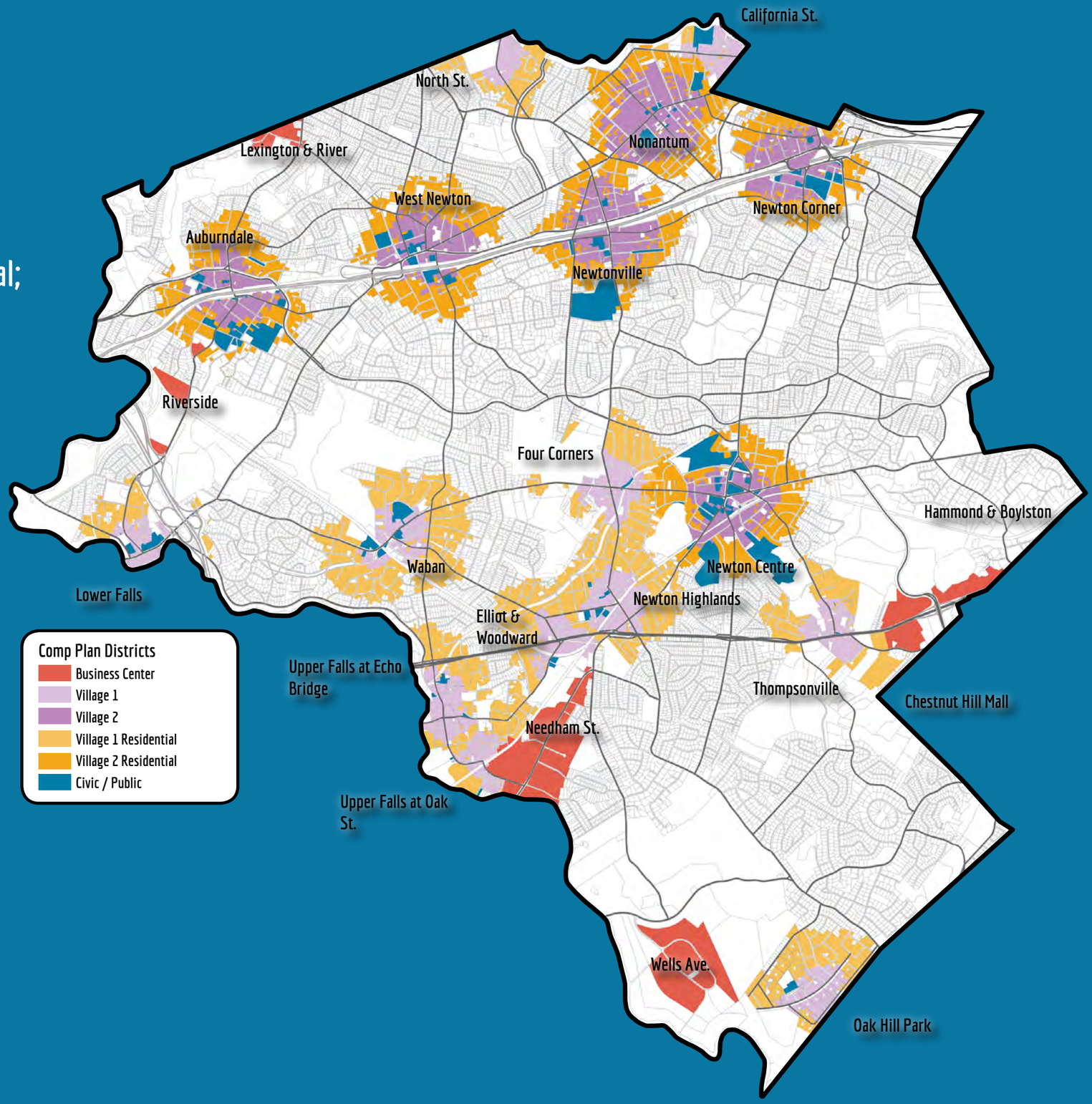
Primary mixed-use areas

Village 1 Residential:

Secondary residential areas adjacent to Village 1

Village 2 Residential:

Primary residential areas adjacent to Village 2

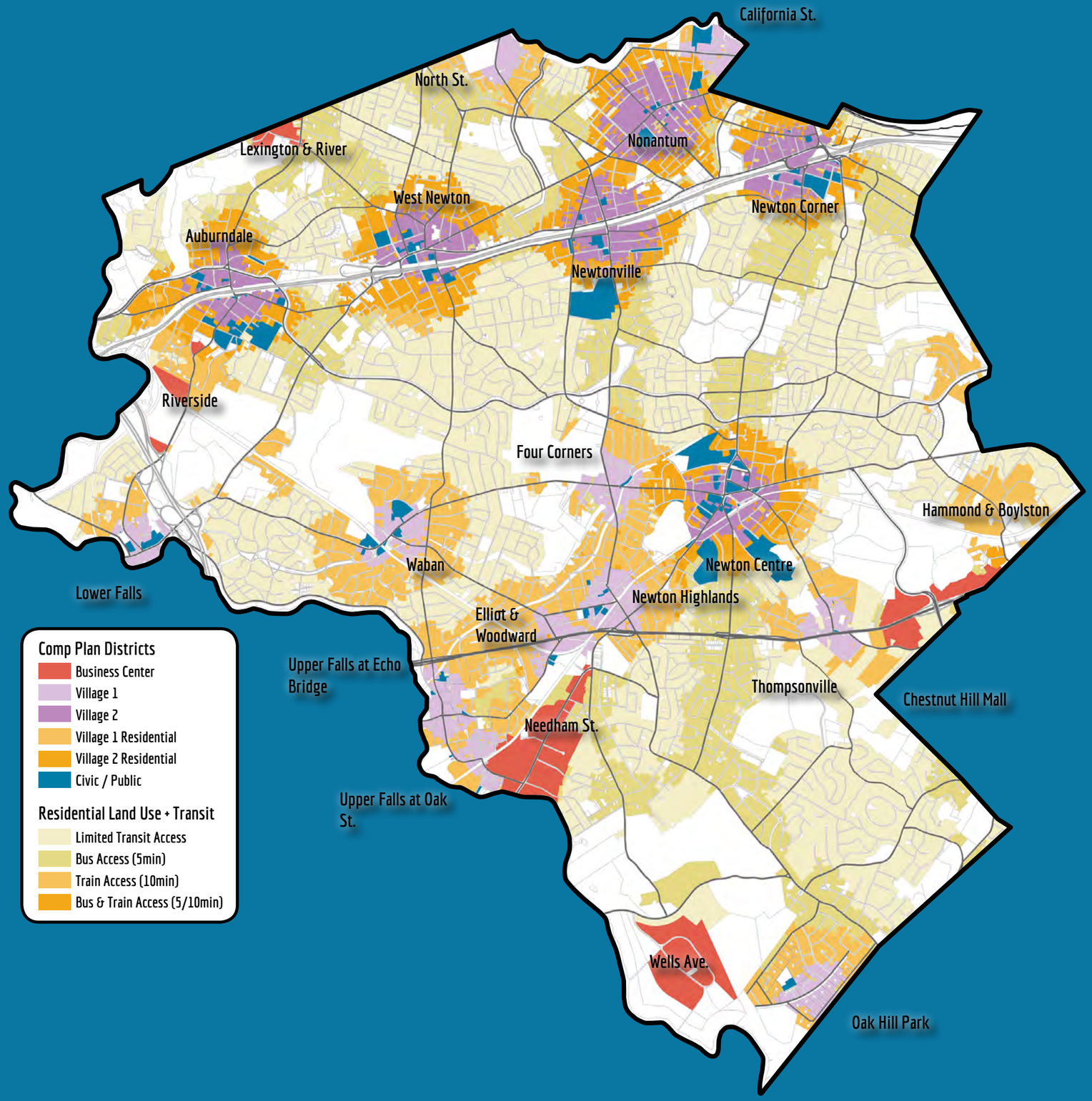


Existing City:

Residential Districts:

Outlying residential areas of the City, that are not within a 10 minute walk to a Village 1 or Village 2;

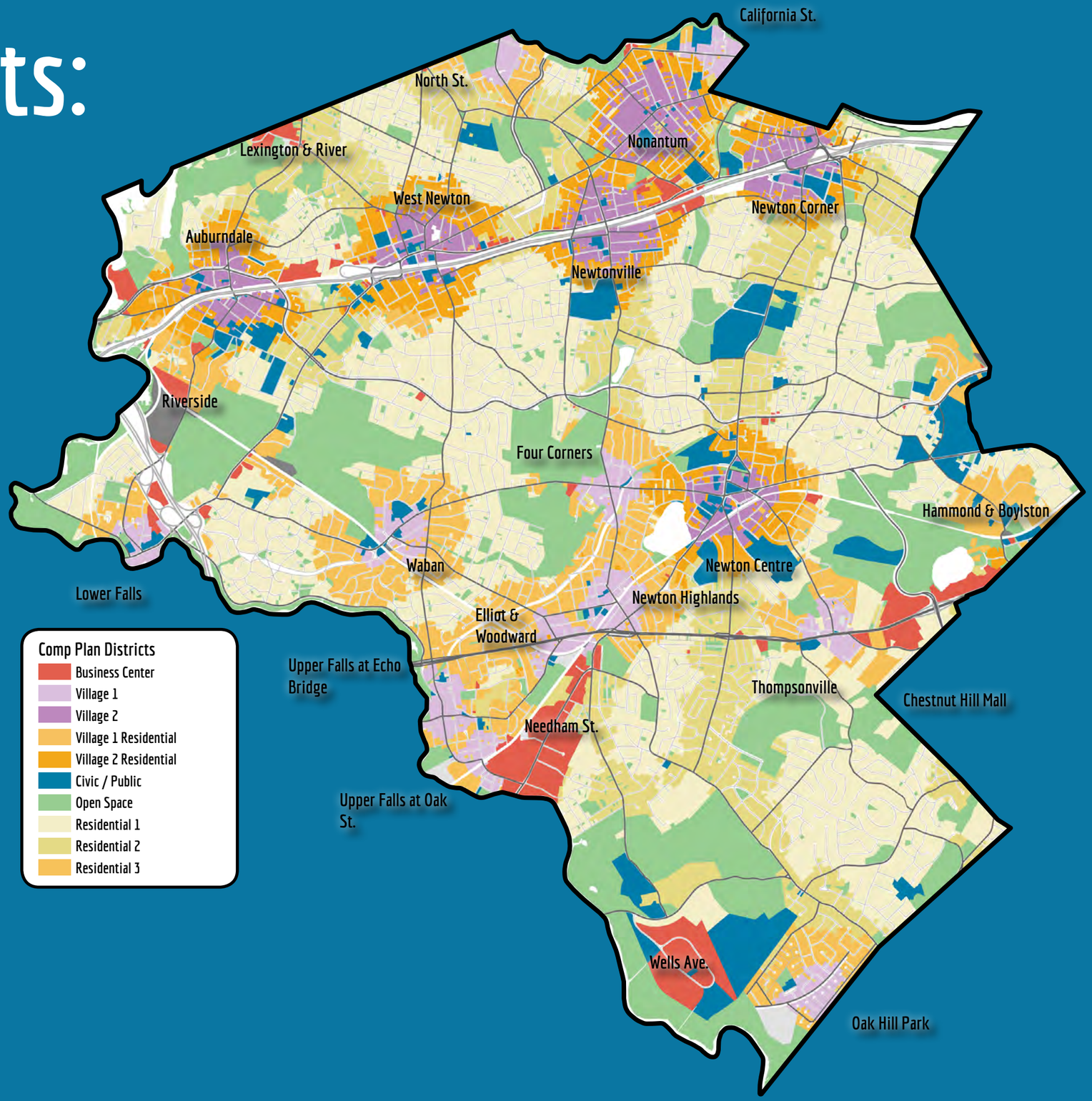
Residential areas are typically adjacent to or between Villages and Village Residential areas, and they typically have the lowest residential density; This map differentiates these residential areas from one another by their relative levels of transit access;



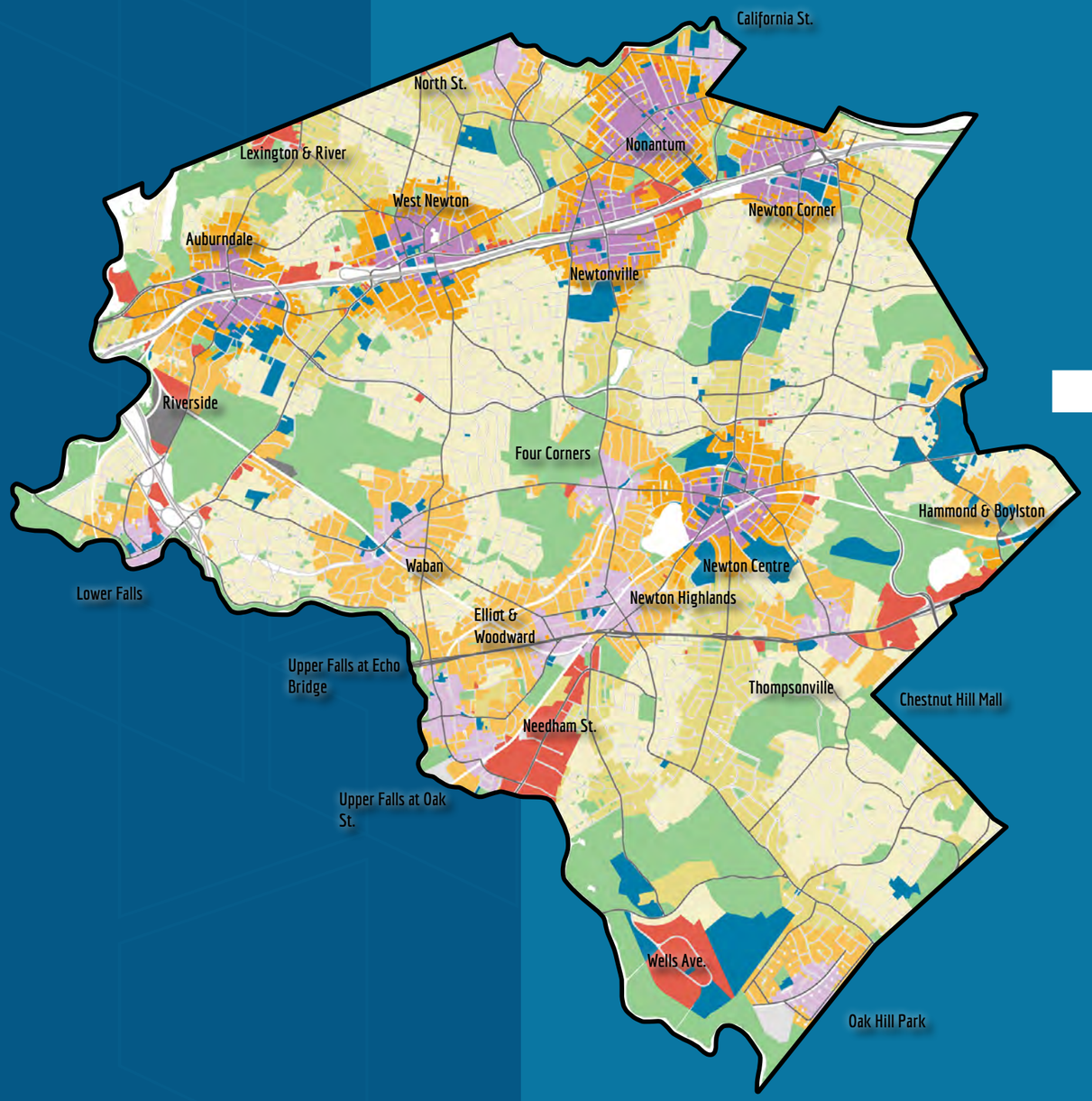
Comp Plan Districts:

Land Use, Transit, & Walkability

These districts create a land use framework that relates directly to the planning goals and analysis set forth in the Comprehensive Plan.



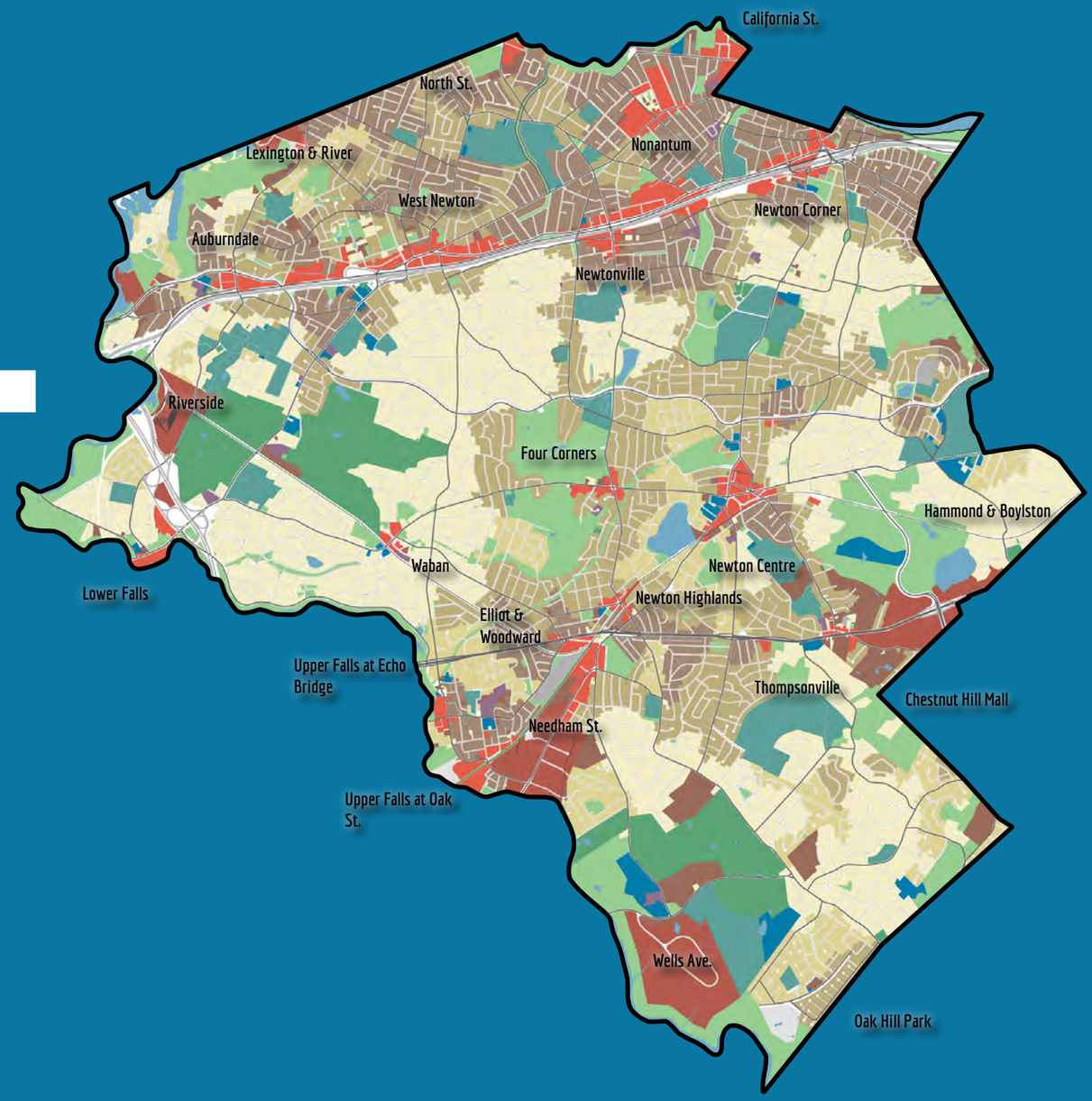
Comp Plan Districts:



Activity Centers, Walkability, Transit Access

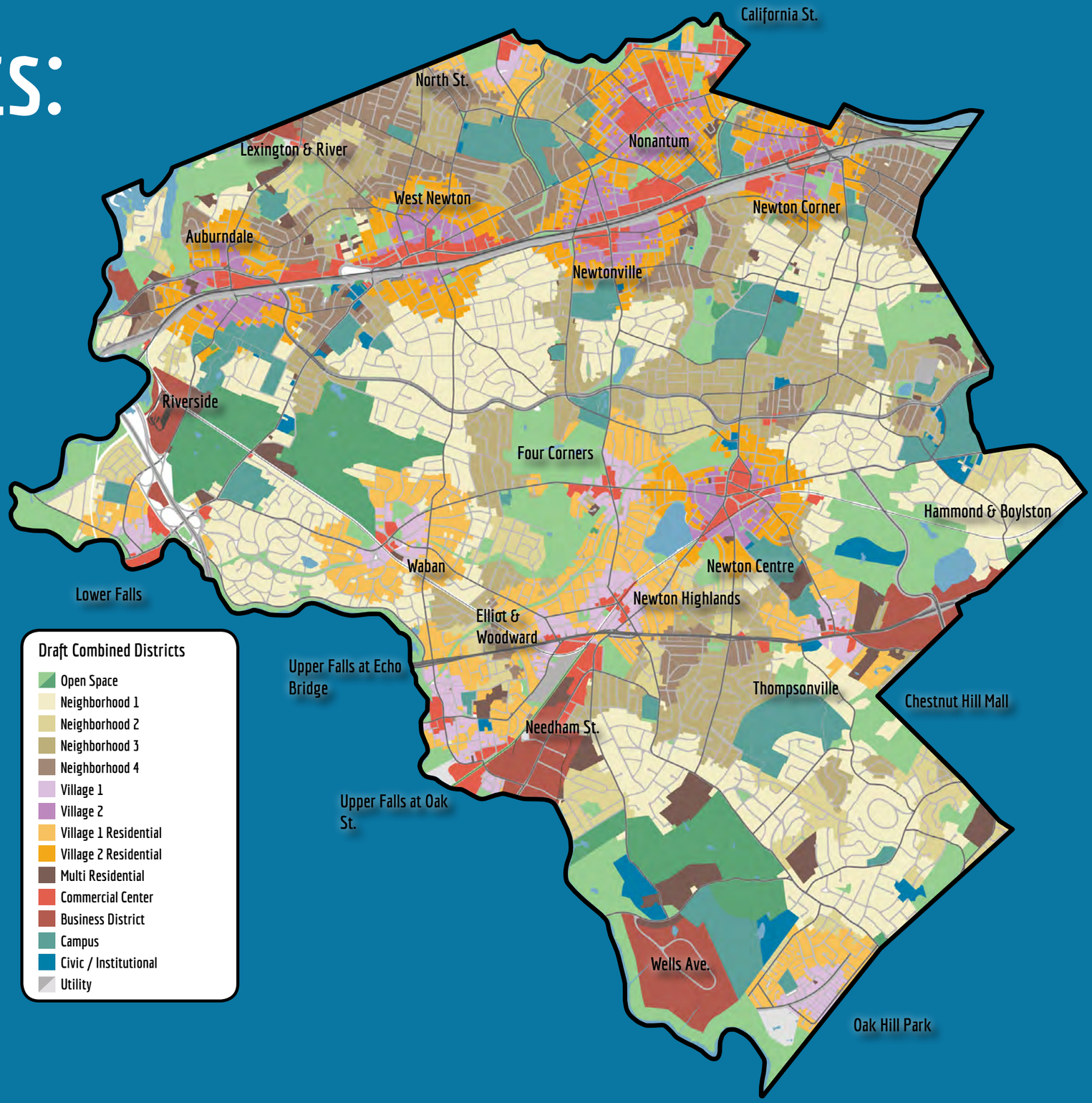
+

Base Districts:



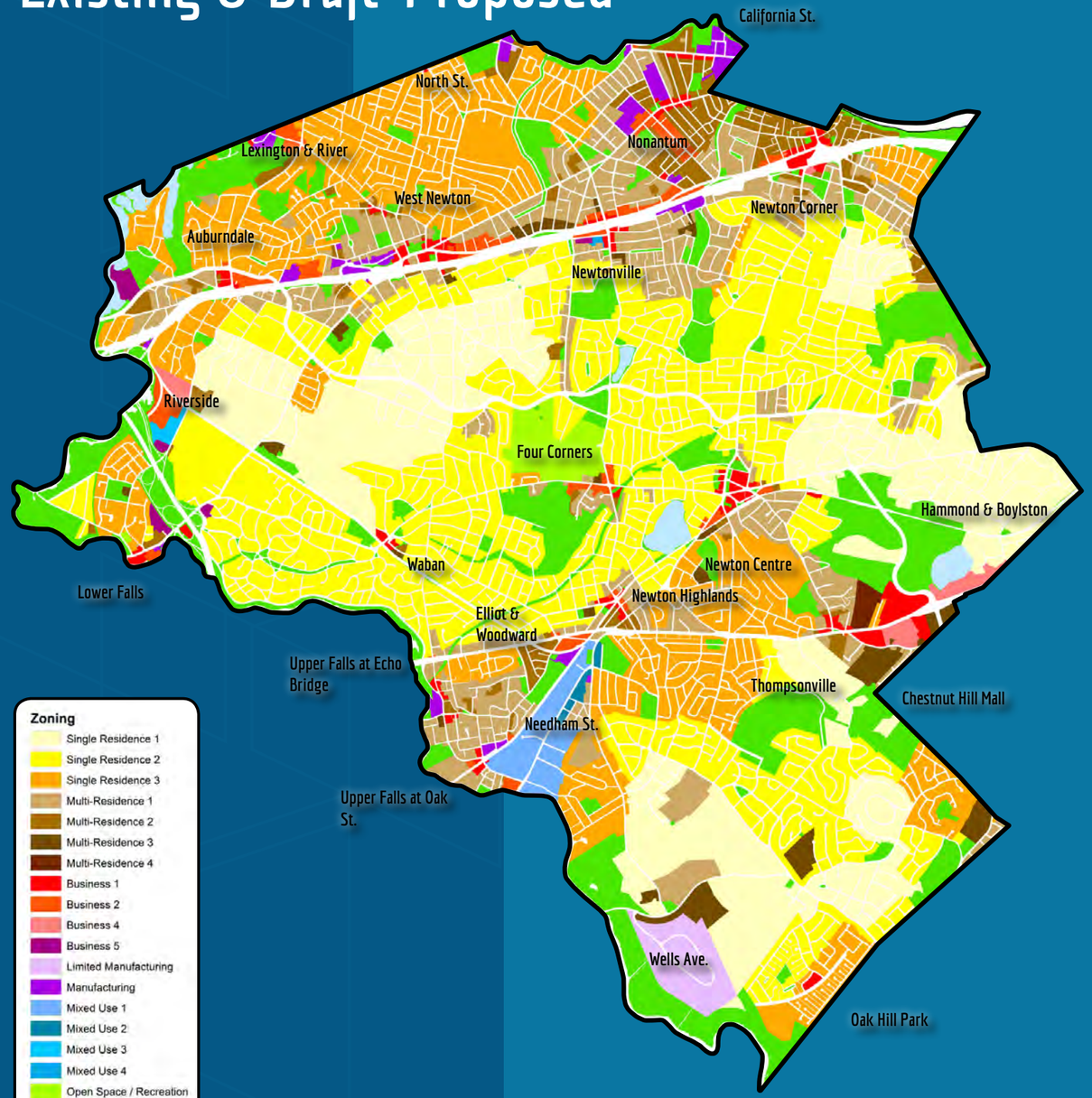
Existing Neighborhood Character, Land Use

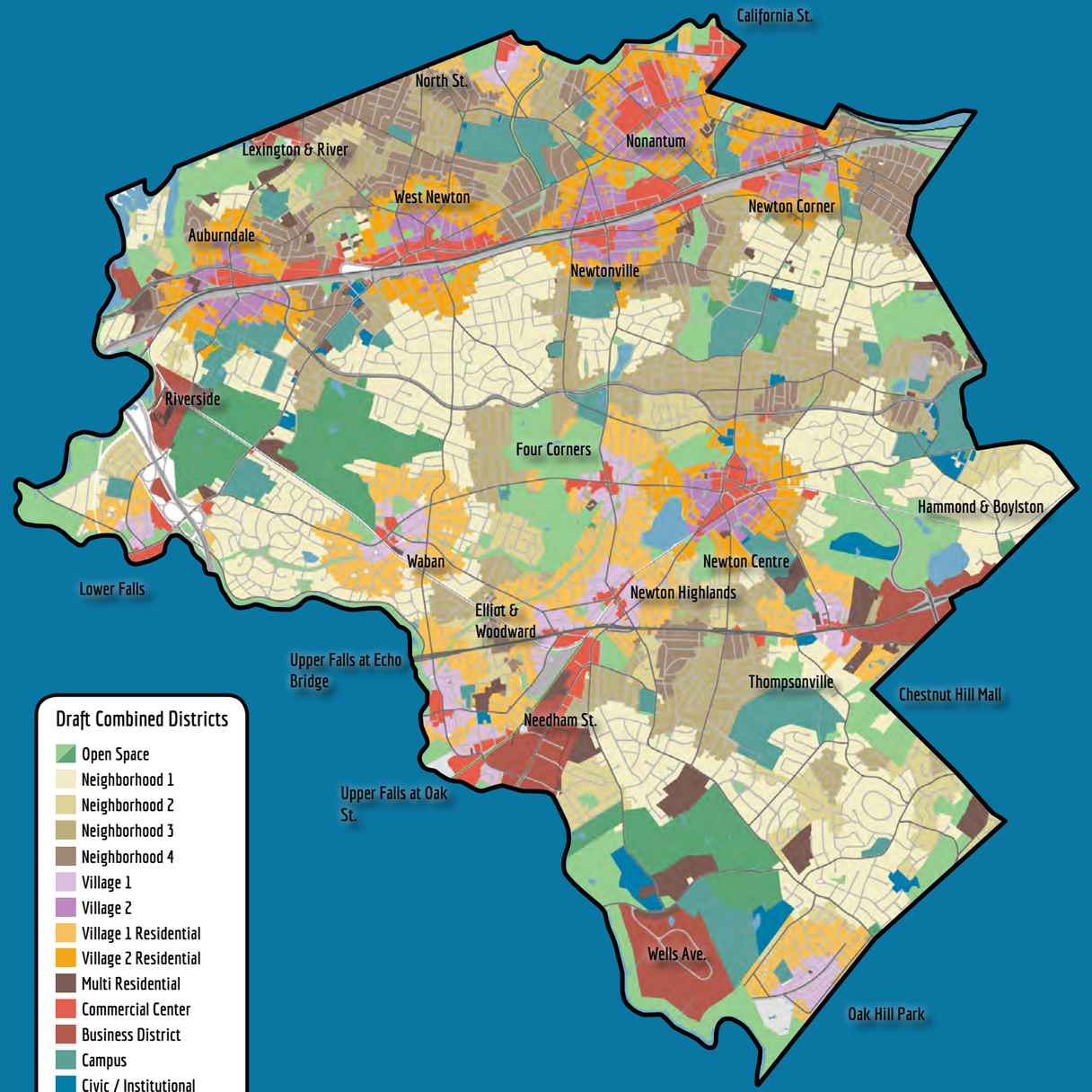
Combined Districts:



Zoning Comparison:

Existing & Draft-Proposed





Next Steps:

May 10th
Public Open House - Refined Zoning Map, District Intent & Purpose, Building Types

May 29th
ZAP Meeting 2 - Refined Zoning Map, District Intent & Purpose, Building Types

June 18th
City Council Meeting - Refined Zoning Map, District Intent & Purpose, Building Types

Questions:

1) Source Documents

2) Approach & Structure

3) Existing Zoning
- Nonconformity
- Resulting Development

4) Existing City Part I
- Analysis of Land Use Patterns
- Analysis of Neighborhood Character

5) Neighborhood Districts
- Establishing Boundaries
- Draft Building Types

6) Base Districts
- Primary Uses

7) Existing City Part II
- Analysis of Business Centers
- Analysis of Transit Access
- Analysis of Walkability

8) Comp Plan Districts
- Land Use
- Walkability
- Transit Access

9) Combined Districts