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Barney S. Heath
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MEMORANDUM

DATE: April 3, 2020

TO: Councilor Deborah Crossley, Chair, Zoning & Planning Committee
Members of the Zoning & Planning Committee

FROM: Barney Heath, Director, Department of Planning and Development
Zachery LeMel, Chief of Long Range Planning

RE: **#88-20 Discussion and review relative to the draft Zoning Ordinance**
DIRECTOR OF PLANNING requesting review, discussion, and direction relative to the draft Zoning Ordinance.
Other docket items to be taken up within the context of Zoning Redesign include #30-20, #38-20, and #148-20

MEETING: April 13, 2020

CC: City Council
Planning Board
John Lojek, Commissioner of Inspectional Services
Alissa O. Giuliani, City Solicitor
Jonathan Yeo, Chief Operating Officer

At the last ZAP meeting (March 23, 2020) the Planning Department held the first *workshop* on Article 3 – Residence Districts, focusing on Building Types. To frame the discussion staff presented how Building Types, as a tool, can achieve many of the goals of the Zoning Redesign process that began in 2011. Two of the main goals that new code would respond to are:

Contextual Form: Reduce the incidence of out of scale development via teardowns by breaking the link between building size and lot size and replacing it with design focused standards derived from the existing Fabric of Newton’s neighborhoods.

Increase Diversity: Allow for a range of housing types and densities to increase availability in the marketplace for various income levels and household sizes.

Using case studies of recently developed projects, by-right and Special Permit, staff presented each case study in three parts; (a) what existed on the site pre-recent development, (b) what exists currently on the site, and (c) what maximum development could exist under the proposed Zoning Ordinance. Part (b) was further broken down into how what exists on the site today occurred under the current ordinance and if/how it would need to change under the proposed ordinance. Part (c) showed the maximum possible development outcome that fits within the rules and standards of the proposed

ordinance. Though many other layouts and configurations are possible, the case studies always look to present the largest, most value captured, scenarios.

Comparing the Current & Proposed Zoning Ordinances

City staff have created a series of maps and tables, focused on Residence Districts, that compare the current ordinance lots, standards, and building types with the proposed ordinance (Attachment A & B). These materials do not directly compare individual zoning districts (i.e. SR1 to R1) or Building Types (i.e. single-family to House Type A), rather the materials highlight a more general overview. Staff looks forward to going through these tables and maps in more detail at the upcoming ZAP meeting.

Looking Ahead

City staff is preparing additional case studies that look to address questions heard at the previous ZAP meeting and from comments received. In addition, the case studies will further test elements of the proposed ordinance not previously highlighted within Building Types (Sec. 3.2) and Alternative Lot Configurations (Sec. 3.5). This will include:

Townhouse Section (Sec. 3.2.9): Replacing Single-Family Attached

3-Unit Building (Sec. 3.2.8): Additional units can be contextual

Shop House (Sec. 3.2.11): Fenestration requirements create a more inviting facade

Lot Subdivision: Promoting value through smaller homes on smaller lots

Rear Lots (Sec. 3.5.1): Stronger emphasis on form promotes better outcomes than current code

Courtyard Clusters (Sec. 3.5.3): New housing typologies promoting diversity

Finally, staff hopes to share an updated timeline for 2020 derived from the previously shared Zoning Redesign timeline in the February 10, 2020 ZAP memo. This updated timeline will provide additional detail along with clear milestones to achieve adoptions by the end of term in December 2021.

Attachments

Attachment A Current and Proposed Residence Districts Comparison Maps

Attachment B Current and Proposed Residence Districts Comparison Tables