



Last Mile Delivery Services: ZAP Discussion

Docket #41-22
Zoning and Planning Committee

January 24, 2022



Agenda

- What is last mile delivery
- Current zoning
- Impact on village centers
- Potential zoning amendments
- Looking ahead

Last Mile Delivery: Store or Warehouse?

Storefronts, not open to the public, stocked with groceries and home goods that are marketed as deliverable within 15- to 30-minutes.

Also known as dark stores or mini-warehouses.



The Rise of Last Mile Delivery: speed & convenience



Current Zoning

Retail Sales (sec. 6.4.30)

- Retail sales, including but not limited to specialty food store, convenience store, newsstand, bookstore, food coop, retail bakery, and general merchandise.

Business, Mixed Use & Manufacturing Districts	Business, Mixed Use & Manufacturing Districts				Business, Mixed Use & Manufacturing Districts				Business, Mixed Use & Manufacturing Districts		Definition/ Listed Standard	
	BU1	BU2	BU3	BU4	BU5	MU1	MU2	MU3	MU4	M		LM
Radio or television broadcasting studio	SP	SP	SP	SP	SP	--	SP	--	--	L	--	Sec. 6.4.27
Radio, or television transmission station	--	--	--	--	SP	SP	--	--	--	SP	--	Sec. 6.4.27
Research and development	--	--	--	--	--	--	--	P	--	--	--	Sec. 6.4.28
Restaurant	L/ SP	L/ SP	L/ SP	L/ SP	--	SP	P/ SP	P/ SP	P/ SP	--	L/ SP	Sec. 6.4.29
Retail sales, under 5,000 square feet	P	P	P	P	--	--	P	P	P	--	P	Sec. 6.4.30
Retail sales, over 5,000 square feet	P	P	P	P	--	SP	P	SP	SP	--	P	Sec. 6.4.30
Service establishment, up to 5,000 sq. feet	P	P	P	P	--	SP	P	--	P	--	--	Sec. 6.4.31
Service establishment, over 5,000 sq. feet	P	P	P	P	--	SP	P	--	SP	--	--	Sec. 6.4.31
Stable, public	--	--	--	--	--	--	--	--	--	--	SP	Sec. 6.4.32
Taxidermist	--	--	--	--	--	--	--	--	--	--	P	Sec. 6.4.33
Vehicle repair shop, minor	--	SP	--	--	--	SP	SP	--	--	SP	SP	Sec. 6.4.34
Vehicle repair shop, major	--	SP	--	--	--	SP	SP	--	--	SP	SP	Sec. 6.4.34
Vehicles sales and service facility, indoor	--	SP	--	--	--	SP	SP	--	--	SP	--	Sec. 6.4.35
Vehicles sales and service facility, outdoor	--	SP	--	--	--	SP	--	--	--	SP	--	Sec. 6.4.35
Veterinary hospital	--	SP	--	--	--	SP	SP	--	SP	P	P	Sec. 6.4.36

Impact on Village Centers: convenience not community



Impact on Village Centers: worse than existing vacancy?



Newton Highlands



Newtonville



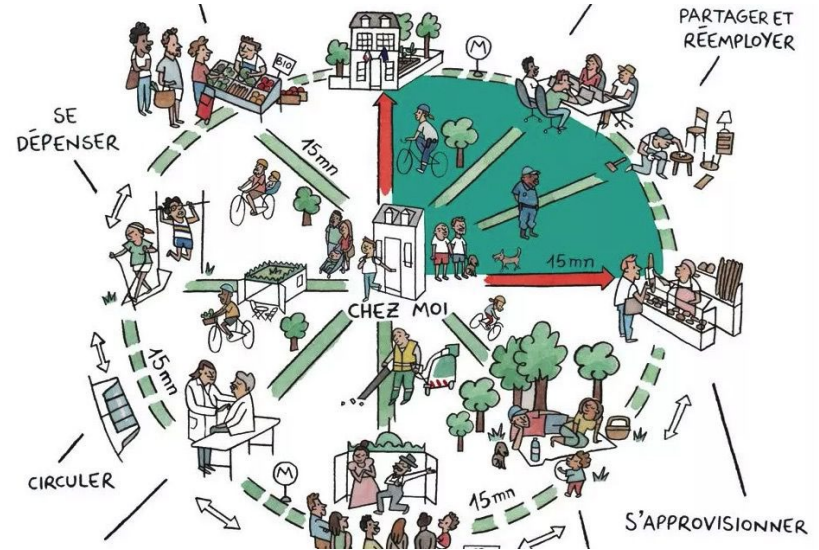
Waban




Auburndale

Impact on Village Centers: Zoning Redesign Engagement

- Not consistent with what we heard during the village center community engagement process
- Zoning should facilitate uses that bring people to village centers






Potential Zoning Amendments (direct)

- Do nothing
- Ban outright
- Allow in limited areas
- Allow, but with certain design/development criteria



Potential Zoning Amendments (new use examples)

- Fairfax County, VA - Goods Distribution Hub
 - Allowed by-right under a certain size in commercial districts
 - Certain requirements for vehicles (loading and delivery)
- Prince William County, VA - Neighborhood Retail and Fulfillment Centers
 - Allowed by-right under a certain size in commercial districts
 - In-person retail requirement



Potential Zoning Amendments (parallel)

Regulating last mile delivery does not make it easier for desirable businesses to locate and thrive in Newton

- Targeted elimination of certain parking requirements
- Revise the Use Table



Looking Ahead: how to regulate

Pros vs. Cons

- Provide a desired service vs. reduced sense of community
- Increased commercial tax base vs. less opportunity for business *clustering*
- Fill vacant storefronts vs. similar to a vacant storefronts
- Reduced congestion (bikes/scooters) vs. Increased Congestion (cars/trucks)



Looking Ahead: other considerations

- Preventing unintended consequences
- Development standards should not make a project infeasible



Looking Ahead: guidance from ZAP

- Should these uses be regulated separately?
- Should these uses be allowed within village centers?
- Can parallel targeted zoning amendments be explored together?

Thank you