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Barney S. Heath
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MEMORANDUM

DATE: May 27, 2022

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

FROM: Barney Heath, Director, Department of Planning and Development
Jennifer Caira, Deputy Director Department of Planning and Development
Zachery LeMel, Chief of Long Range Planning
Nevena Pilipovic-Wengler, Community Engagement Planner
Cat Kemmett, Planning Associate

RE: **#38-22 Discussion and review relative to the draft Zoning Ordinance regarding village centers**
ZONING & PLANNING COMMITTEE requesting review, discussion and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to Mixed Use, business districts and village districts relative to the draft Zoning Ordinance. (formerly #88-20)

MEETING: June 1, 2022

CC: City Council
Planning Board
Jonathan Yeo, Chief Operating Officer

Village Center Zoning Proposals

Over the past few months, Planning staff, Utile, and Landwise have analyzed potential zoning frameworks for village centers (focusing primarily on the commercial cores). The attached zoning framework represents a series of 12 main zoning proposals. These proposals are based upon the existing zoning, with adjustments to address desired building form, economic feasibility, and housing and climate goals. The attached packet identifies each proposal and includes a brief description, comparison to existing zoning, explanation of why it is being proposed and/or what undesirable outcomes it is intended to address, special permit threshold if applicable, and how the proposal aligns with the engagement takeaways from 2021 and City plans and policies.

Planning staff believe this proposal represents an improvement upon existing zoning without deviating radically from the existing zoning. These proposals align with what we heard during 2021's engagement effort and are well supported by over a decade of City plans and policies. Additionally, the provision of some level of by-right zoning in our village center districts is aligned with the thrust of the MBTA Communities law.

Planning staff look forward to discussing these proposals with the Committee and identifying any remaining questions or areas of concerns. Following the June ZAP meetings Planning staff will work with Utile and the Law department to develop detailed design standards, draft an ordinance, and start working on mapping the districts, while simultaneously engaging the community around these proposals.

Attachment A: Village Center Zoning Proposal Packet