Welcome!

6:35  Zoning 101

6:45  Think Globally, Act Locally

7:20  Q&A

7:30  Table-top Sessions
Zoning 101
Zoning shapes our city. It ensures that buildings and uses of land promote positive outcomes for the community and are consistent with the neighborhood context.

Zoning is the regulation of our built environment: types of buildings, their locations, and their uses.
Central Elements of Zoning

- The Zoning Map
- The Zoning Ordinance
- Dimensional Requirements
- Development and Use Standards
- Decision Making Processes

The Zoning Map divides the city into districts, each of which represents a different set of land uses and scales of building types.
Central Elements of Zoning

- The Zoning Map
- The Zoning Ordinance
- Dimensional Requirements
- Development and Use Standards
- Decision Making Processes

The Zoning Ordinance is the book of rules and regulations for how private property lots are divided, how buildings are constructed on those lots, and how those buildings are used.
Central Elements of Zoning

- The Zoning Map
- The Zoning Ordinance
- Dimensional Requirements
- Development and Use Standards
- Decision Making Processes

Dimensional Requirements control the dimensions of private property lots and the buildings constructed on them, including: width and depth of properties, height and overall scale or mass of buildings, as well as how far buildings are from the street and from neighboring property lines.

A – min. lot area
B – lot coverage
C – frontage
D – open space
E – front setback
F – side setback
G – rear setback
H – height
Central Elements of Zoning

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For each use
• Define it.
• Set standards - Specific application materials, specific site layout standards, specific operations standards
Central Elements of Zoning

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- Decision Making Processes

Who approves? What standards for approval are applied?

City Council
- e.g. Special Permit
- Zoning Amendments

Zoning Board of Appeals
- e.g. Variance

Inspectional Services Department
- e.g. Building Permit

Decision Making Processes for applying the zoning rules are outlined in the ordinance as well.
30-Second History of Zoning in Newton

1922 – First zoning code in Newton
1941 – Add residential zones
1953 – Introduce lot sizes & setbacks
1987 – Major reorganization, and update to commercial zones
2011 – Zoning Reform Group
2015 – Phase One completed
2017 – Phase Two – TODAY!

Current efforts
What is Zoning Redesign?

The Zoning Redesign initiative aims to create a zoning code that is more **flexible**, **predictable**, and **context-based** in order to encourage development / redevelopment within Newton that is in keeping with the city’s celebrated **character** while directing **growth** and economic development to the most appropriate areas.
The Pattern Book represents several months of effort collecting first-hand data and analysis. We will be collecting comments on this document through November 29.

Complete draft online at: www.courbanize.com/newtonzoning
Zoning Redesign Timeline

- Analysis & Ideas Gathering
- Pattern Book
- Zoning Event Series (Sept 2017-May 2018)
- Drafting the Ordinance
- A New Newton Zoning Ordinance
Zoning is our opportunity to shape the future of Newton
Think Globally, Act Locally: Zoning for a Sustainable Newton
Zoning can...

...help achieve Newton’s environmental sustainability and climate resilience goals.

...ensure clean water, responsible energy use, and the quality of our environment.
Zoning & Sustainability

Stormwater:

Green Design:

Energy:
Zoning & Sustainability

Stormwater:
Rainwater running off roofs and pavements
- Pollutants get carried into wetlands, streams, and the Charles River
- Flooding in severe weather events
- Zoning can regulate how new construction must deal with stormwater

Green Design:

Energy:
Stormwater

When it rains, it drains.
Stormwater

Selwyn Rd, 1955
Stormwater
Stormwater

BEFORE

AFTER
Proposed Stormwater Policy

Goal: Direct applicants to appropriate stormwater management options to address the potential for flooding and water quality.

1. Triggered by an increase in impervious area.

2. Small projects directed to list of home-scaled best practices.

3. Large projects required to demonstrate no net increase in stormwater run-off and a percentage reduction in nutrients.

# Zoning & Sustainability

## Stormwater:
Rain water running off roofs and pavements

- Pollutants get carried into wetlands, streams, and the Charles River
- Flooding in severe weather events
- Zoning can regulate how new construction must deal with stormwater

## Green Design:
Sustainable building practices

- Sustainable construction practices
- Energy and water efficiency
- Sustainably sourced building materials
- Waste management
- Zoning can create incentives for green building

## Energy:
Proposed Green Bldg. Policy

Goal is to clarify environmental design goals and incentivize larger projects to do better.

1. Large projects would be required to meet a standard of LEED certifiable or similar.

2. Specific point totals would be required for energy, ensuring a focus on this issue.

3. A density bonus would be provided to projects achieving a higher rating.
## Zoning & Sustainability

### Stormwater:
Rain water running off roofs and pavements
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### Green Design:
Sustainable building practices
- Sustainable construction practices
- Energy and water efficiency
- Sustainably sourced building materials
- Waste management
- Zoning can create incentives for green building

### Energy:
Alternative energy & energy efficiency
- Dimensional requirements in Newton’s current zoning are barriers
- Zoning can explicitly support solar panels, small wind generators, additional insulation, etc.
Alternative Energy & Energy Efficiency

http://www.popularmechanics.com

www.wbur.org
Proposed Energy Policy

Height and setback requirements can complicate alternative energy and energy efficiency projects. Goal is to make explicit in the ordinance that such improvements are allowed.

1. Alternative energy infrastructure would be allowed to exceed building height limits, to a degree.
2. Insulation and other energy efficiency improvements would be allowed in setbacks.
Stay involved

We’ve only scratched the surface today. Participate in future events and online at:

www.courbanize.com/newtonzoning
City of Newton Zoning Redesign
Event Series: September 2017 - May 2018

**Location:** Newton Free Library, 330 Homer Street, Druker Auditorium*
**Time:** 6:30 p.m. - 8:00 p.m.*
**RSVP online at** www.courbanize.com/newtonzoning

**Wednesday, September 27th**
Think Globally, Act Locally: Zoning for a Sustainable Newton

**Wednesday, November 29th**
Cracking the Code: Understanding Zoning for Homeowners

**Thursday, October 19th**
Newton's Advantage: Zoning and Economic Development

**Thursday, December 14th**
Housing for Whom? Zoning, Affordability, and Fair Housing

**Thursday, January 18th**
A parking Lot for Goldilocks: Zoning for Just the Right Size

**Thursday, February 15th**
Tapping the Creative Economy: Zoning, Arts, and Artisans

**Thursday, March 15th**
Building Shape, Size, and Form in Neighborhoods and Village Centers

**Thursday, April 12th**
What's the Process? How Stuff gets Built in Newton

**Thursday, May 10th**
A New Zoning Map for Newton

*All the events will be held at this location and time.
The location of this meeting is wheelchair accessible and reasonable accommodations will be provided to persons with disabilities who require assistance.
If you need a reasonable accommodation, please contact the city of Newton's ADA/Sec. 504 Coordinator, Jini Fairley, at least two business days in advance of the meeting; fairley@newtonma.gov or 617/276-1253.
The city's TTY/TDD direct line is 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.
Thank You!
What do you think?
What do you think?

Stormwater: Rain water running off roofs and pavements

Green Design: Sustainable building practices

Energy: Alternative energy & energy efficiency

What did you like?

What did you not like?

What did we miss?

How should we refine these proposals?