The Zoning Map explains how to apply the rules of the zoning ordinance to different parts of the City. On the map, the city is divided into districts. Each district has an associated set of allowed uses, e.g. residential, commercial, industrial, or open space as well as associated rules governing the size and type of building that are permitted to be built.

The overall objective of this rewrite of the zoning ordinance is to create a context-based ordinance, meaning the rules will be derived from the existing or desired built character of the city. For the majority of the city, this approach means that the zoning map will have districts where the size, shape, and use of buildings reflect the buildings that exist there today. With up to 87% of the buildings currently non-conforming with the existing rules for their district, this change alone is a significant advancement.

In creating a first draft zoning map, staff and the consultants have done an extensive analysis of the data drawn from the Pattern Book to generate a new set of districts and building rules that reflect the existing built city. The first draft will be discussed and adjusted through numerous conversations over the next several months.

Join us on May 10th as we discuss the first draft map:
- How the Pattern Book data was translated into a draft new zoning map for Newton
- How the Comprehensive Plan is reflected in the proposed map
- The draft boundaries of the proposed new districts