Welcome!

6:35  Zoning 101

6:45  A New (Draft) Zoning Map for Newton

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.
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- Development and Use Standards
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For each use
- Define it. State Intent.
- Set standards - Specific application materials, specific site layout standards, specific operations standards
Central Elements of Zoning

- The Zoning Map
- The Zoning Ordinance
- Dimensional Requirements
- Development and Use Standards
- 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 – Introduce lot sizes & setbacks
1953 – Increase required lot sizes
1987 – Major reorganization, and update to commercial zones
2011 – Zoning Reform Group
2015 – Phase One completed
2017 – Phase Two – TODAY!

Current efforts
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

The Pattern Book represents several months of effort collecting first-hand data and analysis. Final version forthcoming spring 2018.

Complete draft online at: www.courbanize.com/newtonzoning
Zoning is our opportunity to shape the future of Newton.
A New (Draft) Zoning Map for Newton
A New Zoning Map for Newton

May 10, 2018 6:30 - 8:00 p.m.
Newton Free Library, 330 Homer Street

www.courbanize.com/newtonzoning

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.

87% of Newton's developed parcels are non-conforming with the current zoning ordinance.

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

Wheelchair accessible location. For ADA accommodations, contact Jins Fairley at least two business days in advance: jfairley@newtonmass.gov or 617-796-1053. For City’s TTY/TDD: 617-796-1069. For TRS, dial 711.
Tonight’s Presentation:

Primary Objectives:

• Explain the data-driven map making process

• Review draft district boundaries and draft building types for Neighborhood Districts

• Show examples of how context-based zoning districts, and specific building types can work together to regulate development
Dear Honorable Board of Aldermen,

It is my pleasure to recommend to you the Final Report from the Zoning Reform Group. Zoning reform is profoundly important for the future of Newton to enable needed economic development, revitalize our village centers, and ensure a high quality of life in Newton’s neighborhoods for generations to come.

From its creation nearly a year ago, the Zoning Reform Group has worked hard to develop a visionary and practical plan for zoning reform in Newton. Like many of you, I have been impressed with the thoughtfulness and energy with which this document has been prepared. The results exemplify a successful collaboration between the Executive Office and the Board of Aldermen.

I support the approach that the Zoning Reform Group has laid out, including the use of technical experts to complement our professional staff in order to move ahead with the work in a timely way. As proposed, the Planning Department will actively manage and work with our zoning experts, coordinate public forums and create a new Zoning Ordinance that supports the Newton we want.

I hope you will carefully review this document in preparation for the budget discussions this spring to familiarize yourselves with the significance of this project. Once funding is approved, City staff will engage a broad and diverse range of citizens in a conversation about zoning, planning, and development and every perspective will be heard. I hope you will join with me in ensuring this essential project is a success and in thanking those who contributed their time and expertise to this outstanding effort, including Jason Rosenberg, Terry Morris, Jen Molinsky, Peter Kilborn, Marc Hershman, Steve Vona, and a very special thanks to the Committee Chair, Alderman Deb Crossley for her outstanding leadership and commitment to this effort.

Sincerely,

Setti D. Warren
Mayor

Cc: John Lojek, Commissioner of Inspectional Services; Candace Havens, Director of Planning and Development; Maureen Lemieux, Director of Finance; Bob Rooney, Chief Operating Officer
Zoning Redesign:

Source Documents

- 1855 Villages
- Comprehensive Plan
- Current Zoning
- Current Land Use
- Neighborhood Character
- Activity Centers
- Transit Access
Ordinance Components:

Goals ← Zoning Ordinance Purpose

<table>
<thead>
<tr>
<th>Zoning Ordinance Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Types Per District</td>
</tr>
<tr>
<td>Building Standards</td>
</tr>
</tbody>
</table>

Rules →

<table>
<thead>
<tr>
<th>Building Standards</th>
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<tbody>
<tr>
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<tr>
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</tr>
</tbody>
</table>

A Data Driven Approach to Zoning:

1. Increasing zoning conformity by adjusting requirements to match existing / built conditions in Newton;

2. Integration of transit access and walkability considerations in base zoning districts;
   *Taken from the Comprehensive Plan and Zoning Reform Group Goals

3. Identify building types that exist throughout Newton, and set zoning requirements based on their physical characteristics: height, size, relationship to street, etc;
A Data Driven Approach to Zoning:

1. Increasing zoning conformity by adjusting requirements to match existing/built conditions in Newton;

2. Integration of transit access and walkability considerations in base zoning districts;
   *Taken from the Comprehensive Plan and Zoning Reform Group Goals

3. Identify building types that exist throughout Newton, and set zoning requirements based on their physical characteristics: height, size, relationship to street, etc;
How do we create a zoning ordinance that better reflects the existing conditions of Newton today?
Existing City:

Basic Features (physical)

To design a new zoning ordinance that better reflects the existing conditions, we started by distilling complexities of the city into basic features that can be measured, and specifically planned for.
Existing City:
Existing Land Use Distribution
Development Pattern Subsets

The Pattern Book catalogs Newton’s numerous types of development, making delineations between use, density of residential units, size and type of structure, as well as lot characteristics.
Existing City:
1-2 Family Detached Houses
84% of Newton’s total parcels
### Dimensional Regulations

**3.1.1. District Intent**

- Sec. 3.1. Single Residence Districts
  - Article 3. Residence Districts
  - Sec. 3.1. Single Residence Districts

**3.1.2. Dimensional Standards**

A. **Applicability.**

1. The density and dimensional controls in Sec. 3.1 apply to all buildings, structures and uses in each of the listed districts.

2. Lots created before December 7, 1953 (referred to as 'Before 12/7/1953'), as shown in the table in Sec. 3.1, apply to all buildings, structures and uses in each of the listed districts.

3. Where a property or dimensional control is not set forth in the table in Sec. 3.1, for a use granted by special permit, the most restrictive density or dimensional control applicable to such use in any district where the use is allowed as of right shall be applicable, unless otherwise required in the special permit by the Board of Aldermen.

4. Where a lot does not meet these standards, the most restrictive density or dimensional control applicable to such use in any district where the use is allowed as of right shall be applicable, unless otherwise required in the special permit by the Board of Aldermen.

**3.1.3. Single-Family Detached**

<table>
<thead>
<tr>
<th>Lot Standards</th>
<th>Building Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. Lot Area (min)</strong></td>
<td>25,000 sf 15,000 sf 10,000 sf</td>
</tr>
<tr>
<td><strong>B. Lot Coverage (max)</strong></td>
<td>15% 20% 30%</td>
</tr>
<tr>
<td><strong>C. Open Space (min)</strong></td>
<td>70% 65% 50%</td>
</tr>
<tr>
<td><strong>D. Lot Frontage (min)</strong></td>
<td>140' 100' 80'</td>
</tr>
</tbody>
</table>

*See Sec. 1.5.3 for setback averaging requirement.*

**3.1.4. Floor Area Ratios**

### Floor Area Ratio

#### A. Floor Area Ratios (FAR)

- The floor area ratio (FAR) shall apply to all single- and two-family structures, whether new or existing, except as otherwise allowed by specific exceptions noted in Sec. 3.1.4.

- For construction on lots created before December 7, 1953, an additional increase in FAR of 0.2 above the amount shown in the table below shall be allowed, provided that new construction be allowed, provided that new construction not increase density or dimensional controls in FAR granted through this paragraph.

#### Example:

- For lots 25,000 sf or more, the FAR shall be 0.36.

#### Table for Determining Maximum FAR

<table>
<thead>
<tr>
<th>Lot Size (sf)</th>
<th>Equation for Determining Maximum FAR</th>
<th>Maximum FAR Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>4,999 sf or less</td>
<td>0.49 - (0.000015 (lot size - 4,999))</td>
<td>0.49 to 0.43</td>
</tr>
<tr>
<td>5,000 to 6,999 sf</td>
<td>0.46 - (0.000017 (lot size - 5,000))</td>
<td>0.46 to 0.43</td>
</tr>
<tr>
<td>7,000 to 10,000 sf</td>
<td>0.43 - (0.000020 (lot size - 7,000))</td>
<td>0.43 to 0.46</td>
</tr>
<tr>
<td>10,000 to 14,999 sf</td>
<td>0.41 - (0.000022 (lot size - 10,000))</td>
<td>0.41 to 0.44</td>
</tr>
<tr>
<td>15,000 to 19,999 sf</td>
<td>0.39 - (0.000024 (lot size - 15,000))</td>
<td>0.39 to 0.41</td>
</tr>
<tr>
<td>20,000 to 24,999 sf</td>
<td>0.37 - (0.000026 (lot size - 20,000))</td>
<td>0.37 to 0.40</td>
</tr>
<tr>
<td>25,000 sf or more</td>
<td>0.36</td>
<td>0.36 to 0.38</td>
</tr>
</tbody>
</table>

*Not applicable.*

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**Footnotes:**


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**Diagram:**

- [Diagram of Building Standards and Lot Standards]

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**References:**

- Sec. 3.1. Single Residence Districts | Article 3. Residence Districts
- Sec. 1.5.3 | Setback Averaging Requirement

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**Images:**

- [Image of Existing Zoning: Dimensional Regulations]
- [Image of Building Standards and Lot Standards]

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**Additional Notes:**

- The density and dimensional controls in Sec. 3.1 apply to all buildings, structures and uses in each of the listed districts.

- Lots created before December 7, 1953 (referred to as 'Before 12/7/1953'), as shown in the table in Sec. 3.1, apply to all buildings, structures and uses in each of the listed districts.

- Where a property or dimensional control is not set forth in the table in Sec. 3.1, for a use granted by special permit, the most restrictive density or dimensional control applicable to such use in any district where the use is allowed as of right shall be applicable, unless otherwise required in the special permit by the Board of Aldermen.

- Where a lot does not meet these standards, the most restrictive density or dimensional control applicable to such use in any district where the use is allowed as of right shall be applicable, unless otherwise required in the special permit by the Board of Aldermen.

- The floor area ratio (FAR) shall apply to all single- and two-family structures, whether new or existing, except as otherwise allowed by specific exceptions noted in Sec. 3.1.4.

- For construction on lots created before December 7, 1953, an additional increase in FAR of 0.2 above the amount shown in the table below shall be allowed, provided that new construction be allowed, provided that new construction not increase density or dimensional controls in FAR granted through this paragraph.

- An increased FAR may be allowed by special permit if the proposed structure is consistent with and not in derogation of the size, scale and character of other structures in the neighborhood.

---

**Further Reading:**


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**Appendices:**

- [Appendix of Building Standards and Lot Standards]

---

**Conclusion:**

- The density and dimensional controls in Sec. 3.1 apply to all buildings, structures and uses in each of the listed districts.

- Lots created before December 7, 1953 (referred to as 'Before 12/7/1953'), as shown in the table in Sec. 3.1, apply to all buildings, structures and uses in each of the listed districts.

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**Preceding Paragraphs:**

- [Preceding Paragraphs for Section 3.1.1. District Intent]

---

**Next Paragraphs:**

- [Next Paragraphs for Section 3.1.1. District Intent]
Lot Size Distribution

Existing Zoning:
Dimensional Realities

<table>
<thead>
<tr>
<th>Lot Size Distribution</th>
<th>Building Area Distribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>950-7,000sf</td>
<td>0-2,000sf</td>
</tr>
<tr>
<td>7,000-15,000sf</td>
<td>2,000-4,500sf</td>
</tr>
<tr>
<td>15,000-80,000sf</td>
<td>4,500-10,000sf</td>
</tr>
<tr>
<td>80,000sf+</td>
<td>10,000sf+</td>
</tr>
</tbody>
</table>
Existing Zoning: Nonconforming Properties 87%

The high percentage of nonconforming properties creates confusion for home owners, contractors, and anyone trying to make planning decisions for the City.
Existing Zoning:
Nonconforming Properties 87%
Ordinance Components:

Goals ↔ Zoning Ordinance Districts ↔ Building Types Per District ↔ Building Standards ↔ Rules
Existing City:
1-2 Family Detached Houses
Development Form

- Development Form
  - High
  - Medium - high
  - Medium - low
  - Low

- Building Area
- Lot Area
- Front Setback
- Building Height
- Frontage Ratio
Existing Clusters:

Siting Parameters

Using spatial statistics, the team identified clusters of parcels that share similar characteristics of how a building relates to its lot:

• lot coverage
• front setback
• frontage ratio
Siting Parameters

Using spatial statistics, the team identified clusters of parcels that share similar characteristics of how a building relates to its lot:

- lot coverage
- front setback
- frontage ratio

Lot Parameters

The team then integrated lot characteristics into the cluster analysis:

- lot size
- lot frontage
Existing Clusters:

High Intensity Clusters

- Nonantum
- Upper Falls (at Oak)
- Upper Falls at Echo Bridge
- Upper Falls at Oak St.
- Newton Highlands
- Elliot & Woodward
- Newtonville
- Four Corners
- Newton Centre
- Newcomen
- West Newton
- Needham St.
- Riverside
- Lexington & River
- Needham St.
- Walnut St.
- Riverside
- Upper Falls at Oak St.
- Newton Highlands
- Oak Hill Park
- Thompsonville
- Chestnut Hill Mall
- Newton Corner

Context Based Districts

- Open Space
- 1-2 Unit Residential
- High Intensity Measure
- Low Intensity Measure
Existing Clusters:
Low Intensity Clusters

- Oak Hill
- Waban
- Newton Highlands
- Elliot & Woodward
- Four Corners
- Riverside
- Upper Falls at Echo Bridge
- Upper Falls at Oak St.
Identifying Districts:

Neighborhood 1
Clusters with low intensity siting and lot parameters
Neighborhood 2
Clusters with low to mid-intensity siting and lot parameters, and located near or adjacent to lower intensity clusters

Identifying Districts:
Context Based Districts
- Open Space
- High Intensity Measure
- Low Intensity Measure
- Neighborhood 1
- Neighborhood 2
- Neighborhood 3
- Neighborhood 4
Identifying Districts:

Neighborhood 3

Clusters with mid to high-intensity siting and lot parameters, and located near the highest intensity clusters
Neighborhood 4
Clusters with the highest intensity siting and lot parameters were added to the N-4 District
Neighborhood Districts:

District Characteristics (Describes Approximately 90% of Existing Conditions)

Neighborhood 1
- Typical Max Lot Coverage: 30%
- Front Setback: 15ft-110ft
- Frontage Ratio: 15%-80%
- Lot Size: 7,000sf - 45,000sf

Neighborhood 2
- Typical Max Lot Coverage: 35%
- Front Setback: 10ft-70ft
- Frontage Ratio: 25%-80%
- Lot Size: 5,000sf - 25,000sf

Neighborhood 3
- Typical Max Lot Coverage: 40%
- Front Setback: 10ft-55ft
- Frontage Ratio: 25%-85%
- Lot Size: 5,000sf - 19,000sf

Neighborhood 4
- Typical Max Lot Coverage: 50%
- Front Setback: 5ft-55ft
- Frontage Ratio: 25%-85%
- Lot Size: 3,000sf - 17,000sf
Ordinance Components:

Goals ↔ Ordinance Components:

- Zoning Ordinance Purpose
- Zoning Ordinance Districts
- Zoning Ordinance Districts
- Zoning Ordinance Districts

Rules:

- Building Standards
- Building Standards
- Building Standards
- Building Standards
- Building Standards
- Building Standards
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- Building Standards
- Building Standards
<table>
<thead>
<tr>
<th>Neighborhood Districts:</th>
<th>Primary Building Types</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>House A</strong></td>
<td><strong>House B</strong></td>
</tr>
<tr>
<td>Typical Max Height:</td>
<td>Typical Max Height:</td>
</tr>
<tr>
<td>2.5 stories</td>
<td>2 stories • attic</td>
</tr>
<tr>
<td>Typical Max Footprint Size:</td>
<td>3,250sf</td>
</tr>
<tr>
<td>3,250sf</td>
<td>2,750sf</td>
</tr>
<tr>
<td>Typical Max Width:</td>
<td>Typical Max Width:</td>
</tr>
<tr>
<td>70ft</td>
<td>67ft</td>
</tr>
<tr>
<td>Typical Max Depth:</td>
<td>Typical Max Depth:</td>
</tr>
<tr>
<td>71ft</td>
<td>62ft</td>
</tr>
<tr>
<td>Number in Newton:</td>
<td>Number in Newton:</td>
</tr>
<tr>
<td>3,400</td>
<td>12,300</td>
</tr>
</tbody>
</table>
Neighborhood 1:

Primary Building Type Standards (Describes Approximately 90% of Existing Conditions)

**House A**
- Max Height: 2.5 stories
- Max Footprint Size: 4,000sf
- Max Building Width: 75ft
- Max Building Depth: 70ft
- Max Lot Coverage: 30%
- Front Setback: contextual (current range 15ft-100ft)
- Existing Lot Size Range: 7,500sf - 45,000sf

**House B**
- Max Height: 2 stories + attic
- Max Footprint Size: 3,500sf
- Max Building Width: 75ft
- Max Building Depth: 60ft
- Max Lot Coverage: 30%
- Front Setback: contextual (current range 20ft-90ft)
- Existing Lot Size Range: 7,000sf - 38,000sf

**House C**
- Max Height: 1.5 stories
- Max Footprint Size: 3,800sf
- Max Building Width: 90ft
- Max Building Depth: 60ft
- Max Lot Coverage: 30%
- Front Setback: contextual (current range 20ft-75ft)
- Existing Lot Size Range: 7,200sf - 30,000sf
# Neighborhood 2:

**Primary Building Type Standards** *(Describes Approximately 90% of Existing Conditions)*

<table>
<thead>
<tr>
<th>House A</th>
<th>House B</th>
<th>House C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max Height: 2.5 stories</td>
<td>Max Height: 2 stories + attic</td>
<td>Max Height: 1.5 stories</td>
</tr>
<tr>
<td>Max Footprint Size: 3,200sf</td>
<td>Max Footprint Size: 2,500sf</td>
<td>Max Footprint Size: 2,800sf</td>
</tr>
<tr>
<td>Max Building Width: 70ft</td>
<td>Max Building Width: 65ft</td>
<td>Max Building Width: 68ft</td>
</tr>
<tr>
<td>Max Building Depth: 60ft</td>
<td>Max Building Depth: 55ft</td>
<td>Max Building Depth: 55ft</td>
</tr>
<tr>
<td>Max Lot Coverage: 30%</td>
<td>Max Lot Coverage: 30%</td>
<td>Max Lot Coverage: 30%</td>
</tr>
<tr>
<td>Front Setback: contextual (current range 15ft-70ft)</td>
<td>Front Setback: contextual (current range 10ft-60ft)</td>
<td>Front Setback: contextual (current range 15ft-50ft)</td>
</tr>
<tr>
<td>Existing Lot Size Range: 6,500sf - 28,000sf</td>
<td>Existing Lot Size Range: 5,000sf - 22,000sf</td>
<td>Existing Lot Size Range: 5,000sf - 20,000sf</td>
</tr>
</tbody>
</table>
Neighborhood 3:

Primary Building Type Standards (Describes Approximately 90% of Existing Conditions)

**House A**
- Max Height: 2.5 stories
- Max Footprint Size: 2,600sf
- Max Building Width: 60ft
- Max Building Depth: 60ft
- Max Lot Coverage: 30%
- Front Setback: contextual (current range 10ft-55ft)
- Existing Lot Size Range: 5,000sf - 20,000sf

**House B**
- Max Height: 2 stories + attic
- Max Footprint Size: 2,300sf
- Max Building Width: 60ft
- Max Building Depth: 55ft
- Max Lot Coverage: 30%
- Front Setback: contextual (current range 10ft-50ft)
- Existing Lot Size Range: 5,000sf - 18,000sf

**House C**
- Max Height: 1.5 stories
- Max Footprint Size: 2,800sf
- Max Building Width: 75ft
- Max Building Depth: 50ft
- Max Lot Coverage: 30%
- Front Setback: contextual (current range 15ft-50ft)
- Existing Lot Size Range: 5,000sf - 16,000sf
Neighborhood 4:

Primary Building Type Standards (Describes Approximately 90% of Existing Conditions)

House A

Max Height: 2.5 stories
Max Footprint Size: 2,500sf
Max Width: 55ft
Max Depth: 60ft
Typical Max Lot Coverage: 50%
Front Setback: contextual (current range 5ft-60ft)
Existing Lot Size Range: 3,750sf - 17,000sf

House B

Max Height: 2 stories + attic
Max Footprint Size: 2,100sf
Max Width: 50ft
Max Depth: 60ft
Max Lot Coverage: 50%
Front Setback: contextual (current range 5ft-45ft)
Existing Lot Size Range: 3,000sf - 14,000sf

House C

Max Height: 1.5 stories
Max Footprint Size: 2,400sf
Max Width: 60ft
Max Depth: 55ft
Max Lot Coverage: 40%
Front Setback: contextual (current range 5ft-45ft)
Existing Lot Size Range: 3,200sf - 15,000sf
Neighborhood 4:

Primary Building Type Standards (Describes Approximately 90% of Existing Conditions)

House A
- Max Height: 2.5 stories
- Max Footprint Size: 2,500sf
- Max Width: 55ft
- Max Depth: 60ft
- Typical Max Lot Coverage: 50%
- Front Setback: contextual (current range 5ft-60ft)
- Existing Lot Size Range: 3,750sf - 17,000sf

House B
- Max Height: 2 stories + attic
- Max Footprint Size: 2,100sf
- Max Width: 50ft
- Max Depth: 60ft
- Max Lot Coverage: 50%
- Front Setback: contextual (current range 5ft-45ft)
- Existing Lot Size Range: 3,000sf - 14,000sf

House C
- Max Height: 1.5 stories
- Max Footprint Size: 2,400sf
- Max Width: 60ft
- Max Depth: 55ft
- Max Lot Coverage: 40%
- Front Setback: contextual (current range 5ft-45ft)
- Existing Lot Size Range: 3,200sf - 15,000sf
How could this work differently than today?
Example:
Esty Farm Rd. Oak Hill
Example:
Esty Farm Rd. Oak Hill
Example:
Esty Farm Rd. Oak Hill
Example:

Esty Farm Rd. Oak Hill
Example:
Esty Farm Rd. Oak Hill
Example:

Esty Farm Rd. Oak Hill
Example:
Esty Farm Rd. Oak Hill
Example:
Esty Farm Rd. Oak Hill
Example:
Esty Farm Rd, Oak Hill
Example:
Esty Farm Rd. Oak Hill
Example:
Esty Farm Rd. Oak Hill
How would this work differently than today?
Neighborhood 3: What Would Be Different? (Esty Farm Rd. OakHill)

**House A**
- Typical Max Height: 2.5-2.75 stories
- Typical Max Footprint Size: 2,600sf
- Typical Max Width: 60ft
- Typical Max Depth: 60ft
- Typical Max Lot Coverage: 30%
- Front Setback: 10ft-55ft
- Frontage Ratio: 25%-75%
- Lot Size: 5,000sf - 20,000sf

**House B**
- Typical Max Height: 2-2.25 stories
- Typical Max Footprint Size: 2,300sf
- Typical Max Width: 60ft
- Typical Max Depth: 55ft
- Typical Max Lot Coverage: 30%
- Front Setback: 10ft-50ft
- Frontage Ratio: 25%-75%
- Lot Size: 5,000sf - 18,000sf

**House C**
- Typical Max Height: 1-1.75 stories
- Typical Max Footprint Size: 2,800sf
- Typical Max Width: 75ft
- Typical Max Depth: 50ft
- Typical Max Lot Coverage: 30%
- Front Setback: 15ft-50ft
- Frontage Ratio: 30%-90%
- Lot Size: 5,000sf - 16,000sf

**Height: 2 Stories**

**Footprint: 3,700sf**

**60’ wide**

**75’ Deep**
Example:
Esty Farm Rd. Oak Hill

Type C House - 1-1.5 Stories
Example:
Esty Farm Rd. Oak Hill

Type B House – 2 Stories + Attic
Example:
Esty Farm Rd. Oak Hill

Type A House - 2.5 Stories
Example:
Ripley St. Newton Centre
Example:
Ripley St. Newton Centre
Example:
Ripley St. Newton Centre
Example:
Ripley St. Newton Centre
Filling in the remaining districts
Districts:
Public & Privately Owned Open Spaces
Multi Residential (Large Projects)
Districts:
Campuses
Civic & Institutional
A Data Driven Approach to Zoning:

1. Increasing zoning conformity by adjusting requirements to match existing/built conditions in Newton;

2. Integration of transit access and walkability considerations in base zoning districts;
   *Taken from the Comprehensive Plan and Zoning Reform Group Goals

3. Identify building types that exist throughout Newton, and set zoning requirements based on their physical characteristics: height, size, relationship to street, etc;
A Data Driven Approach to Zoning:

1. Increasing zoning conformity by adjusting requirements to match existing/built conditions in Newton;

2. Integration of transit access and walkability considerations in base zoning districts;

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*Taken from the Comprehensive Plan and Zoning Reform Group Goals
Commercial Activity Centers:

95% of Total Commercial Parcels

85% of Total Multi Family Parcels

70% of Total Mixed Use Parcels
The majority of Newton’s commercial activity centers have excellent transit access; many outlying residential areas of the city also have good transportation access through the MBTA bus service.
Commercial Activity Centers

Existing Land Uses

The vast majority of 3+ unit residential uses and commercial uses are within a 10 minute walk of Newton’s commercial activity centers.
Commercial Activity Centers

Existing Land Uses

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Commercial Activity Centers

Existing Land Uses
The vast majority of 3+ unit residential uses and commercial uses are within a 10 minute walk of Newton’s commercial activity centers.

Simplified Land Use
- Commercial (5min+)
- Multi Family (5min+)
- Single Family (5min+)
- Civic/Public (5min+)
- Residential (10min+)
- Residential (10min+)
Commercial Activity Centers

Existing Land Uses
The vast majority of 3+ unit residential uses and commercial uses are within a 10 minute walk of Newton’s commercial activity centers

Business Centers:
Primary single-use commercial areas

Village 1:
Secondary mixed-use areas

Village 2:
Primary mixed-use areas

Village 1 Residential:
Secondary residential areas adjacent to Village 1

Village 2 Residential:
Primary residential areas adjacent to Village 2
Surrounding Residential Districts:
Outlying residential areas of the City, that are not within a 10 minute walk to a Village 1 or Village 2

This map differentiates these residential areas from one another by their relative levels of transit access.
Filling in the Remaining Districts

Adding open space, recreational, civic uses that are outside of the 10 minute walk to activity centers.
Existing Neighborhood Character & Land Use

Walkability – Activity Centers & Transit Access
NEXT STEPS

1. Collect feedback
2. Council meetings – ward by ward
3. Refine next draft map for October 2018
What do you think