

What's Zoning Got to Do With It?

Zoning lays the ground rules for what can and cannot be built. The rules that limit new housing in Newton have played a key role in making living here more and more expensive while making the region less and less sustainable.

Address Climate Change

- We need more places for people to live where they can drive less, take transit more and stop emitting so much carbon emissions. New zoning would allow more families to live in Newton by building more homes near transit.
- If more homes cannot be built in Newton, housing gets pushed out to distant suburbs – building more roads, paving over open space, and clearing forests.
- As people live farther and farther away from Boston, one needs a car for almost everything. In Newton, even if you do drive the distances are shorter while the opportunity to bike or walk is greater.

Allow More Homes to Help Slow Runaway Housing Prices

- Our city's scarce housing supply is only becoming more and more expensive. Stopping new housing will never help make Newton more affordable. Without new homes, people buy up the housing we already have driving up the cost of living here.
- We need to expand housing opportunities at a range of price points. Zoning can help by allowing a range of sizes of multi-family homes as well as single- and two-family homes with accessory apartments or backyard cottages. Existing homes can be preserved by allowing multiple units within the house for more families.
- Multi-family, mixed-income developments have been the primary source of new affordable housing because Newton has a strong inclusionary zoning ordinance.

Build More Walkable, Economically Healthy & Vibrant Villages

- With Newton's many villages that grew up because of transit, we have great potential for making our community more walkable and climate friendly.
- More people living in or near Newton's villages are critical to the economic success of local businesses. People who can walk into a village tend to be better customers — going more frequently and doing more while there.
- More community connections could be made with more public gathering spaces.

What Changes Should Newton Make?

- **Focus on allowing more housing in and near villages and transit.** Allow more height in villages which allows more housing addressing both affordability and climate while reducing the impact on most of Newton's neighborhoods.
- **Reduce parking requirements** and let homeowners and builders decide how much is needed. Instead of one set number, the amount of parking can be based on how close one is to transit, the sizes of the units in a building and who might live there (e.g. families, people downsizing...)