

ZAP meeting 3/9/20 on
Residential Districts Article 3 in
the draft zoning ordinance

Need to compare present zoning to proposed zoning in table (SR, MR, BU, MU, MAN) – sample below

		minimums										
	District	frontage	lot size sf	front setback	side setback	rear setback	lot coverage	FAR	max house size by right/ by SP	No. units per lot	NOTES: all current lots are standards for new lots (post 1953) and lot coverage defined differently in each	
current	SR1	140'	25,000	40'	20'	25'	15%	0.26	6500	1	FAR .26 on 25,000 sf lot	
proposed	R1	80'		25'	20'	40'	25%	na	6000/7500	1-10**	** multi unit conversion and courtyard cluster allows 10 1800 sf house C on 1 acre	
current	SR2	100'	15,000	30'	15'	15'	20%	0.33	4950	1	max house on 15,000 sf lot	
proposed	R2	60'		20'	12.5'	30'	30%	na	3500/6000	1-14**		
current	SR3	80'	10,000	30'	10'	15'	30%	0.41		1		
proposed	R2	60'		20'	12.5'	30'	30%	na	3500/6000	1-14**	** multi unit conversion and courtyard cluster allows 14 3000 sf house B on 1 acre	
current	MR1	80'	10,000	30'	10'	15'	30%	0.48		2		
proposed	R3	50'	3000*	10'	10'	20'	50%	na	6000/6600	1-18**	*assuming 30x30 home footprint, lot size minimum 3000 sf which result in 2700 sf 2 family; 6000 sf house on minimum 4900 sf lot; **multi unit conversion and courtyard cluster allows 18 3600 sf 2 family homes on 1 acre	
current	MR2	80'	10,000	25'	10'	15'	30%	0.53				
proposed	R3	50'		10'	10'	20'	50%	na	6000/6600			
current	MR3	80'	10,000	15'	7.5'	15'	30%	0.53				
proposed	R4?	40'		5'	7.5'	15'	60%	na	6000/6600			
current	MR4	80'	10,000	15'	10'	15'	30%					
proposed	R4?	40'		5'	10'	15'	60%	na	6000/6600			

2 unit buildings are larger than 3 unit building

Article 3 in 3.2.7 and 3.2.8

2 unit Building Dimensional Standards. 6000 sf by right; 6600 sf SP

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
20 ft	65 ft	80 ft	2,000 sf SP: 2,200 sf	3 stories	Max 12 ft SP: 14 ft

SP = Special Permit with mandatory Design Review (See Sec. 3.2.2)

3 unit Building Dimensional Standards. 4000 sf by right; 5400 sf SP

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
20 ft	65 ft	80 ft	1,600 2,500 sf SP: 1,800	2.5 3 stories SP: 3 stories	Max 12 ft SP: 14 ft

SP = Special Permit with mandatory Design Review (See Sec. 3.2.2)

Courtyard Cluster configuration has dense units in R2 and higher article 3 in 3.5.3

Courtyard Cluster Standards

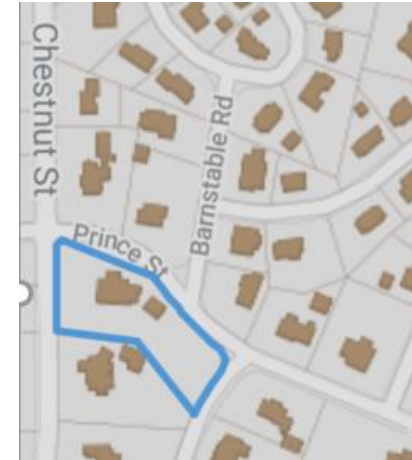
district	home type	lot size sf	lot coverage	foot print sf	building size max, sf	No. of structures on acre	No. on 3/4 acre
R1	C	43,560	30%	1200	1800	10.9	na
R2	B	43,560	40%	1200	3000	14.5	na
R3	2 fam	32,670	50%	1200	3600	18.1	13.6
R4	2 fam	32,670	60%	1200	3600	21.8	16.3
NG	2 fam	32,670	60%	1400	4200	18.7	14
NG	3 fam	32,670	60%	1400	3500	18.7	14

* More houses can be built on lot with smaller footprint homes

Lots can be subdivided or turned into courtyard clusters

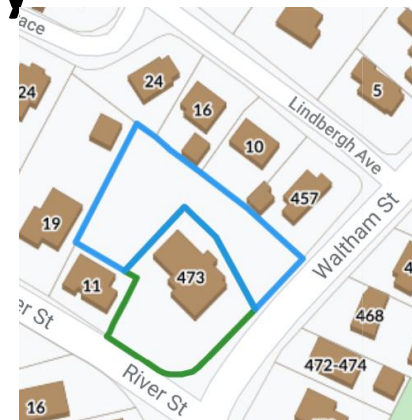
221 Prince St R1 67,460 sf, 445' frontage

- Allowable courtyard cluster homes 16.9
- Subdivided into five 13.5K sf lots with 6000 sf homes by right or 7500 sf homes by Special Permit



473 Waltham St, R3, 33,719 sf, listed \$2.4M, 3 family

- Allowable courtyard cluster homes 14 3600 sf
2 unit buildings with 28 units total in R3
- Allowable courtyard cluster homes 16 3000 sf
3 unit buildings with 48 units total in R4



Unsure how context determines unit size in proposed zoning

R2 allows home B 3500 sf by right and 6000 sf by Special Permit on a conforming 6667 sf lot

How does the proposed Zoning protect the historic Cape neighborhoods?



PARKING:

- > No parking requirements for 1 and 2 unit buildings
- > Allow on street parking to be counted towards parking requirement. Article 3 in 3.7.1.A

1. 1- and 2-unit residential buildings are exempt from the requirements of Sec. 3.7.3.
5. One on-street parking space, where permitted, for every ~~twenty~~20 feet of lot width may be counted toward any minimum parking requirement.

Planning Board approves all special permits except for > 20 units or > 20,000 sf of floor area

	Scale at which the Planning Board <u>is the</u> Special Permit Granting Authority	Scale at which the City Council is the Permit Granting Authority
Number of Residential Units on the Lot	Up to 20 units	21 units or more
Square footage of Commercial Space on the Lot	Up to 20,000 sf of floor area	More than 20,000 sf of floor area
Varying the dimensional standards of a building type (i.e. SP for additional story, additional footprint)	Up to 10,000 sf of additional floor area	More than 10,000 sf of additional floor area
Increase in Lot Coverage	Up to 10,000 sf of additional lot coverage	More than 10,000 sf of additional lot coverage

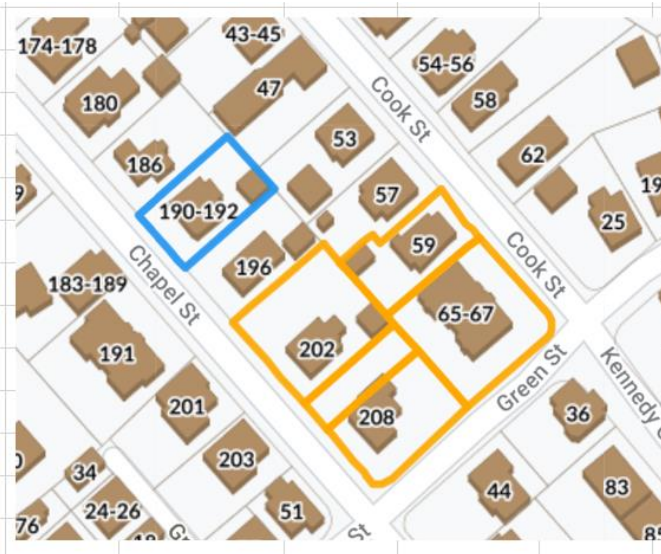
Current zoning and what can be built under proposed zoning

							proposed zoning		
	Address	zone	house type	lot size, sf	house size, sf	home by right today, sf	Max sf	Max SP sf	Rx
Alison	192 Chapel	MR2	2 family	6018	2243	3189	6000	6600	R3
Susan	1075 Comm Ave	MR1	colonial	9654	3152	4634	3500	6000	R2
Josh	77 Crehore Dr	SR3	cape	8414	2293	3450	3500	6000	R2
Deb	26 Circuit Ave	MR2	3 story	3830	1932	2030	5745/6K	5745/6.6K	R3?
Vicki	30 Chase St	MR1	Victorian	30095	6006	14,445	6000	6600	R3?
	26-28 Chase	MR1	2 family	8285	1320	3977	6000	6600	R3?
Holly	21 Avery Path	SR3	ranch	7000	1116	2870	3500	6000	R2

Courtyard Cluster

						Courtyard Cluster		
	Address	lot size sf	house size sf	zone	Rx	type	Max no. homes	size sf
Alison	192 Chapel	6018	2243	MR2	R3	2 fam	13.9	3600
Susan	1075 Comm Av	9654	3152	MR1	R2	house B	15.9	3000
Josh	77 Crehore Dr	8414	2293	SR3	R2	house B	17.7	3000
Deb	26 Circuit Ave	3830	1932	MR2	R3?	2 fam	15/19	3K/3.6K
Vicki	30 Chase St	30095	6006	MR1	R3?	2 fam	16/19.2	3600
	26-28 Chase	8285	1320	MR1	R3?	2 fam		
Holly	21 Avery Path	7000	1116	SR3	R2	house B	15.8	3000

	1 acre = 43,560		lot size sf
	0.75 acre = 32670	Alison	33485
		202 Chapel	8748
blue - councilor home		208 Chapel	9302
orange - proposed CC		65 Cook	9945
		59 Cook	5490
Courtyard Cluster (orange)			
	type	no.	size sf
	2 fam	13.9	3600



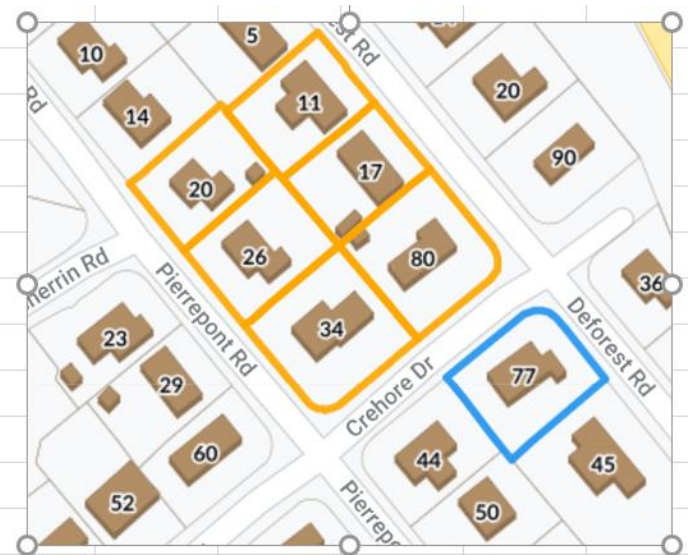
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			lot size sf
		Susan	47724
		1071Comm	9600
		1063 Comm	12996
		159 Beaumont	15028
		151 Beaumont	10100
Courtyard Cluster (orange)			
	type	no.	size sf
	house B	15.9	3000



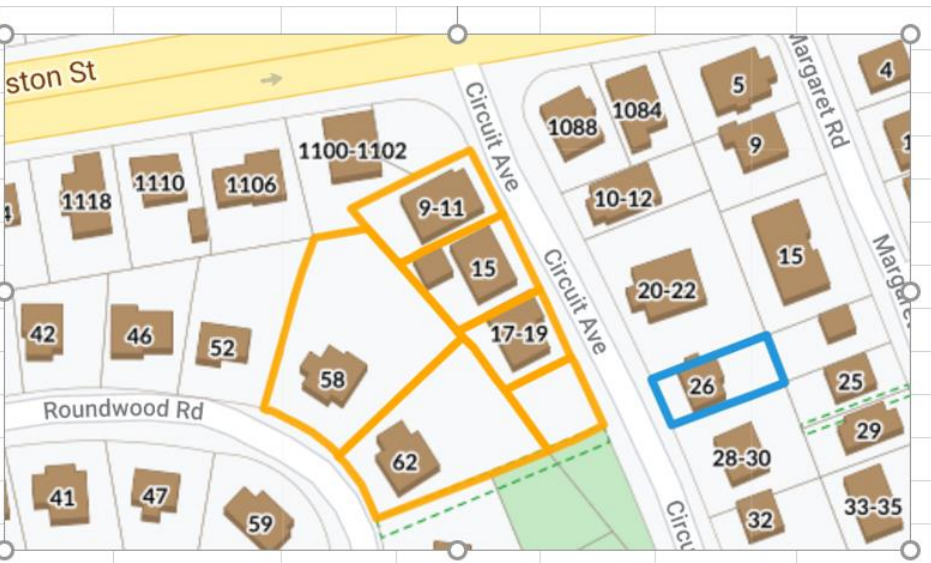
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		lot size sf
Josh		53264
80 Crehore		14000
34 Pierrepont		9914
26 Pierrepont		8000
17 Deforest		7000
20 Pierrepont		7000
11 Deforest		7350



Courtyard Cluster (orange)		
type	no.	size sf
house B	17.7	3000

		lot size sf
Deb		45982
9-11 Circuit		5182
15 Circuit		5299
17-19 Circuit		4096
Circuit		3305
62 Roundwood		11950
582 Roundwood		16150



Courtyard Cluster (orange)		
type	no.	size sf
house B	15.3	3000
2 family	19.2	3600

Vicki's 2 lots is large enough for courtyard cluster

Holly's courtyard cluster would not have Avery Path thru it; this is just for illustration

		lot size sf	
Holly		47444	
15 Avery Path		7031	
16 Avery Path		7096	
7 Avery Path		7004	
8 Avery Path		7071	
624 Saw Mill Brook		10798	
612 Saw Mill Brook		8444	
Courtyard Cluster	(orange		
type	no.	size sf	
house B	15.8	3000	

		lot size sf	
Vicki		38380	
30 Chase		22915	
26-28 Chase		8285	
Chase St rear		7180	
Courtyard Cluster			
type	no.	size sf	
2 family	16	3600	R3
2 family	16.4	4200	R4