

#88-20



# Workshop One - Building Types & Tear Downs

Article 3

03.23.20 - ZAP Committee

# Presentation Tonight

- **Why and how Building Types work for Newton**
- **Changes to the standards since Build Out Analysis**
- **Case studies**

# Agenda

City Goals

Changes from Build Out Analysis

Case Studies

Next Steps

Questions & Ideas

# City Goals

# Decrease Teardowns

- **Teardown assumptions**
  - **3800 sf**
  - **Cost = \$600/sf or less**
  - **Sell for 2.4-2.5x purchase**

# Decrease Teardowns

#88-20

Before



# Decrease Teardowns

#88-20

After



# Contextual In-fill Development

## Single Family

Medium Traditional - 2 level, regular



**GSF:** 1,500 - 2,500

**Lot Size:** 5,000 - 10,000

**Front Setback:** 15' - 35'

**Lot Coverage:** 10% - 30%

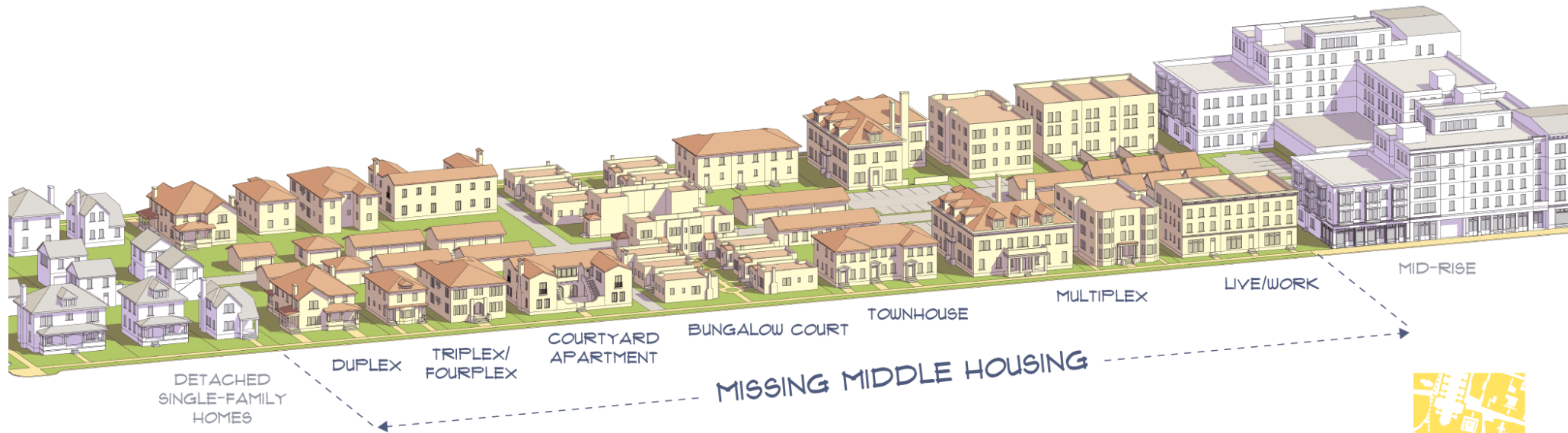
**Common Features:**

- driveway/accessory structure parking

- **Building Types match existing buildings**
- **Pattern Book**
- **Community feedback**



# Increase Housing Diversity



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# Changes from the Build Out Analysis

# Summary of Changes

- **Reduction in allowable bulk (square footage) throughout all districts**
- **Reduces possible by-right units from October 2018, but still more than current Ordinance**

# House Type A

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
25 ft	100 ft	100 ft	2,400 sf <del>2,500 sf</del> SP: 3,000 sf	2.5 stories	Max 12 ft SP: 14 ft



- Reduction in by-right building footprint

# House Type B

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
15 ft	65 ft	90 ft	1,400 sf <del>1,600 sf</del> SP: 2,000 sf <del>2,200 sf</del>	2.5 stories SP: 3 stories	Max 12 ft SP: 14 ft



- Reduction in by-right and SP building footprint
- Simplified by-right and SP permit stories in all districts

# House Type C

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
12 ft	65 ft	80 ft	1,200 sf <del>1,500 sf</del> SP: 1,800 sf	1.5 stories	Max 12 ft SP: 14 ft



- **Reduction in by-right building footprint**

# House Type D

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
30 ft	120 ft	100 ft	3,500 sf SP: 4,00 sf	1 story	Max 12 ft SP: 14 ft

- **No dimensional changes**
- **Only allowed by-right in R1 and by SP in R2**



# Two-Unit Residence

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





# 3-Unit Building

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 sf <del>2,500 sf</del> SP: 1,800	2.5 <del>3</del> -stories SP: 3 stories	Max 12 ft SP: 14 ft



- Formerly Apartment House
- Limits overall units and size

# Townhouse Section

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
14 ft	28 ft	- ft	1,500 sf SP: 1,800	3 stories	Max 12 ft SP: 14 ft



# 4-8 Unit Building

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
20 ft	<b>75 ft</b> <del>80 ft</del>	<b>90 ft</b> <del>80 ft</del>	<b>2,500 sf</b> <del>4,200 sf</del>	3 stories	Max 12 ft SP: 14 ft



- Formerly Small Apartment Building
- Limits overall units and size

# Shop House

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights	
Min	Max	Max	Max	Max	Ground Story	Upper Stories
20 ft	40 ft	80 ft	2,000 sf SP: 2,500 sf	3 stories	Max 20 ft	Max 12 ft SP: 14 ft



# Small Multi-Use Building

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights	
Min	Max	Max	Max	Max	Ground Story	Upper Stories
40 ft	100 ft	150 ft	12,000 sf	3 stories	Max 12 ft SP: 14 ft	Min 10 ft Max 14 ft SP: +/- 2 ft



# Small Shop

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	Ground Story
18 ft	100 ft	100 ft	7,000 sf	1.5 stories	Max 12 ft SP: 14 ft



# Civic Building

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
14 ft	300 ft	200 ft	30,000 sf	4.5 stories	Max 14 ft



# Comparison to Existing Ordinance



# Existing Ordinance – Building Types

## 1.5.1. Building Types

- A. **Single-Family, Detached.** A building or structure that contains only one dwelling unit.
- B. **Two-Family, Detached.** A building that contains 2 dwelling units and is either divided vertically so that the dwelling units are side by side but separated by a shared wall extending the entire maximum height of one or both units, and/or is divided horizontally so that one dwelling unit is above another.



- C. **Single-Family, Attached.** A building or structure that either:
1. Contains 3 or more dwelling units, attached to one another at the ground level and each having a separate primary and secondary access at ground level; or
  2. Contains 2 dwelling units and is not a two-family detached dwelling.
- D. **Multi-Family.** A building or structure containing 3 or more dwelling units.
- E. **Dwelling Unit.** One or more rooms forming a habitable unit for 1 family, with facilities used or intended to be used, in whole or in part, for living, sleeping, cooking, eating and sanitation.

## Defined by Use

# Proposed Ordinance – Building Types

## 3.2.3. House A

### A. Description.

A one-unit house with a large footprint and up to 2.5 stories. House A building common in several Newton neighborhoods like Chestnut Hill, Waban, and W House A types may have been built in several eras of Newton’s development the era when Newton was a destination for country estates to the modern de period of the 1980s to the present.

### B. Building Dimensional Standards.

Building Width		Building Depth	Building Footprint	Number of Stories
Min	Max	Max	Max	Max
25 ft	100 ft	100 ft	<del>2,400</del> <del>500</del> sf SP: 3,000 sf	2.5 stories

SP = Special Permit with mandatory design review (See Sec. 3.2.2)

### C. Fenestration on the Front Elevation.

- ~~1. Ground Story Fenestration: 20% Minimum, 70% Maximum~~
- ~~2. Upper Story Fenestration: 10% Minimum, 70% Maximum~~

### D. Roof Types.

All Roof Types are permitted.

### E. Additional Standards.

1. Only residential use categories are permitted; option for use conversion of an existing building according to Sec. 3.6.1.B.
2. Maximum of 1 Residential Unit; option for Multi-unit conversion ~~and~~ Sec. 3.5.6.2.
3. Outdoor Amenity Space: 1/dwelling unit

## 3.2.4. House B

### A. Description.

A one-unit house with a medium footprint and up to 2.5 stories ~~by-right~~. House B building types can be found throughout Newton. The House B type includes typical midscale Victorian homes close to village centers, and midscale Colonial homes frequently built in the era of suburban infill between Newton’s historic village centers.

### B. Building Dimensional Standards.

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
15 ft	65 ft	90 ft	<del>1,400</del> <del>600</del> sf SP: <del>2,000</del> <del>200</del> sf	<del>R1, R2: 2.5 stories</del> <del>SPR3, N: 3 stories</del>	Max 12 ft SP: 14 ft

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

### C. Fenestration on the Front Elevation.

- ~~1. Ground Story Fenestration: 20% Minimum, 70% Maximum~~
- ~~2. Upper Story Fenestration: 10% Minimum, 70% Maximum~~

### D. Roof Types.

All Roof Types are permitted.

### E. Additional Standards.

1. Only residential use categories are permitted; option for use conversion of an existing building according to Sec. 3.6.1.B.
2. Maximum of 1 Residential Unit
3. Outdoor Amenity Space: 1/dwelling unit

# Defined by Form

# Existing Ordinance – Floor Area

## B. Floor Area, Gross.

1. **Residential Districts.** The sum of the floor area of all principal and accessory buildings whether or not habitable shall be taken from the exterior face of the exterior walls of each building without deduction for garage space, hallways, stairs, closets, thickness of walls, columns, atria, open wells and other vertical open spaces, or other features as defined in this Sec. 1.5.5, as defined below:

a. Gross floor area shall include:

- i. First and second stories;
- ii. Any floor area above the second story, whether finished or unfinished, that meets all of the following criteria:
  - a. It lies below the area of a horizontal plane that is 5 feet above it and which touches the side walls and/or the underside of the roof rafters;
  - b. Is at least 7 feet in any horizontal dimension, as measured within the area having a wall height of 5 feet or more;
  - c. Has a minimum ceiling height of 7 feet on at least 50 percent of its required floor area; and
  - d. Has a floor area of not less than 70 square feet as measured within the area having a wall height of 5 feet or more;

iii. Atria, open wells, and other vertical open spaces, where floor area shall be calculated by multiplying the floor level area of such space by a factor equal to the average height in feet divided by 10;

iv. Enclosed porches;

v. Attached garages;

vi. Detached garages and any space above the first story of a detached garage that has a ceiling height of 7 feet or greater;

vii. Other detached accessory buildings, such as sheds or cabanas, except as exempted in paragraph b. below;

viii. A portion of mass below the first story, to be calculated using the formula in paragraph D. below; and

b. Gross floor area shall not include:

i. Unenclosed porches;

ii. Doorway vestibules up to a maximum floor area of 24 square feet;

iii. Exterior insulation added to a building, in which case gross floor area shall be taken from the exterior face of the structural wall;

iv. Carports; and

v. 1 detached accessory building equal to or less than 120 square feet in size.

D. **Mass Below First Story.** For the purposes of calculating gross floor area, any cellar, crawl space, basement, or other enclosed area lying directly below a first story in a residential structure.

1. **Standards.** The lesser of 50 percent of the floor area of mass below first story OR:

((X/Y) floor area of mass below first story)

Where:

- X = Sum of the width of those sections of exposed walls below the first story having an exterior height  $\geq$  4 feet as measured from existing or proposed grade, whichever is lower, to the top of the subfloor of the first story.
- Y = Perimeter of exterior walls below first story.

# Proposed Ordinance - Building Types + District Standards #88-20

## 3.2.4. House B

### A. Description.

A one-unit house with a medium footprint and up to 2.5 stories by-right. House B building types can be found throughout Newton. The House B type includes typical midscale Victorian homes close to village centers, and midscale Colonial homes frequently built in the era of suburban infill between Newton's historic village centers.

### B. Building Dimensional Standards.

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
15 ft	65 ft	90 ft	<del>1,400-1,600</del> sf SP: <del>2,000-2,200</del> sf	<del>R1, R2:</del> 2.5 stories <del>SPR3-N:</del> 3 stories	Max 12 ft SP: 14 ft

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

### C. Fenestration on the Front Elevation:

- ~~1. Ground Story Fenestration: 20% Minimum, 70% Maximum~~
- ~~2. Upper Story Fenestration: 10% Minimum, 70% Maximum~~

### D.C. Roof Types.

All Roof Types are permitted.

### E.D. Additional Standards.

1. Only residential use categories are permitted; option for use conversion of an existing building according to Sec. 3.6.1.B.
2. Maximum of 1 Residential Unit
3. Outdoor Amenity Space: 1/dwelling unit

## 3.1.3. Residence 2 District (R2)

### A. Context Description.

The Residence 2 District contains quintessentially suburban neighborhoods with ample lawns and single-unit homes, developed primarily in the 20<sup>th</sup> Century in the spaces between Newton's villages. The intent of this district is to preserve neighborhood character and to create predictability for homeowners in what they may do with their homes. Many of these neighborhoods are remote from the walkable village centers of the City and therefore do not have nearby gathering places, shops, or services.

### B. Purpose.

1. To preserve the scale of these neighborhoods throughout the city.
2. To permit the development of single unit detached residential buildings on individual lots.
3. To permit contextual modifications of existing single unit detached residential buildings.
4. In limited circumstances, to retain or allow neighborhood serving commercial uses in order to enhance walkability and sustainability.
- ~~4.5. To promote, through building and lot design, community connections.~~

### C. Lot Standards.

The following table contains lot standards for the Residence 2 District:

Lot Characteristics	
Frontage:	60 ft Min, 110 ft Max
Lot Depth:	-
Lot Coverage:	<del>30-35%</del> Max; +10% by SP (See Sec. 2.3.2)

### D. Setback Standards.

The following table contains setback standards for the Residence 2 District:

Setbacks	Min	Max
Front:	Contextual Front Setback (See 3.4.5.1A) Absolute Min: <del>20</del> ft	40 ft
Side:	<del>12.5</del> ft	-
Rear:	<del>30</del> ft	-
Frontage Buildout	greater of 12 ft or 25% of the frontage; non-conforming lots exceeding the max. frontage have a min. of 27.5 ft	-

### E. Building Types

# Case Studies

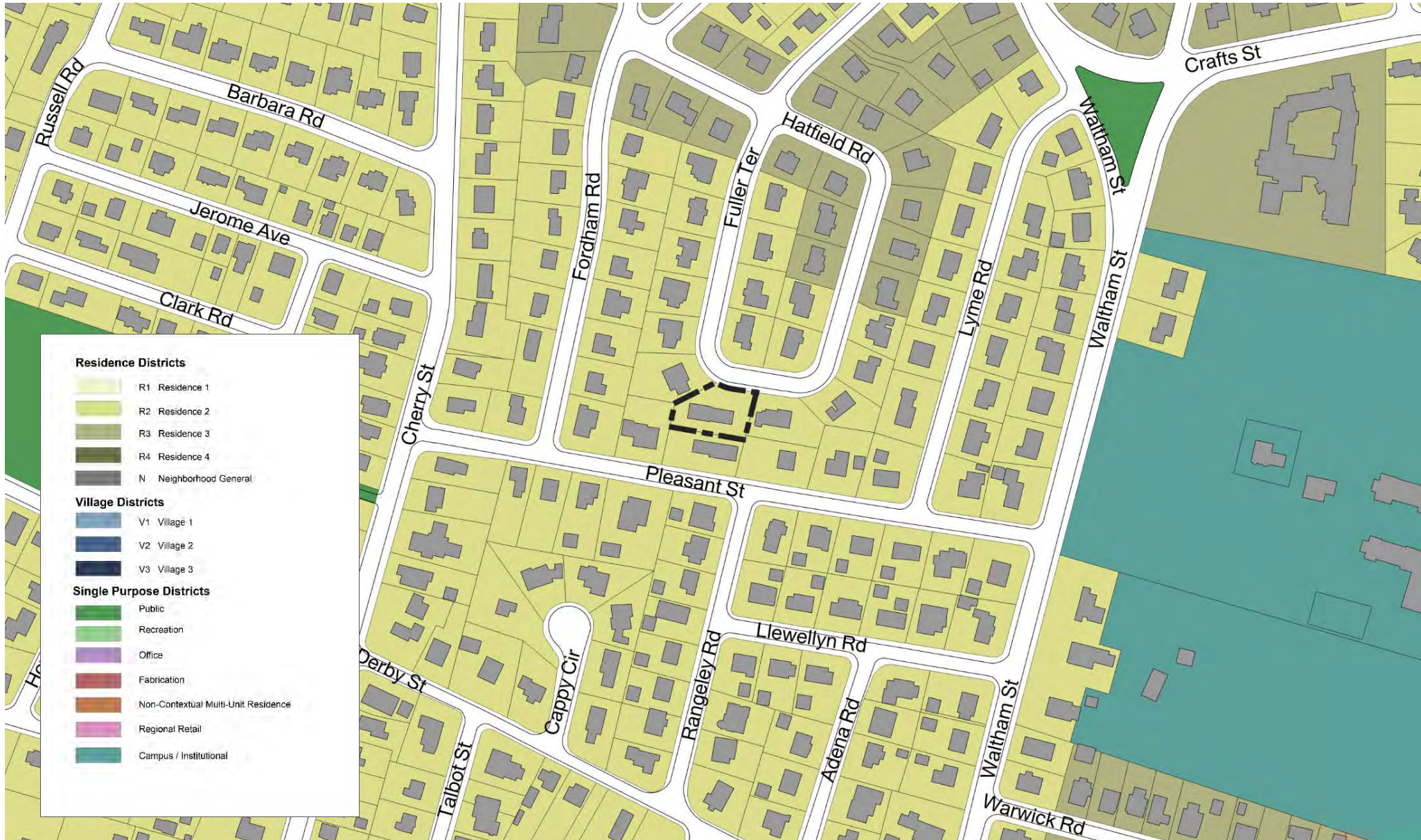
# Case Studies

- **Previous: What existed on the site previously**
  - The axonometric diagram shows the current site condition as well as constraints under the zoning envelope.
- **Approved Plan: What was approved under current zoning**
  - Based on the dimensions provided about the approved project, this diagram shows what that approval looks like in terms of massing.
  - It also shows where the approved plan does not conform with the new zoning.
- **Test Fit: What could happen under the new zoning ordinance**
  - Based on the new zoning, what could be built that is fully conforming?

# 85 Fuller Terrace

House Type B  
An R2 District Example

# 85 Fuller Terrace Zoning





# 85 Fuller Terrace

District:

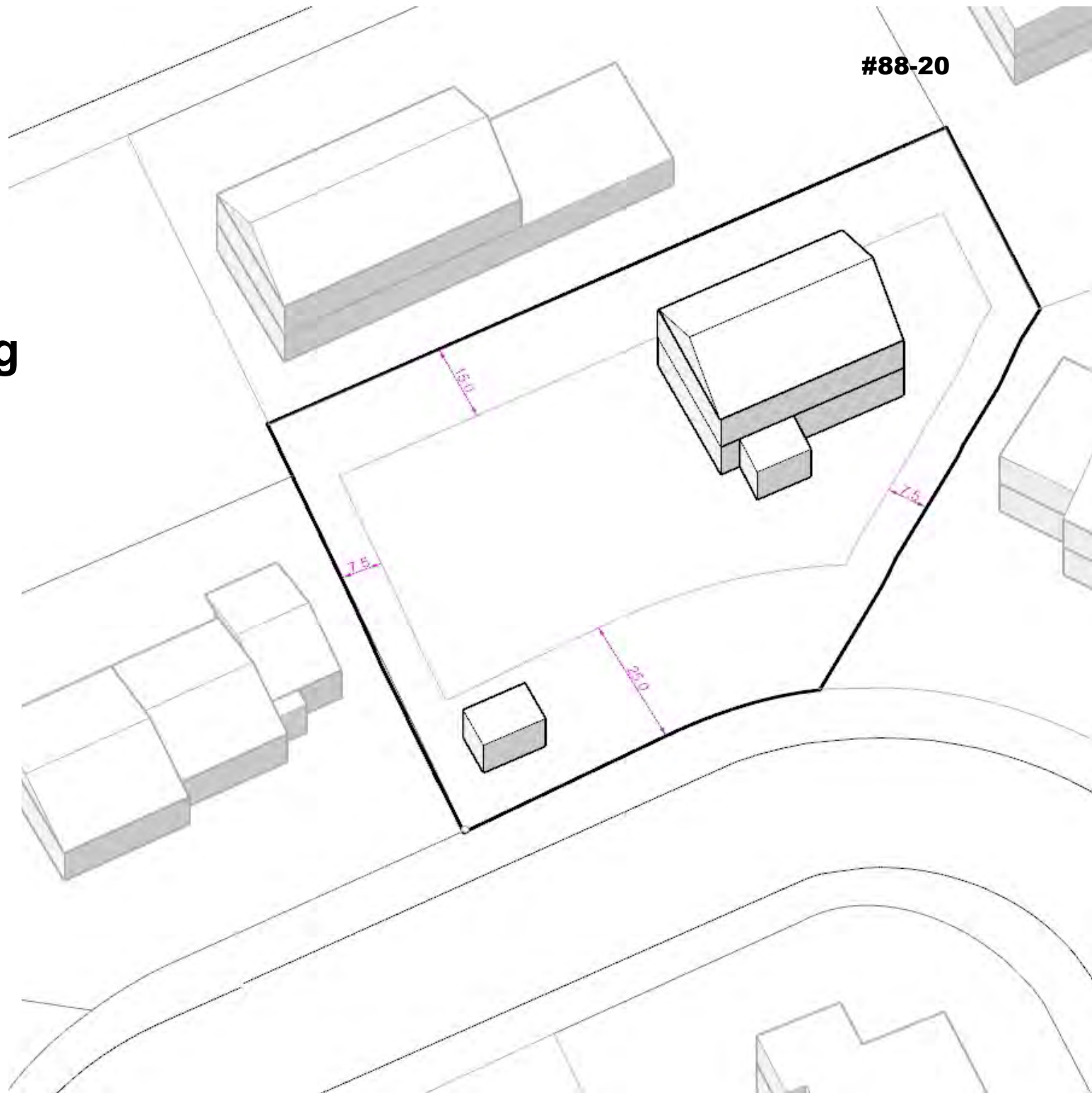
- current **SR3**
- 1<sup>st</sup> draft **R2**

Approved major addition, single-family

#88-20

## Prior Building

	<b>Current Requirement</b>
Frontage	Min. 70 ft
Lot Coverage	Max 30%
Setbacks	(min)
Front (Fuller Terrace)	25 ft
Side (east)	7.5 ft
Side (west)	7.5 ft
Rear	15 ft
Lot Size	Min 10,000 sf
Min. Open Space	Max 50%
Frontage Buildout	-
Footprint	-
Min. Building Width	-
Max. Building Width	-
Max Building Depth	-
Height (Max Stories)	Max 2.5
FAR	Max 0.41



# 85 Fuller Terrace

District:

- current **SR3**
- 1<sup>st</sup> draft **R2**

Approved major addition, single-family

## Prior Building



# 85 Fuller Terrace

District:

- current **SR3**
- 1<sup>st</sup> draft **R2**

Approved major addition, single-family

## Approved Project



# 85 Fuller Terrace

District:

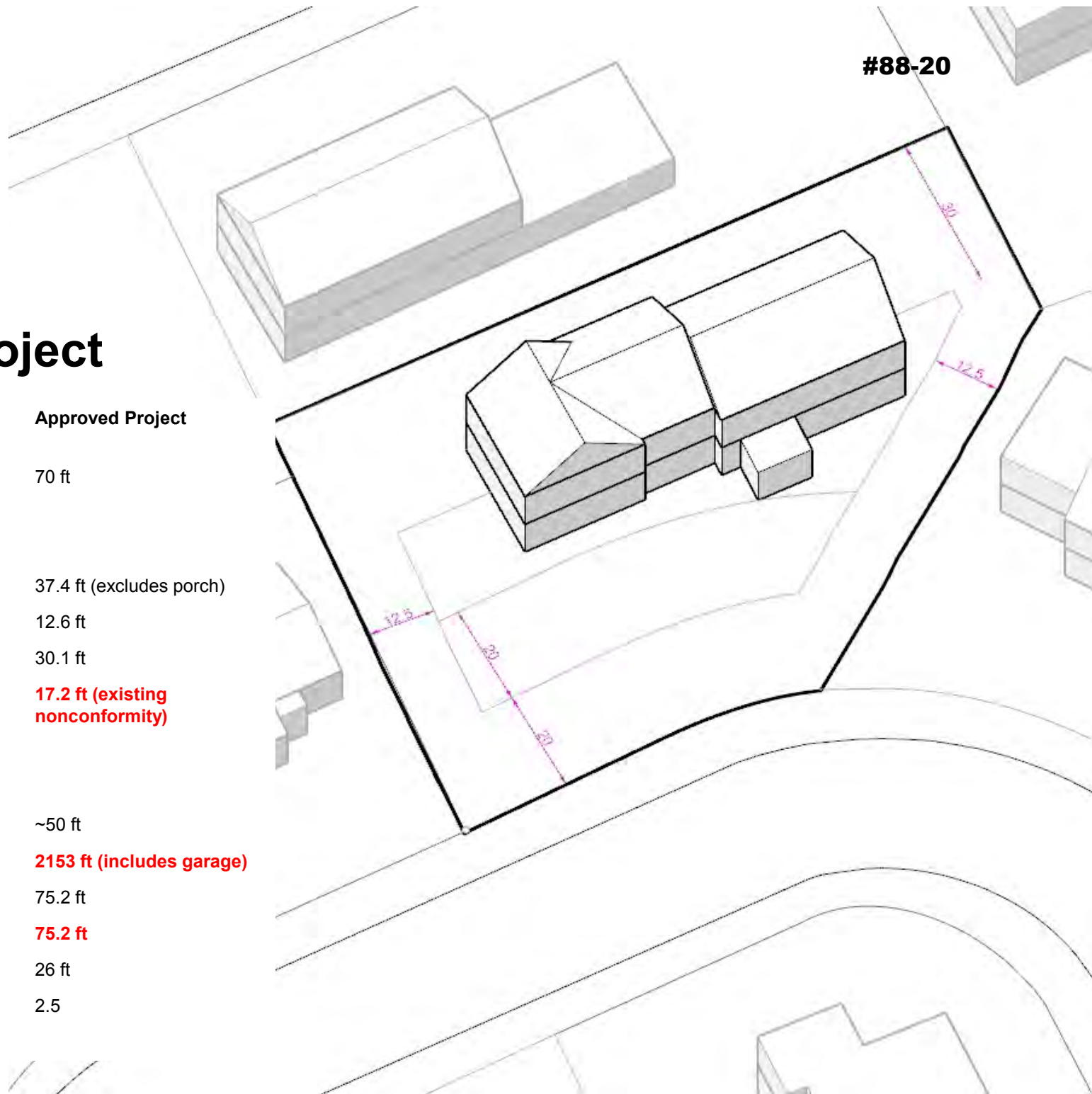
- current **SR3**
- 1<sup>st</sup> draft **R2**

Approved major addition, single-family

#88-20

## Approved Project

	Draft Zoning Requirement	Approved Project
Frontage	60-110 ft	70 ft
Lot Coverage	Max 30%	
Setbacks	(min or range)	
Front (Fuller Terrace)	20-40 ft	37.4 ft (excludes porch)
Side (east)	12.5 ft	12.6 ft
Side (west)	12.5 ft	30.1 ft
Rear	30 ft	<b>17.2 ft (existing nonconformity)</b>
Lot Size		
Min. Open Space		
Frontage Buildout	Min 17.5 ft	~50 ft
Footprint	Max 1400 sf	<b>2153 ft (includes garage)</b>
Min. Building Width	15 ft	75.2 ft
Max. Building Width	65 ft	<b>75.2 ft</b>
Max Building Depth	90 ft	26 ft
Height (Max Stories)	Max 2.5	2.5
FAR		



# 85 Fuller Terrace

District:

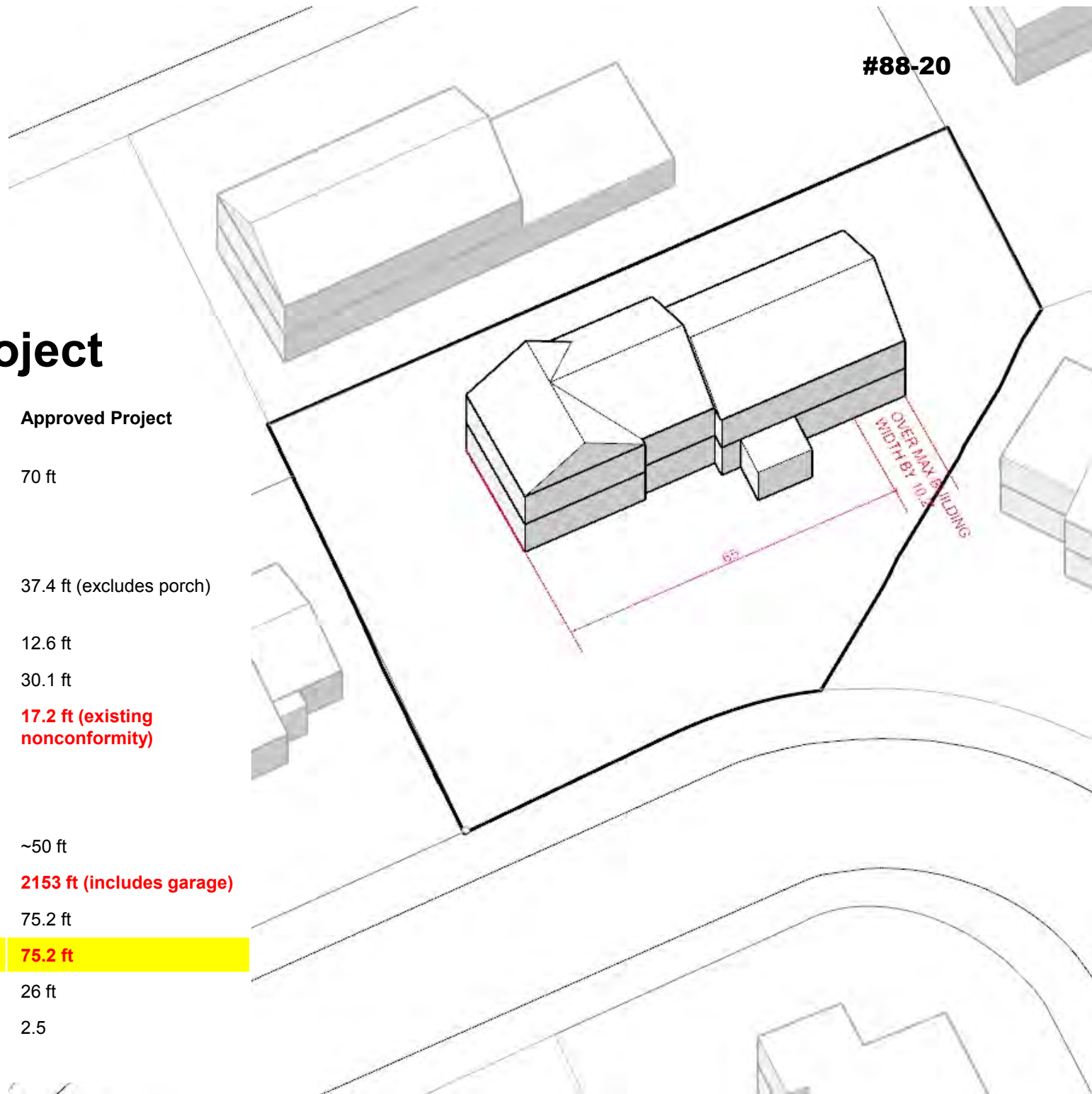
- current **SR3**
- 1<sup>st</sup> draft **R2**

Approved major addition, single-family

#88-20

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Setbacks	(min or range)	
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FAR		



# 85 Fuller Terrace

District:

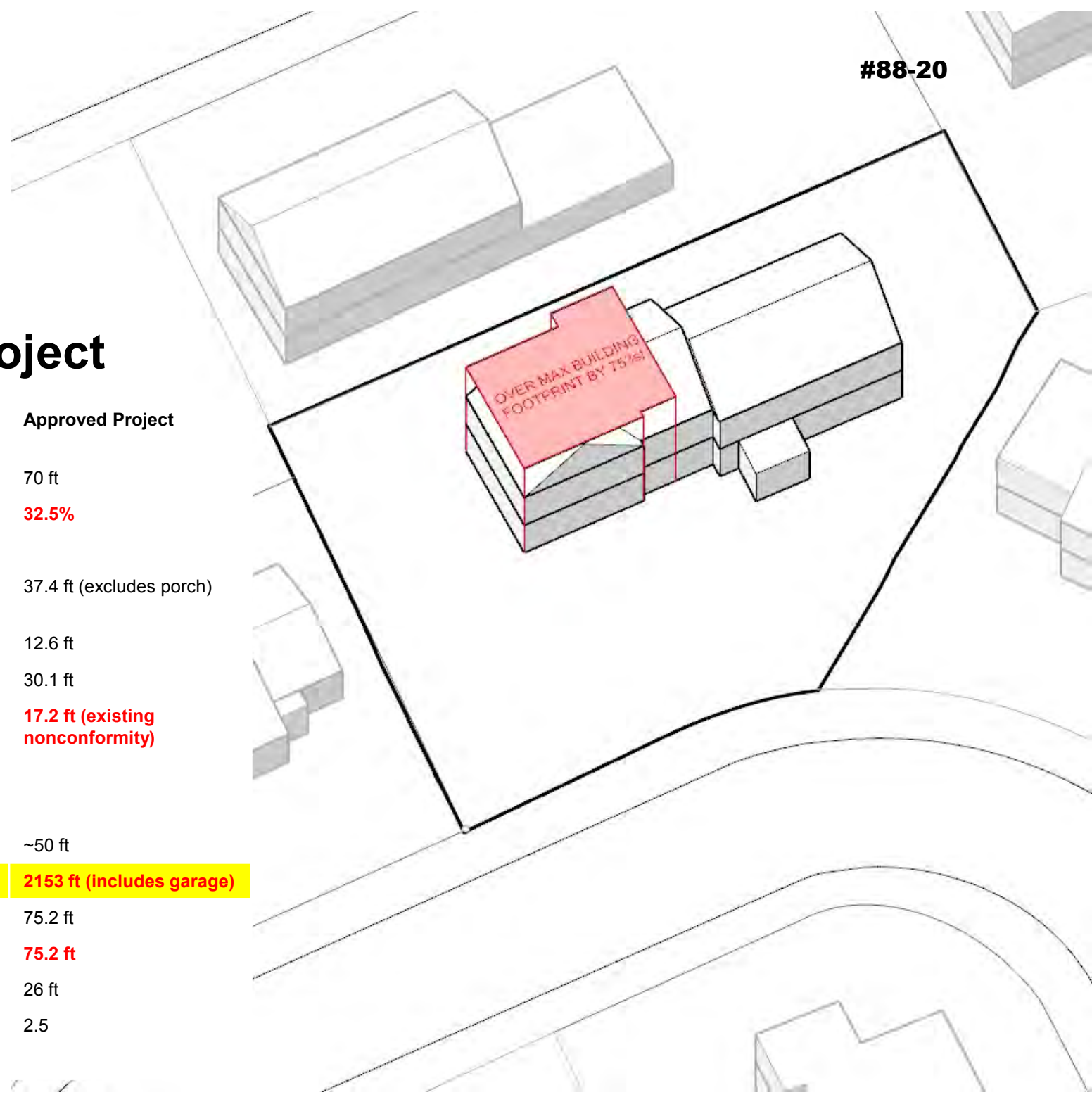
- current **SR3**
- 1<sup>st</sup> draft **R2**

Approved major addition, single-family

#88-20

## Approved Project

	Draft Zoning Requirement	Approved Project
Frontage	60-110 ft	70 ft
Lot Coverage	Max 30%	<b>32.5%</b>
Setbacks	(min or range)	
Front (Fuller Terrace)	20-40 ft	37.4 ft (excludes porch)
Side (east)	12.5 ft	12.6 ft
Side (west)	12.5 ft	30.1 ft
Rear	30 ft	<b>17.2 ft (existing nonconformity)</b>
Lot Size		
Min. Open Space		
Frontage Buildout	Min 17.5 ft	~50 ft
<b>Footprint</b>	<b>Max 1400 sf</b>	<b>2153 ft (includes garage)</b>
Min. Building Width	15 ft	75.2 ft
Max. Building Width	65 ft	<b>75.2 ft</b>
Max Building Depth	90 ft	26 ft
Height (Max Stories)	Max 2.5	2.5
FAR		



# 85 Fuller Terrace

#88-20

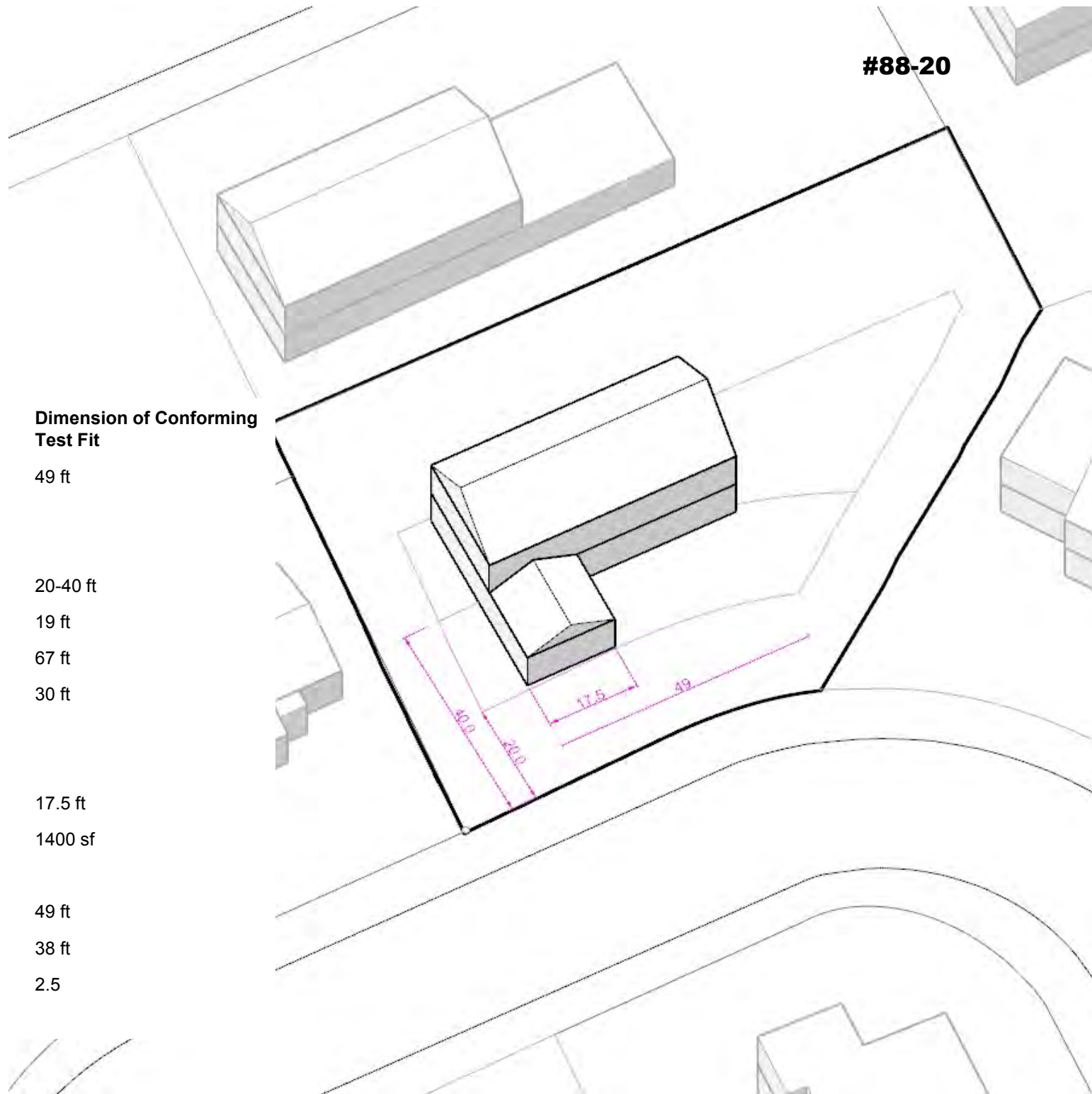
District:

- current **SR3**
- 1<sup>st</sup> draft **R2**

Approved major addition, single-family

## Test Fit

	Draft Zoning Requirement	Dimension of Conforming Test Fit
Frontage	60-110 ft	49 ft
Lot Coverage	Max 30%	
Setbacks	(min or range)	
Front (Fuller Terrace)	20-40 ft	20-40 ft
Side (east)	12.5 ft	19 ft
Side (west)	12.5 ft	67 ft
Rear	30 ft	30 ft
Lot Size		
Min. Open Space		
Frontage Buildout	Min 17.5 ft	17.5 ft
Footprint	Max 1400 sf	1400 sf
Min. Building Width	15 ft	
Max. Building Width	65 ft	49 ft
Max Building Depth	90 ft	38 ft
Height (Max Stories)	Max 2.5	2.5
FAR		



# 878-880 Chestnut

Two Unit Residence  
An R3 District Example



# 878-880 Chestnut Zoning



# 870-880 Chestnut

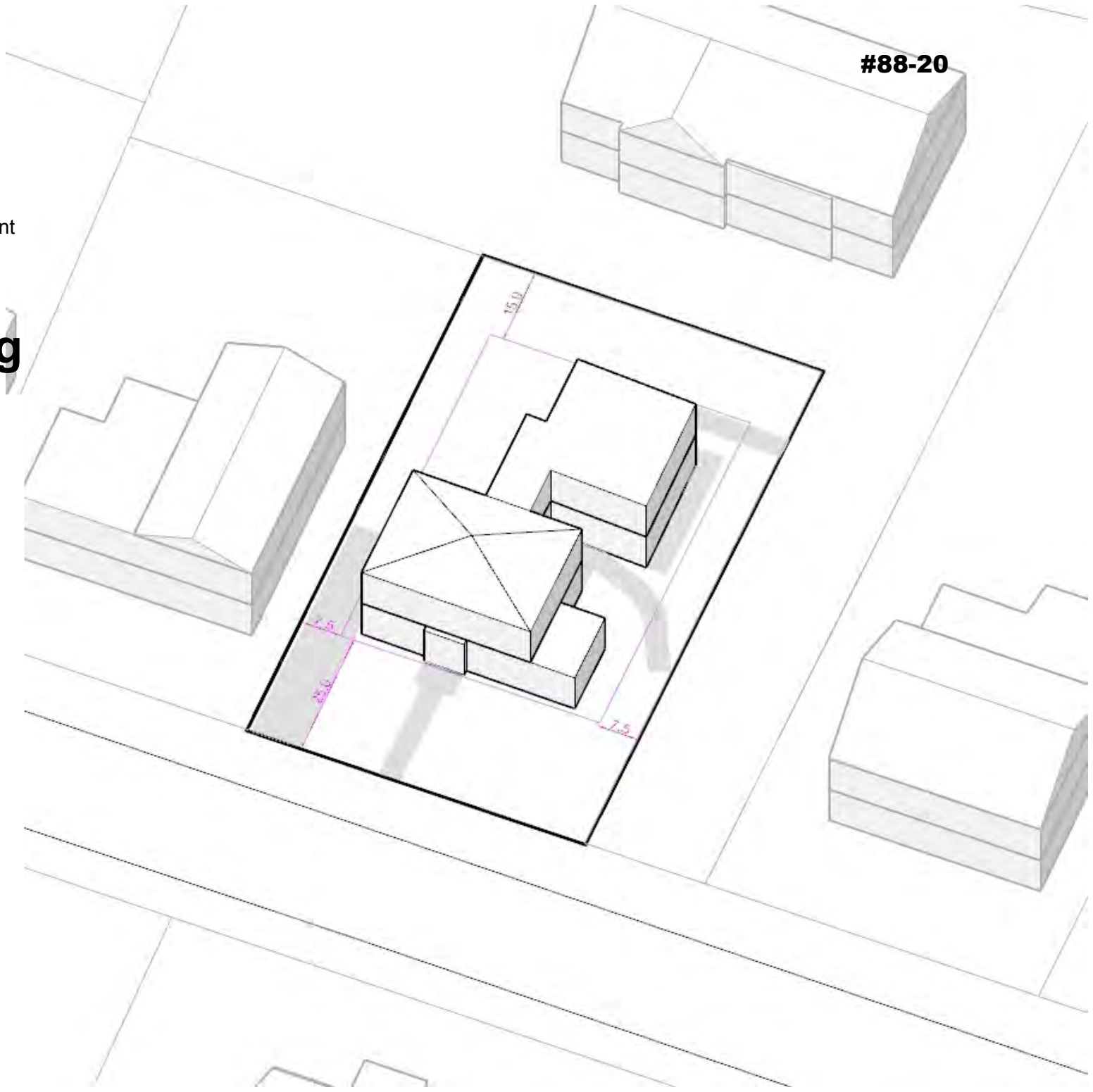
District:

- current **MR1**
- 1<sup>st</sup> draft **R3**

Approved two-family development

## Prior Building

	<b>Current Requirement</b>
Frontage	Min. 70 ft
Lot Coverage	Max 30%
Setbacks (min)	(min)
Front (Chestnut)	25 ft
Side (north)	7.5 ft
Side (south)	7.5 ft
Rear	15 ft
Lot Size	Min 7,000 sf
Min. Open Space	Max 50%
Frontage Buildout	-
Footprint	-
Min. Building Width	-
Max. Building Width	-
Max Building Depth	-
Height (Max Stories)	Max 2.5
FAR	Max 0.53



## 870-880 Chestnut

District:

- current **MR1**
- 1<sup>st</sup> draft **R3**

Approved two-family development

## Prior Building



## 870-880 Chestnut

District:

- current **MR1**
- 1<sup>st</sup> draft **R3**

Approved two-family development

## Approved Project



# 870-880 Chestnut

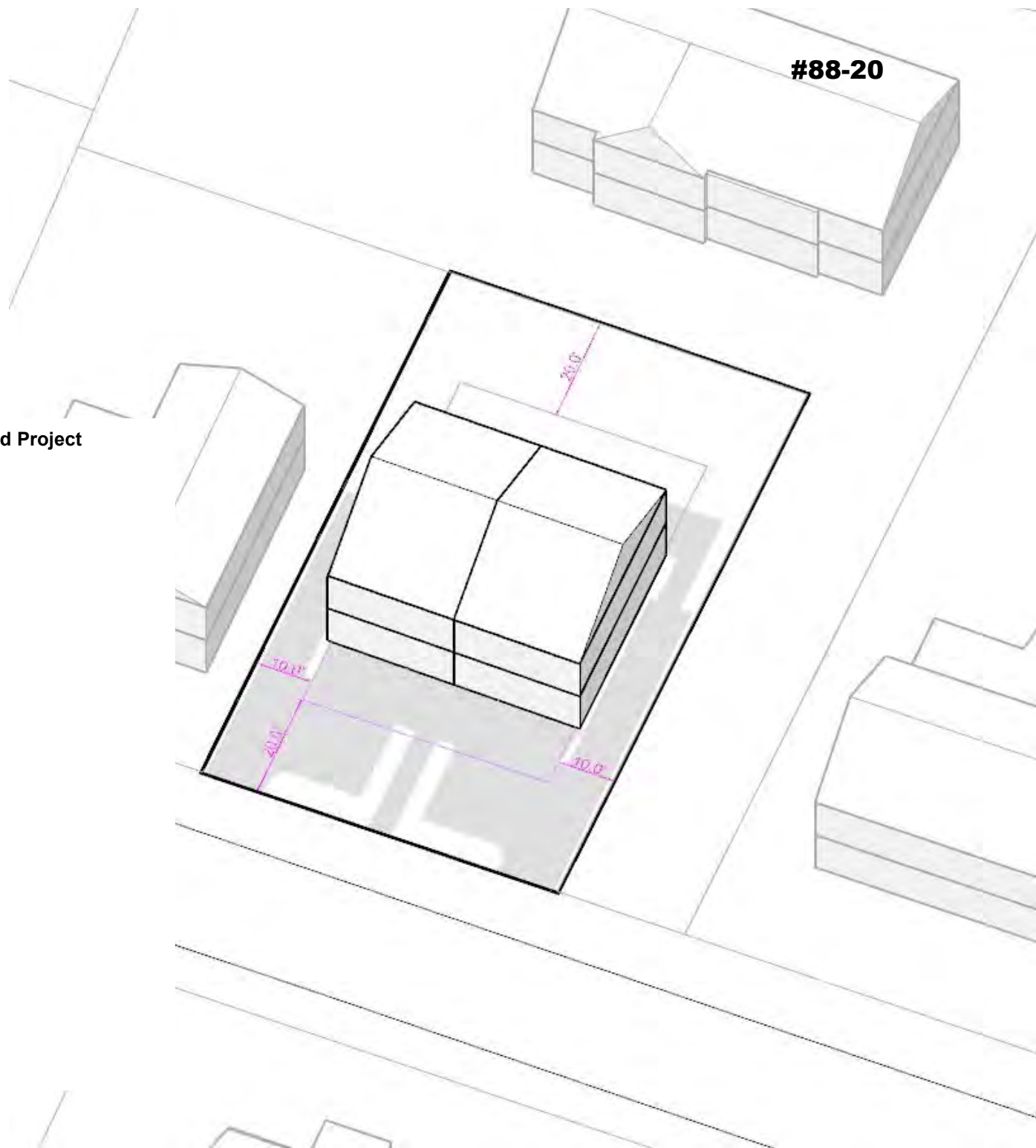
District:

- current **MR1**
- 1<sup>st</sup> draft **R3**

Approved two-family development

## Approved Project

	Draft Zoning Requirement	Approved Project
Frontage	50-100 ft	65 ft
Lot Coverage	Max 50%	<b>56%</b>
Setbacks	(range)	
Front (Chestnut)	20 min/max	<b>30 ft</b>
Side (north)	10 ft	<b>9.35 ft</b>
Side (south)	10 ft	<b>9.35 ft</b>
Rear	20 ft	29.55 ft
Lot Size		
Min. Open Space		
Frontage Buildout	Min 16.25 ft	46 ft
Footprint	Max 2,000 sf	1858 sf
Min. Building Width	20 ft	46 ft
Max. Building Width	65 ft	46 ft
Max Building Depth	80 ft	38 ft
Height (Max Stories)	Max 2.5	2.5
FAR		



# 870-880 Chestnut

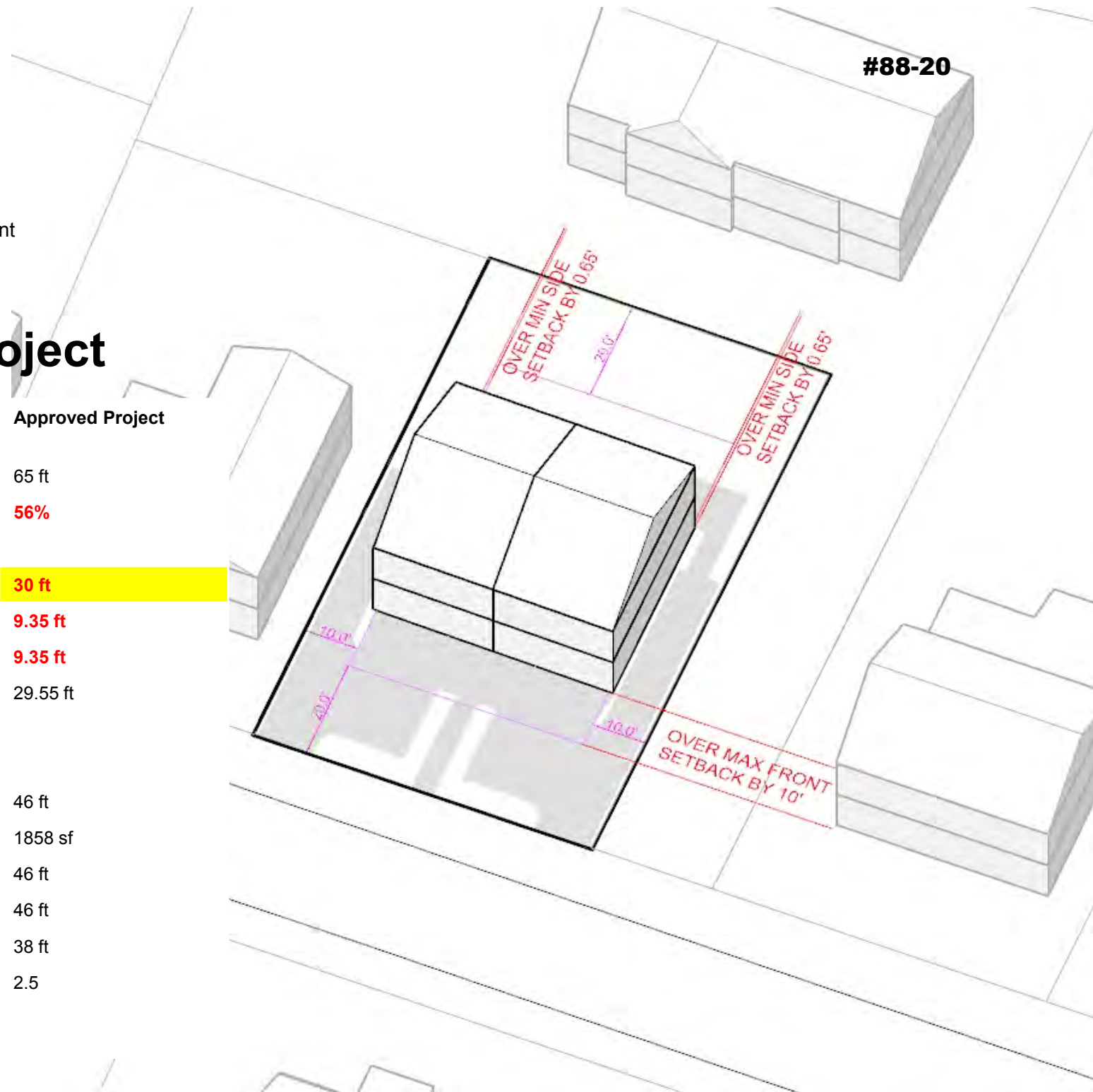
District:

- current **MR1**
- 1<sup>st</sup> draft **R3**

Approved two-family development

## Approved Project

	Draft Zoning Requirement	Approved Project
Frontage	50-100 ft	65 ft
Lot Coverage	Max 50%	<b>56%</b>
Setbacks	(range)	
<b>Front (Chestnut)</b>	<b>20 (contextual)</b>	<b>30 ft</b>
Side (north)	10 ft	<b>9.35 ft</b>
Side (south)	10 ft	<b>9.35 ft</b>
Rear	20 ft	29.55 ft
Lot Size		
Min. Open Space		
Frontage Buildout	Min 16.25 ft	46 ft
Footprint	Max 2,000 sf	1858 sf
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FAR		



# 870-880 Chestnut

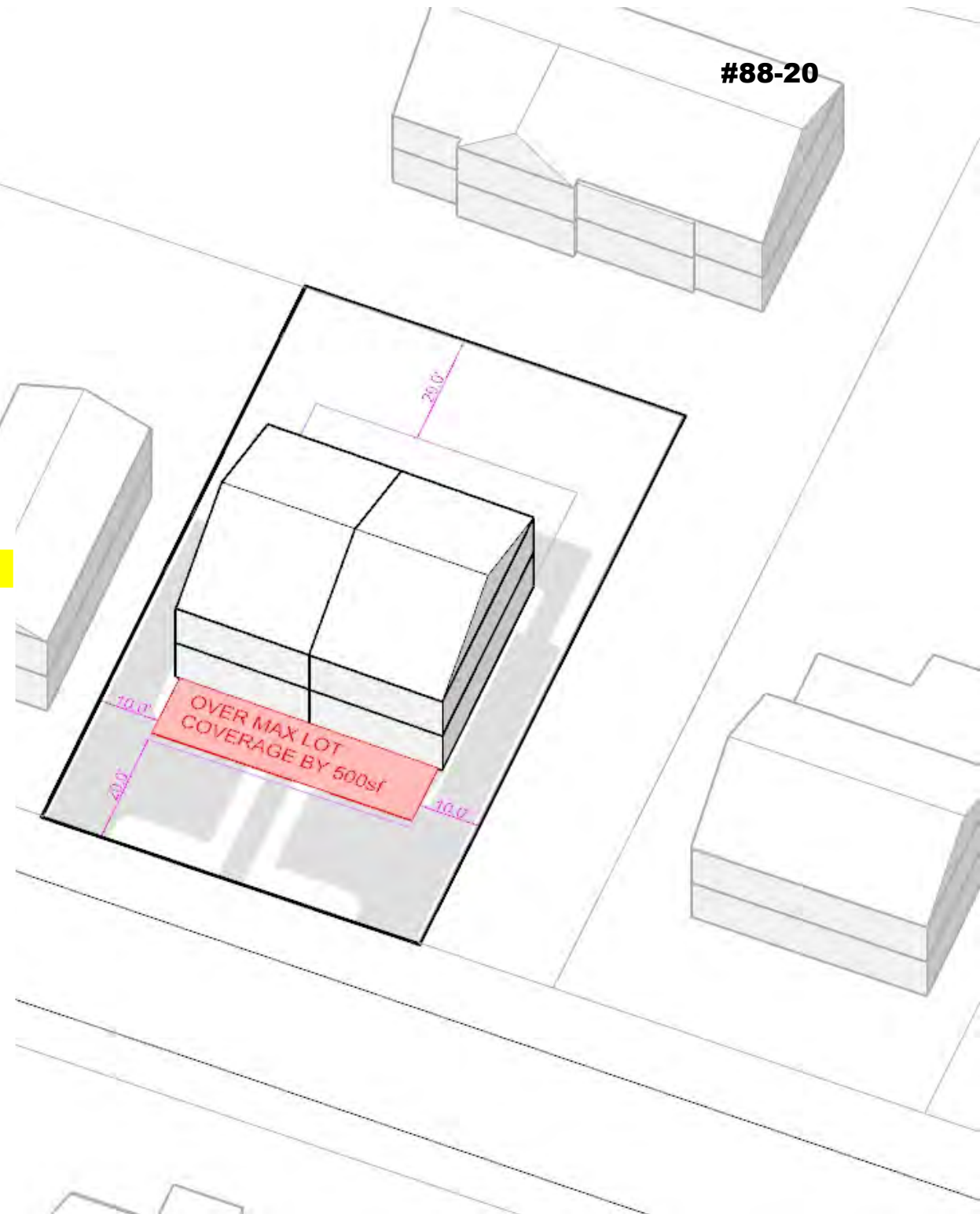
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FAR		



# 870-880 Chestnut

District:

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- 1<sup>st</sup> draft **R3**

Approved two-family development

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FAR		





# 870-880 Chestnut

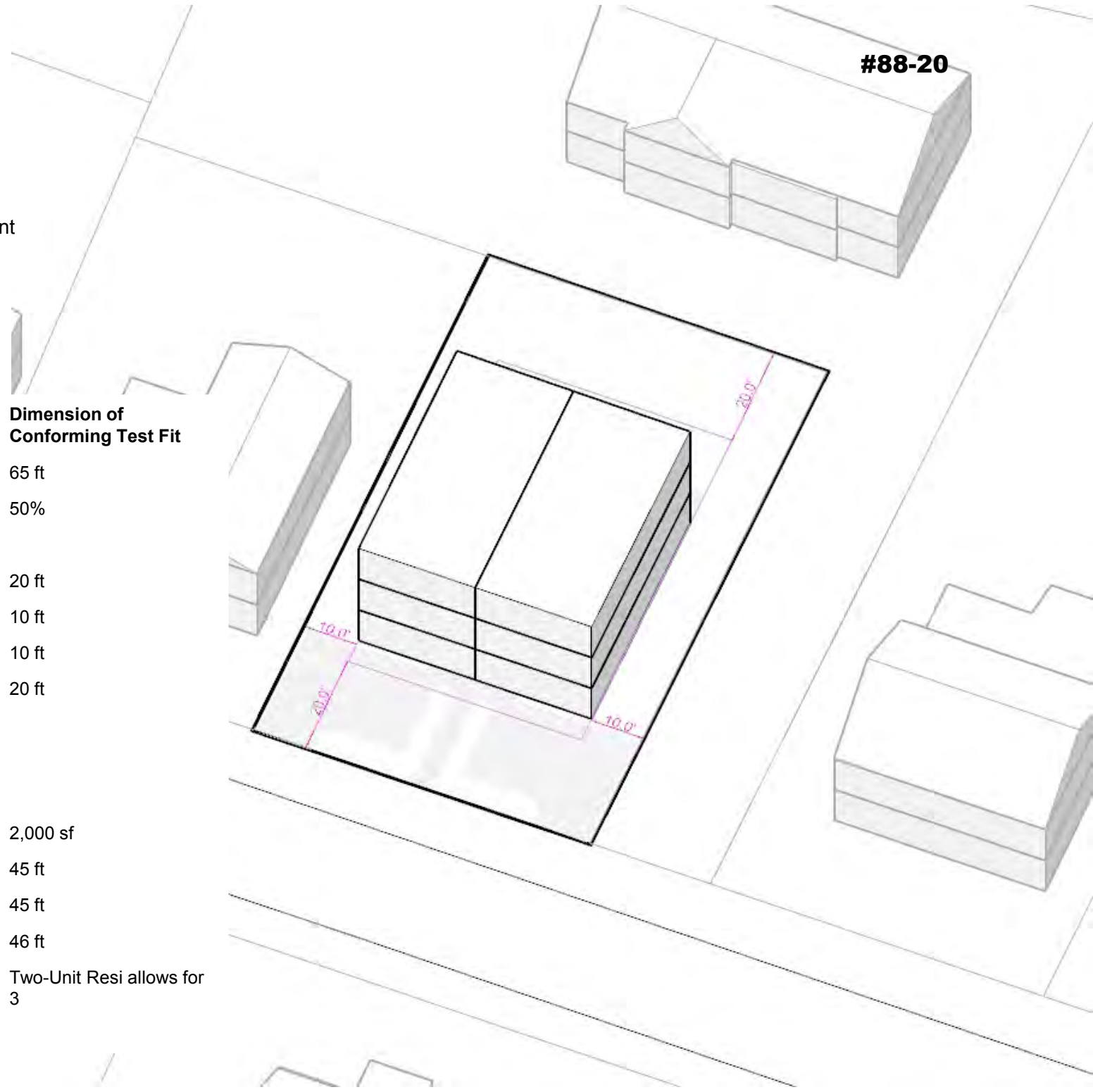
District:

- current **MR1**
- 1<sup>st</sup> draft **R3**

Approved two-family development

## Test Fit

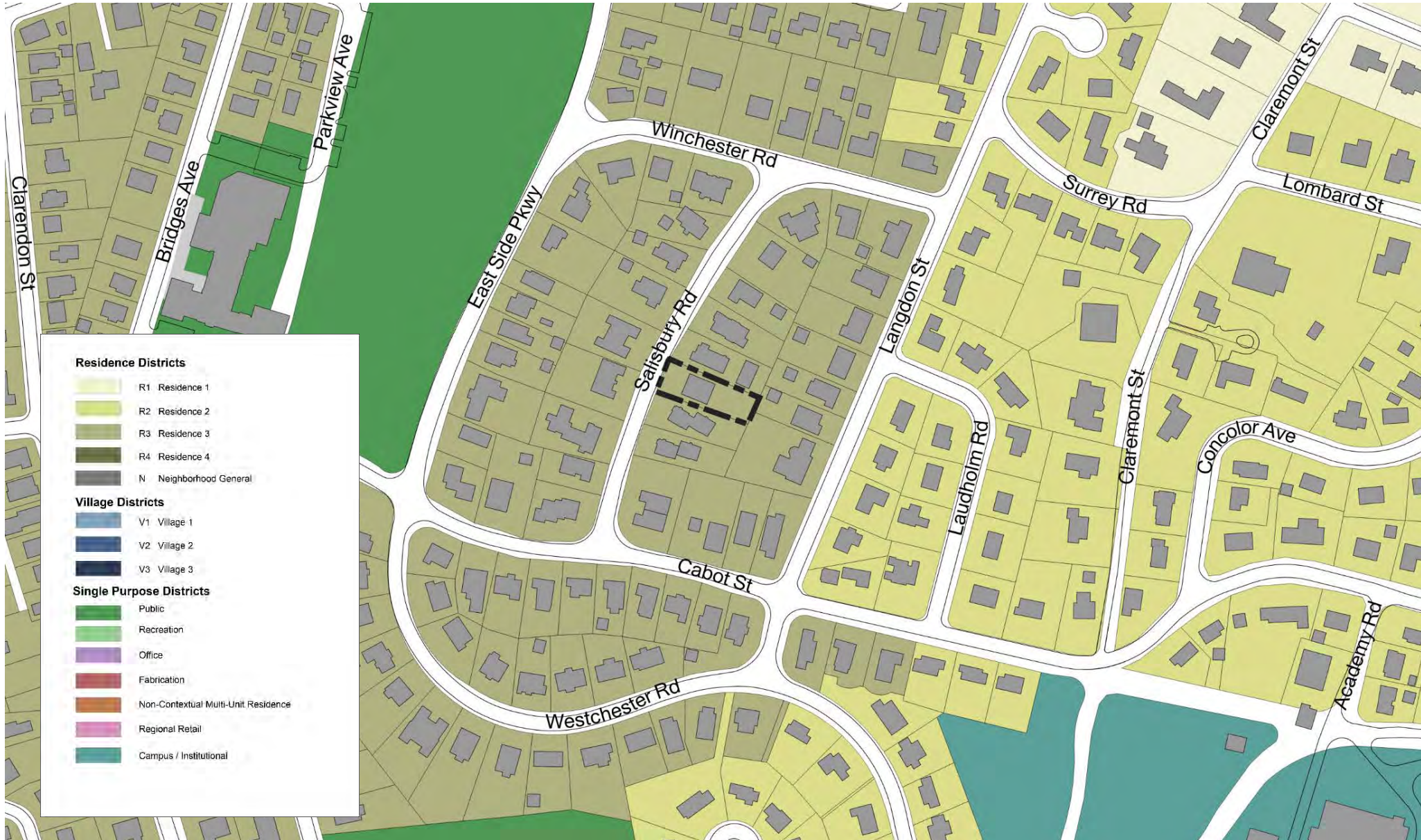
	<b>Draft Zoning Requirement</b>	<b>Dimension of Conforming Test Fit</b>
Frontage	50-100 ft	65 ft
Lot Coverage	Max 50%	50%
Setbacks	(range)	
Front (Chestnut)	20 min/max	20 ft
Side (north)	10 ft	10 ft
Side (south)	10 ft	10 ft
Rear	20 ft	20 ft
Lot Size		
Min. Open Space		
Frontage Buildout	Min 16.25 ft	
Footprint	Max 2,000 sf	2,000 sf
Min. Building Width	20 ft	45 ft
Max. Building Width	65 ft	45 ft
Max Building Depth	80 ft	46 ft
Height (Max Stories)	Max 2.5	Two-Unit Resi allows for 3
FAR		



# 36 Salisbury St

House Type B  
an R3 District Example

# 36 Salisbury St Zoning



# 36 Salisbury

District:

- current **MR1**
- 1<sup>st</sup> draft **R3**

Approved larger single family home

#88-20

## Prior Building

	<b>Current Requirement</b>
Frontage	Min. 70 ft
Lot Coverage	Max 30%
Setbacks	(min)
Front (Salisbury)	25 ft
Side (north)	7.5 ft
Side (south)	7.5 ft
Rear	15 ft
Lot Size	Min 7,000 sf
Min. Open Space	Min 50%
Frontage Buildout	-
Footprint	-
Min. Building Width	-
Max. Building Width	-
Max Building Depth	-
Height (Max Stories)	Max 2.5
FAR	Max 0.49



# 36 Salisbury

#88-20

District:

- current **MR1**
- 1<sup>st</sup> draft **R3**

Approved larger single family home

## Prior Building



# 36 Salisbury

#88-20

District:

- current **MR1**
- 1<sup>st</sup> draft **R3**

Approved larger single family home

## Approved Project



# 36 Salisbury

District:

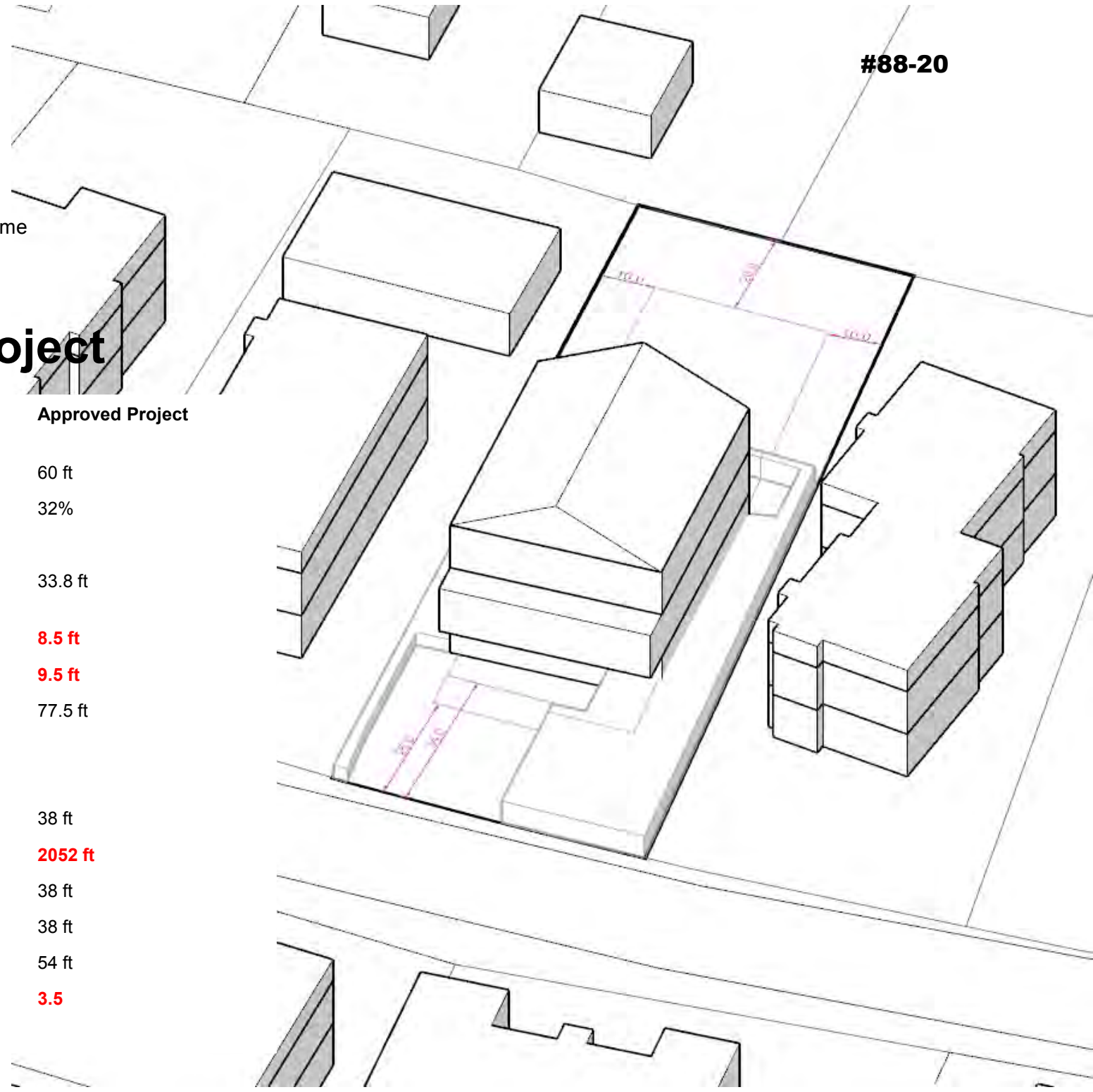
- current **MR1**
- 1<sup>st</sup> draft **R3**

Approved larger single family home

#88-20

## Approved Project

	Draft Zoning Requirement	Approved Project
Frontage	50-100 ft	60 ft
Lot Coverage	Max 50%	32%
Setbacks	(range)	
Front (Salisbury)	26-34 ft min/max	33.8 ft
Side (north)	10 ft	<b>8.5 ft</b>
Side (south)	10 ft	<b>9.5 ft</b>
Rear	20 ft	77.5 ft
Lot Size		
Min. Open Space		
Frontage Buildout	Min 15 ft	38 ft
Footprint	Max 1400 sf	<b>2052 ft</b>
Min. Building Width	15 ft	38 ft
Max. Building Width	65 ft	38 ft
Max Building Depth	90 ft	54 ft
Height (Max Stories)	Max 2.5	<b>3.5</b>
FAR		



# 36 Salisbury

District:

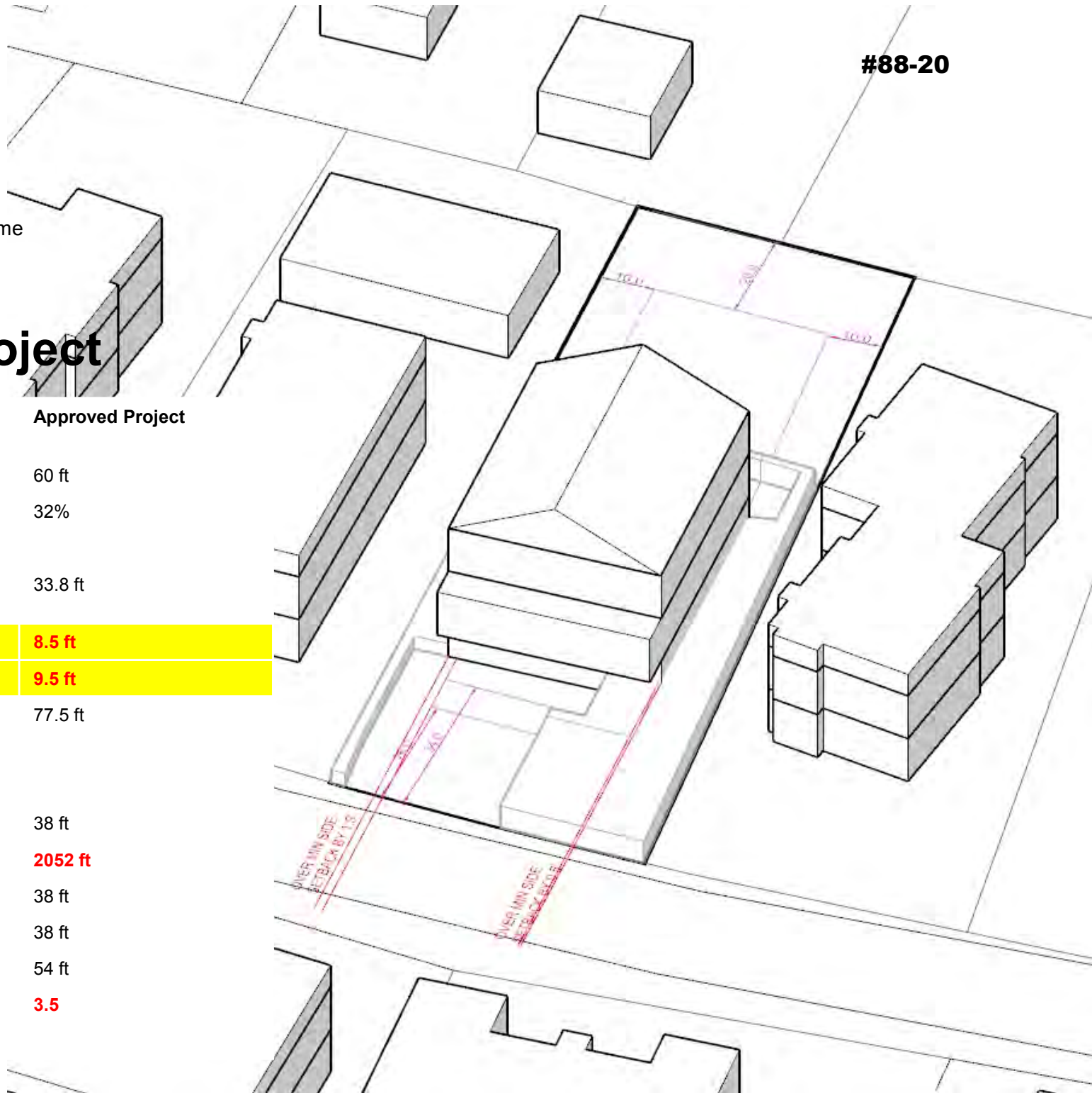
- current **MR1**
- 1<sup>st</sup> draft **R3**

Approved larger single family home

#88-20

## Approved Project

	Draft Zoning Requirement	Approved Project
Frontage	50-100 ft	60 ft
Lot Coverage	Max 50%	32%
Setbacks	(range)	
Front (Salisbury)	26-34 ft min/max	33.8 ft
Side (north)	10 ft	<b>8.5 ft</b>
Side (south)	10 ft	<b>9.5 ft</b>
Rear	20 ft	77.5 ft
Lot Size		
Min. Open Space		
Frontage Buildout	Min 15 ft	38 ft
Footprint	Max 1400 sf	<b>2052 ft</b>
Min. Building Width	15 ft	38 ft
Max. Building Width	65 ft	38 ft
Max Building Depth	90 ft	54 ft
Height (Max Stories)	Max 2.5	<b>3.5</b>
FAR		





# 36 Salisbury

#88-20

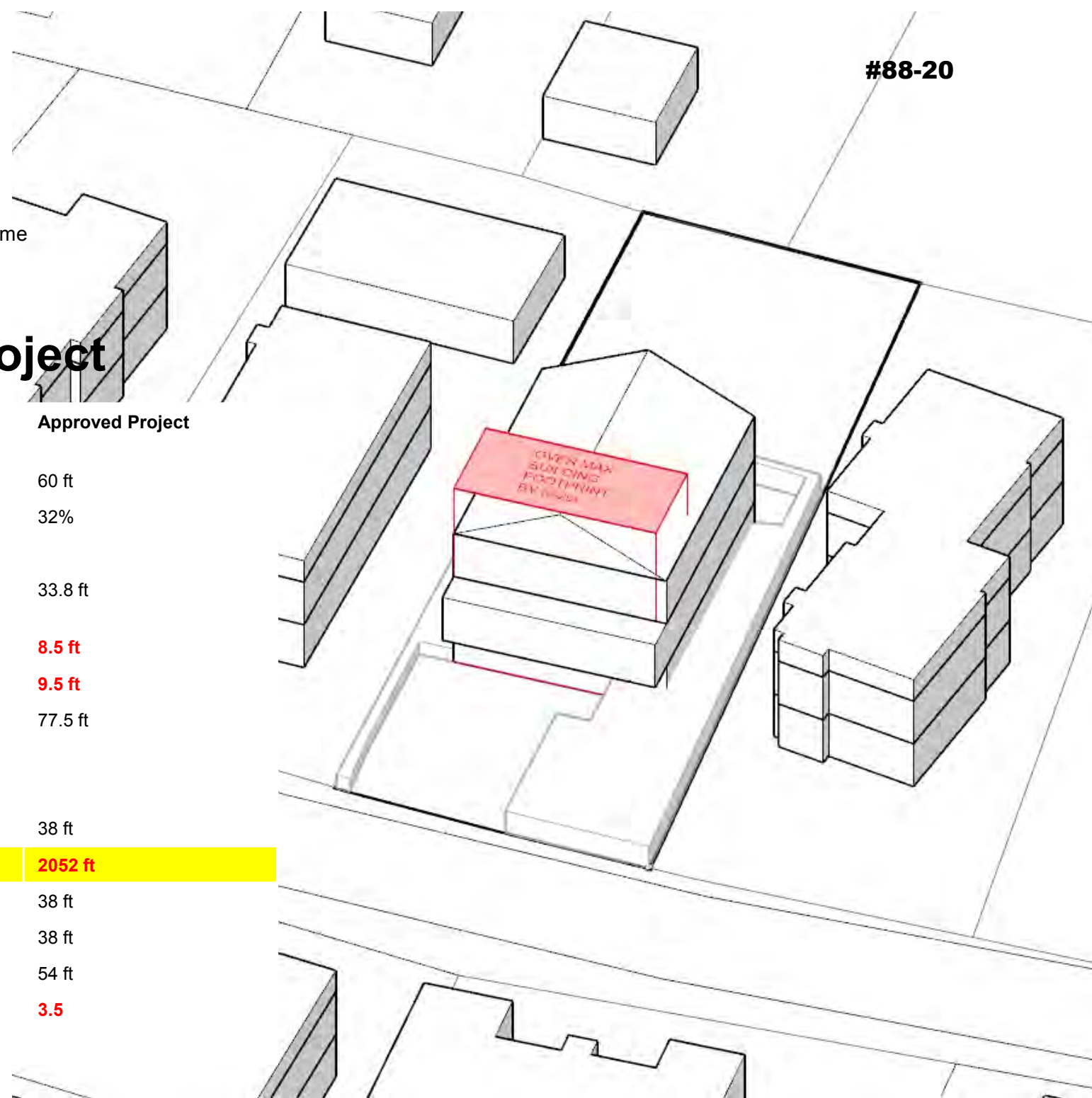
District:

- current **MR1**
- 1<sup>st</sup> draft **R3**

Approved larger single family home

## Approved Project

	Draft Zoning Requirement	Approved Project
Frontage	50-100 ft	60 ft
Lot Coverage	Max 50%	32%
Setbacks	(range)	
Front (Salisbury)	26-34 ft min/max	33.8 ft
Side (north)	10 ft	<b>8.5 ft</b>
Side (south)	10 ft	<b>9.5 ft</b>
Rear	20 ft	77.5 ft
Lot Size		
Min. Open Space		
Frontage Buildout	Min 15 ft	38 ft
<b>Footprint</b>	<b>Max 1400 sf</b>	<b>2052 sf</b>
Min. Building Width	15 ft	38 ft
Max. Building Width	65 ft	38 ft
Max Building Depth	90 ft	54 ft
Height (Max Stories)	Max 2.5	<b>3.5</b>
FAR		



# 36 Salisbury

District:

- current **MR1**
- 1<sup>st</sup> draft **R3**

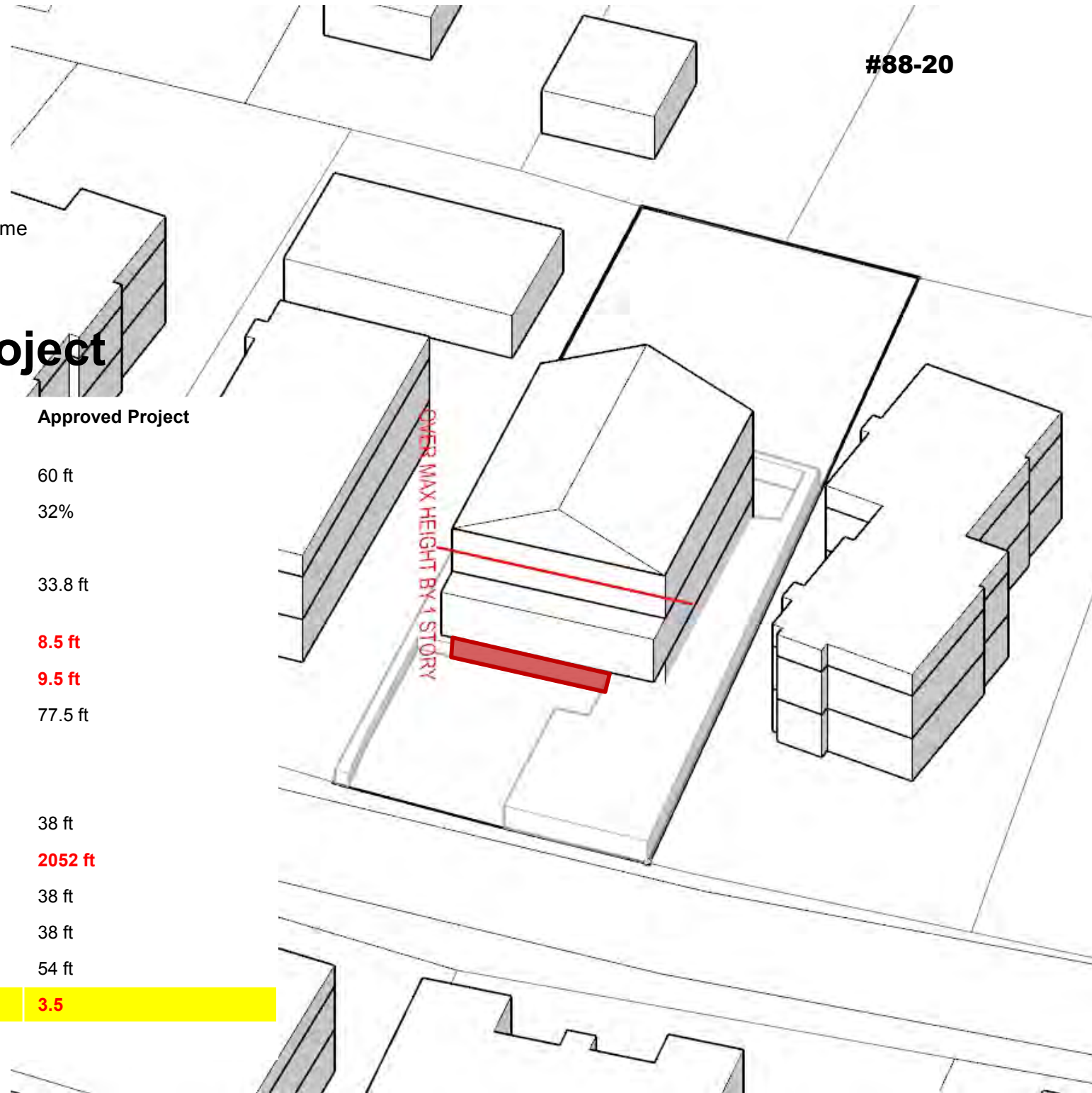
Approved larger single family home

#88-20

## Approved Project

	Draft Zoning Requirement	Approved Project
Frontage	50-100 ft	60 ft
Lot Coverage	Max 50%	32%
Setbacks	(range)	
Front (Salisbury)	26-34 ft min/max	33.8 ft
Side (north)	10 ft	<b>8.5 ft</b>
Side (south)	10 ft	<b>9.5 ft</b>
Rear	20 ft	77.5 ft
Lot Size		
Min. Open Space		
Frontage Buildout	Min 15 ft	38 ft
Footprint	Max 1400 sf	<b>2052 ft</b>
Min. Building Width	15 ft	38 ft
Max. Building Width	65 ft	38 ft
Max Building Depth	90 ft	54 ft
Height (Max Stories)	Max 2.5	<b>3.5</b>

FAR



# 36 Salisbury

District:

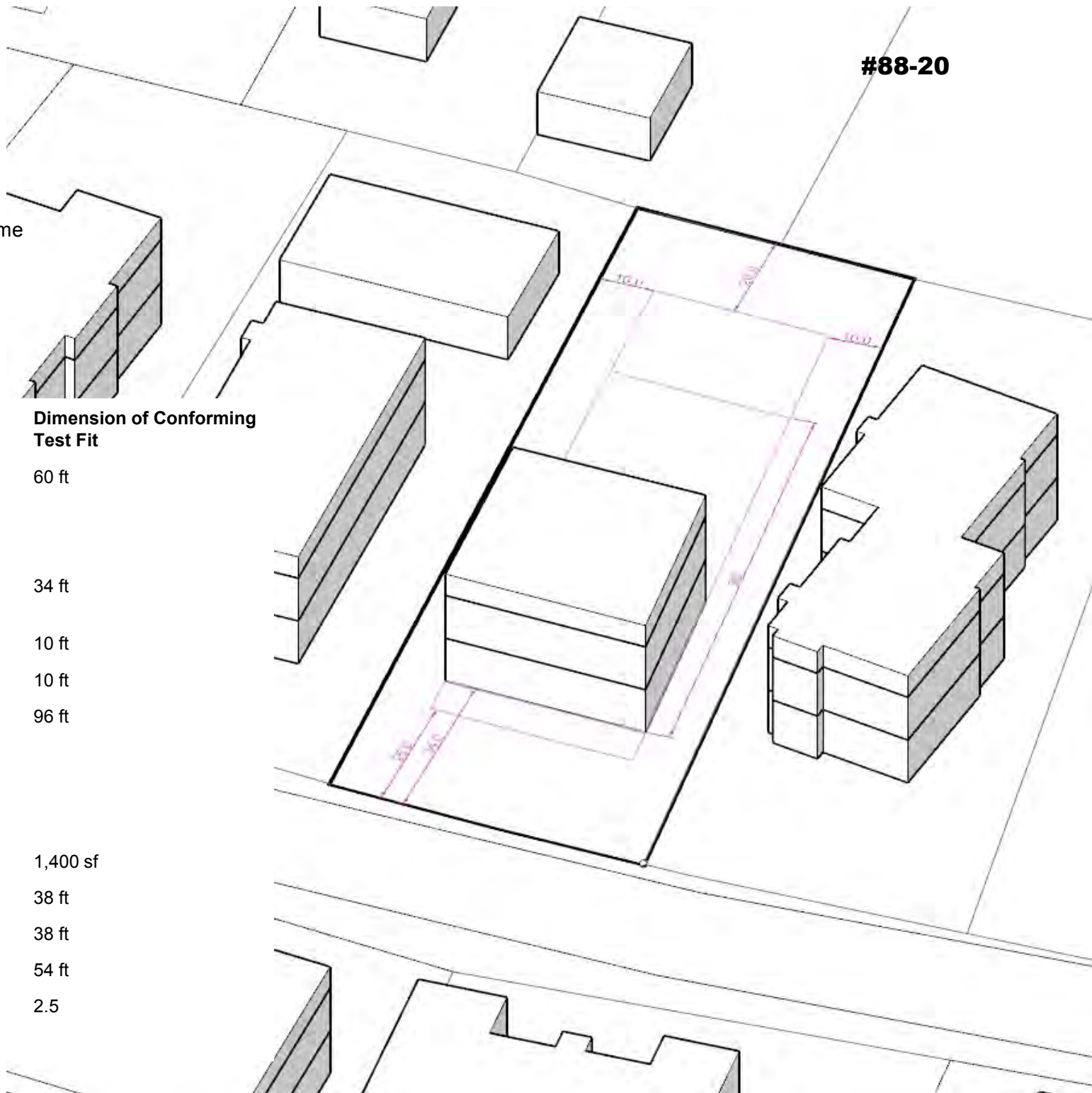
- current **MR1**
- 1<sup>st</sup> draft **R3**

Approved larger single family home

#88-20

## Test Fit

	Draft Zoning Requirement	Dimension of Conforming Test Fit
Frontage	50-100 ft	60 ft
Lot Coverage	Max 50%	
Setbacks	(range)	
Front (Salisbury)	26-34 ft min/max	34 ft
Side (north)	10 ft	10 ft
Side (south)	10 ft	10 ft
Rear	20 ft	96 ft
Lot Size		
Min. Open Space		
Frontage Buildout	Min 17.5 ft	
Footprint	Max 1400 sf	1,400 sf
Min. Building Width	15 ft	38 ft
Max. Building Width	65 ft	38 ft
Max Building Depth	90 ft	54 ft
Height (Max Stories)	Max 2.5	2.5
FAR		



# 1081 Washington St

Shop House (commercial ground floor, residential above)

An N District Example

# 1081 Washington St Zoning



# 1081 Washington

District:

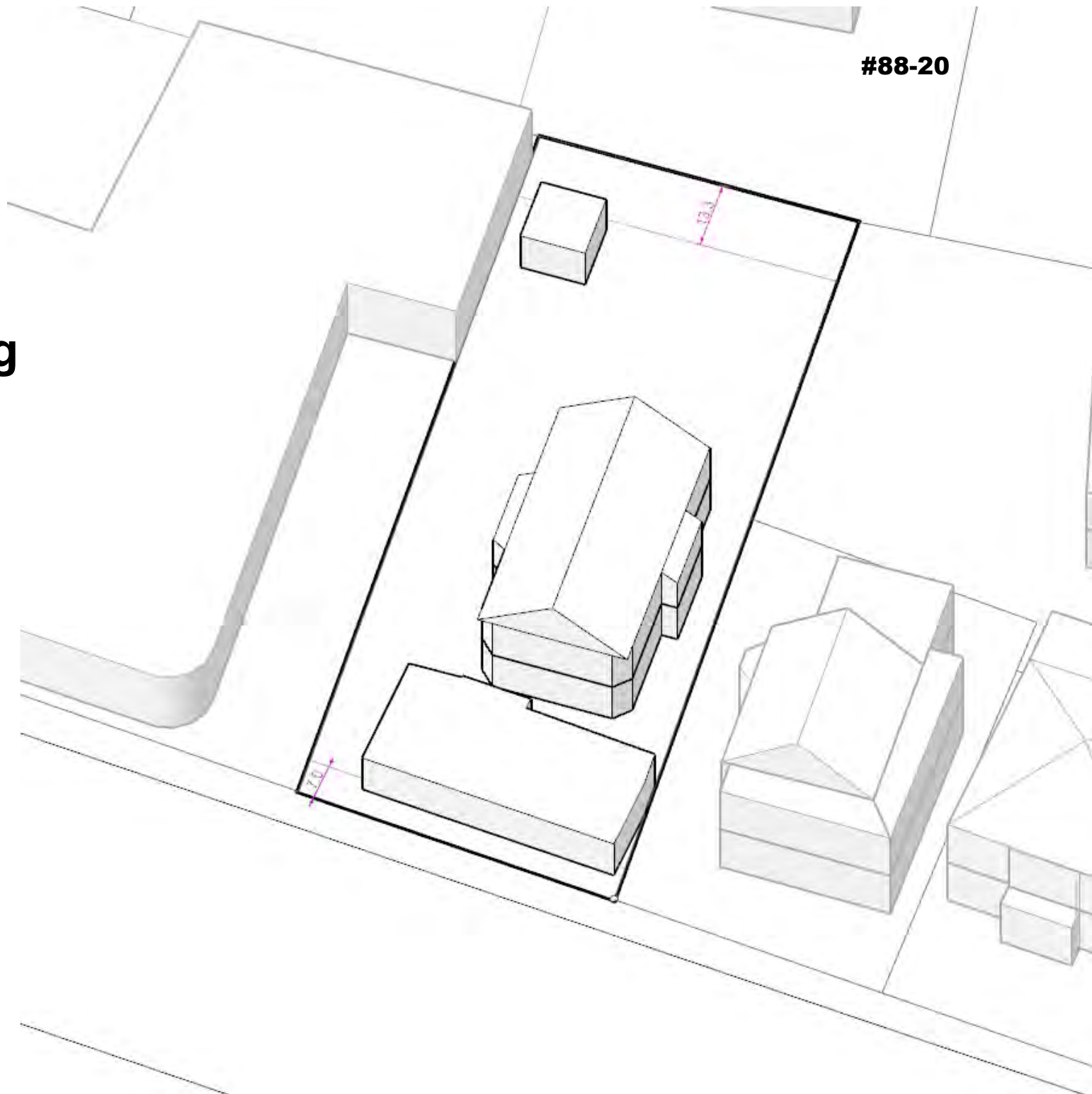
- current **BU2**
- 1<sup>st</sup> draft **N**

Approved commercial building

#88-20

## Prior Building

	<b>Current Requirement</b>
Frontage	Min. 80 ft
Lot Coverage	Max 30%
Setbacks (min)	
Front (Washington)	7 ft
Side (west)	0 ft
Side (east)	0 ft
Rear	13.3 ft (1/2 height)
Lot Size	Min 10,000 sf
Min. Open Space	-
Frontage Buildout	-
Footprint	-
Min. Building Width	-
Max. Building Width	-
Max Building Depth	-
Height (Max Stories)	Max 2
FAR	Max 1.0



# 1081 Washington

#88-20

District:

- current **BU2**
- 1<sup>st</sup> draft **N**

Approved commercial building

## Prior Building



# 1081 Washington

#88-20

District:

- current **BU2**
- 1<sup>st</sup> draft **N**

Approved commercial building

## Approved Project





# 1081 Washington

District:

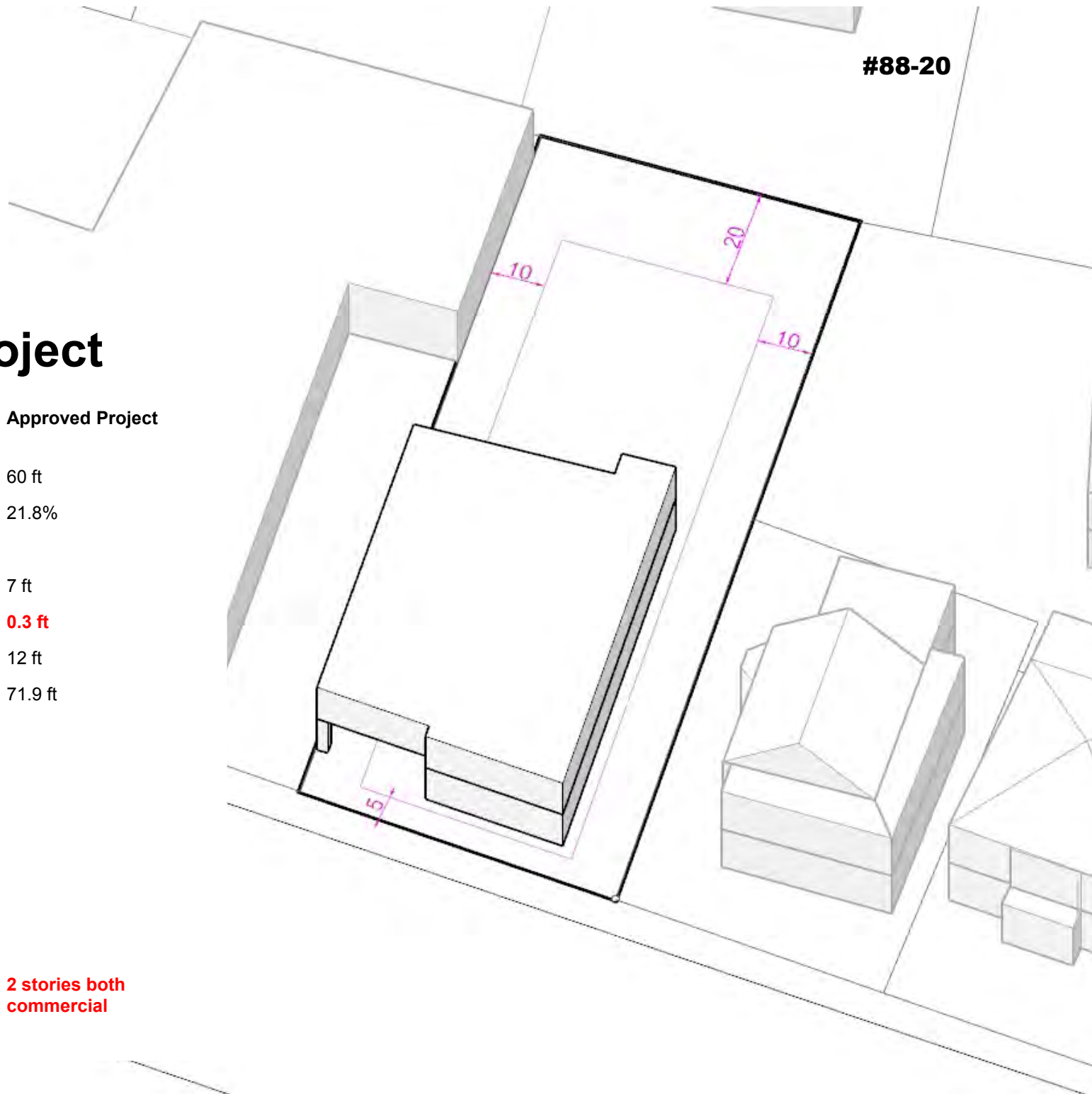
- current **BU2**
- 1<sup>st</sup> draft **N**

Approved commercial building

#88-20

## Approved Project

	Draft Zoning Requirement	Approved Project
Frontage	50-100 ft	60 ft
Lot Coverage	Max 70%	21.8%
Setbacks	(range)	
Front (Washington)	5 ft min	7 ft
Side (west)	10 ft	<b>0.3 ft</b>
Side (east)	10 ft	12 ft
Rear	20 ft	71.9 ft
Lot Size		
Min. Open Space		
Frontage Buildout	Min 17.5 ft	
Footprint	Max 1400 sf	
Min. Building Width	15 ft	
Max. Building Width	65 ft	
Max Building Depth	90 ft	
Height (Max Stories)	Max 2.5	<b>2 stories both commercial</b>
FAR		



# 1081 Washington

District:

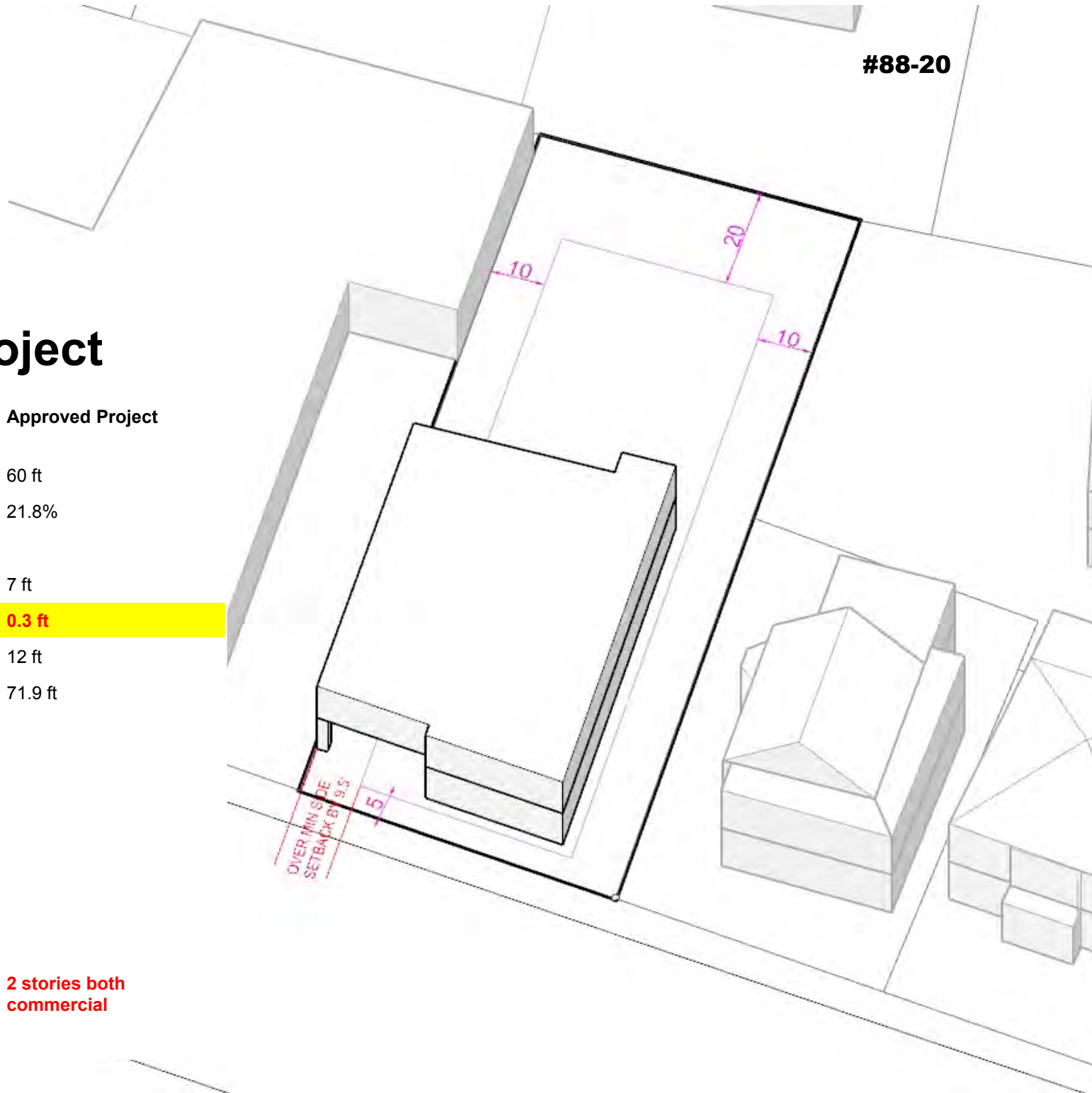
- current **BU2**
- 1<sup>st</sup> draft **N**

Approved commercial building

#88-20

## Approved Project

	Draft Zoning Requirement	Approved Project
Frontage	50-100 ft	60 ft
Lot Coverage	Max 70%	21.8%
Setbacks	(range)	
Front (Washington)	5 ft min	7 ft
Side (west)	10 ft	<b>0.3 ft</b>
Side (east)	10 ft	12 ft
Rear	20 ft	71.9 ft
Lot Size		
Min. Open Space		
Frontage Buildout	Min 17.5 ft	
Footprint	Max 1400 sf	
Min. Building Width	15 ft	
Max. Building Width	65 ft	
Max Building Depth	90 ft	
Height (Max Stories)	Max 2.5	<b>2 stories both commercial</b>
FAR		



# 1081 Washington

District:

- current **BU2**
- 1<sup>st</sup> draft **N**

Approved commercial building

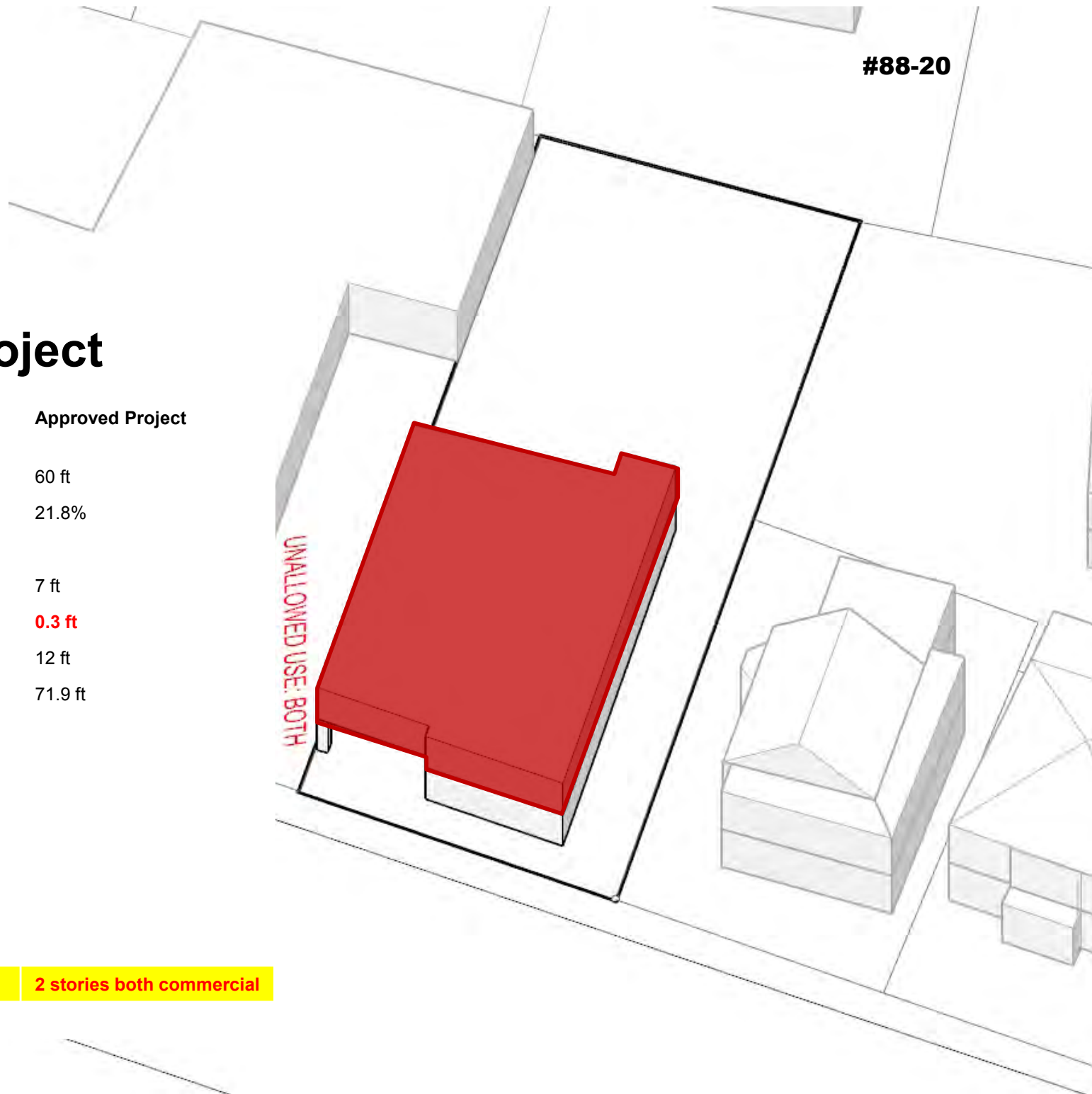
#88-20

## Approved Project

	Draft Zoning Requirement	Approved Project
Frontage	50-100 ft	60 ft
Lot Coverage	Max 70%	21.8%
Setbacks	(range)	
Front (Washington)	5 ft min	7 ft
Side (west)	10 ft	<b>0.3 ft</b>
Side (east)	10 ft	12 ft
Rear	20 ft	71.9 ft
Lot Size		
Min. Open Space		
Frontage Buildout	Min 17.5 ft	
Footprint	Max 1400 sf	
Min. Building Width	15 ft	
Max. Building Width	65 ft	
Max Building Depth	90 ft	

Height (Max Stories)	Max 2.5	<b>2 stories both commercial</b>
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FAR



# 1081 Washington

District:

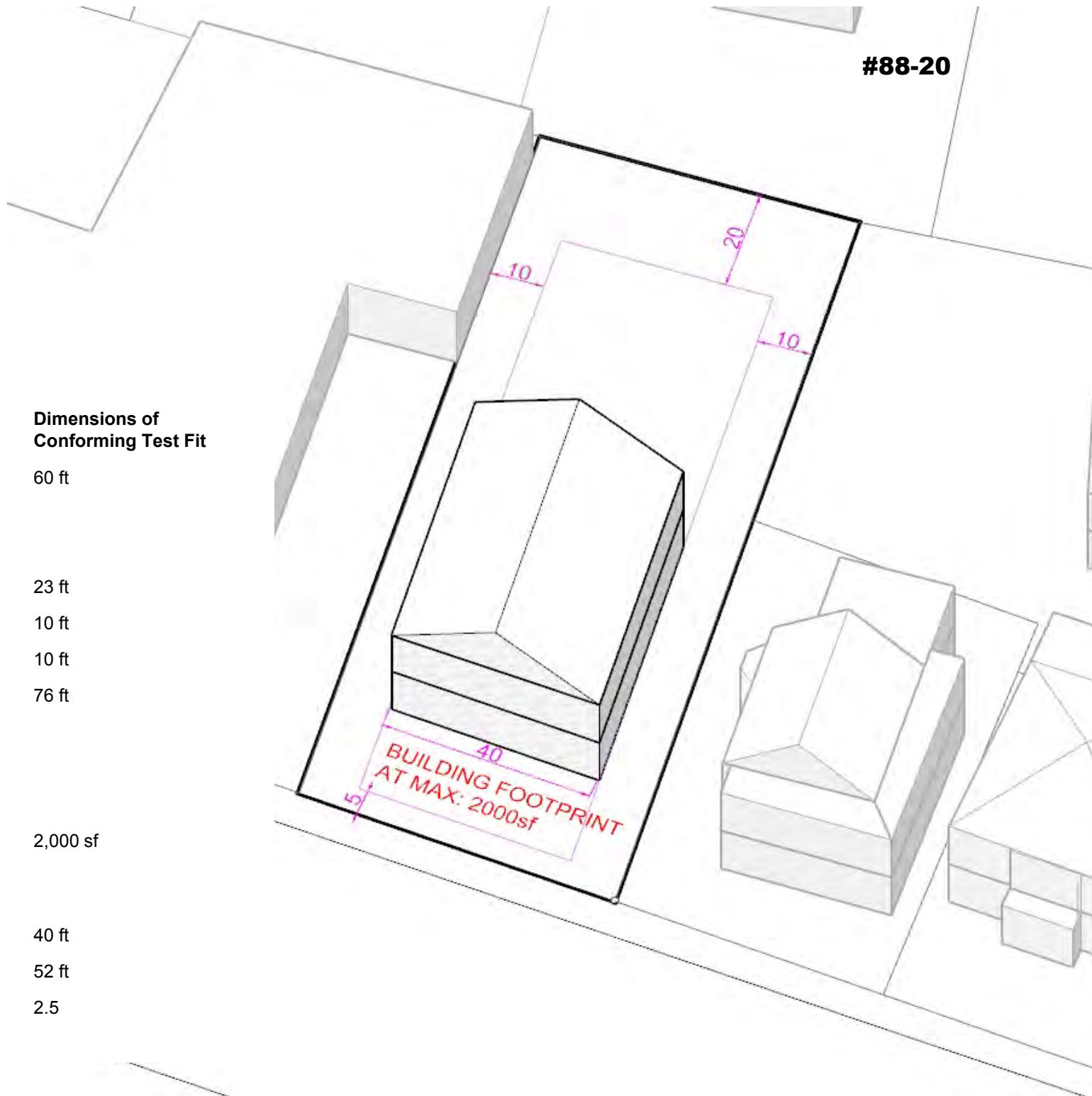
- current **BU2**
- 1<sup>st</sup> draft **N**

Approved commercial building

#88-20

## Test Fit

	Draft Zoning Requirement	Dimensions of Conforming Test Fit
Frontage	50-100 ft	60 ft
Lot Coverage	Max 70%	
Setbacks	(range)	
Front (Washington)	5 ft min	23 ft
Side (west)	10 ft	10 ft
Side (east)	10 ft	10 ft
Rear	20 ft	76 ft
Lot Size		
Min. Open Space		
Frontage Buildout	Min 17.5 ft	
Footprint	2000 sf Shop House	2,000 sf
Min. Building Width	15 ft	
Max. Building Width	65 ft	40 ft
Max Building Depth	90 ft	52 ft
Height (Max Stories)	Max 2.5	2.5
FAR		



# Recap

# Recap

- **Work in progress**
- **But what we have begins to achieve our goals**
- **We want to hear from you:  
[zoningredesign@newtonma.gov](mailto:zoningredesign@newtonma.gov)**

# Next Steps & Schedule

## Next Steps

Schedule has focus on garages, building components, and accessory structures.

May need to remain on building types with a focus on alternative lot configurations, particularly small lots, etc.

## Homework

Memo to come for next ZAP meeting. Continue with current readings.



# Questions & Ideas

# Thank You!

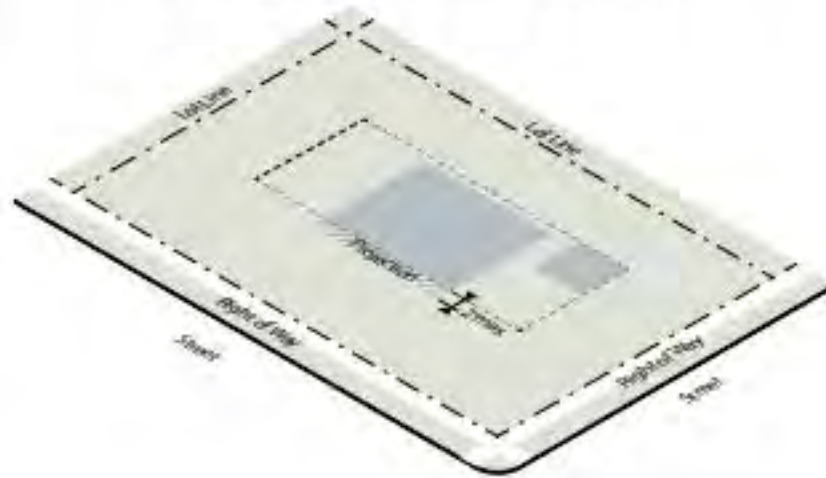
#88-20



# Appendix

# Existing Ordinance - Lot Coverage

- D. **Lot Coverage.** The percentage of the lot area which is covered by buildings, including accessory buildings, except in the following cases:
1. The area covered by roof overhangs of up to 2 feet shall not be included in the calculation of lot coverage; and
  2. The lot coverage requirements contained in Sec. 3.1 shall not apply to the erection or construction of a private garage in connection with or accessory to a building which was in existence on December 27, 1922, and designed or used as a single- or two-family residence.



# Proposed Ordinance - Lot Coverage

- Ⓒ Lot Coverage. The percentage of lot area that is covered by structures, impermeable surfaces, paving, pavers, and decking. The lot coverage standard is intended to differentiate between the built and unbuilt aspects of a lot. Buildings are measured from the outer edge of the walls and include cantilevered portions of building, exclusive of the area under the eaves. Any area used for parking, no matter the surface material, is counted in the lot coverage.

# Existing Ordinance - Height

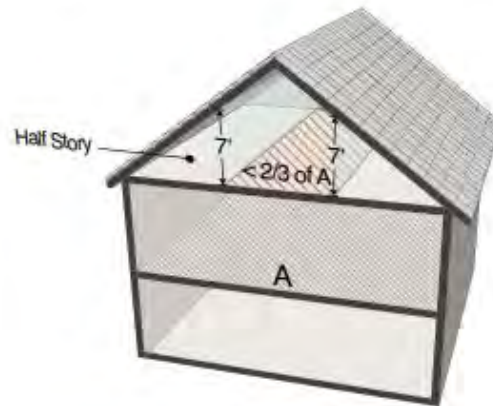
## 1.5.4. Height

### A. Defined:

1. The vertical distance between the elevations of the average grade plane and the highest point of the roof. Not included in such measurements are:
  - a. Cornices which do not extend more than 5 feet above the roof line;
  - b. Chimneys, vents, ventilators and enclosures for machinery of elevators which do not exceed 15 feet in height above the roof line;
  - c. Enclosures for tanks which do not exceed 20 feet in height above the roof line and do not exceed in aggregate area 10 percent of the area of the roof; and
  - d. Solar panels which do not extend more than 1 foot above the ridgeline or in the case of a flat roof, no more than 4 feet above the parapet, unless greater extensions are allowed by special permit; and
  - e. Towers, spires, domes and ornamental features.
2. No space above the maximum height shall be habitable.

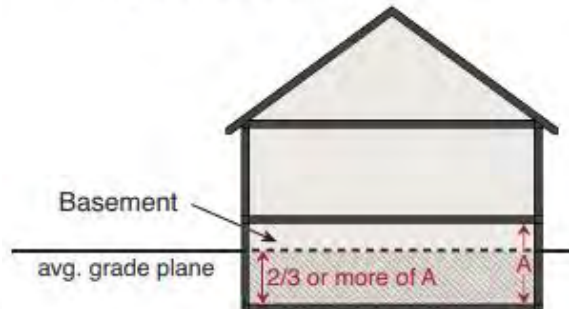
B. **Story.** That portion of a building, any part of which is above the ground elevation, excluding basements, contained between any floor and the floor or roof next above it.

C. **Story, Half.** A story directly under a sloping roof where the area with a ceiling height of 7 feet or greater is less than 2/3 of the area of the story next below.

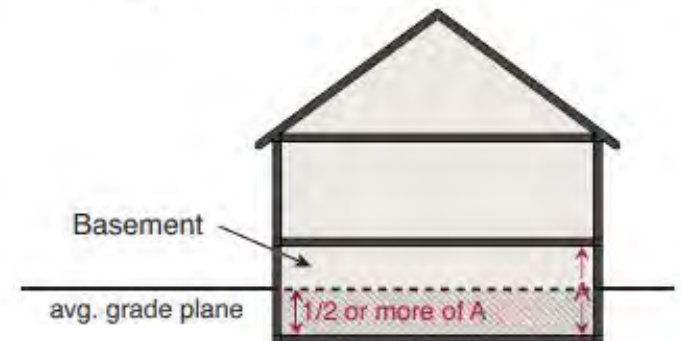


D. **Basement.**

1. Any story in a building in which 2/3 or more of the distance between the floor and the ceiling next above it is below the average grade plane adjacent to the building.



2. In the case of single- and two-family residential uses, any story in a building in which 1/2 or more of the distance between the floor and the ceiling next above it is below the average grade plane adjacent to the building.



- E. **Grade.** In cases where the walls of the building are more than five (5) feet from the nearest street line, the grade shall mean the mean elevation of the ground adjoining said wall; and in all other cases, the mean elevation of the nearest sidewalk.
- F. **Grade Plane Average.** A horizontal reference plane for a building as a whole representing the average of finished grade elevations around the perimeter of a building, as determined by the length-weighted mean formula below. All walls of length greater than 6 feet shall be included in segments of consistent grade or slope.

# Proposed Ordinance - Height

## 2.6.3 Building Height Standards

- A. The total number of stories of a building is calculated as follows:
1. The maximum number of stories is calculated along the front elevation.
  2. Ground Story and Basement:
    - a. A basement is counted as a story in the maximum number of stories when the finished floor of the ground story is 4 feet or more above the average ground level of the lot along the front elevation.
    - b. An exposed basement story along the front elevation is considered the ground story if it exceeds 50% of the width of the front elevation. An exposed basement story along the front elevation not exceeding 50% of the front elevation width is not counted toward the maximum number of stories.
    - c. A basement story exposed along a side or rear building wall, such as a walkout basement, is exempt from the maximum number of stories.
    - d. For any lot with frontage on 2 or more streets, the number of stories is calculated along the front elevation facing the primary front lot line.
  3. Upper Stories:
    - a. Upper stories must comply with stated minimums and maximum story heights for the building type.
    - b. A half-story is the space located directly under a roof and is less than a full story. The following standards apply to half-stories:
      - i. The roof rafters must intersect the wall plate or top of wall frame of the exterior walls at a height no more than 2 feet above the finished floor of the half-story.
      - ii. Ceiling height of a half story must not exceed 12 feet at any point
      - iii. Attic space located under a 0 story equivalent roof is not counted as a half story (See Sec 2.6.3.E on Roof Types).
  4. Interior spaces may be configured to include multiple stories within the same interior volume.

# Proposed Ordinance - Height

## 5. Stories in Above Grade Structured Parking:

- a. Each story of above ground structured parking is counted as 1 story regardless of its relationship to habitable stories, except that up to 2 stories of above ground structured parking may be counted as 1 story when those stories are fully screened by a single ground story with active uses of an equal or greater story height (See Lined Garage Building Type).

## B. Story Height

1. Story height is measured vertically from the surface of the finished floor to the surface of the finished floor above. When there is no floor above, story height is measured from the surface of the finished floor to the top of the structural beam or joists above or the top of the wall plate, whichever is higher.
2. Minimum story height is not measured for half-stories.

## C. Ground Story Elevation

Ground story elevation is measured from the average ground level at the exterior walls. Subject to Site Plan Approval, a property owner may request that the grade be calculated from the grade of the sidewalk of the abutting street or from the crown of the roadway of the adjacent street when no sidewalk exists, to the top of the finished floor of the ground story of a building, where this provision will allow a more contextual building.

## D. Roof Types and Roof Components

1. Defined primary roof types and roof components are permitted as indicated for each building type.
2. Primary Roof Types.
  - a. General Standards.
    - i. Each Roof Type has a "story equivalent" based on the amount of potential living area available under the roof. The story equivalent, depending upon the roof type, may limit the number of stories in a building. Building types that are permitted to have a 0.5 story may utilize a Roof Type equaling 0 or 1 story only if they do not build that 0.5 story.
    - ii. Buildings may have more than one roof and roof type, provided that one roof type is used for at least 50% of the building footprint, the "primary roof type."
    - iii. Any roof type may be used as a secondary roof type as long as the maximum stories is met.



# Proposed Ordinance - Height

## b. Gable Roof Type.

- i. Description. A pitched roof with two sides meeting at a single ridge-beam.
- ii. Story Equivalent. 0.5 story
- iii. Roof Pitch. - Min pitch = 6:12, Max pitch = 14:12

## c. Low Gable Roof Type.

- i. Description. A pitched roof with two sides meeting at a single ridge-beam.
- ii. Story Equivalent. 0 story
- iii. Roof Pitch: Min pitch = 3:12, Max pitch = 6:12

## d. Hipped Roof Type.

- i. Description. A roof that is pitched on all sides meeting in a single point or ridge-beam.
- ii. Story Equivalent. 0.5 story
- iii. Roof Pitch: Min pitch = 6:12, Max pitch = 12:12

## e. Low Hipped Roof Type.

- i. Description. A roof that is pitched on all sides meeting in a single point or ridge-beam.
- ii. Story Equivalent. 0 story
- iii. Roof Pitch: Min pitch = 3:12, Max pitch = 6:12

# Proposed Ordinance - Height

- f. Two-Stage Roof Type.
  - i. Description. A complex pitched roof consisting of a shallow sloped upper portion and a steeply sloped lower portion, meeting either in a single ridge-beam (like a gambrel roof) or a single point (like a mansard roof).
  - ii. Story Equivalent. 1 story
  - iii. Roof Pitch: Upper slope: Min pitch = 1.5:12, Max pitch = 3:12, Lower slope: Min pitch = 9:12, Max pitch = 60:12
  - iv. The point at which slope changes must be at least 8 ft but no more than 12 ft higher than the building eaves.
- g. Vault Roof Type.
  - i. Description. A roof formed by an arch, series of arches, or dome.
  - ii. Story Equivalent. 1 story
  - iii. The midpoint of the slope of the roof may be no more than 8 ft higher than the building eaves.
- h. Flat Roof Type.
  - i. Description. A roof with almost no pitch and no central ridge.
  - ii. Story Equivalent. 0 story
  - iii. Roof Pitch: Min pitch = 1.5:12, Max pitch = 3:12
- i. Shed Roof Type.
  - i. Description. A pitched roof sloping in one direction from a single high ridge beam to a single low ridge beam.
  - ii. Story Equivalent. 0.5 story
  - iii. The midpoint of the slope of the roof may be no more than 8 ft higher than the building eaves.

### 3. Rooftop Mechanicals.

The following rooftop mechanical systems are exempt up to a limit of 3 feet if unscreened or 8 feet if screened by parapet walls or similar opaque screening from view of the street.