



# Workshop Two – Building Types (cont.)

Article 3

04.13.20 – ZAP Committee

# Presentation Tonight

- **Two parts -**
  - **Part I: Comparing the current and proposed ordinance Residence Districts ONLY**
  - **Part II: Case studies on Building Types and Alternative Lot Configurations**

# Part I: Comparison Goals

# What are We Comparing

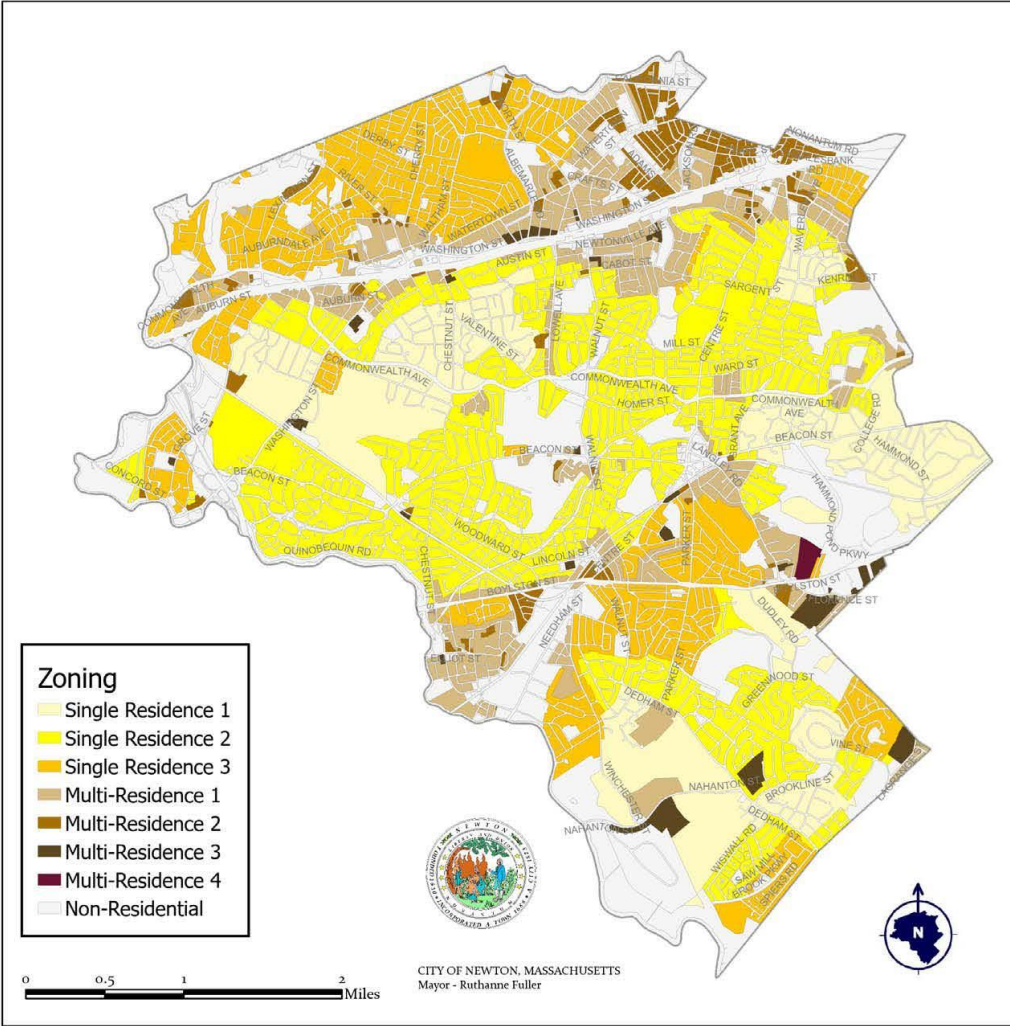
- **Only Residence Districts**
  - **Current (SR & MR)**
  - **Proposed (R1-R4 & N)**

# Current and Proposed Zoning Districts

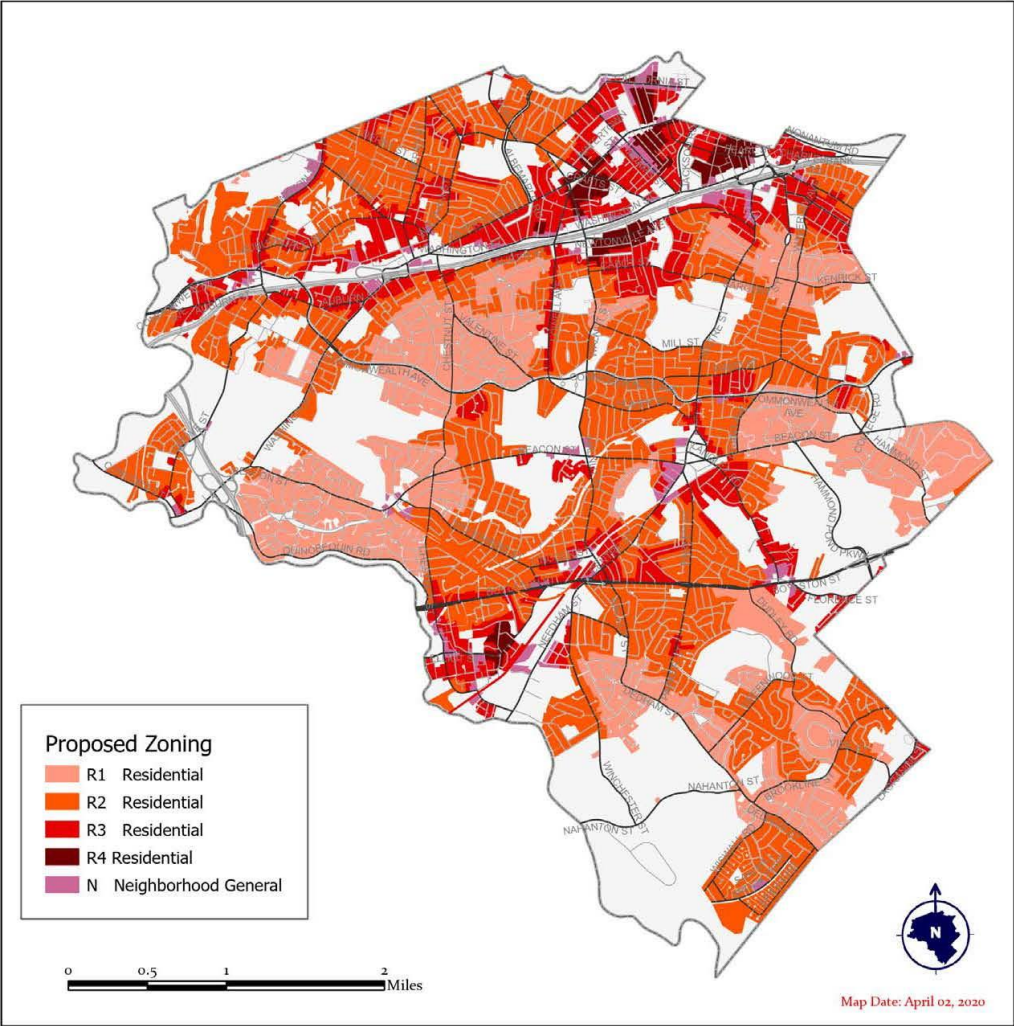
City of Newton, Massachusetts

#88-20

## Current Residential Zoning



## Proposed Residential Zoning

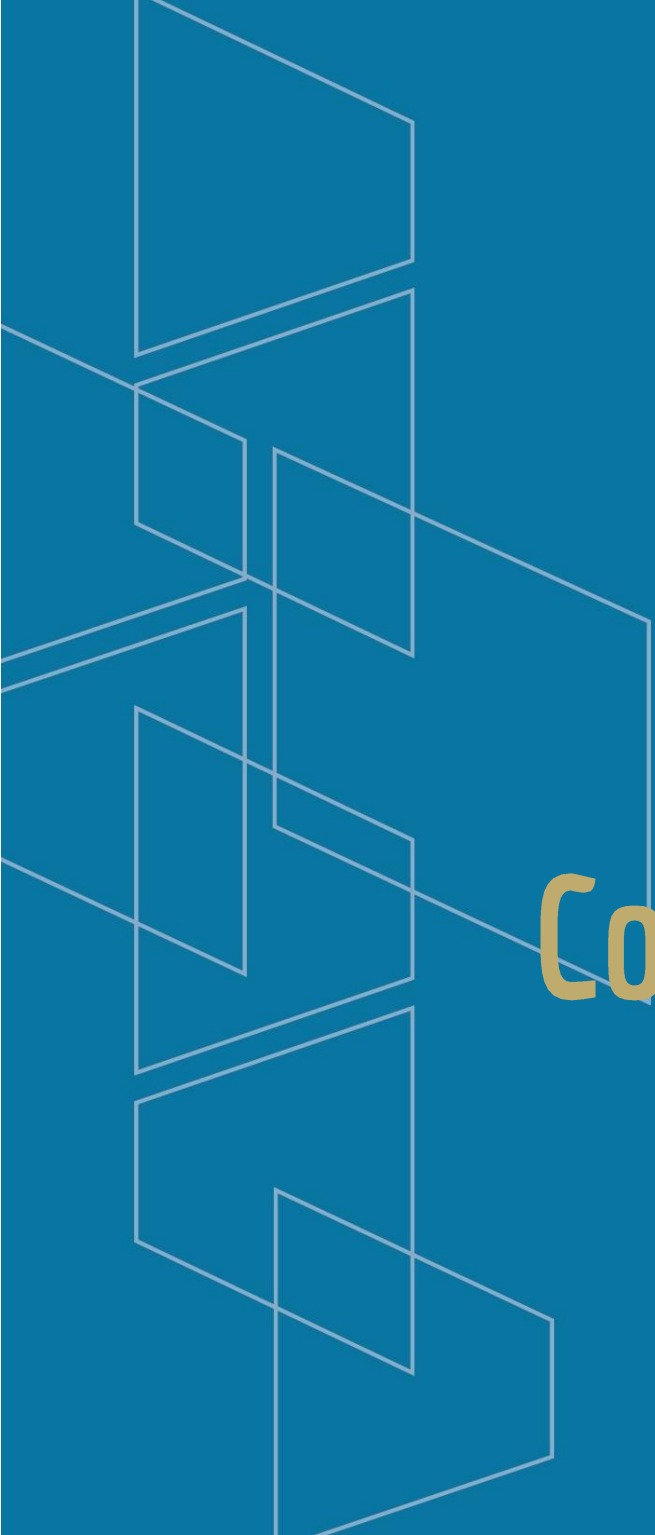


# Proposed = Existing

- **Proposed Residence Districts are derived from the Pattern Book Analysis**
- **Refinement will continue throughout this process**

# Citywide Comparison is Best

- **Analysis is most useful when looking across the City**
- **Current  $\neq$  Proposed**
  - **SR1 does not equal R1**
  - **SR2 does not equal R1**
  - **Etc.**



# Part I: Comparison Maps/Tables of Residence Districts



# Lot Standards

	Current													Proposed				
	SR1		SR2		SR3		MR1		MR2		MR3		MR4	R 1	R2	R3	R4	N
	New Lot	Old Lot	New Lot	Old Lot	New Lot	Old Lot	New Lot	Old Lot	New Lot	Old Lot	New Lot	Old Lot	New Lot					
Lot Area (sf) (min)	25,000	15,000	15,000	10,000	10,000	7,000	10,000	7,000	10,000	7,000	10,000	7,000	10,000	N/A	N/A	N/A	N/A	N/A
Lot Frontage (min)	140 ft	100 ft	100 ft	80 ft	80 ft	70 ft	80 ft	70 ft	80 ft	70 ft	80 ft	70 ft	80 ft	80 ft	60 ft	50 ft	40 ft	50 ft
Lot Frontage (max)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	110 ft	100 ft	100 ft	100 ft
Lot Coverage (max)	15%	20%	20%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	25%	30%	50%	60%	70%
Open Space (min)	70%	65%	65%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	N/A	N/A	N/A	N/A	N/A
Front Setback (min)	40 ft	25 ft	30 ft	25 ft	30 ft	25 ft	30 ft	25 ft	25 ft	25 ft	15 ft	15 ft	15 ft	25 ft	20 ft	10 ft	5 ft	5 ft
Front Setback (max)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	40 ft	35 ft	35 ft	25 ft
Side Setback (min)	20 ft	12.5 ft	15 ft	7.5 ft	10 ft	7.5 ft	10 ft	7.5 ft	10 ft	7.5 ft	7.5 ft	7.5 ft	10 ft	20 ft	12.5 ft	10 ft	7.5 ft	10 ft
Rear Setback (min)	25 ft	25 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	40 ft	30 ft	20 ft	15 ft	20 ft
Frontage Buildout (min)^	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12 ft/25%	12 ft/25%	12 ft/25%	12 ft/40%

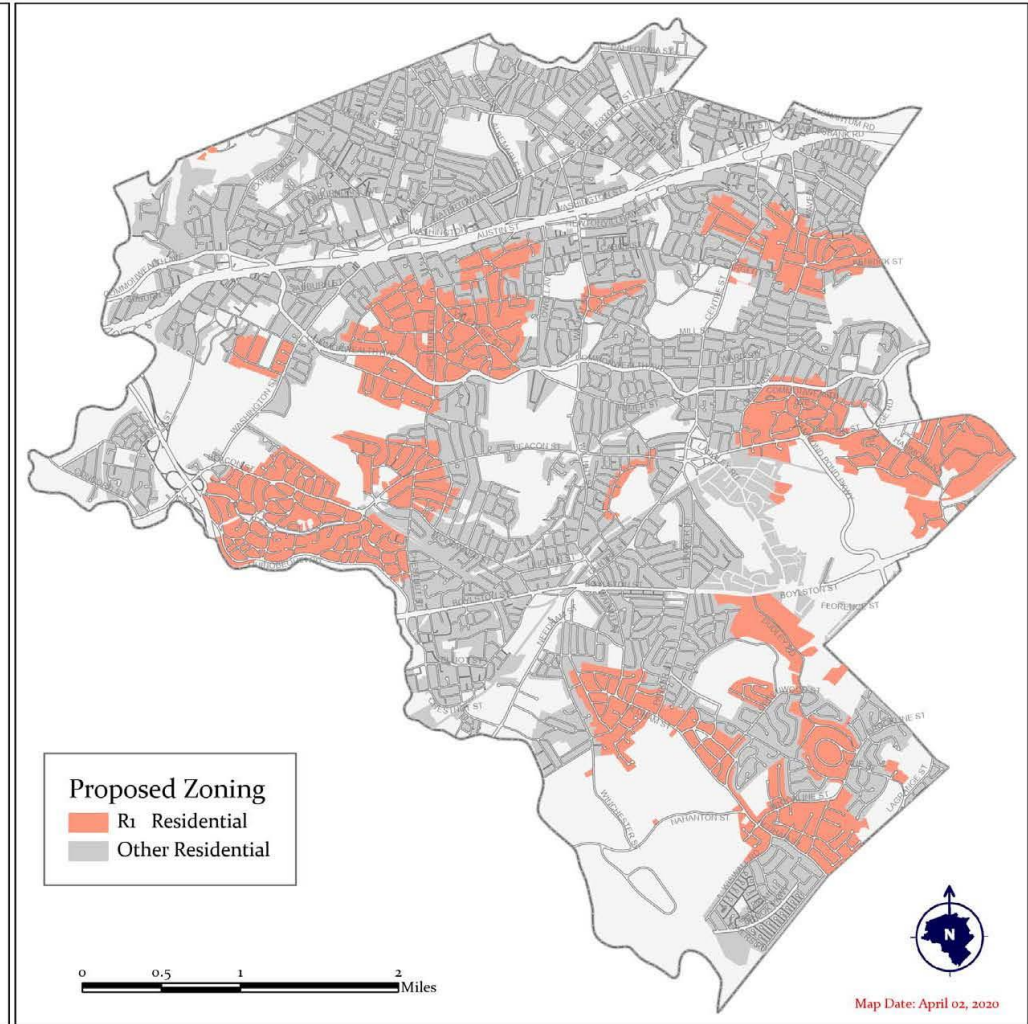
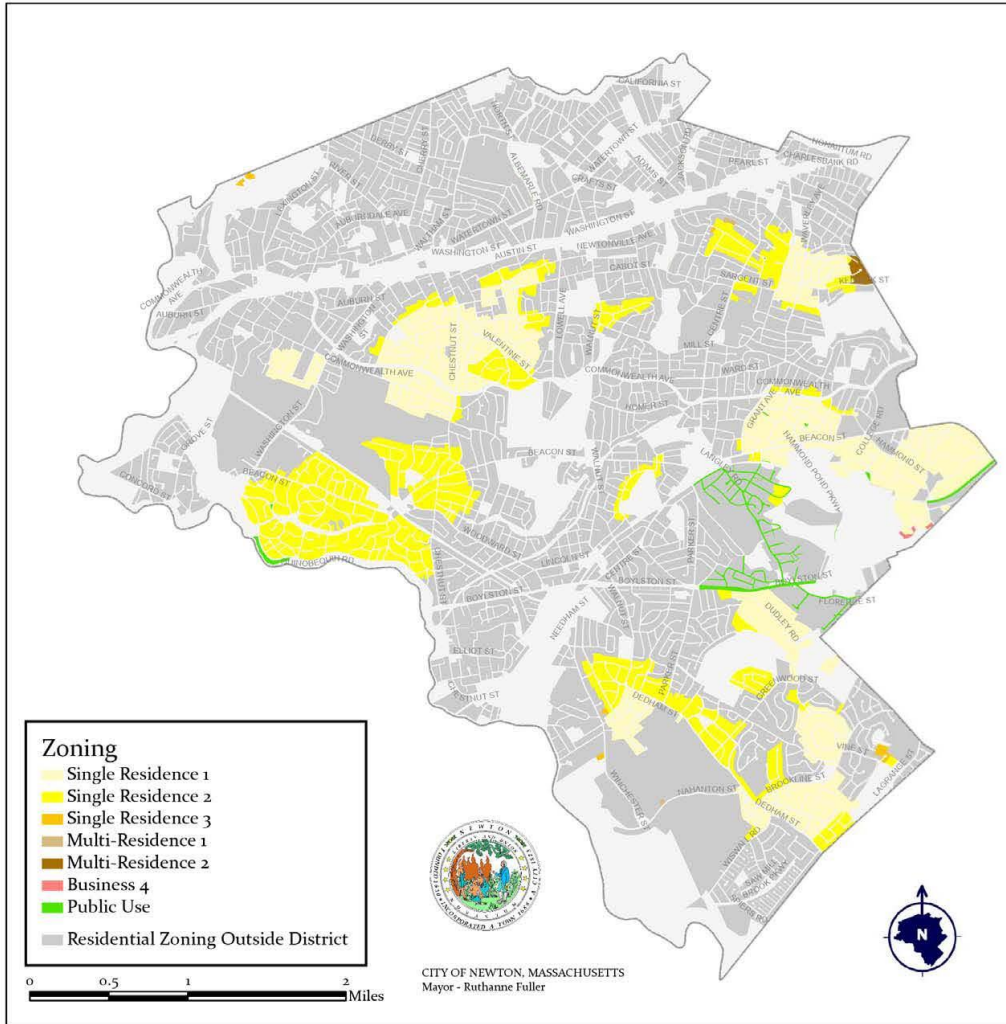
# Proposed R1 Zoning District

City of Newton, Massachusetts

#88-20 **R1**

## Current Zoning of Lots Proposed R1

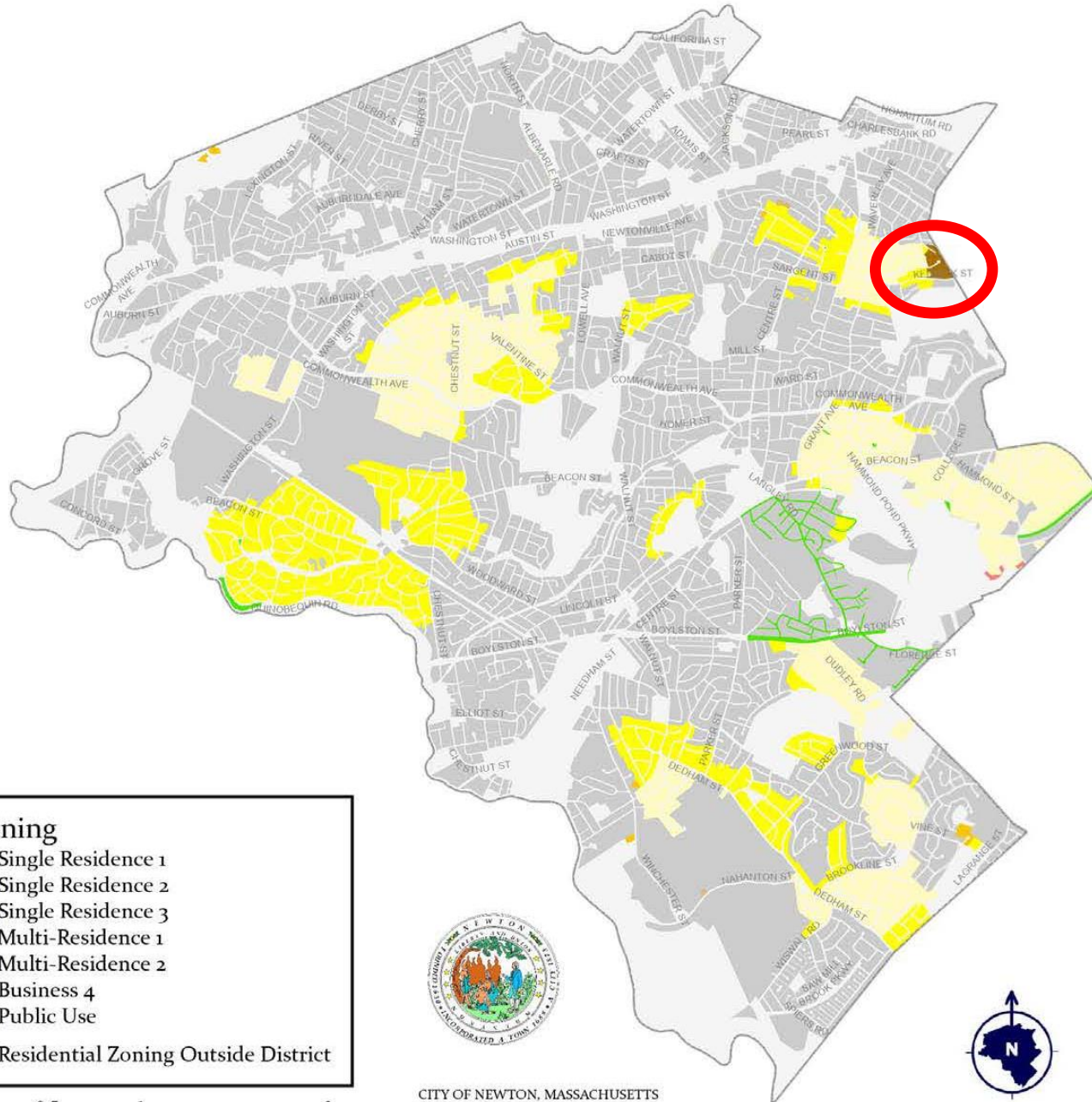
## Lots Proposed R1



# Current Zoning of Lots Proposed R1

#88-20 **R1**

Very large-single family homes (MR2)



- Zoning**
- Single Residence 1
  - Single Residence 2
  - Single Residence 3
  - Multi-Residence 1
  - Multi-Residence 2
  - Business 4
  - Public Use
  - Residential Zoning Outside District



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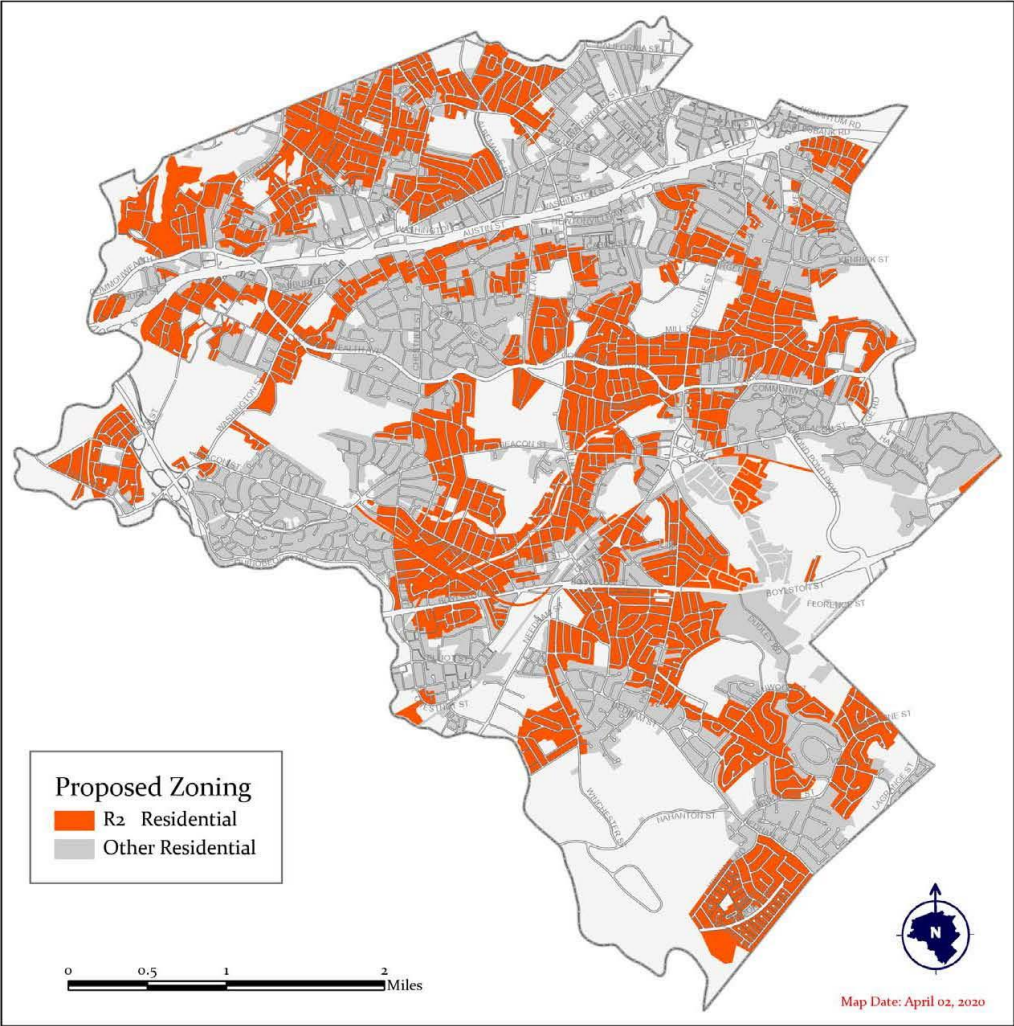
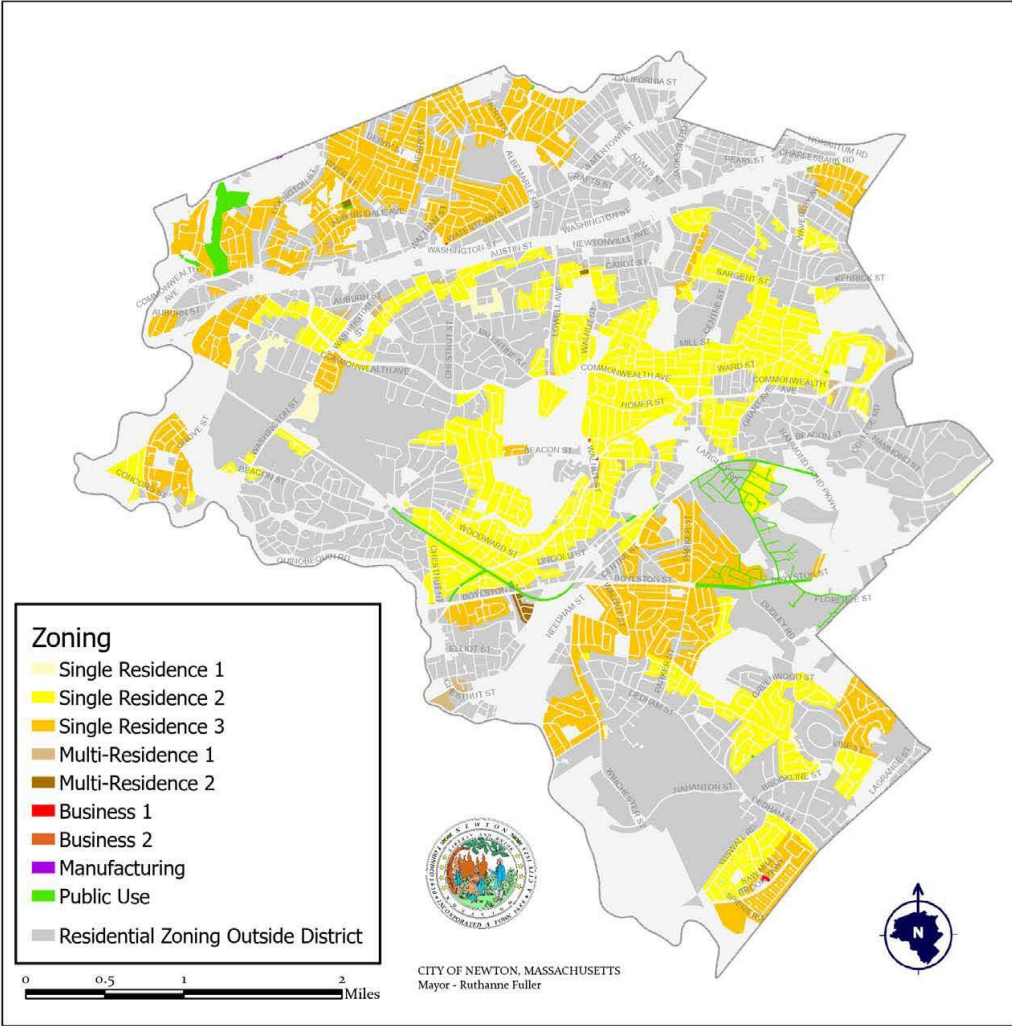
# Proposed R2 Zoning District

City of Newton, Massachusetts

#88-20 **R2**

## Current Zoning of Lots Proposed R2

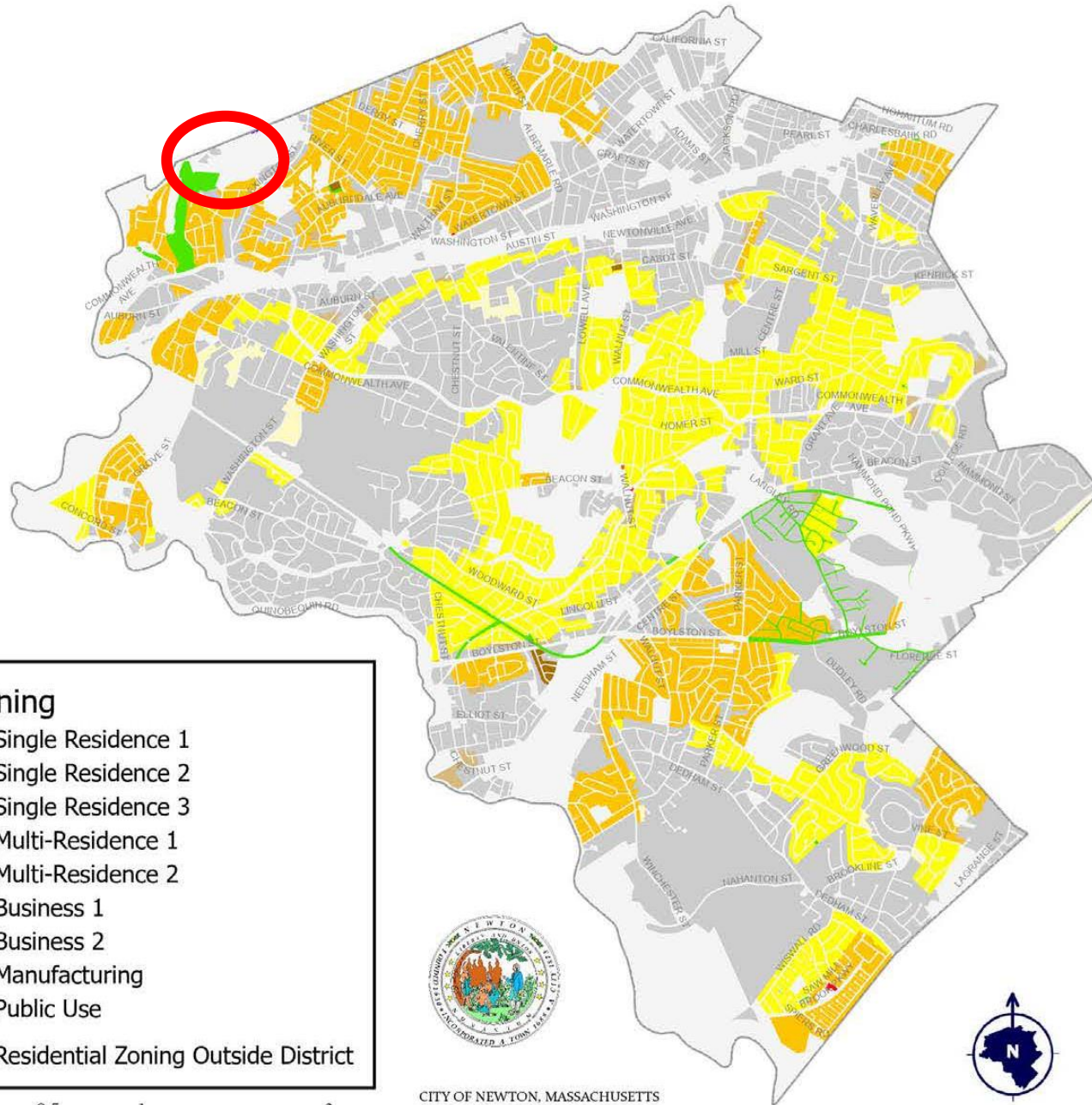
## Lots Proposed R2



# Current Zoning of Lots Proposed R2

#88-20 **R2**

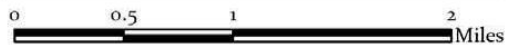
Remnants of a bungalow neighborhood (MAN)



- Zoning**
- Single Residence 1
  - Single Residence 2
  - Single Residence 3
  - Multi-Residence 1
  - Multi-Residence 2
  - Business 1
  - Business 2
  - Manufacturing
  - Public Use
  - Residential Zoning Outside District



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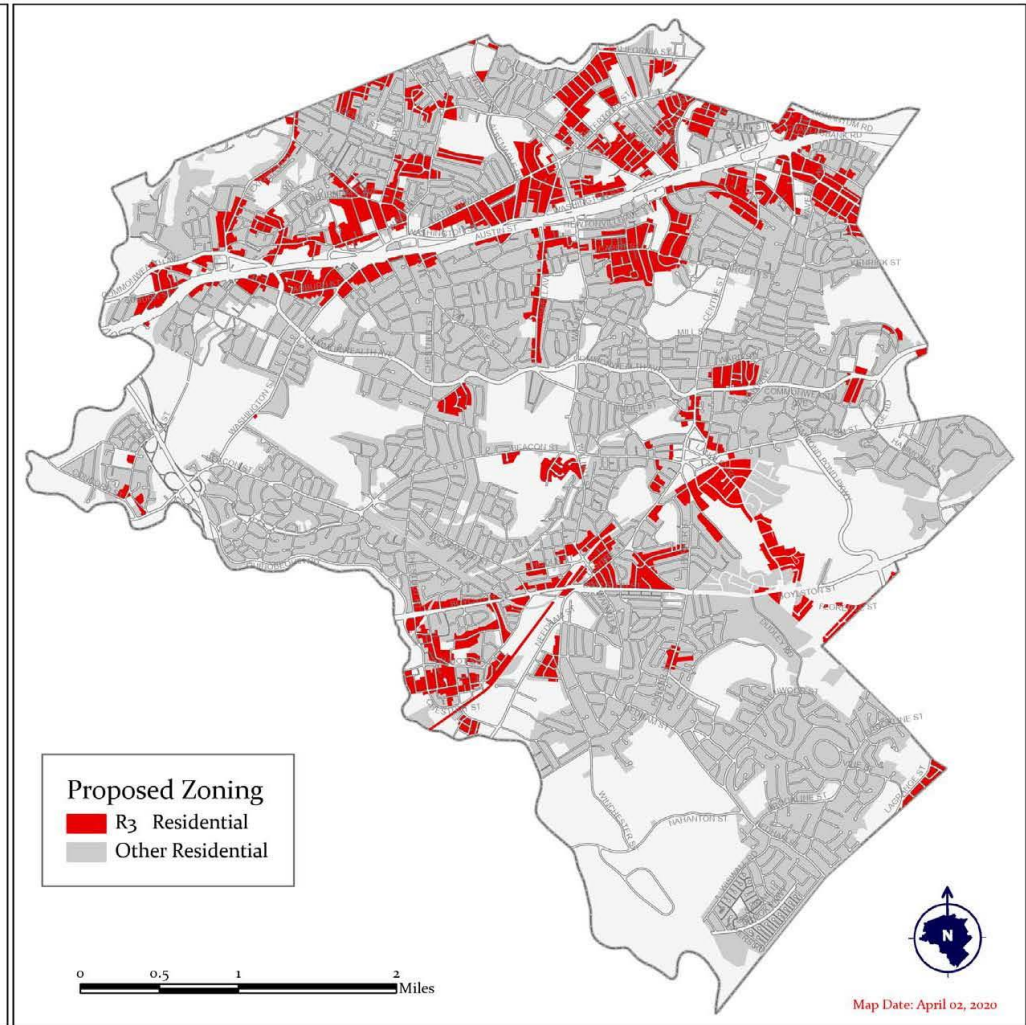
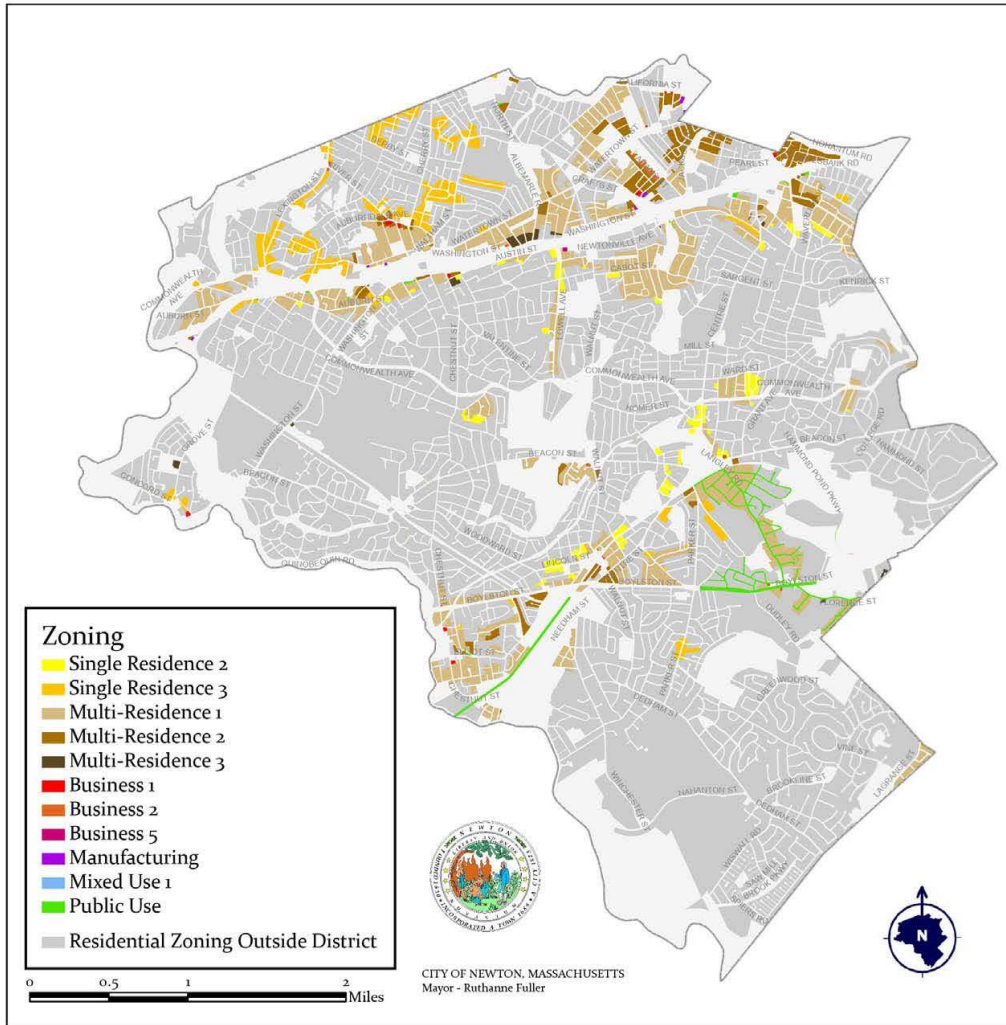
# Proposed R3 Zoning District

City of Newton, Massachusetts

#88-20 **R3**

## Current Zoning of Lots Proposed R3

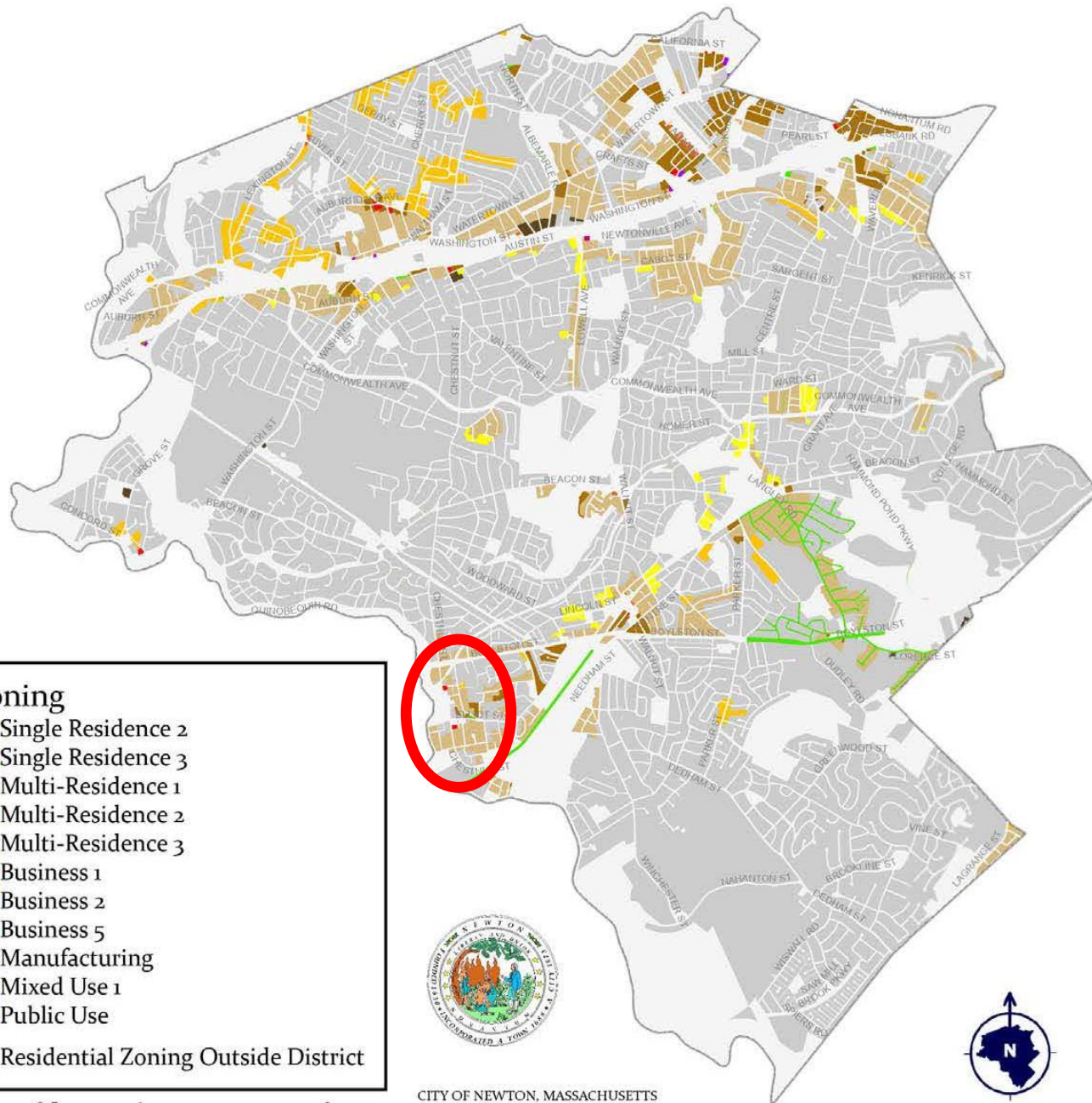
## Lots Proposed R3



# Current Zoning of Lots Proposed R3

#88-20 **R3**

## Residential along Chestnut St (BU)



- Zoning**
- Single Residence 2
  - Single Residence 3
  - Multi-Residence 1
  - Multi-Residence 2
  - Multi-Residence 3
  - Business 1
  - Business 2
  - Business 5
  - Manufacturing
  - Mixed Use 1
  - Public Use
  - Residential Zoning Outside District



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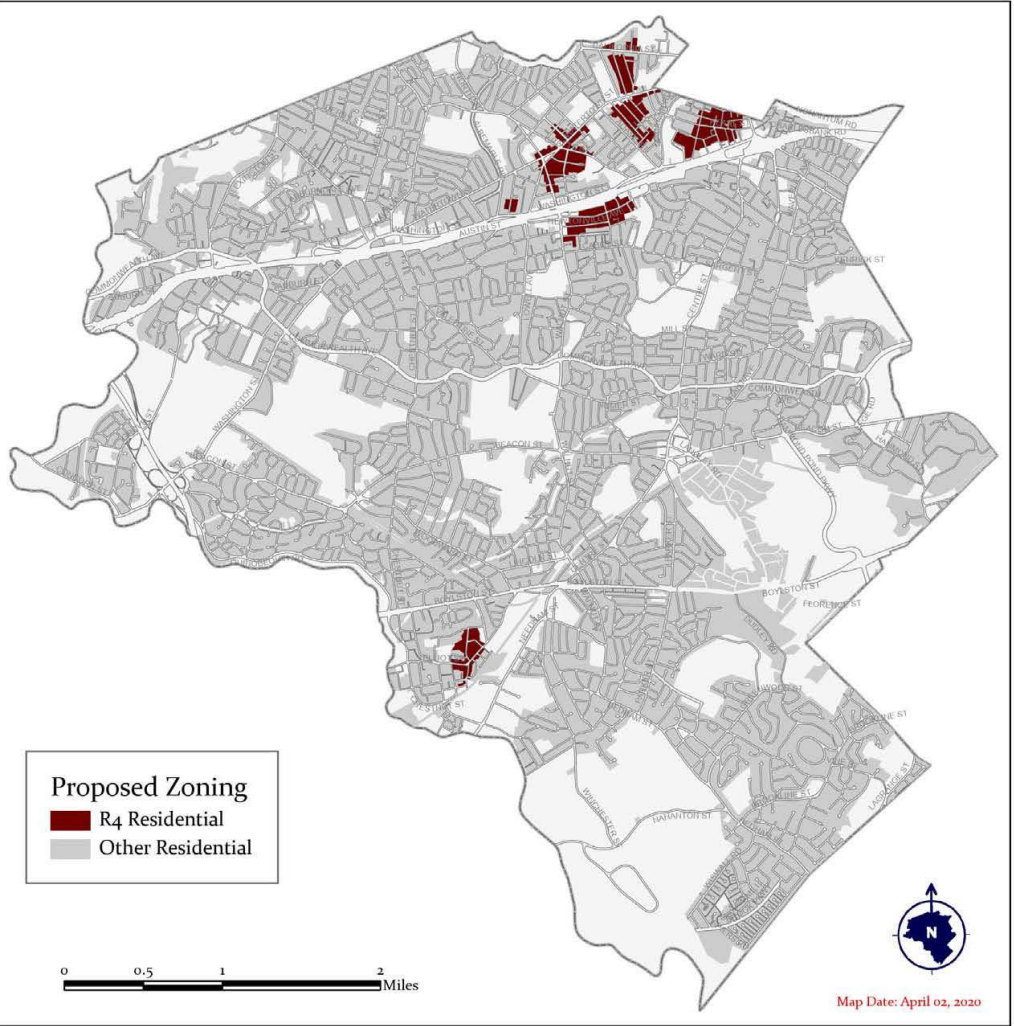
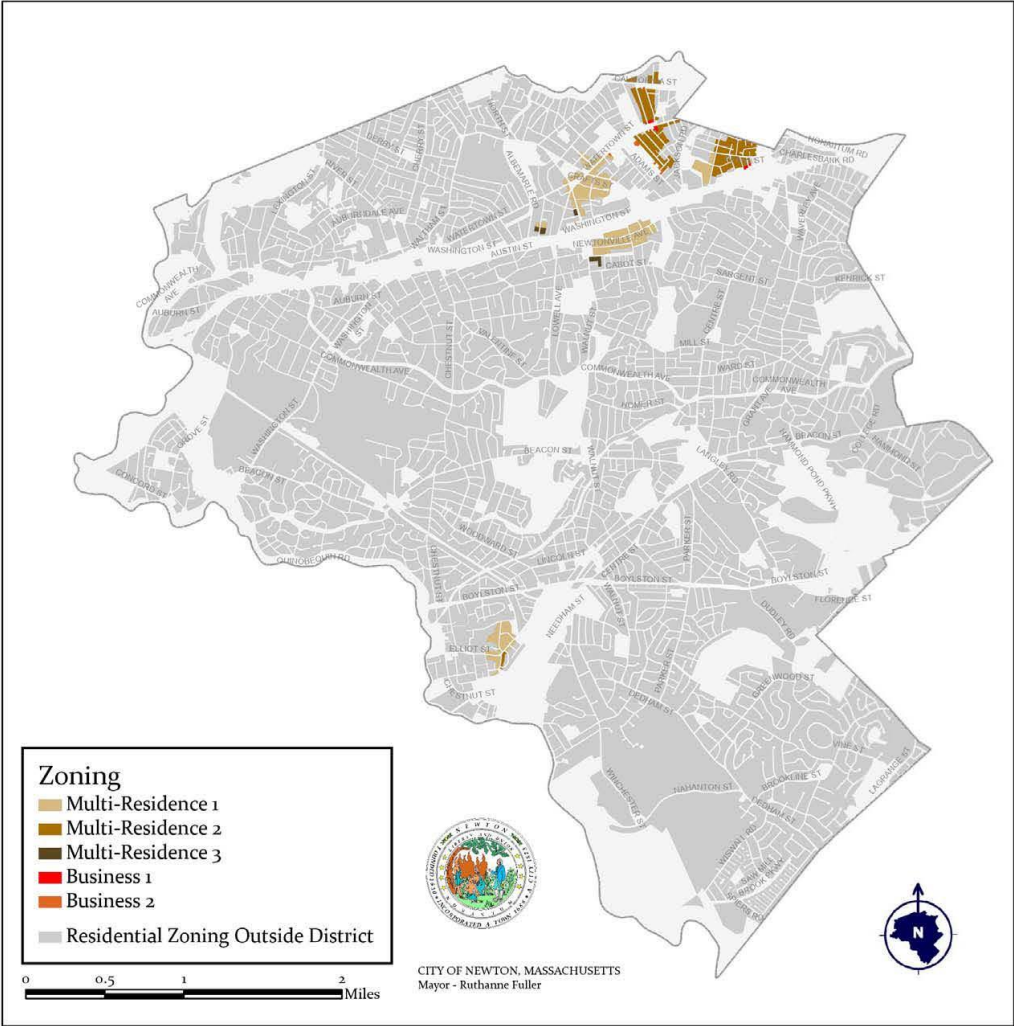
# Proposed R4 Zoning District

City of Newton, Massachusetts

#88-20 **R4**

## Current Zoning of Lots Proposed R4

## Lots Proposed R4

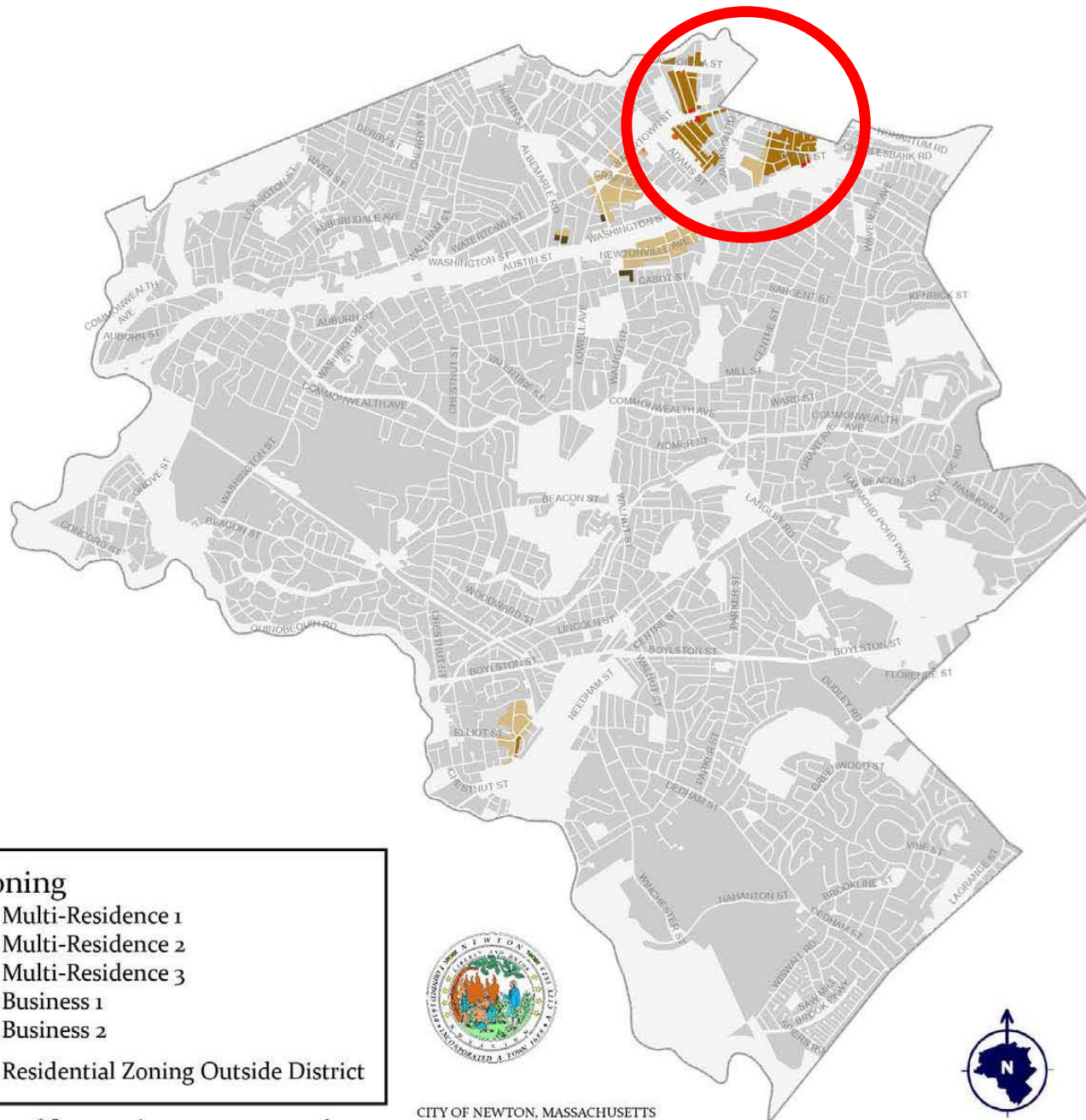




# Current Zoning of Lots Proposed R4

#88-20 **R4**

## Residential along Chestnut St (BU)



- Zoning**
- Multi-Residence 1
  - Multi-Residence 2
  - Multi-Residence 3
  - Business 1
  - Business 2
  - Residential Zoning Outside District



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0 0.5 1 2 Miles

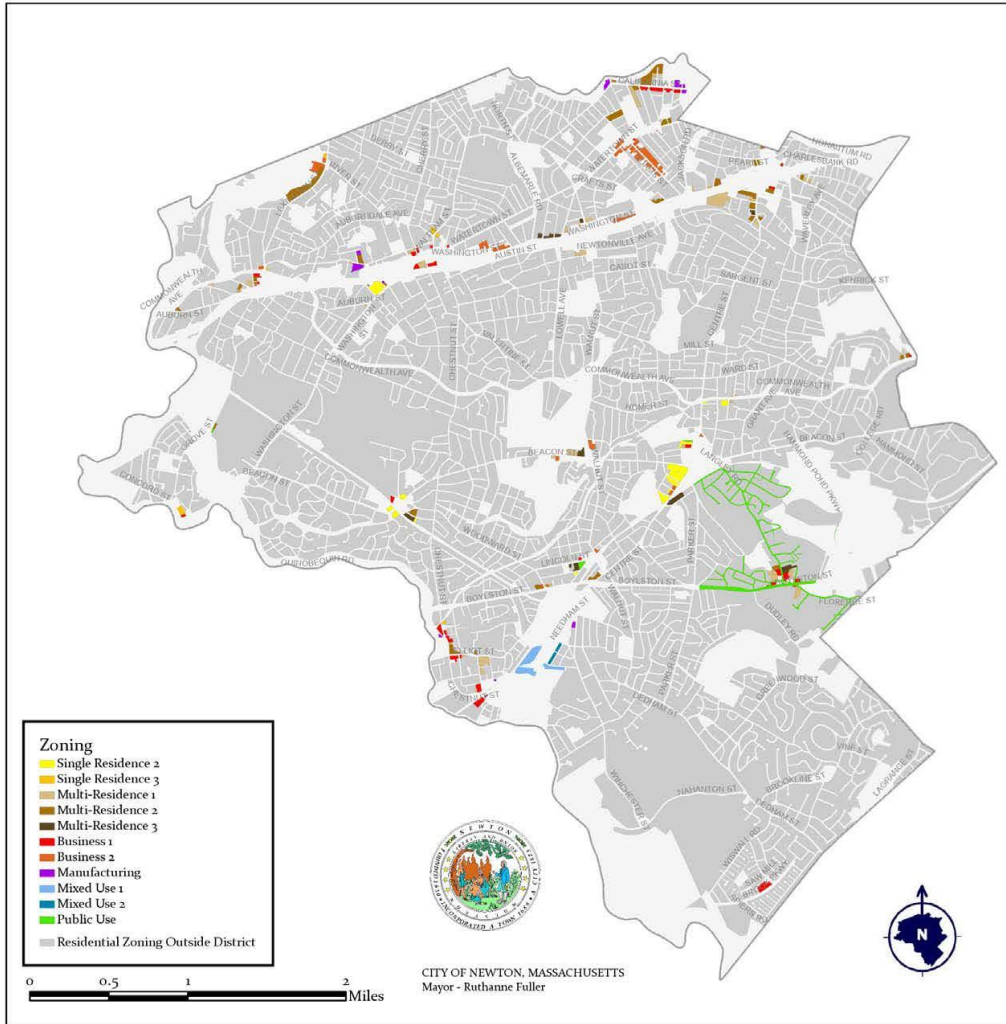
# Proposed Neighborhood General Zoning District

City of Newton, Massachusetts

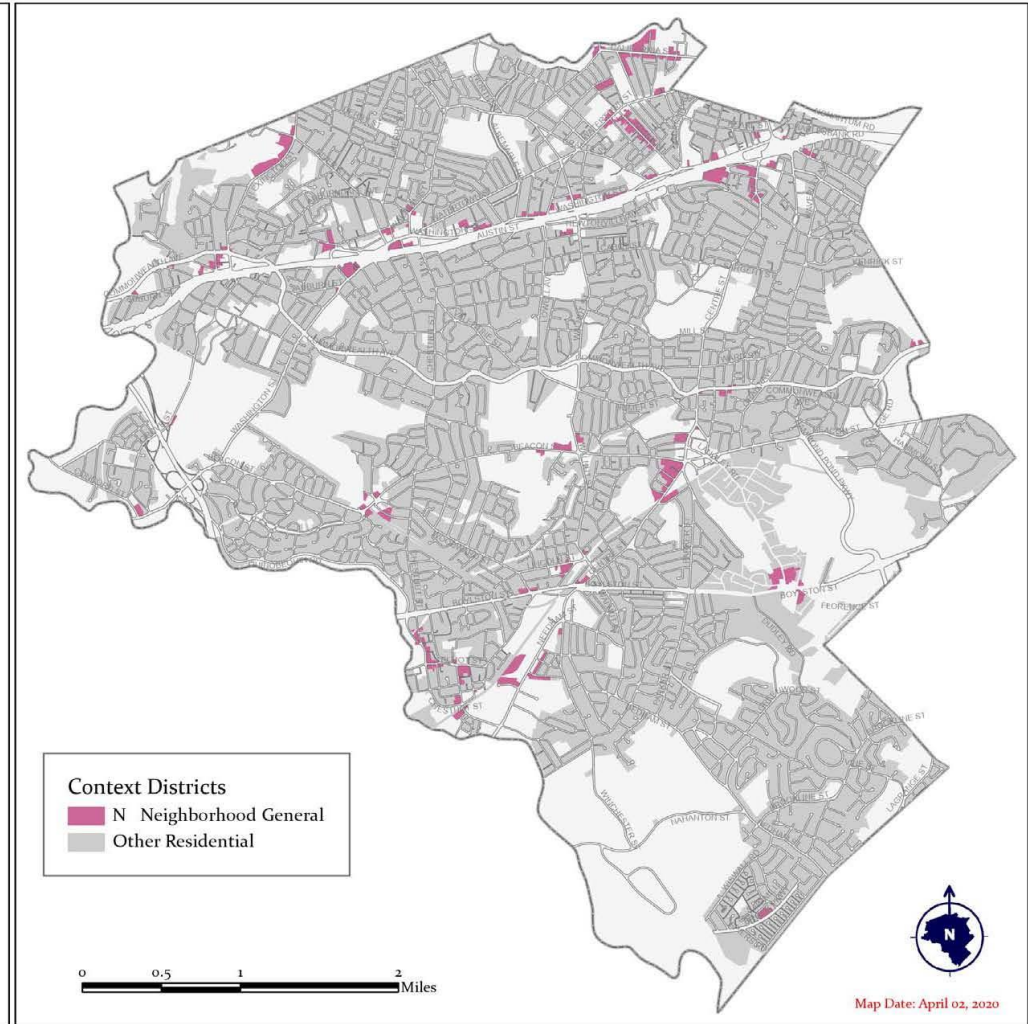
#88-20

N

## Current Zoning of Lots Proposed N



## Lots Proposed N



# Current Zoning of Lots Proposed N

#88-20

N

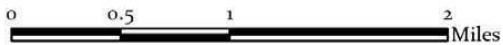
## Residential along Chestnut St (BU)



- Zoning**
- Single Residence 2
  - Single Residence 3
  - Multi-Residence 1
  - Multi-Residence 2
  - Multi-Residence 3
  - Business 1
  - Business 2
  - Manufacturing
  - Mixed Use 1
  - Mixed Use 2
  - Public Use
  - Residential Zoning Outside District



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# Part I Recap

- **Derived from the Pattern Book**
- **Proposed is a DRAFT**
- **Apples to Oranges**

# Case Studies

# Lot Subdivision

# 19 Crescent Ave

Current Zoning: SR2

Proposed Zoning: R1

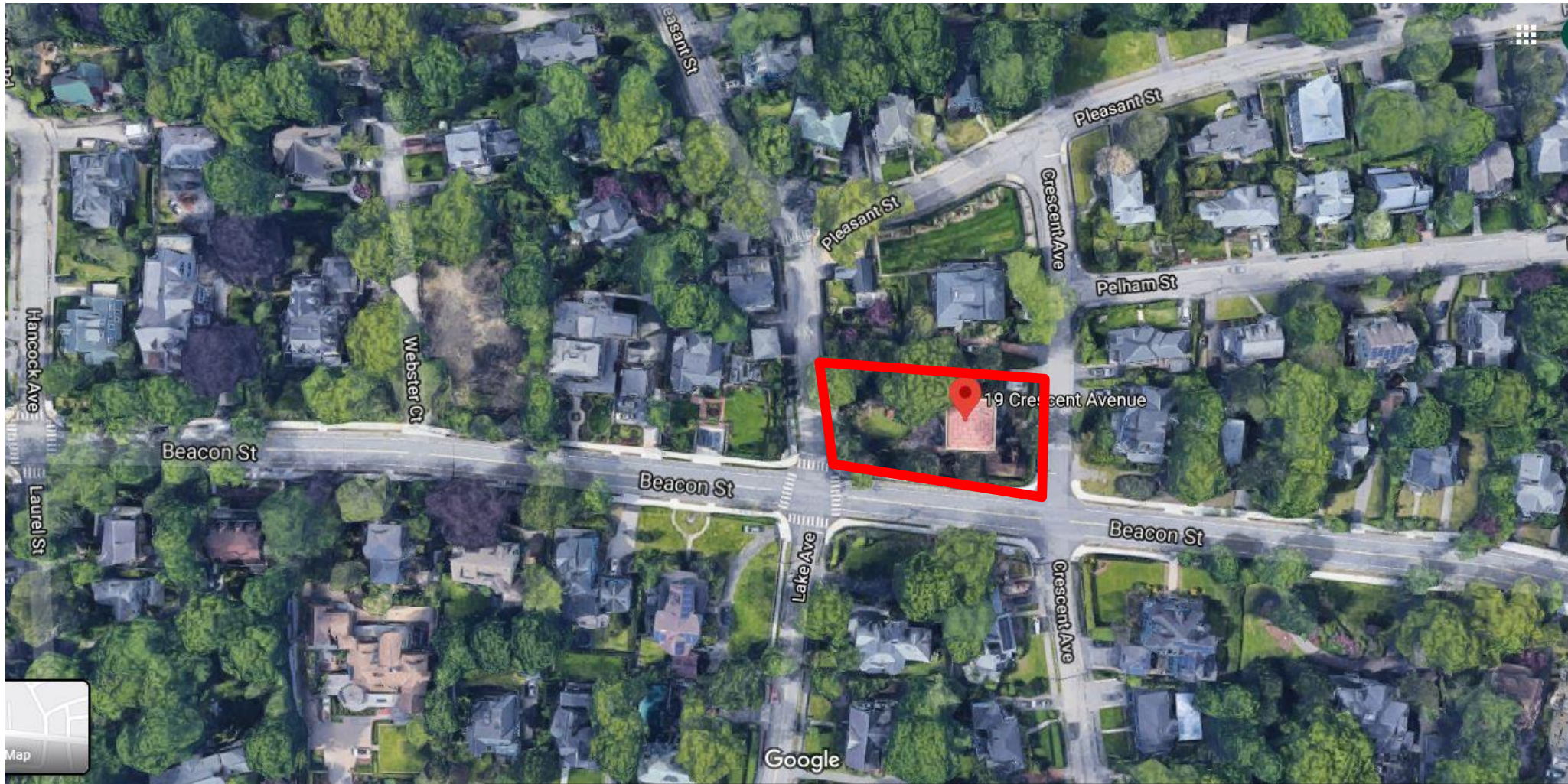


# 19 Crescent Ave

Current Zoning: SR2

Proposed Zoning: R1

#88-20





## 19 Crescent Ave

Current Zoning: SR2

Proposed Zoning: R1

# Existing

**#88-20**



# 19 Crescent Ave

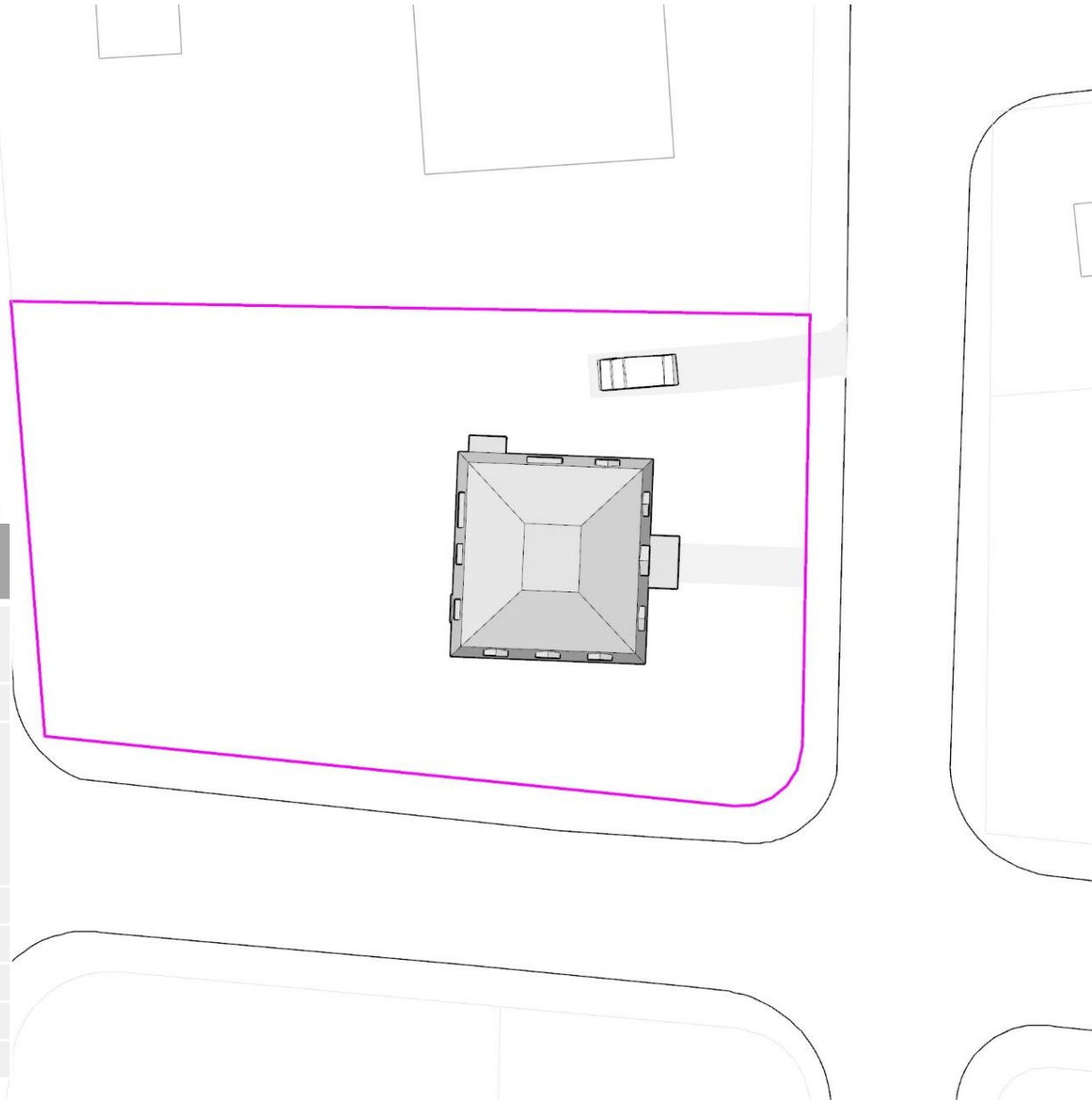
Current Zoning: SR2  
Proposed Zoning: R1

# Existing

Existing – 17,259 sf lot with 137 ft of frontage  
Single Family

#88-20

SR2 Zone	Required Old Lot	Required New Lot
Lot Size	10,000 square feet	15,000 square feet
Frontage	80 feet	100 feet
Setbacks -		
• Front	25 feet	30 feet
• Side	7.5 feet	15 feet
• Rear	15 feet	15 feet
Height	36 feet	36 feet
Stories	2.5	2.5
FAR	.33 (3,300 sf)	.29 (4,350 sf)
Max Lot Coverage	30%	20%
Min. Open Space	50%	60%



# 19 Crescent Ave

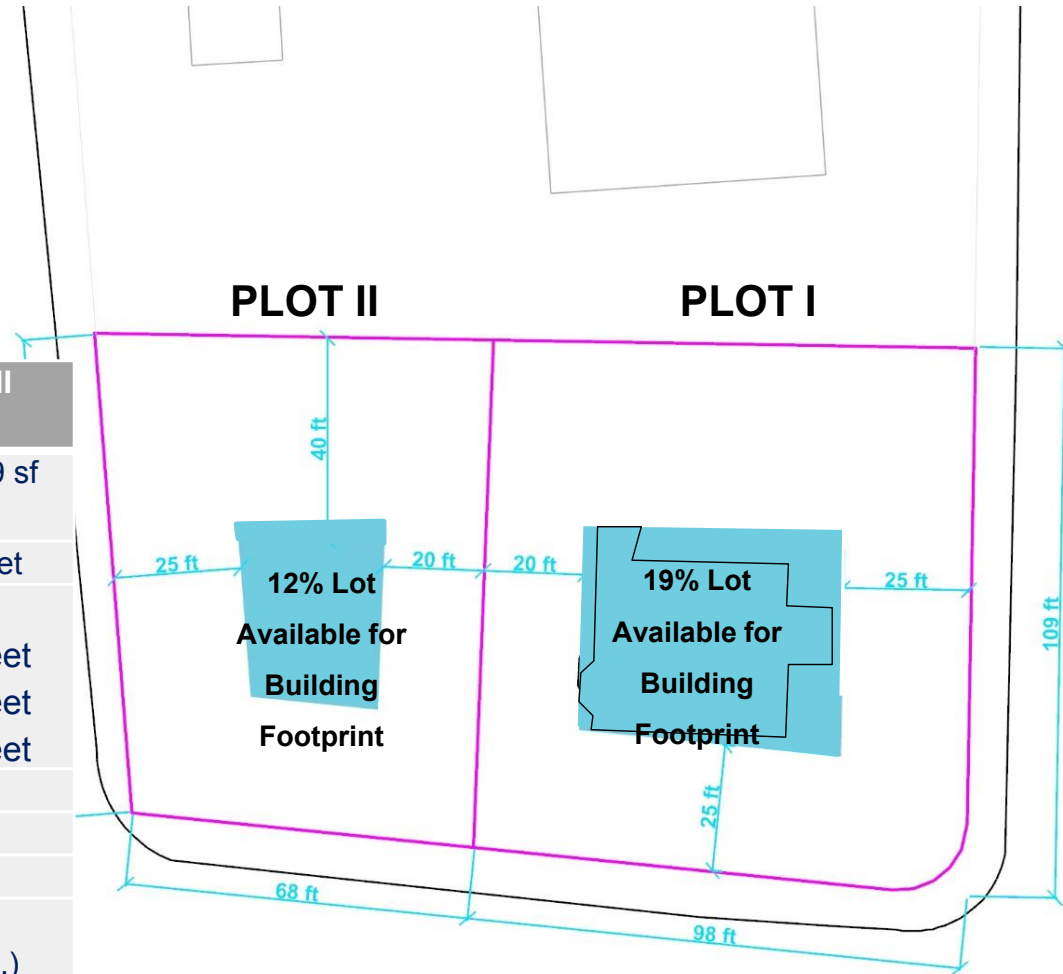
Current Zoning: SR2  
Proposed Zoning: R1

# Proposed - Option I

#88-20

Subdivide keeping existing building

R1 Zone (sec. 3.1.2)	Proposed Zoning	Plot I	Plot II
Lot Size	--	10,000 sf	7,259 sf
Frontage	80 feet	109 feet	95 feet
Setbacks -			
• Front	25 feet	25 feet	25 feet
• Side	20 feet	20 feet	20 feet
• Rear	40 feet	40 feet	40 feet
Height	--	--	--
Stories (max)	--	2.5	2.5
FAR	--	--	--
Lot Coverage	25% (max)	19% (prop.)	12% (prop.)
Min. Open Space	--	--	--



# 19 Crescent Ave

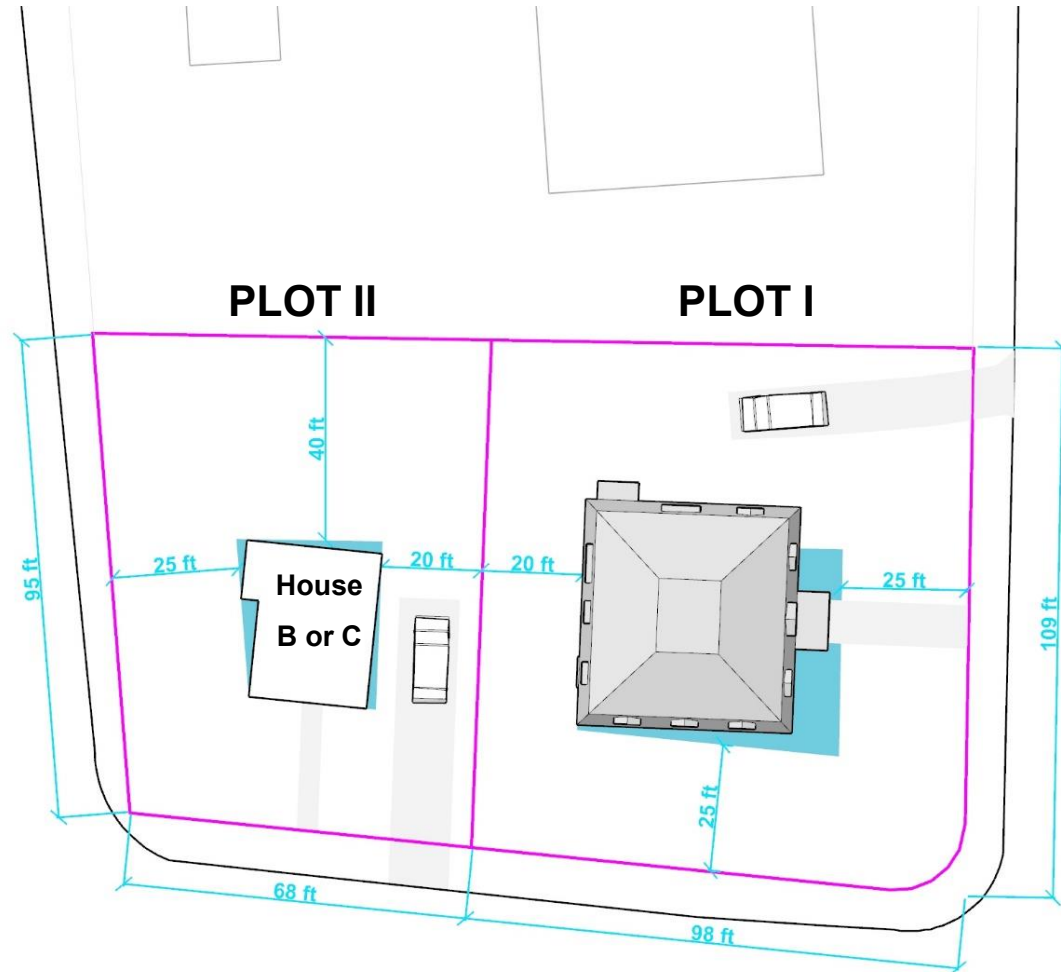
Current Zoning: SR2  
Proposed Zoning: R1

# Proposed - Option I

#88-20

**OPTION 1 – subdivide keeping existing building**

	Actual Size Footprint
<b>PLOT I</b> <b>HOUSE A</b> Building Footprint 2,400 sf max	1,874 sf (existing)
<b>PLOT II</b> <b>HOUSE B</b> Building Footprint 1,400 sf max -or- <b>HOUSE C</b> Building Footprint 1,200 sf max	764 sf



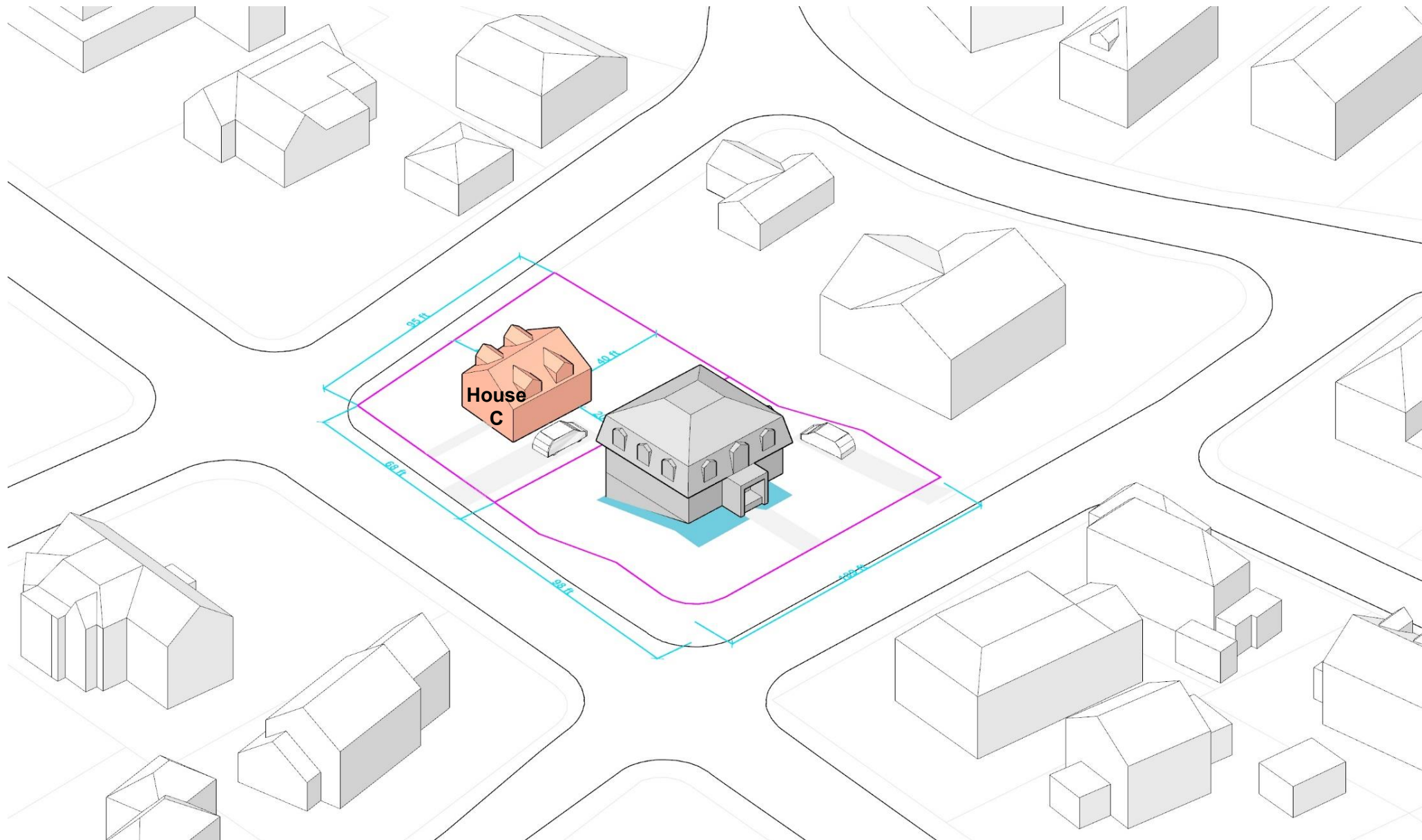
# 19 Crescent Ave

Current Zoning: SR2  
Proposed Zoning: R1

# Proposed - Option I

#88-20

**OPTION 1 – subdivide keeping existing building**



# 19 Crescent Ave

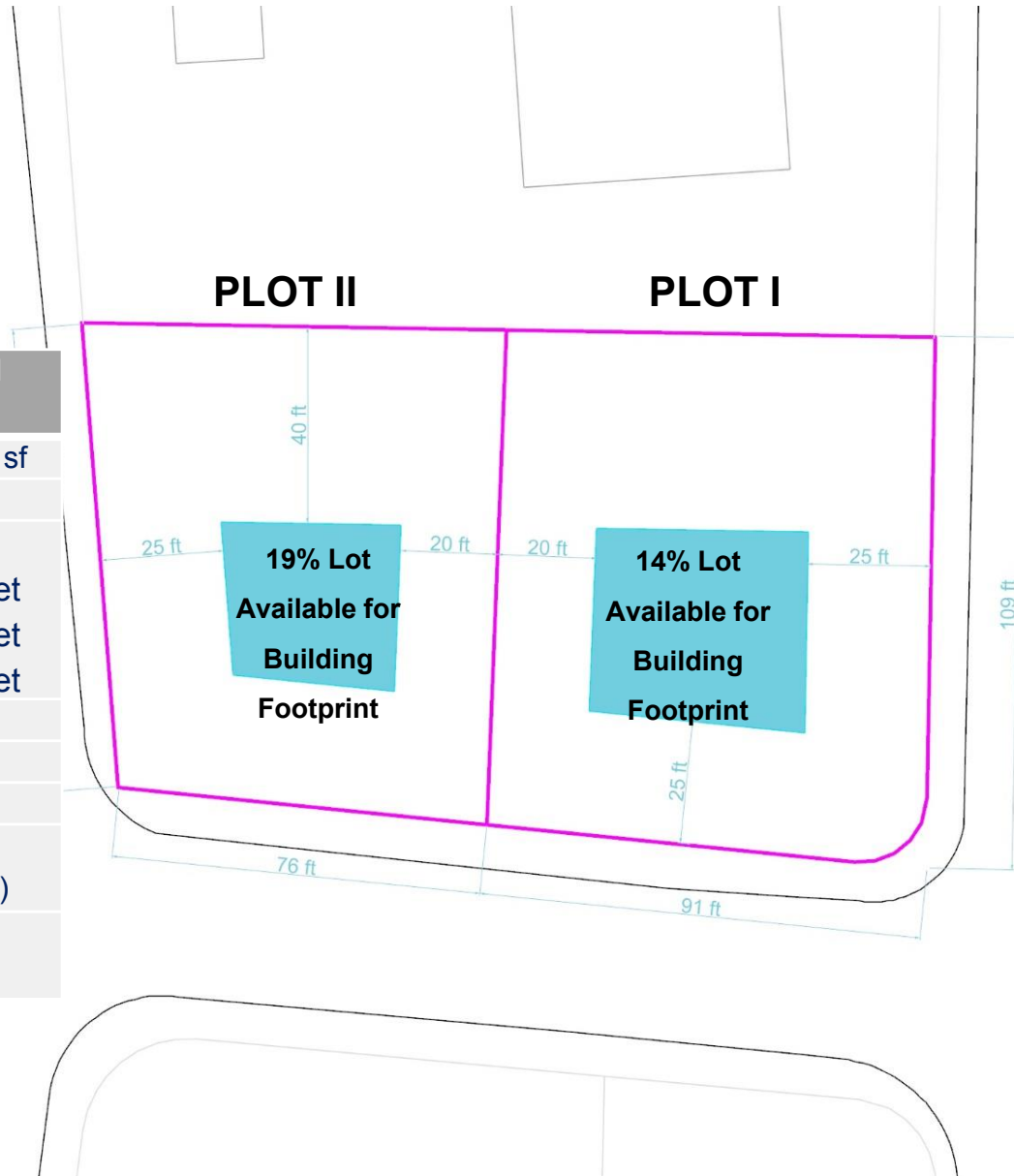
Current Zoning: SR2  
Proposed Zoning: R1

# Proposed - Option II

#88-20

Subdivide removing existing building

R1 Zone (sec. 3.1.2)	Proposed Zoning	Plot I	Plot II
Lot Size	--	9,215 sf	7,891 sf
Frontage	80 feet	109 feet	95 ft
Setbacks -			
• Front	25 feet	25 feet	25 feet
• Side	20 feet	20 feet	20 feet
• Rear	40 feet	30 feet	40 feet
Height	--	--	--
Stories	--	2.5	1.5
FAR	--	--	--
Lot Coverage	25% (max.)	14% (prop.)	19% (prop.)
Min. Open Space	--	--	--

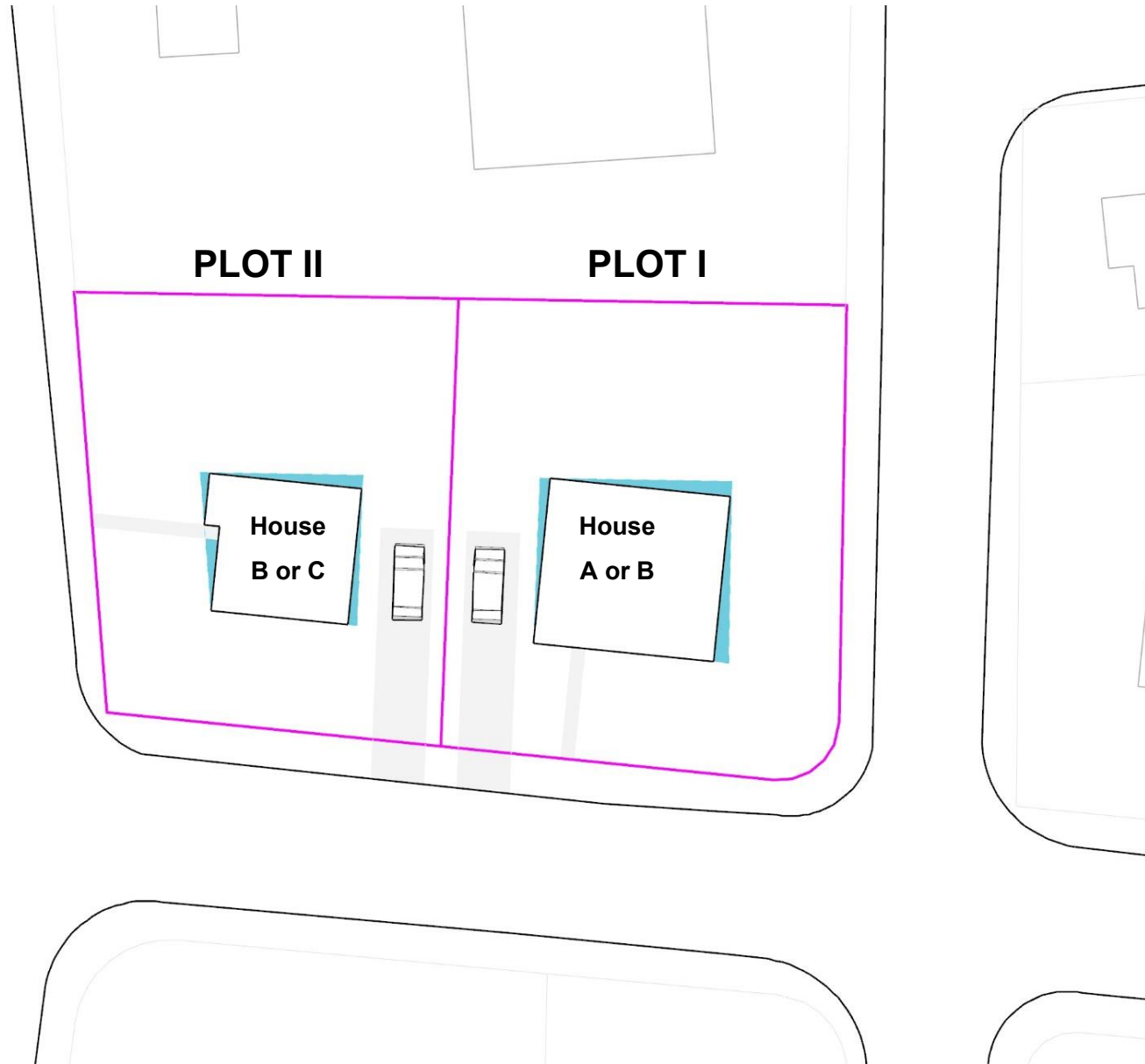


# 19 Crescent Ave

Current Zoning: SR2  
Proposed Zoning: R1

**OPTION 2 – subdivide removing existing building**

	Actual Size Footprint
<b>PLOT I</b> <b>HOUSE A</b> Building Footprint 2,400 sf max	1,535 sf
<b>PLOT II</b> <b>HOUSE B</b> Building Footprint 1,400 sf max -or- <b>HOUSE C</b> Building Footprint 1,200 sf max	1,000 sf

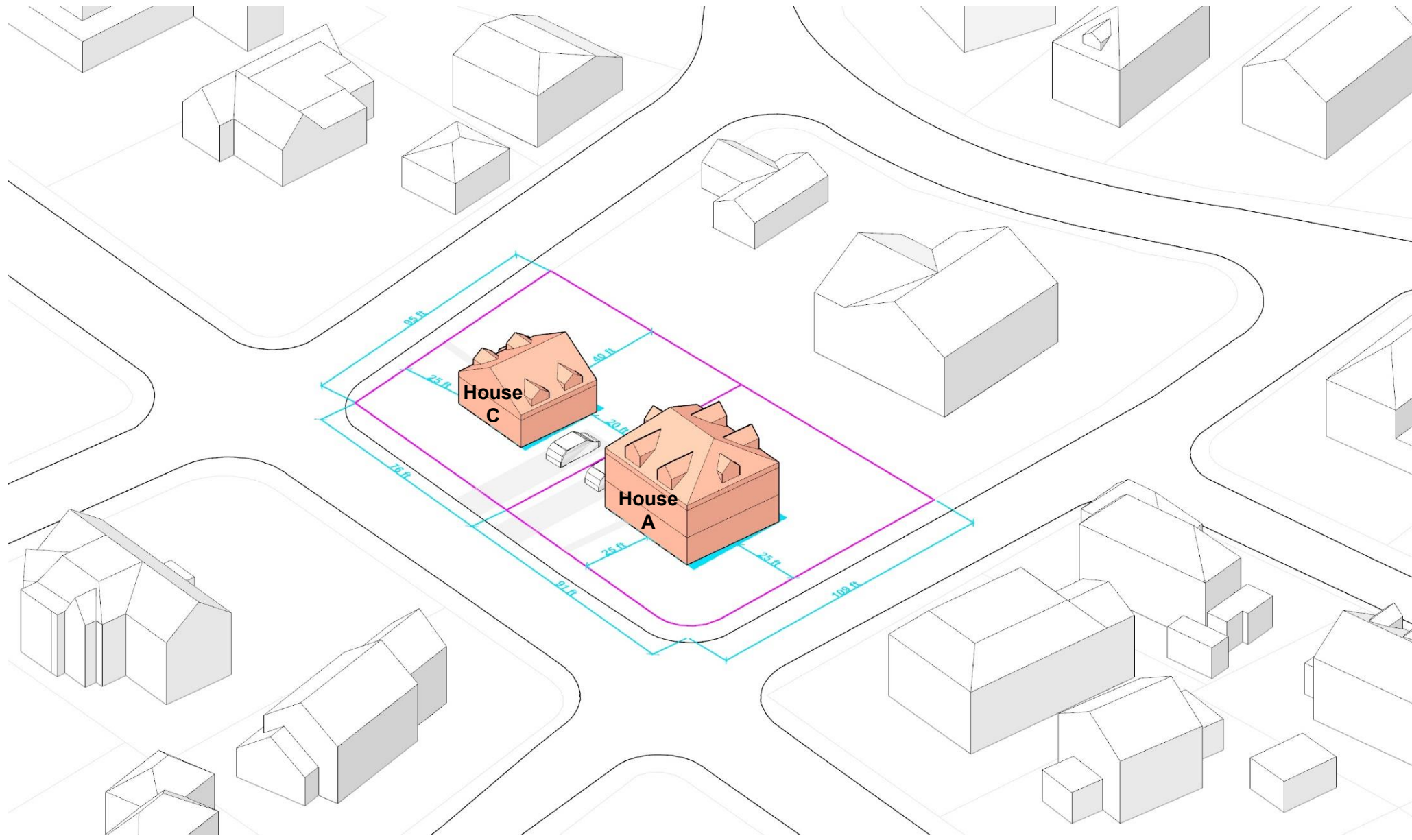


# 19 Crescent Ave

Current Zoning: SR2  
Proposed Zoning: R1

#88-20

**OPTION 2 – subdivide removing existing building**

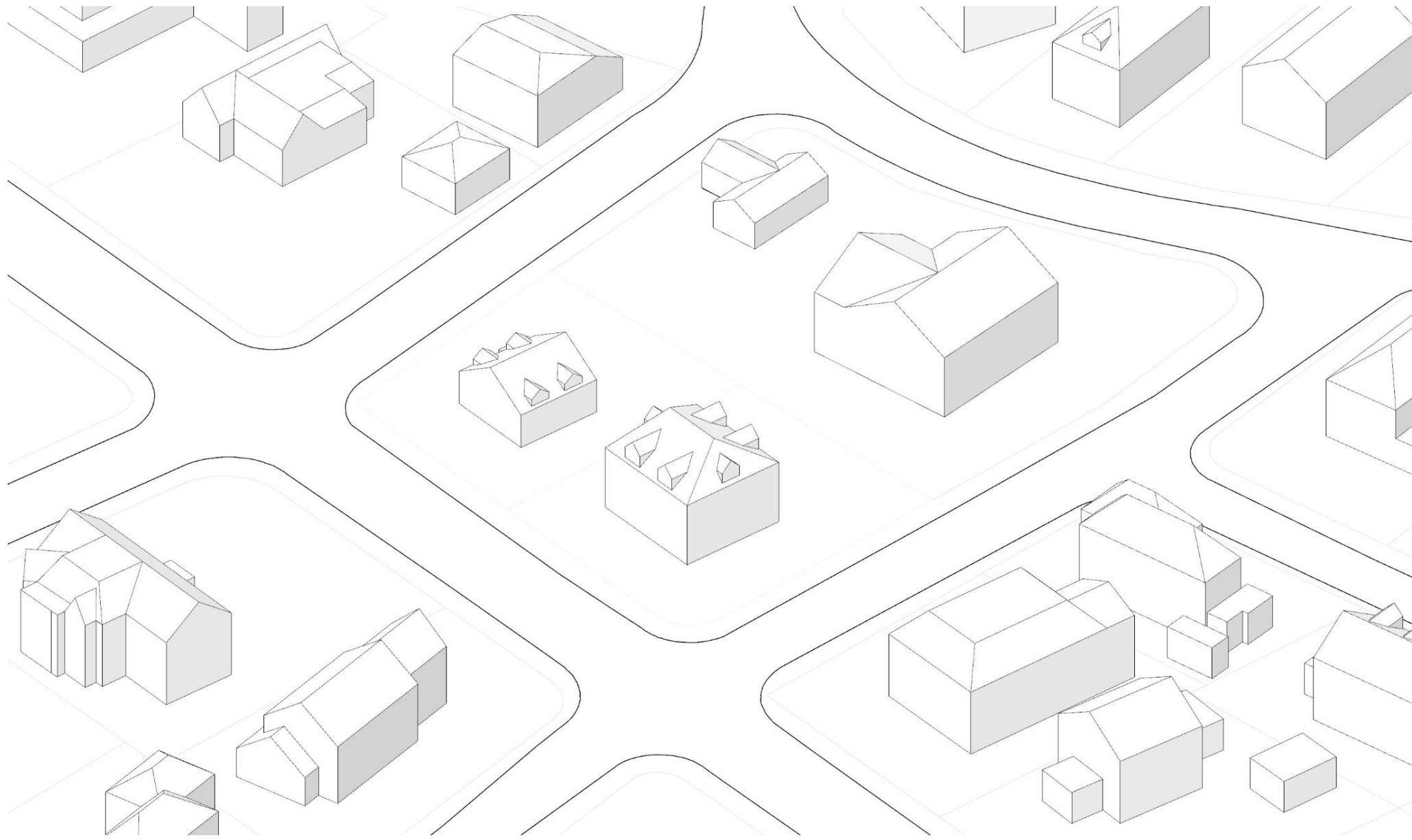




# 19 Crescent Ave

Current Zoning: SR2  
Proposed Zoning: R1

**OPTION 2 – subdivide removing  
existing building**



# Courtyard Cluster

# General Information

- **WHY/WHAT:** New housing type that sensitively increases housing supply with smaller than average units for the area
- **WHERE:** Limited application throughout the City given the lot size requirements

# 473 Waltham St

Current Zoning: SR3

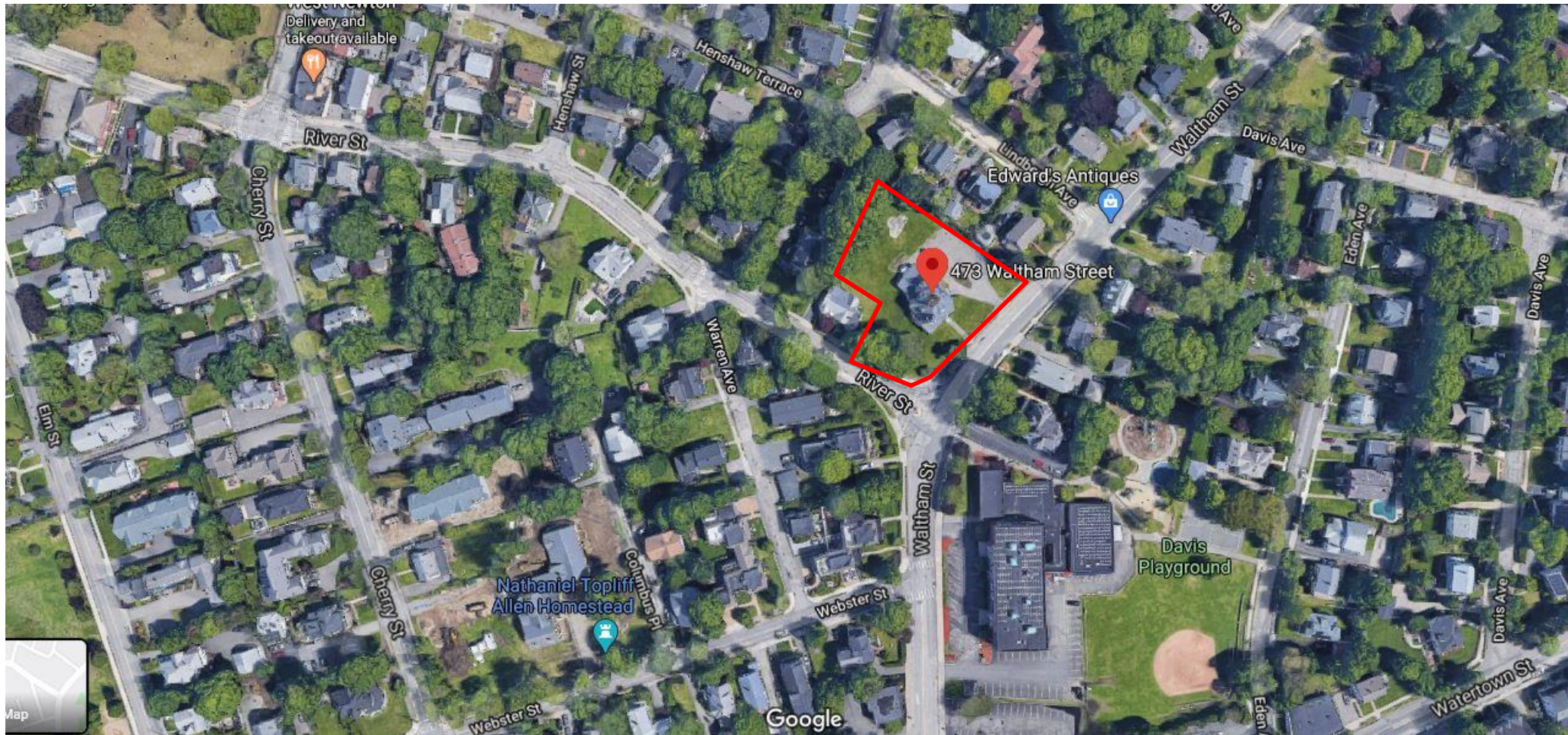
Proposed Zoning: N



# 473 Waltham St

Current Zoning: SR3

Proposed Zoning: N



# 473 Waltham St

Current Zoning: SR3

Proposed Zoning: N

# Existing

#88-20



# 473 Waltham St

Current Zoning: SR3  
Proposed Zoning: N

# Existing

Existing – 33,719 sf lot with 154ft/51ft of frontage  
Three Family

#88-20

SR3 Zone	Required Old Lot	Required New Lot
Lot Size	7,000 sf	10,000 sf
Frontage	70 feet	80 feet
Setbacks -		
• Front	25 feet	30 feet
• Side	7.5 feet	10 feet
• Rear	15 feet	15 feet
Height	36 feet	36 feet
Stories	2.5	2.5
FAR	0.36-0.40	0.36-0.40
Max Lot Coverage	30%	20%
Min. Open Space	50%	60%



# 473 Waltham St

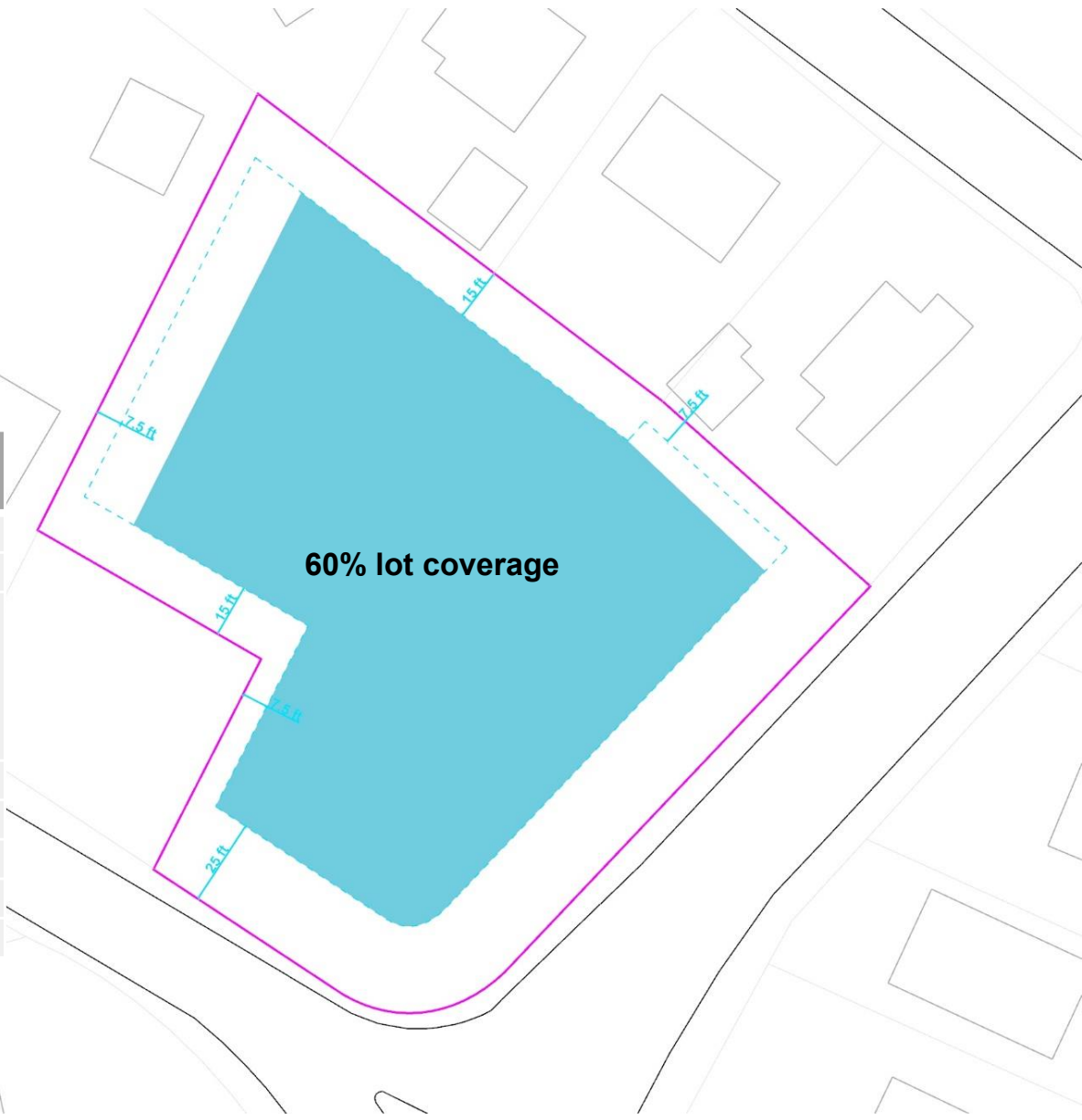
Current Zoning: SR3

Proposed Zoning: N

# Proposed - District Standards

#88-20

N District (Sec. 3.1.6 & 3.5.B.1 ) (Courtyard Cluster)	Proposed Zoning
Lot Size	0.75 acres
Frontage (min)	50 feet
Setbacks -	
• Front (max)	25 feet
• Side	10 feet
• Rear	20 feet
Height	--
Stories	--
FAR	--
Max Lot Coverage	60%
Min. Open Space	--





# 473 Waltham St

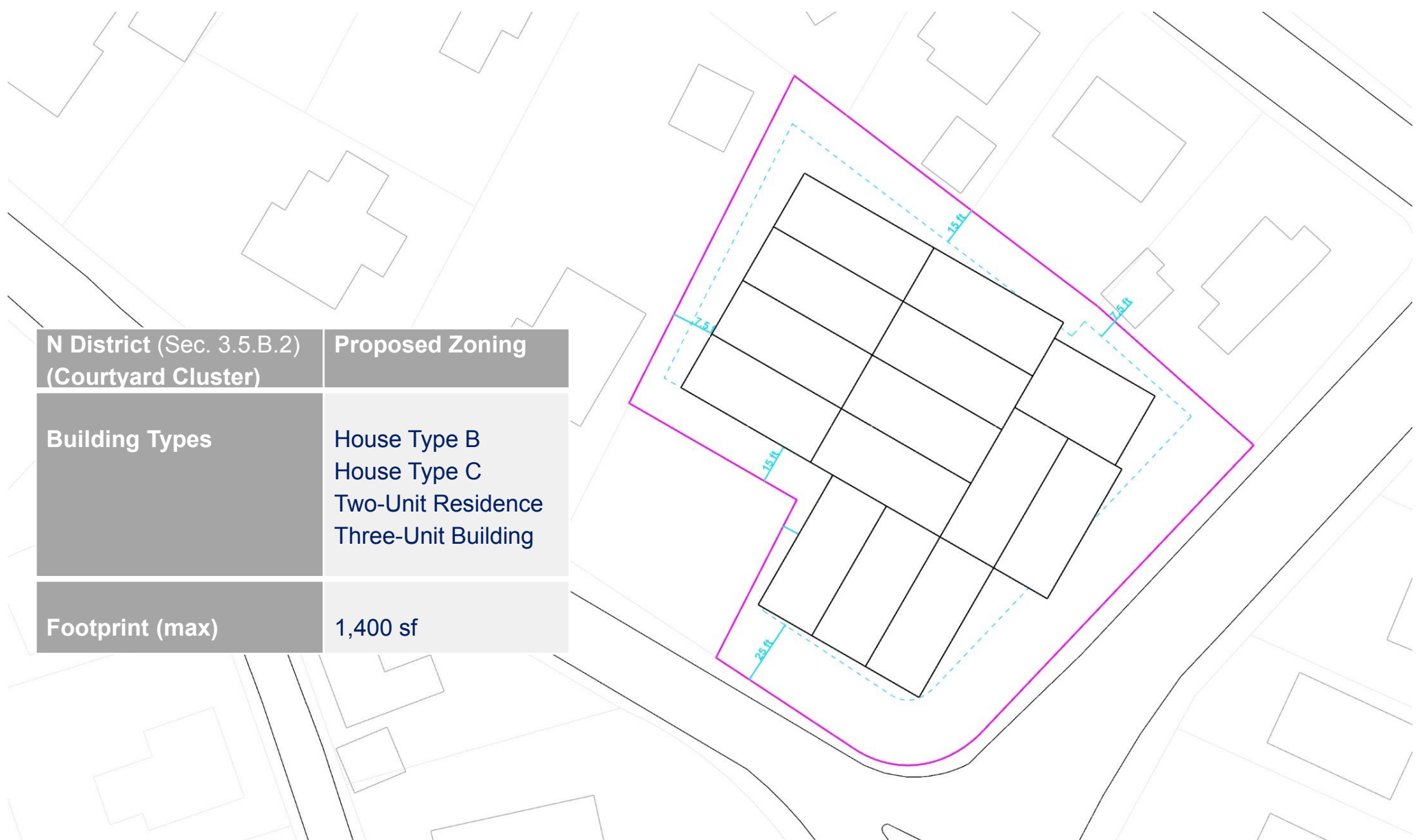
Current Zoning: SR3  
Proposed Zoning: N

# Proposed - Analysis

#88-20

14 Buildings at max footprint

N District (Sec. 3.5.B.2) (Courtyard Cluster)	Proposed Zoning
Building Types	House Type B House Type C Two-Unit Residence Three-Unit Building
Footprint (max)	1,400 sf



# 473 Waltham St

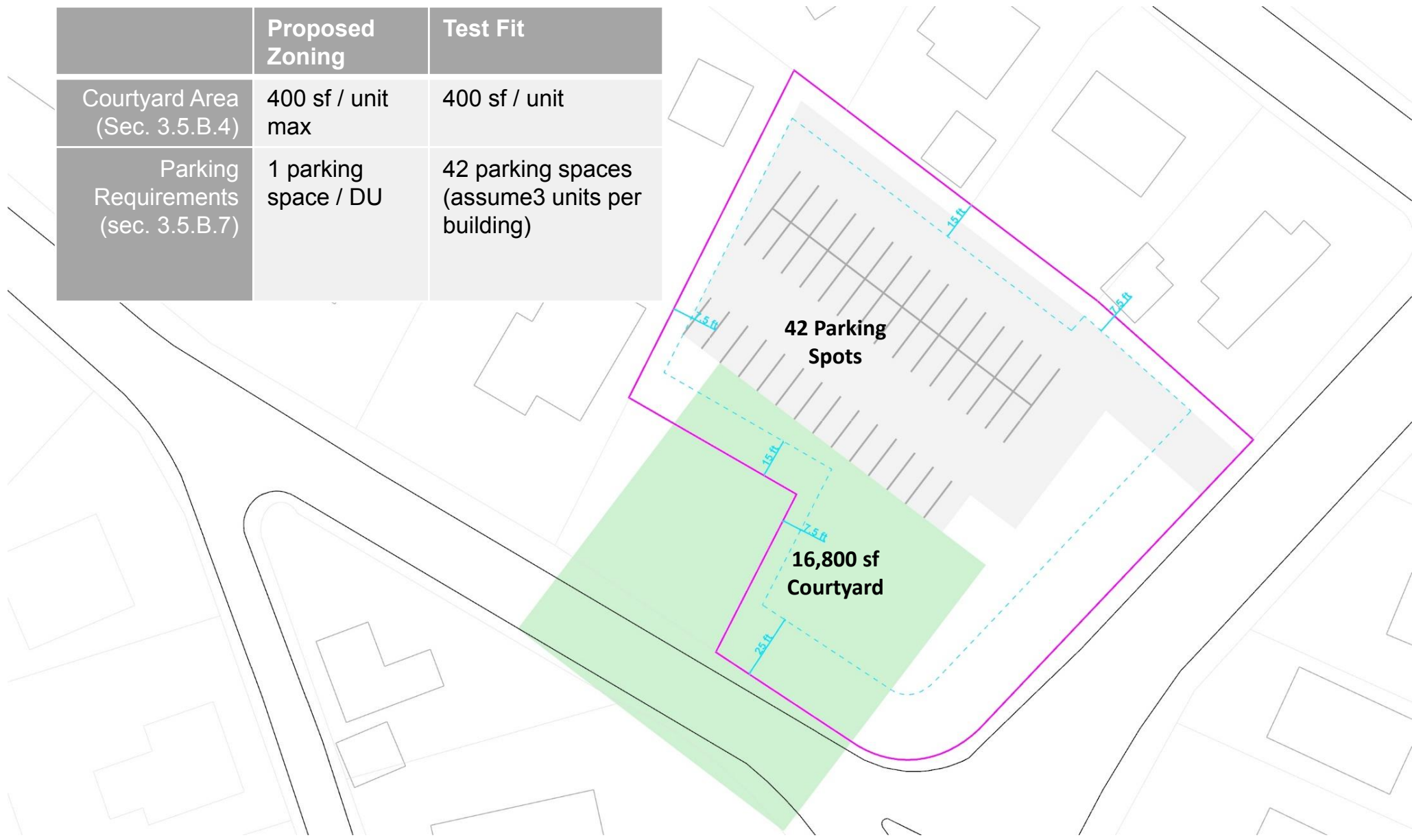
Current Zoning: SR3  
Proposed Zoning: N

# Proposed - Analysis

#88-20

**Min Courtyard and Parking**  
**42 units / 14 buildings**

	Proposed Zoning	Test Fit
Courtyard Area (Sec. 3.5.B.4)	400 sf / unit max	400 sf / unit
Parking Requirements (sec. 3.5.B.7)	1 parking space / DU	42 parking spaces (assume 3 units per building)



# 473 Waltham St

Current Zoning: SR3  
Proposed Zoning: N

# Proposed - Analysis

#88-20

**Min Courtyard and Parking**  
**28 units / 14 buildings**

	Draft Zoning	Test Fit
Courtyard Area	400 sf / unit max	400 sf / unit
Parking Requirements	1 parking space / DU	28 parking spaces (assume 2 units per building)



# 473 Waltham St

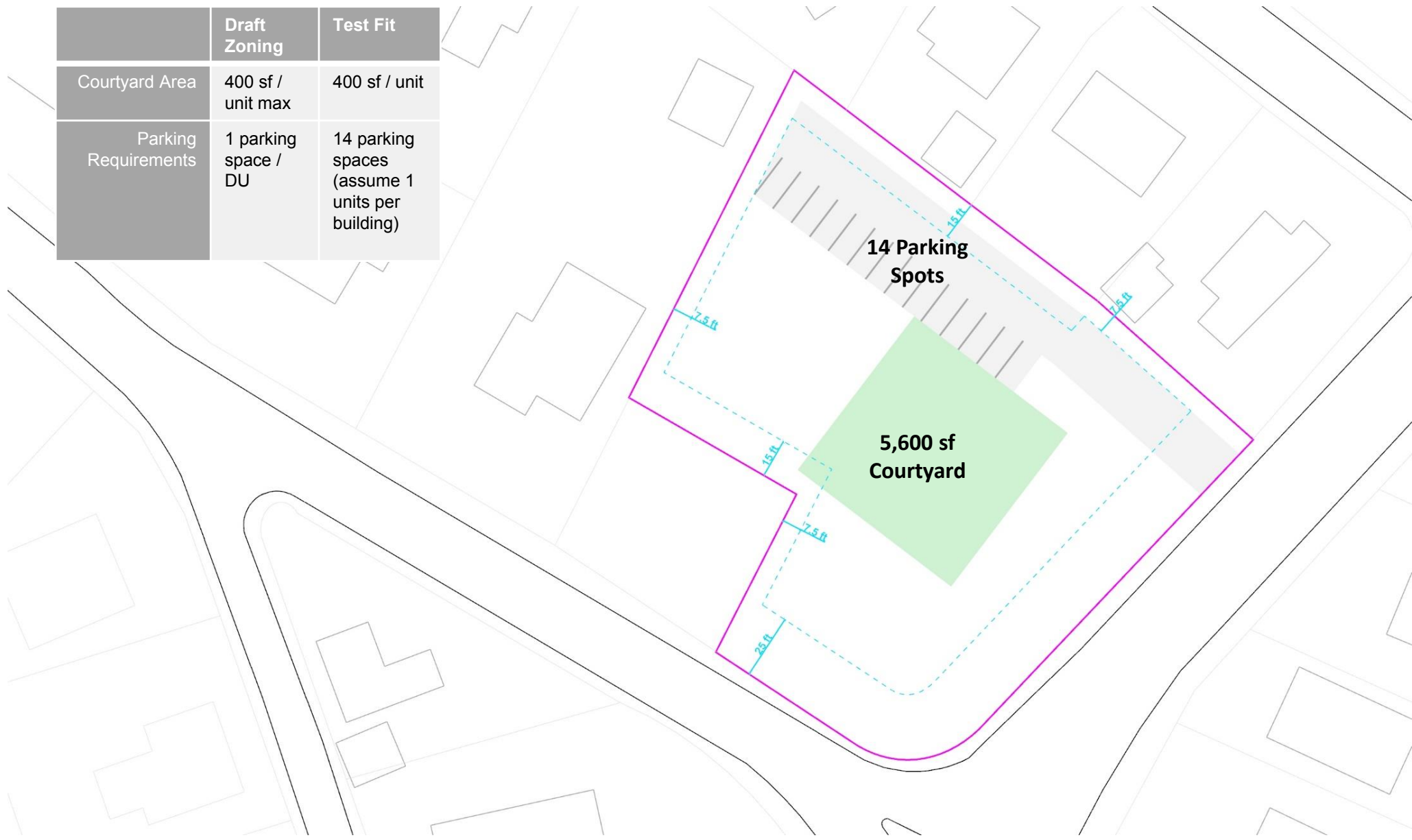
Current Zoning: SR3  
Proposed Zoning: N

# Proposed - Analysis

#88-20

**Min Courtyard and Parking**  
**14 units / 14 buildings**

	Draft Zoning	Test Fit
Courtyard Area	400 sf / unit max	400 sf / unit
Parking Requirements	1 parking space / DU	14 parking spaces (assume 1 units per building)



# 473 Waltham St

Current Zoning: SR3  
Proposed Zoning: N

# Proposed - Option I

#88-20

**5 buildings / 15 units**  
**All Three-Unit Buildings**  
**Min 10' between buildings**

	Draft Zoning	Test Fit
Lot Coverage	60% max	43%
<b>BUILDING TYPES</b>		
Allowed Building Types	House B House C Two-Unit Residence Three-Unit Building	5 Three-Unit Buildings (15 units total)
Courtyard Area	400 sf / unit max	489 sf / unit
Parking Requirements	1 parking space / DU	15 parking spaces



# 473 Waltham St

Current Zoning: SR3  
Proposed Zoning: N

# Proposed - Option I

#88-20

15 units / 5 buildings  
All Three-Unit Buildings



# 473 Waltham St

Current Zoning: SR3  
Proposed Zoning: N

# Proposed - Option I

#88-20

**15 units / 5 buildings**  
**All Three-Unit Buildings**



# 473 Waltham St

Current Zoning: SR3  
Proposed Zoning: N

# Proposed - Option II

#88-20

**5 buildings / 8 units**

3 House C

1 Two-Unit Building

1 Three-Unit Building





# 473 Waltham St

Current Zoning: SR3  
Proposed Zoning: N

# Proposed - Option II

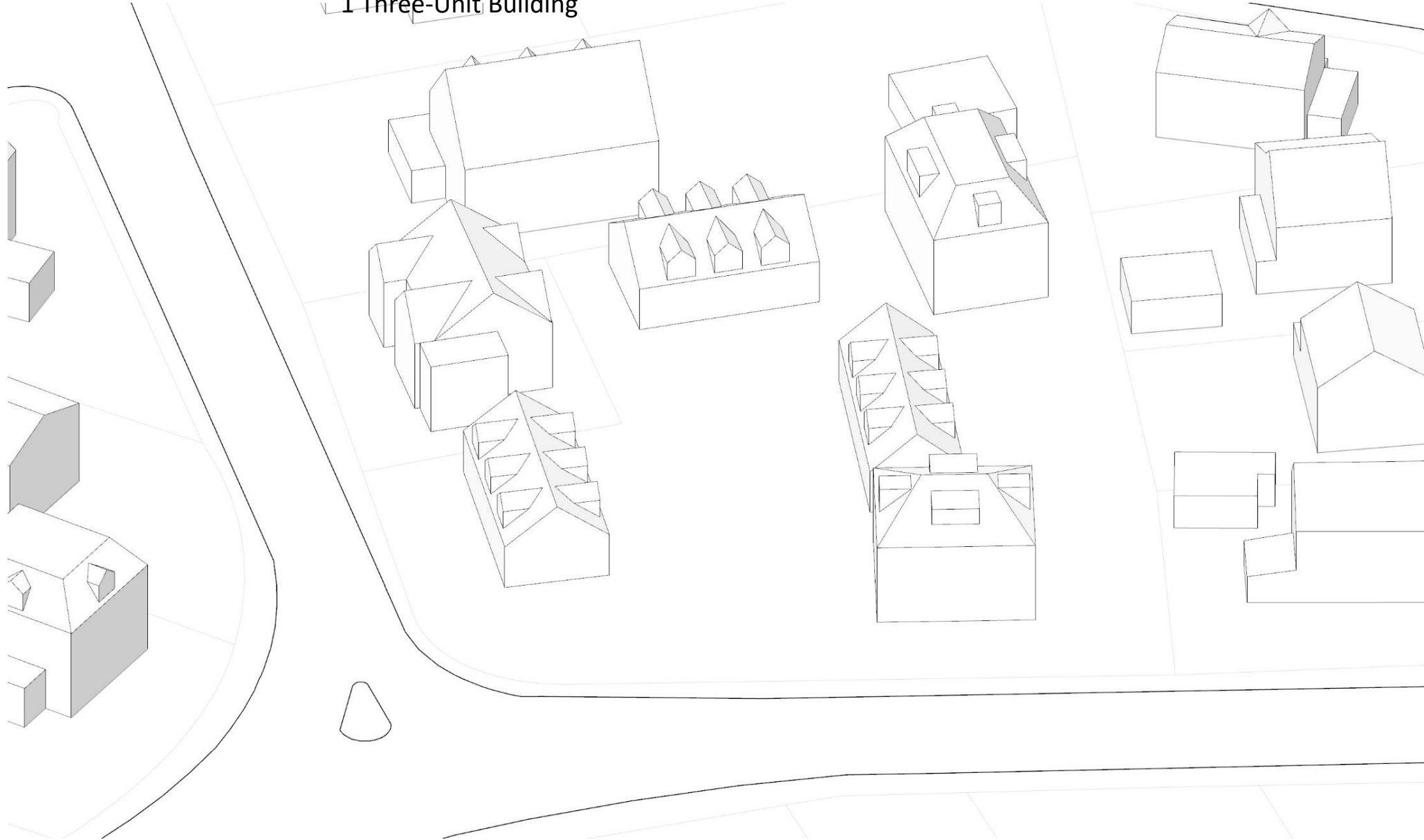
#88-20

**5 buildings / 8 units**

3 House C

1 Two-Unit Building

1 Three-Unit Building



# Part II Recap

- **Case studies are the best way to analyze current ordinance standards vs. proposed ordinance standards**
- **Possibility of more subdivisions**
- **Limited application of Courtyard Clusters throughout Newton**

# Next Steps & Schedule

## Next Steps

4/27 at ZAP - Garages (building components and accessory structures)

## Homework

Article 3 - Section 3.3  
Article 2

# Questions & Ideas

# Thank You!

#88-20

