#88-20

Workshop Four - Garages, Driveways, and Building Components

Article 3

05.19.20 – ZAP Committee

Presentation Tonight

- **Part I: Review revised Garage Design Standards and Driveway Access**
  - Goals
  - Outcomes (case studies)
  - Looking Ahead/Discussion
- **Part II: Deep dive into Building Components**
  - Goals
  - Comparison to De Minimus
  - Issues/Solutions to Current Draft
  - Discussion

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Part I: Garage Design Standards & Driveway Access

Background & Context

- **Deferred Garage Ordinance (July 2020) has:**
  - **No clear goals**
  - **Too many restrictions**
  - **Broad exemptions**

Background & Context

- **Garage Design Standards (sec. 3.4.2) from the Oct. 2018 draft Zoning Ordinance is incomplete**

Goals (sec. 3.4.2.A)

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- To prevent garages from obscuring the main entrance from the street and ensure that there is a physical and visual connection between the living area of residential buildings and the street

Goals (sec. 3.4.2.A)

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- **Ensure that the location and amount of living areas of residential buildings, as seen from the street, are more prominent than structured parking or garages**

Goals (sec. 3.4.2.A)

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- **Ensure that the main entrance for pedestrians, rather than motor vehicles, is the prominent entrance**

Goals (sec. 3.4.2.A)

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- **Provide for a more pleasant pedestrian environment by preventing garages from dominating the views of the neighborhood from the sidewalk**

Goals (sec. 3.4.2.A)

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- Enhance public safety by preventing garages from blocking views of the street from inside the residence

Case Studies: Garage Standards and Driveway Access

1603 Commonwealth Ave

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Single-Family Front-Facing Garage

Current Zoning: SR1

Proposed Zoning: R1

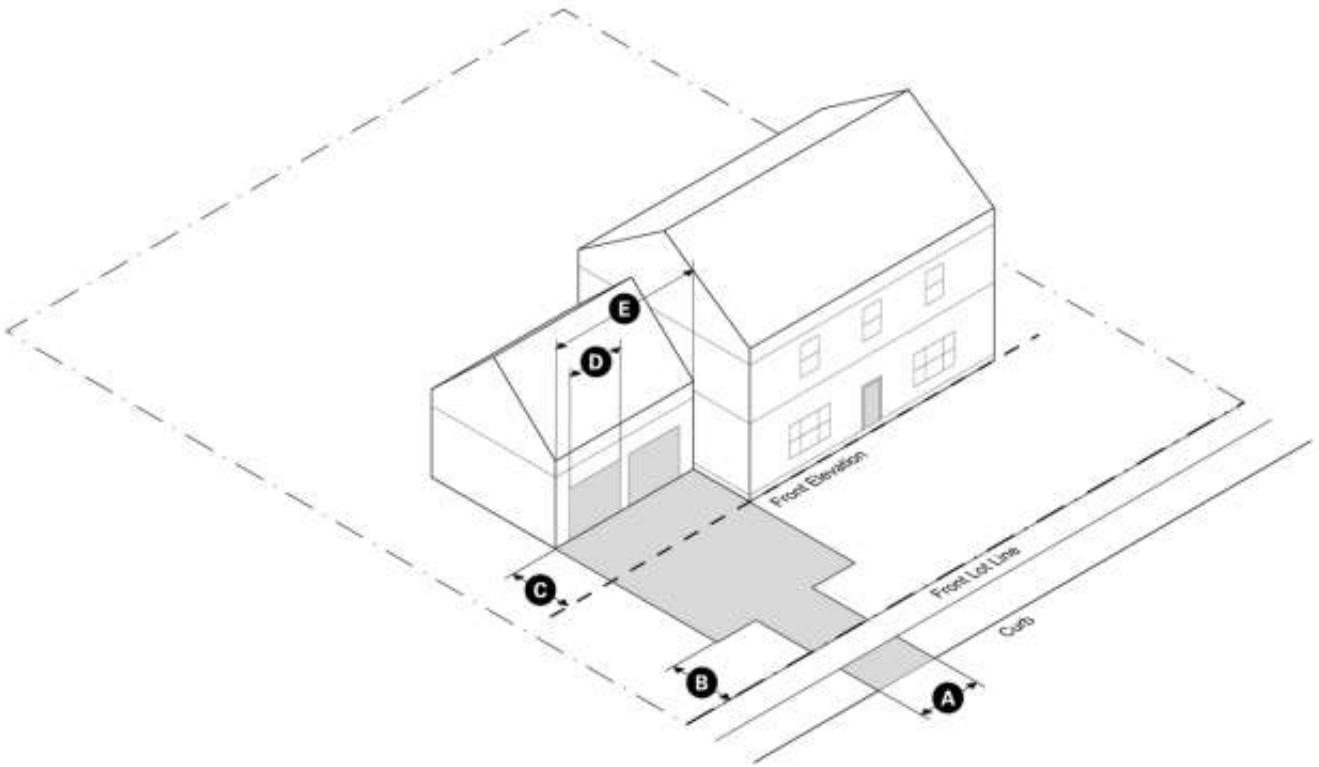
Existing

Single-Family House

#88-20

Garage Standards Proposals

Front Facing Garage (sec. 3.4.2.D.1 & 3.7.1.E.5)



Single-Family Front-Facing Garage		
A	Width (max)	10 ft
B	Distance (min)	10 ft
C	Distance (min)	10 ft
D	Width (max)	9 ft
E	Width (max)	50% of total front facade

Design Standards

The curb cut is limited in width and the driveway apron must be set back from the front of the lot.

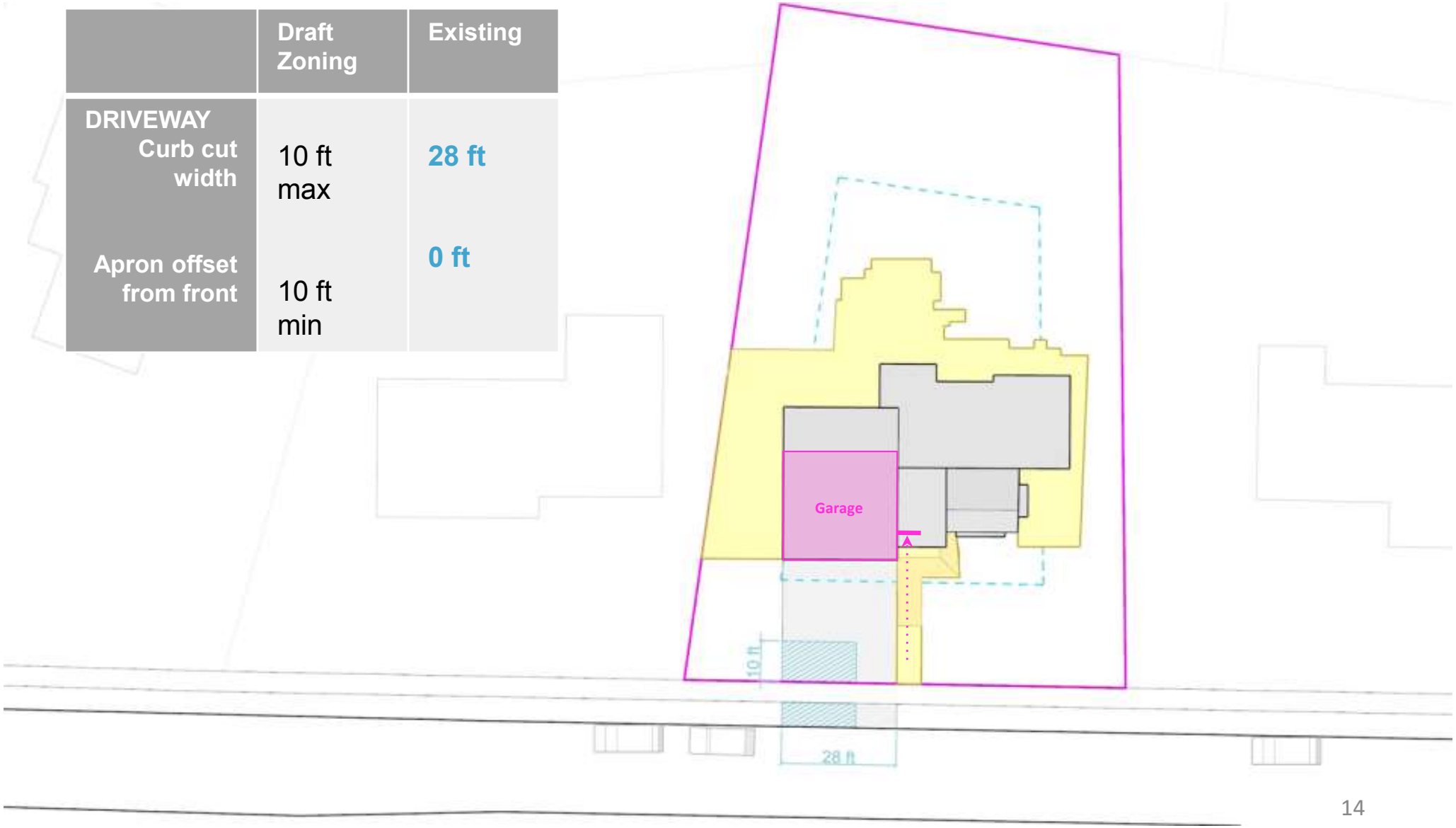
The face of the garage must be set back from the front elevation and garage doors must be separate and not exceed a certain width.

1603 Commonwealth Ave

Current Zoning: SR1 **Existing**

Proposed Zoning: R1 Single-Family House

	Draft Zoning	Existing
DRIVEWAY Curb cut width	10 ft max	28 ft
Apron offset from front	10 ft min	0 ft



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1603 Commonwealth Ave

Current Zoning: SR1 **Modified Driveway**

Proposed Zoning: R1 Single Family House

	Draft Zoning	Modified
DRIVEWAY Curb cut width	10 ft max	10 ft
Apron offset from front	10 ft min	10 ft

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1603 Commonwealth Ave

Current Zoning: SR1 **Modified Garage Position**

Proposed Zoning: R1 Single Family House

	Draft Zoning	Modified
GARAGE LOCATION Setback from front elevation	10 ft min	10 ft
DRIVEWAY Curb cut width	10 ft max	10 ft
Apron offset from front	10 ft min	20 ft

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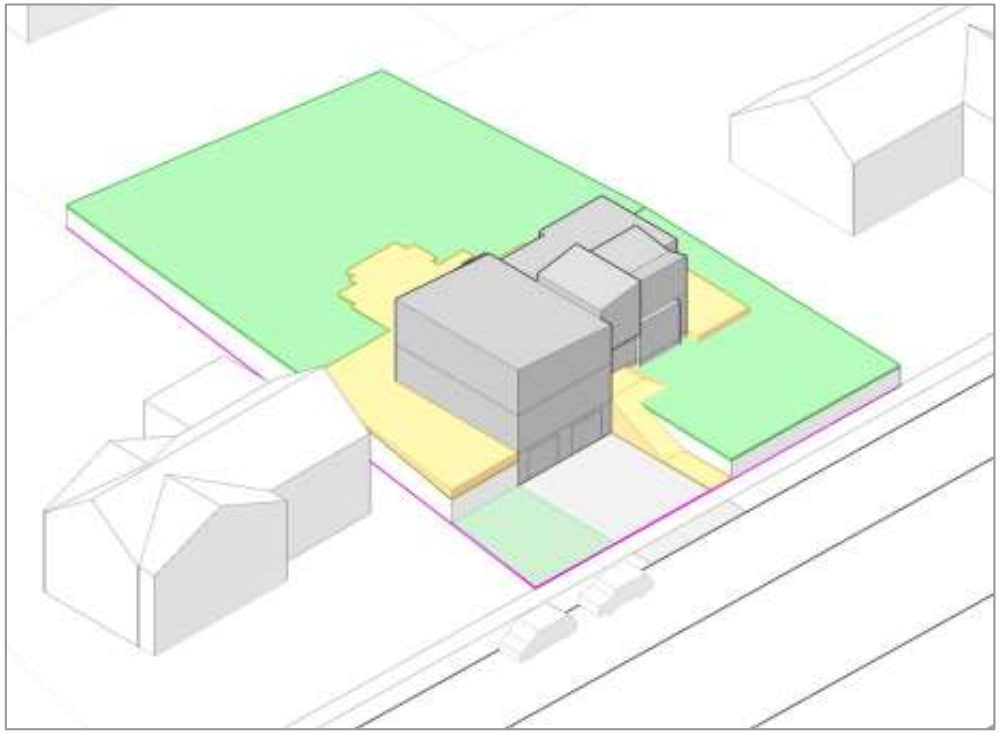
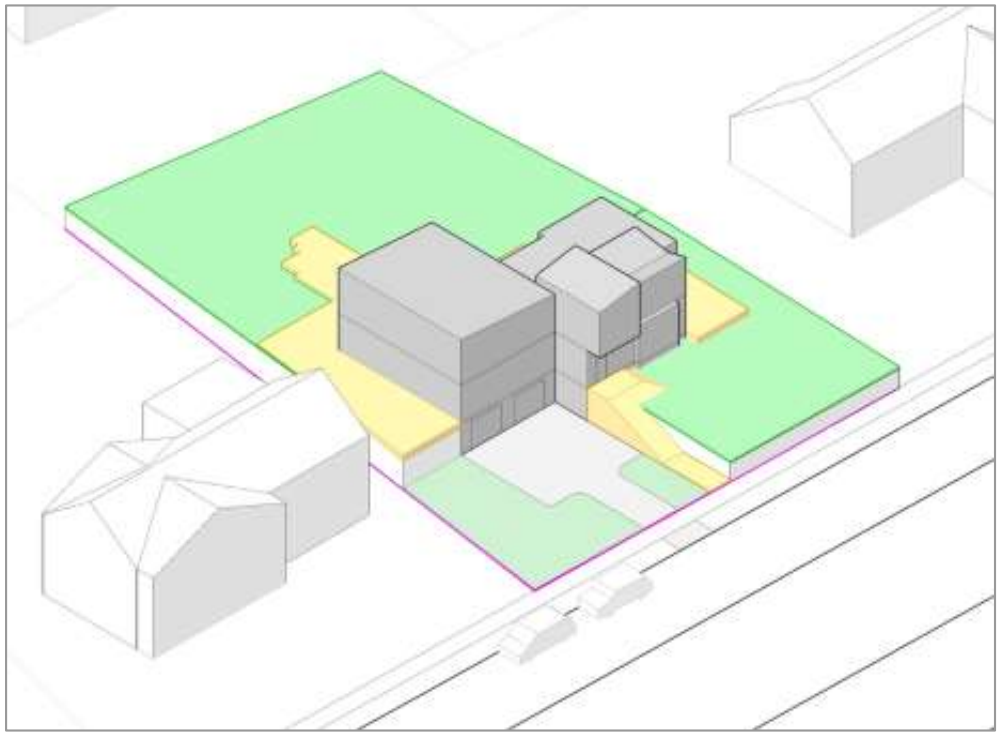
1603 Commonwealth Ave

Current Zoning: SR1 **Garage and Driveway Regulations**

Proposed Zoning: R1 Single Family House



Existing



Draft Garage and Driveway Regulations

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6-8 Salisbury Rd

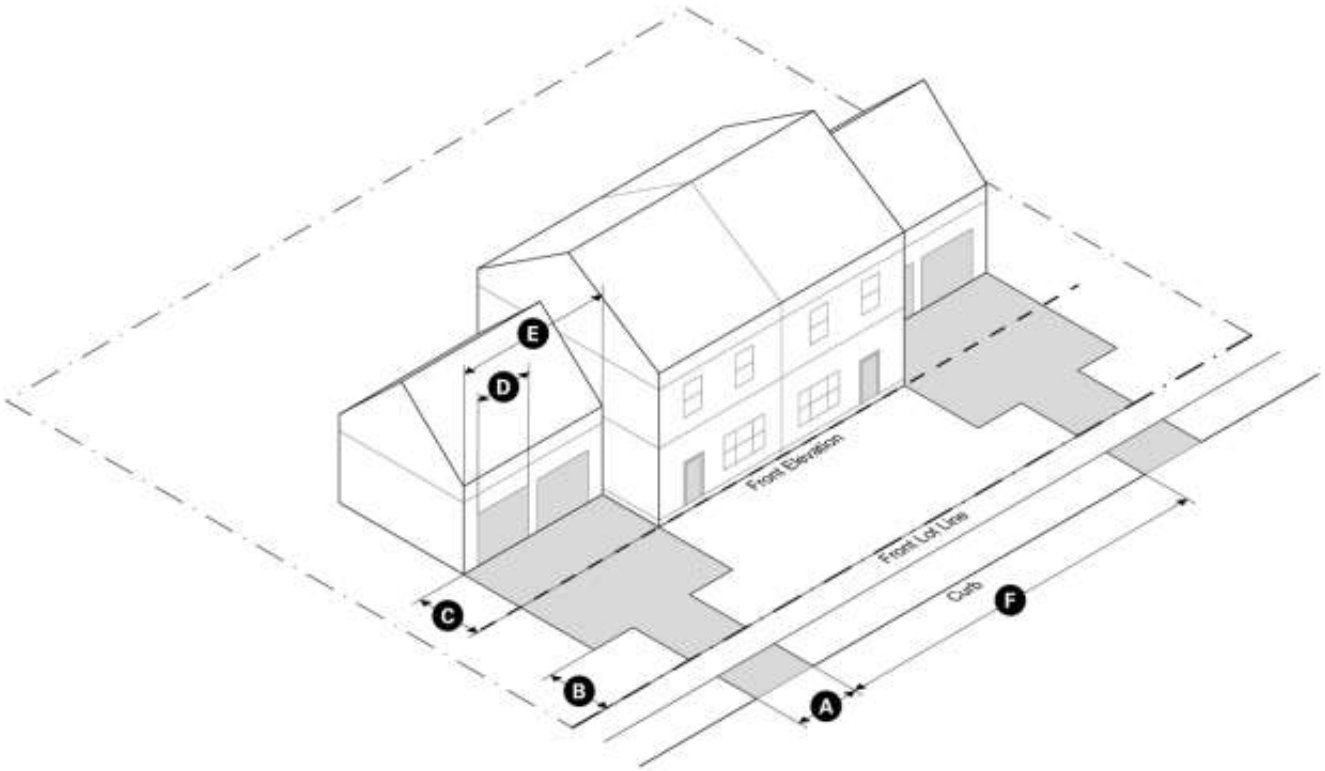
Two-Family Front-Facing Garage

Current Zoning: MR1 **Existing**

Proposed Zoning: R3 Two-Family House

Garage Standards Proposals

Two-Family Front-Facing Garage (sec. 3.4.2.E.2 & sec. 3.7.1.E.7.a)



Two-Family Front-Facing Garage		
A	Width (max)	10 ft
B	Distance (min)	10 ft
C	Distance (min)	10 ft
D	Width (max)	9 ft
E	Width (max)	50% of total front facade
F	Distance (min)	30 ft

Design Standards

The curb cut is limited in width and two curb cuts must be separated by a minimum distance.

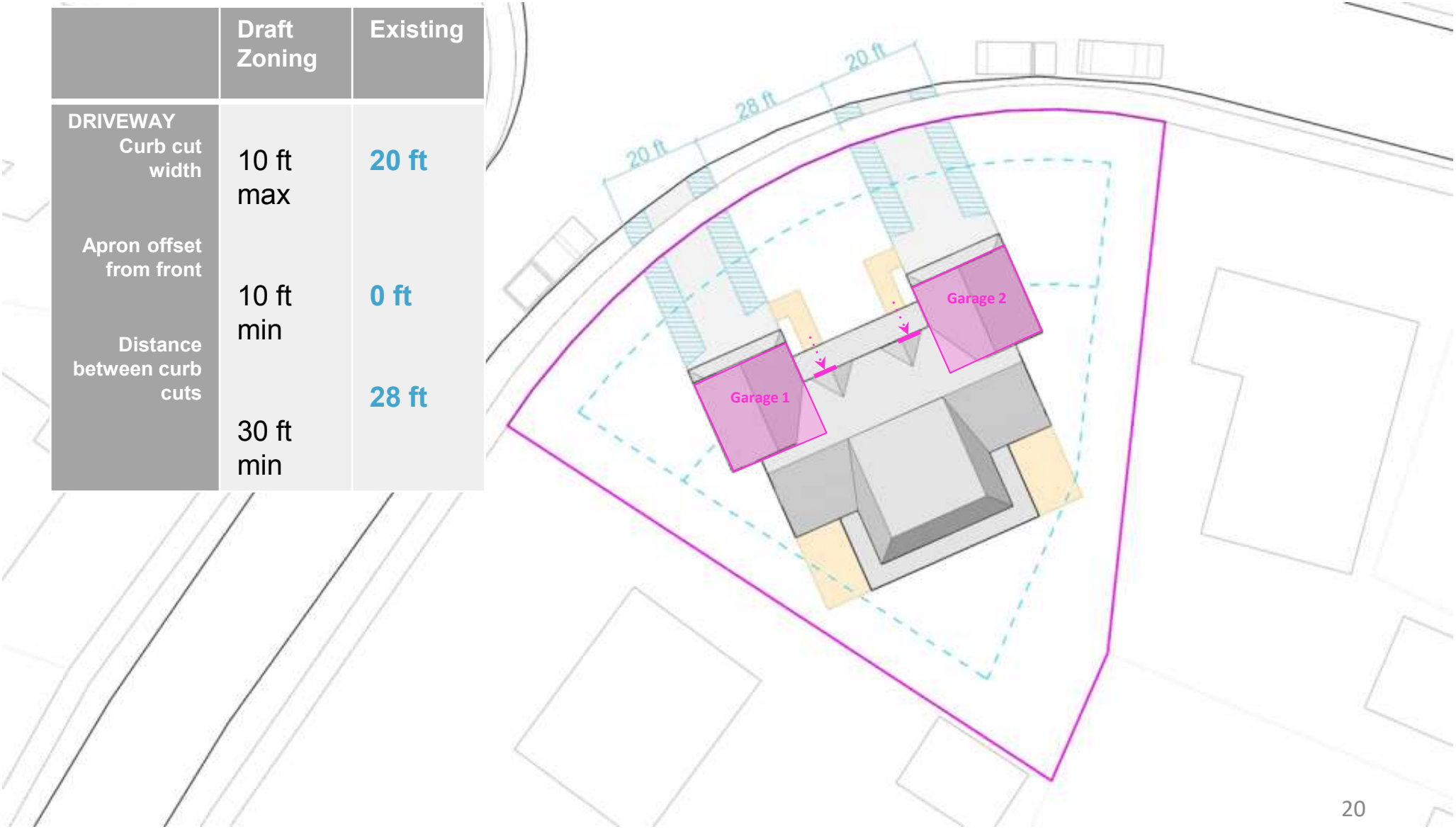
The face of the garage must be set back from the front elevation and garage doors must be separate and not exceed a certain width.

6-8 Salisbury Rd

Current Zoning: MR1 **Existing**

Proposed Zoning: R3 Two-Family House

	Draft Zoning	Existing
DRIVEWAY		
Curb cut width	10 ft max	20 ft
Apron offset from front	10 ft min	0 ft
Distance between curb cuts	30 ft min	28 ft



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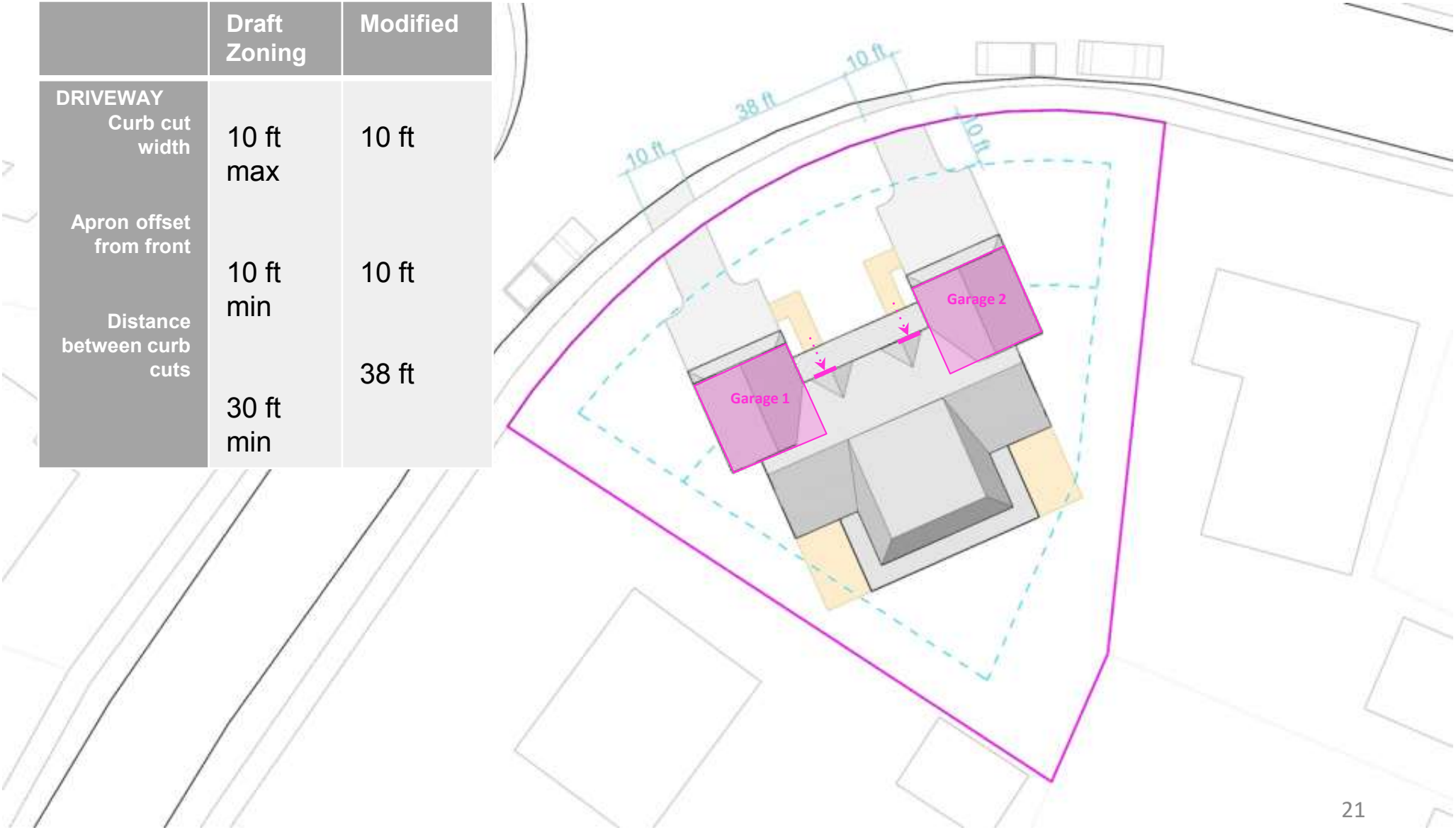
6-8 Salisbury Rd

Current Zoning: MR1 **Modified Driveway**

Proposed Zoning: R3 Two Family House

	Draft Zoning	Modified
DRIVEWAY		
Curb cut width	10 ft max	10 ft
Apron offset from front	10 ft min	10 ft
Distance between curb cuts	30 ft min	38 ft



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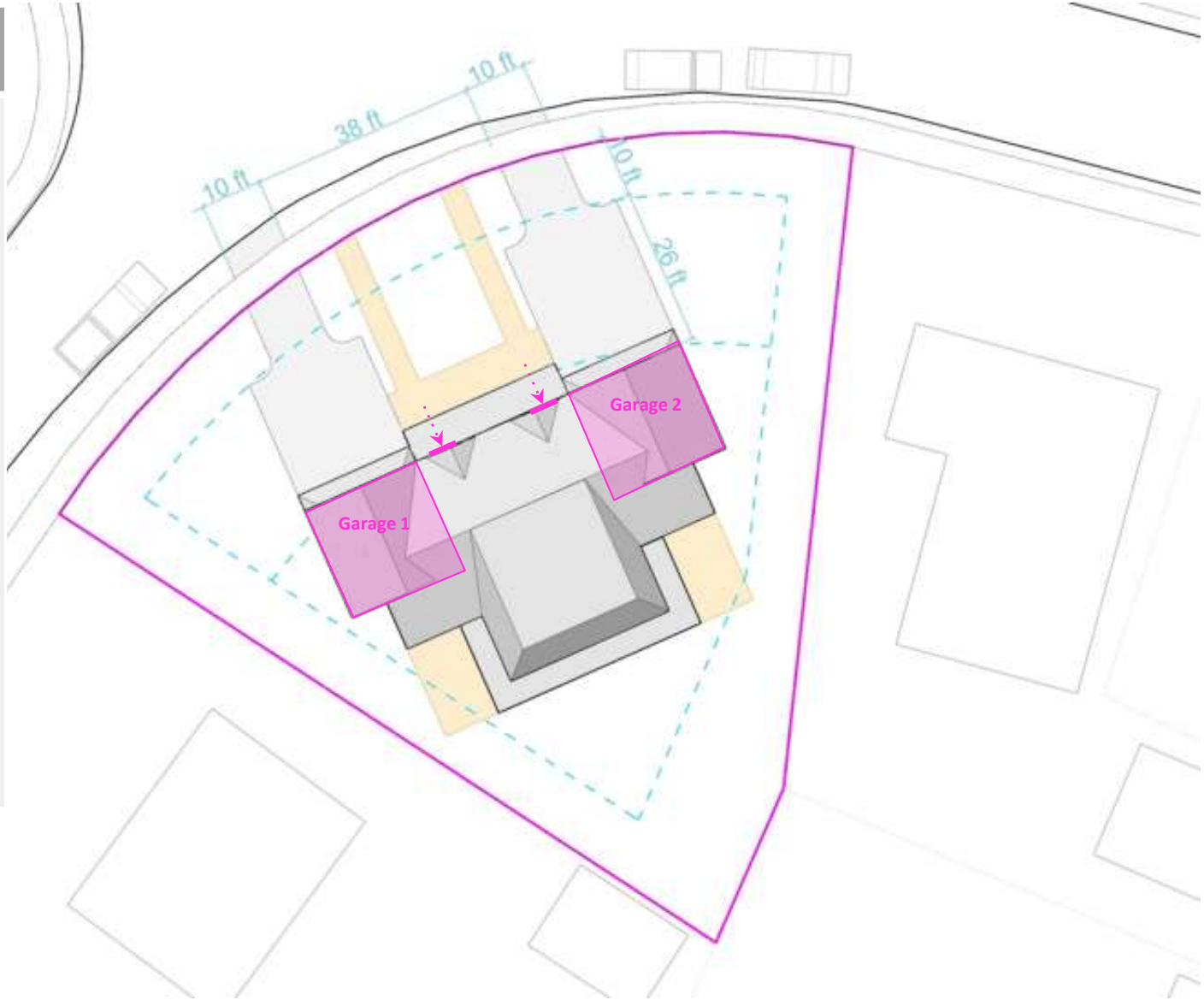
6-8 Salisbury Rd

Current Zoning: MR1 **Modified Garage Position**

Proposed Zoning: R3 Two Family House

	Draft Zoning	Modified
GARAGE LOCATION Setback from front elevation	10 ft min	0 ft with projecting porch
DRIVEWAY Curb cut width	10 ft max	10 ft
Apron offset from front	10 ft min	10 ft
Distance between curb cuts	30 ft min	38 ft



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6-8 Salisbury Rd

Current Zoning: MR1 **Garage and Driveway Regulations**

Proposed Zoning: R3 Two-Family House

Existing

Draft Garage and Driveway Regulations

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9 Wyoming Rd

Single Family Side-Facing Garage

Current Zoning: SR3

Proposed Zoning: R2

Existing

Single Family House

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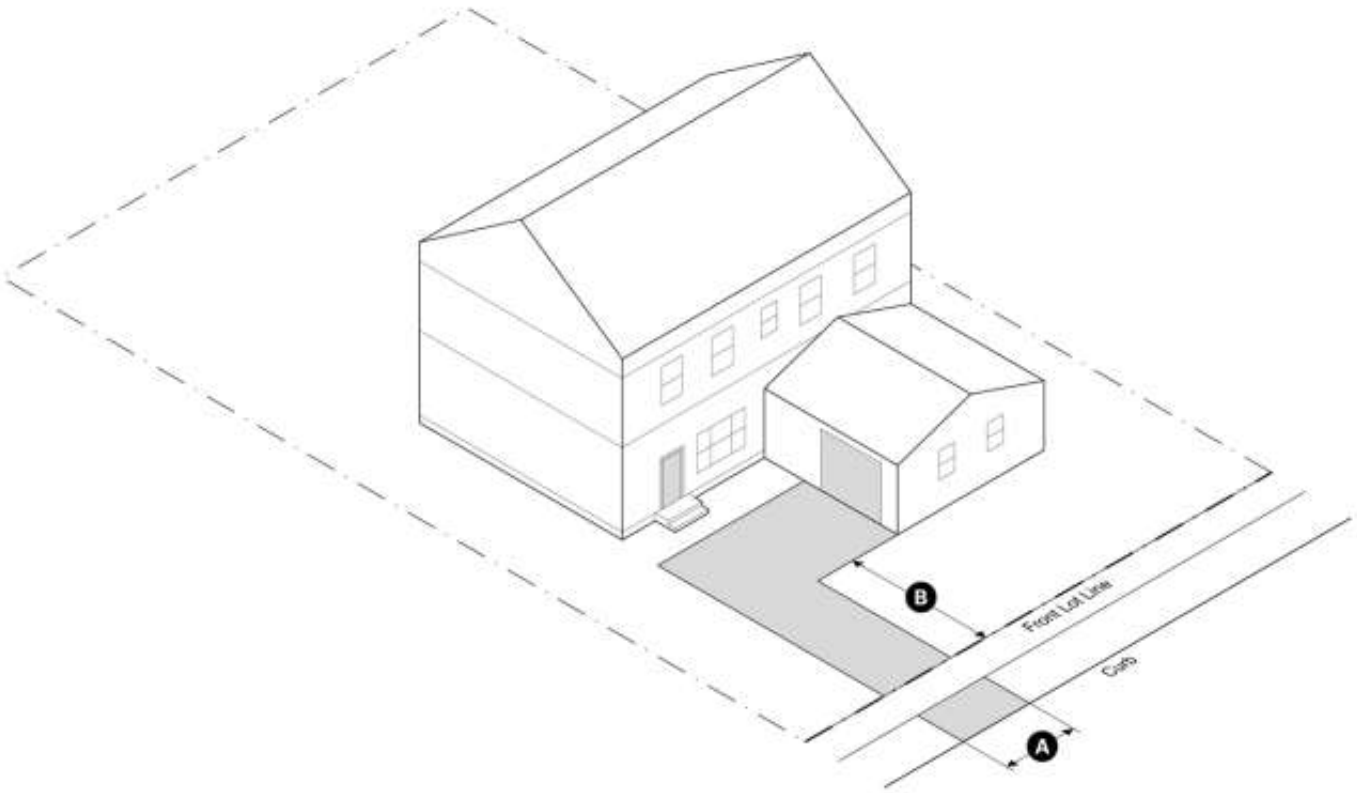
Garage Standards Proposals

Side-Facing Garage (sec. 3.4.2.D.3)



Single-Family Side-Facing Garage		
A	Width (max)	10 ft
B	Distance (min)	10 ft

Design Standards

The curb cut is limited in width and the driveway apron must be set back from the front of the lot.

Side-facing garages must fenestration facing the street lot line or right of way, 20% minimum and 50% maximum

9 Wyoming Rd

Current Zoning: SR3 **Existing**

Proposed Zoning: R2 Single Family House

	Draft Zoning	Existing
DRIVEWAY Curb cut width	10 ft max	20 ft
Apron offset from front	10 ft min	0 ft

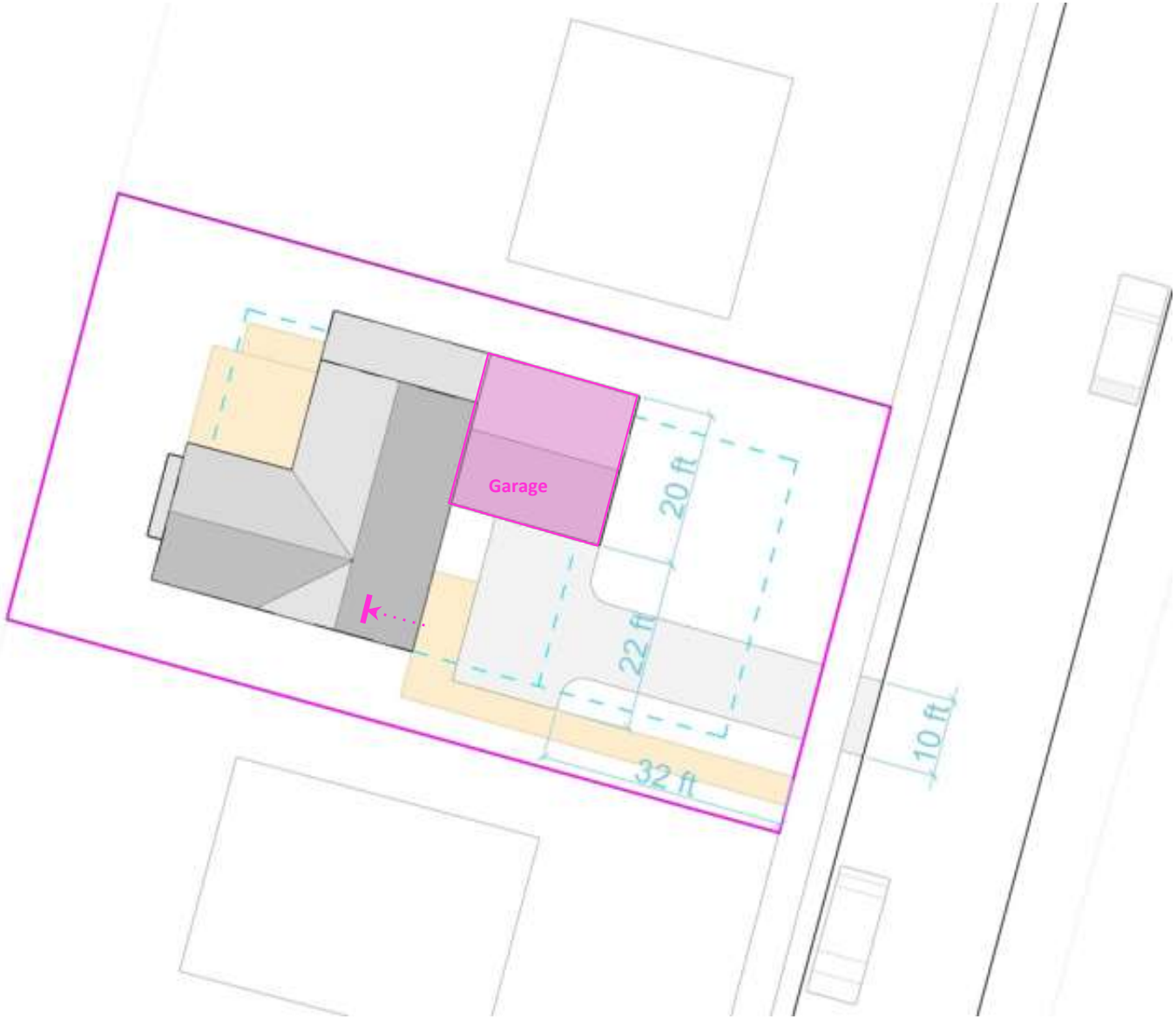
#88-20

9 Wyoming Rd

Current Zoning: SR3 **Modified Driveway and Garage**

Proposed Zoning: R2 Single Family House

	Draft Zoning	Modified
GARAGE LOCATION Side-Facing Garage setback from front elevation	N/A	N/A
DRIVEWAY Curb cut width	10 ft max	10 ft
Apron offset from front	10 ft min	26 ft



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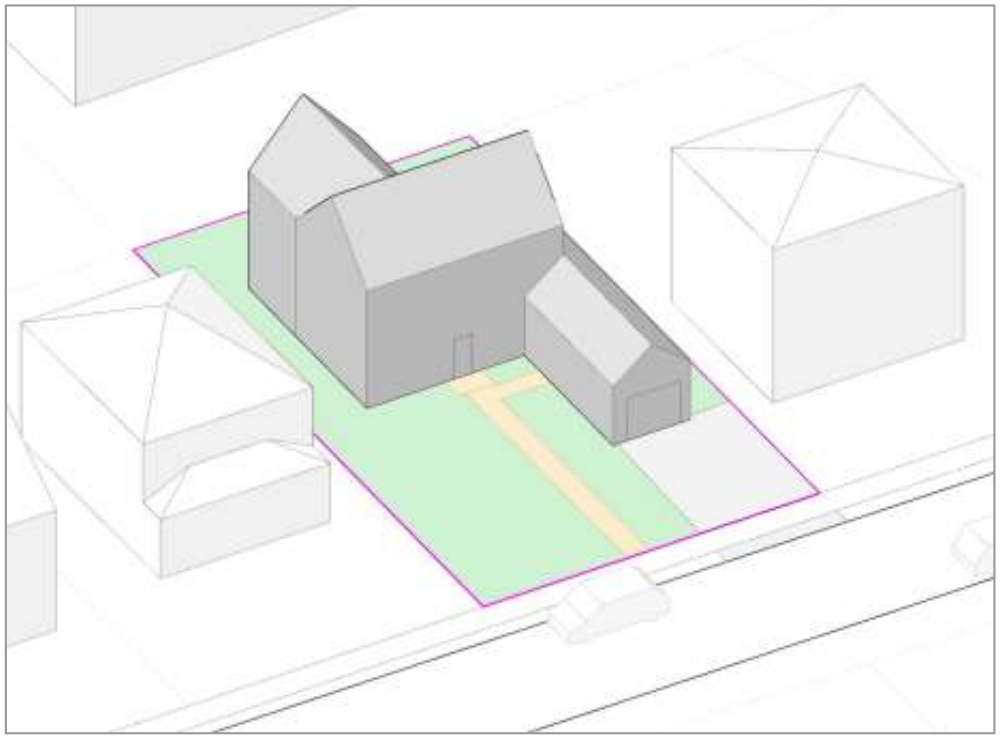
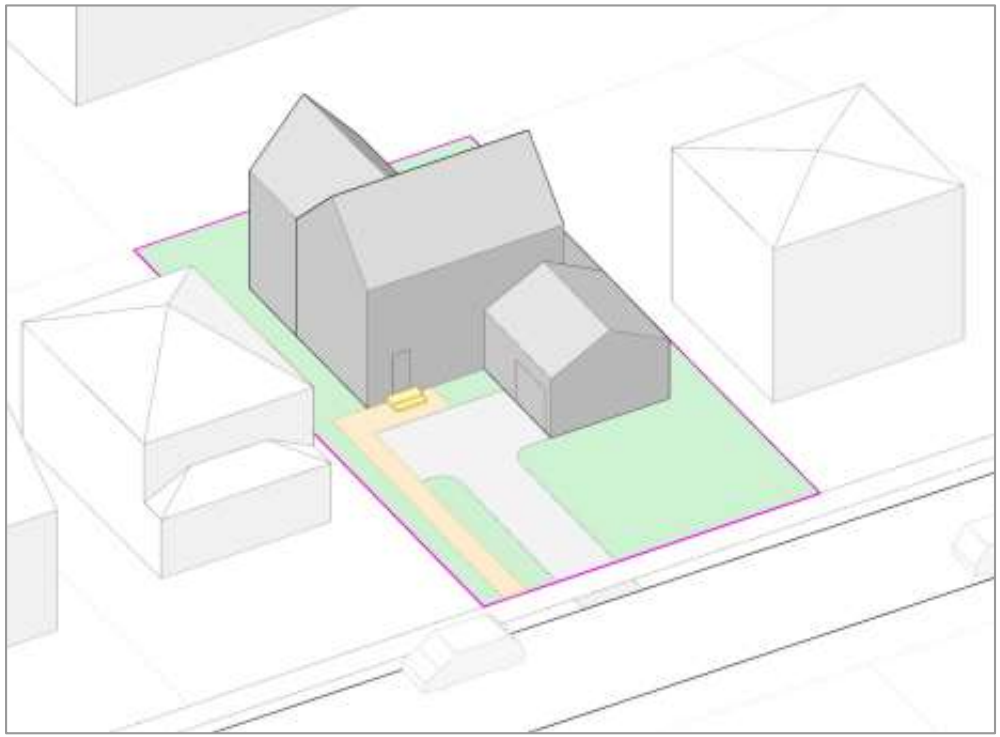
9 Wyoming Rd

Current Zoning: SR3 **Garage and Driveway Regulations**

Proposed Zoning: R2 Single Family House



Existing

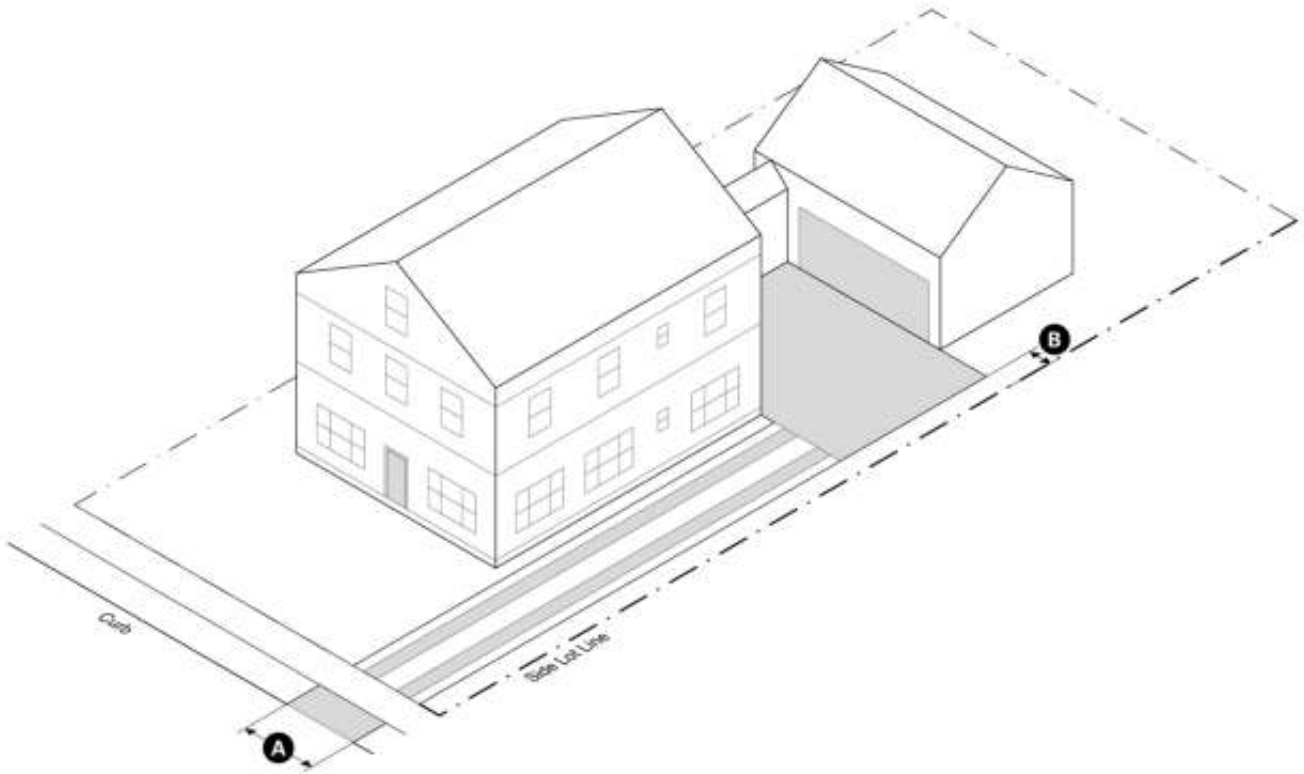


Draft Garage and Driveway Regulations

#88-20

Garage Standards Proposals

Rear Garage Alternative



Single-Family Rear Garage		
A	Width (max)	10 ft
B	Distance (min)	3 ft

Design Standards

The curb cut is limited in width. A buffer space between driveways and adjacent lots must be provided.

878-880 Chestnut

#88-20 Two-Family Narrow Lot (Rear Parking/ Garage)

Current Zoning: MR1

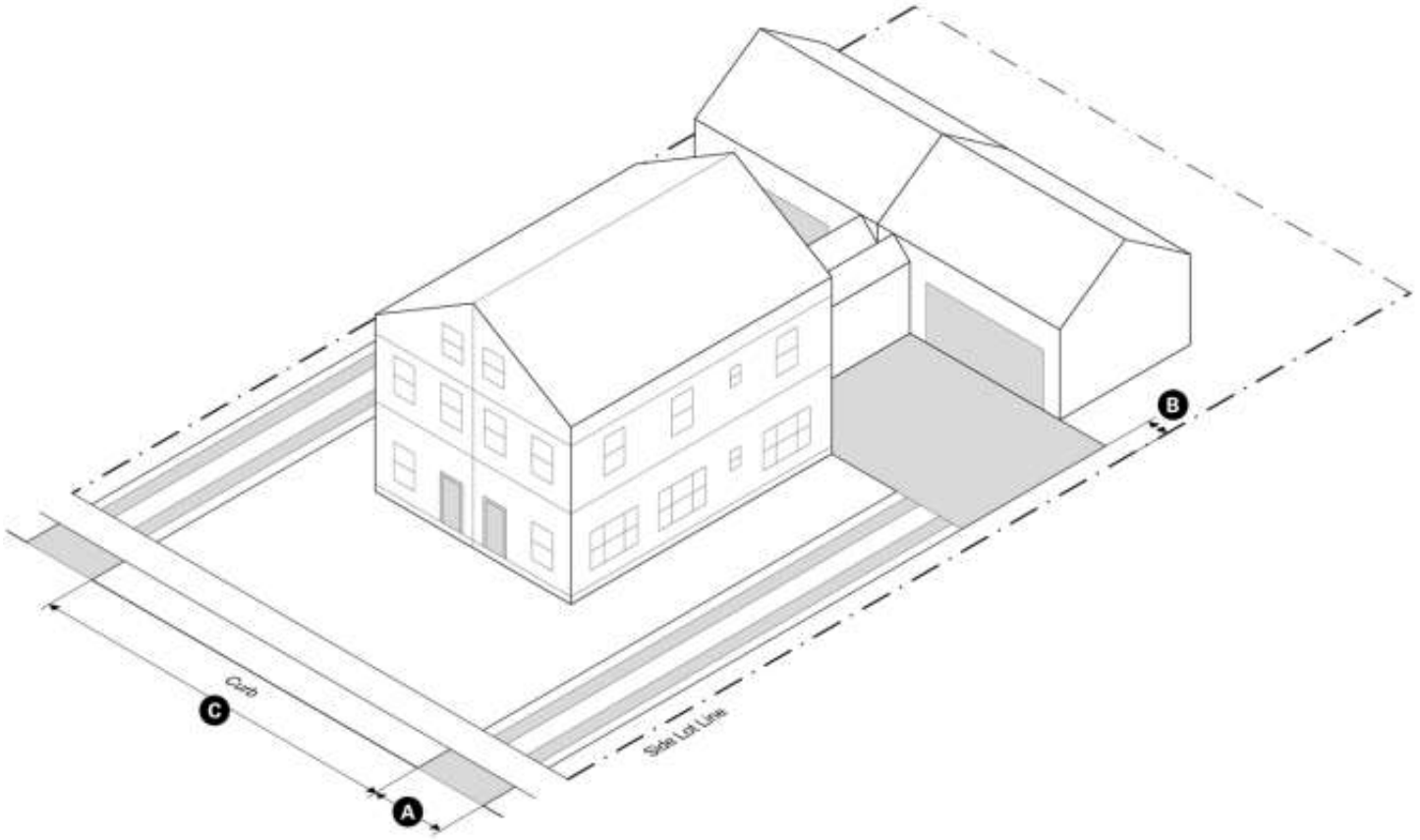
Proposed Zoning: R3

Existing

Two-Family House

#88-20

Garage Standards Proposals
Possible Rear Garage Configurations



Two-Family Rear Garage		
A	Width (max)	10 ft
B	Distance (min)	3 ft
C	Distance (min)	30 ft

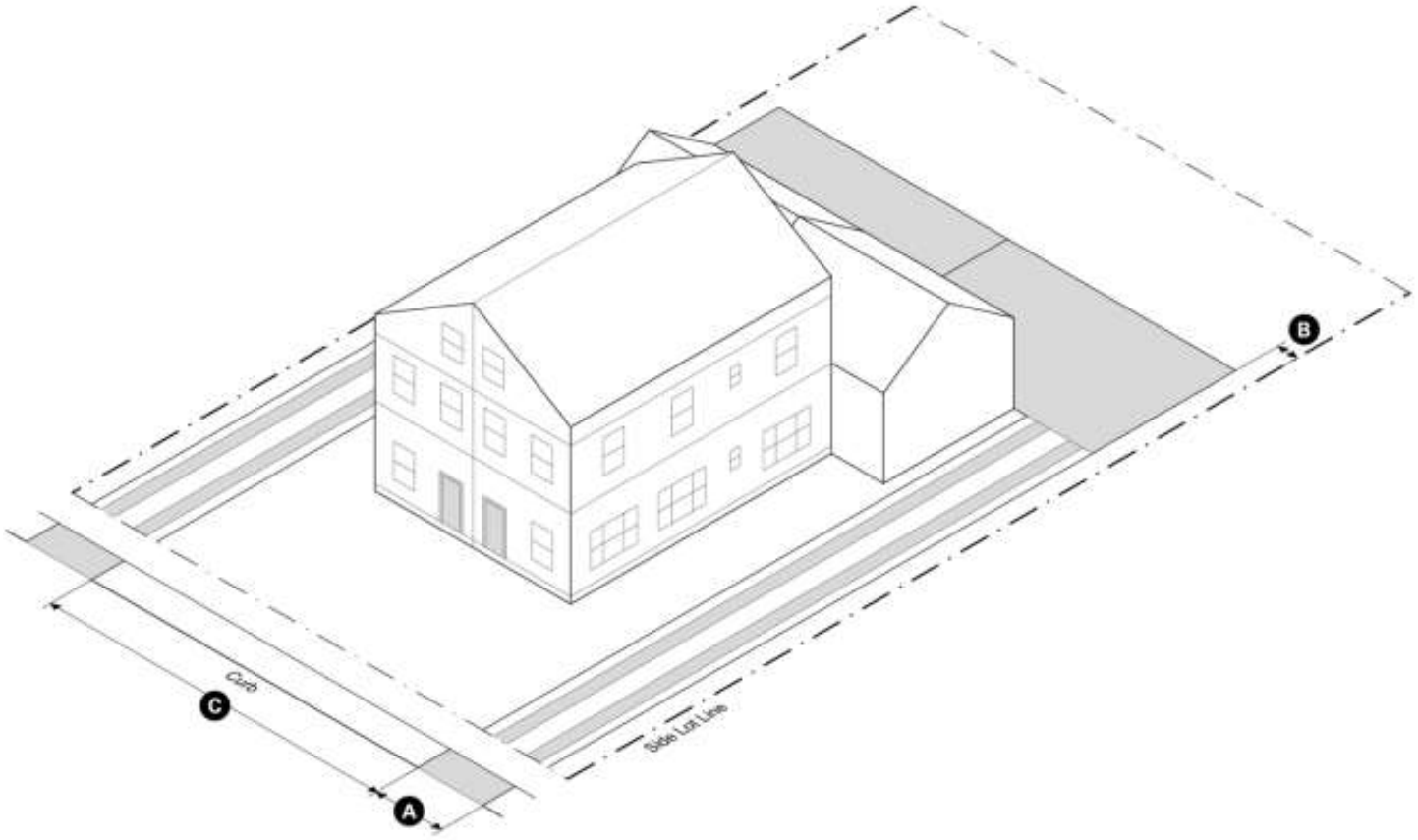
Design Standards

The curb cut is limited in width and two curb cuts must be separated by a minimum distance. A buffer space between driveways and adjacent lots must be provided.

#88-20

Garage Standards Proposals

Possible Rear Garage Configurations



Two-Family Rear Garage		
A	Width (max)	10 ft
B	Distance (min)	3 ft
C	Distance (min)	30 ft

Design Standards

The curb cut is limited in width and two curb cuts must be separated by a minimum distance. A buffer space between driveways and adjacent lots must be provided.

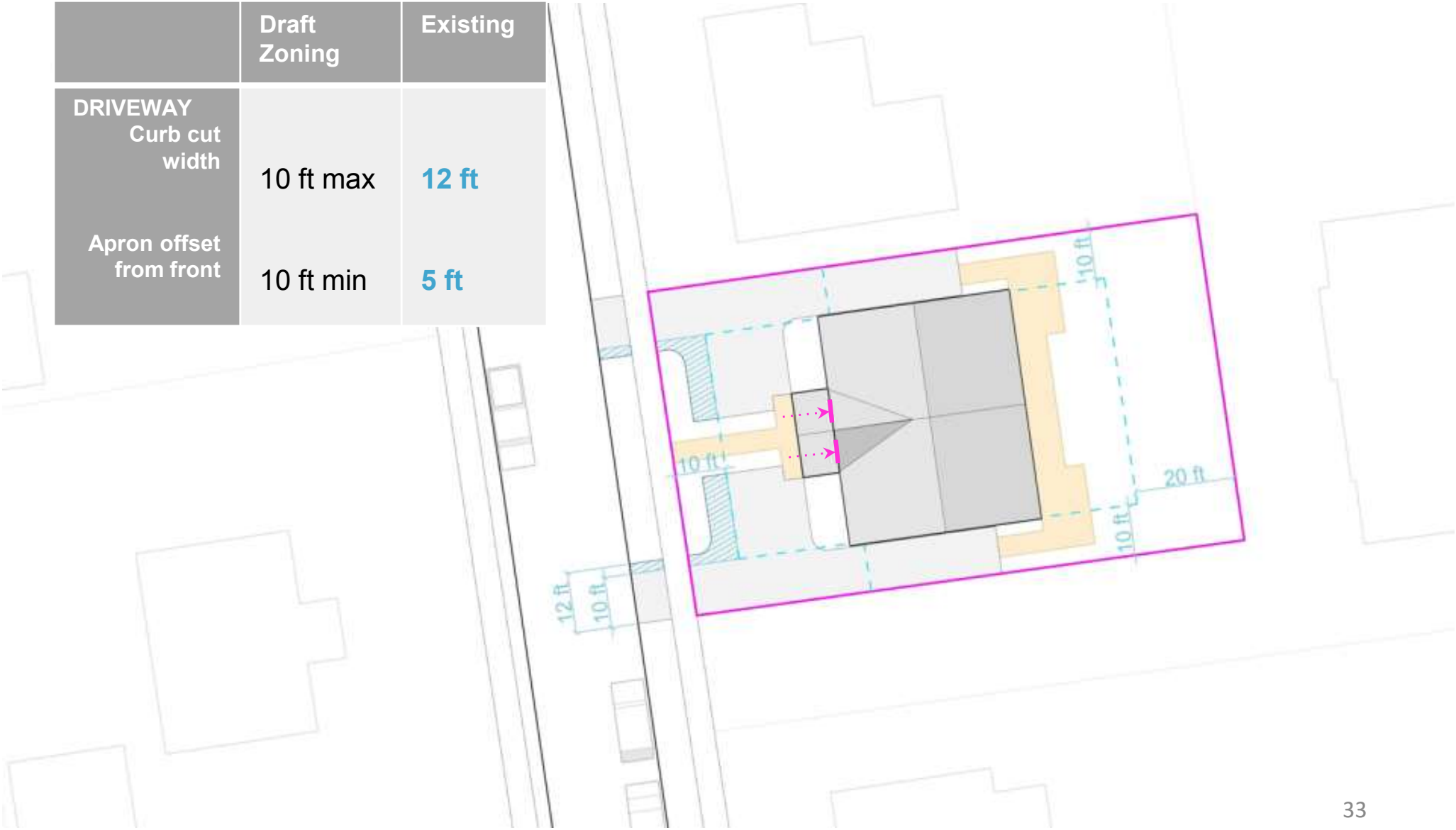
#88-20

878-880 Chestnut

Current Zoning: MR1 **Existing**

Proposed Zoning: R3 Two-Family House

	Draft Zoning	Existing
DRIVEWAY		
Curb cut width	10 ft max	12 ft
Apron offset from front	10 ft min	5 ft



878-880 Chestnut

Current Zoning: MR1 **Modified Driveway**

Proposed Zoning: R3 Two-Family House

	Draft Zoning	Modified
DRIVEWAY Curb cut width	10 ft max	10 ft
Apron offset from front	10 ft min	10 ft

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878-880 Chestnut

Current Zoning: MR1 **Modified Garage Position**

Proposed Zoning: R3 Two-Family House

	Draft Zoning	Modified
DRIVEWAY Curb cut width	10 ft max	10 ft
Apron offset from front	10 ft min	62 ft

878-880 Chestnut

Current Zoning: MR1

Proposed Zoning: R3

Modified to Garage and Driveway Regulations

Two-Family House

#88-20

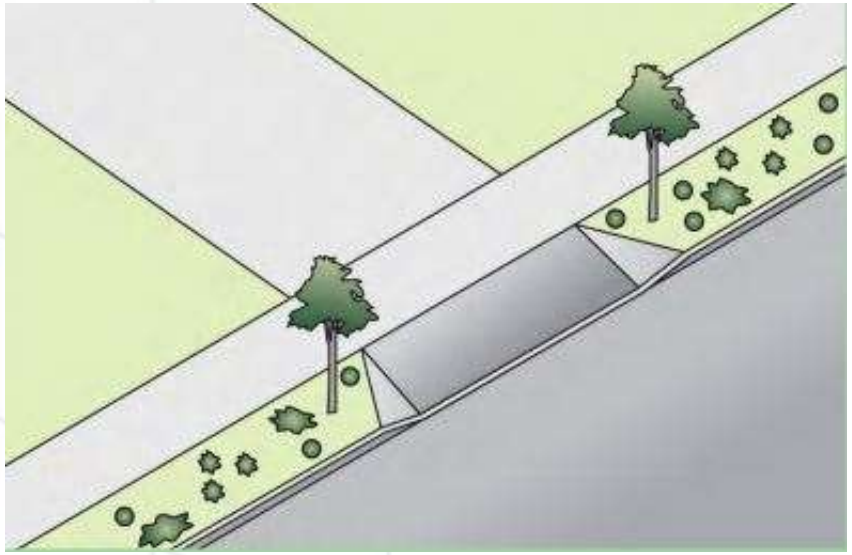
One-way ribbon driveways to parking at the rear

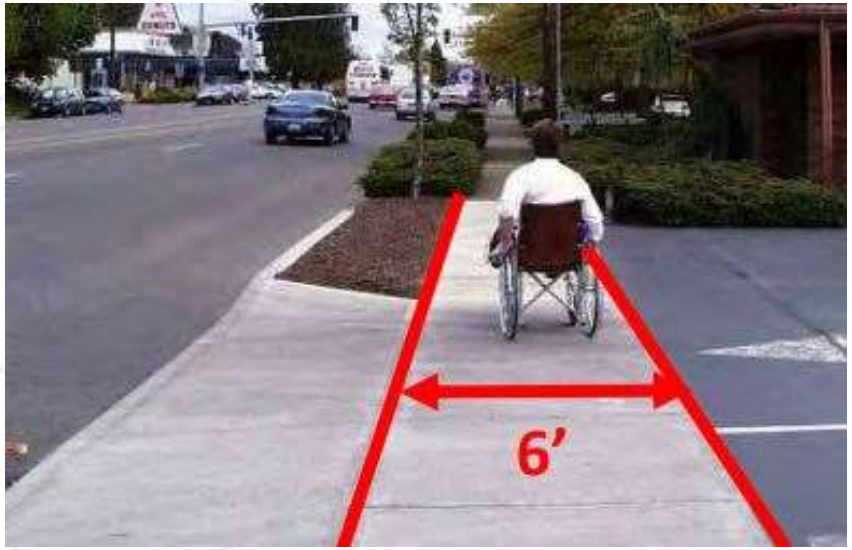
Existing

Draft Garage and Driveway Regulations

Summary: Garage Standards and Driveway Access

Safety





- **Incidents between motor vehicles and pedestrians are most likely to occur at driveways**

Sustainability

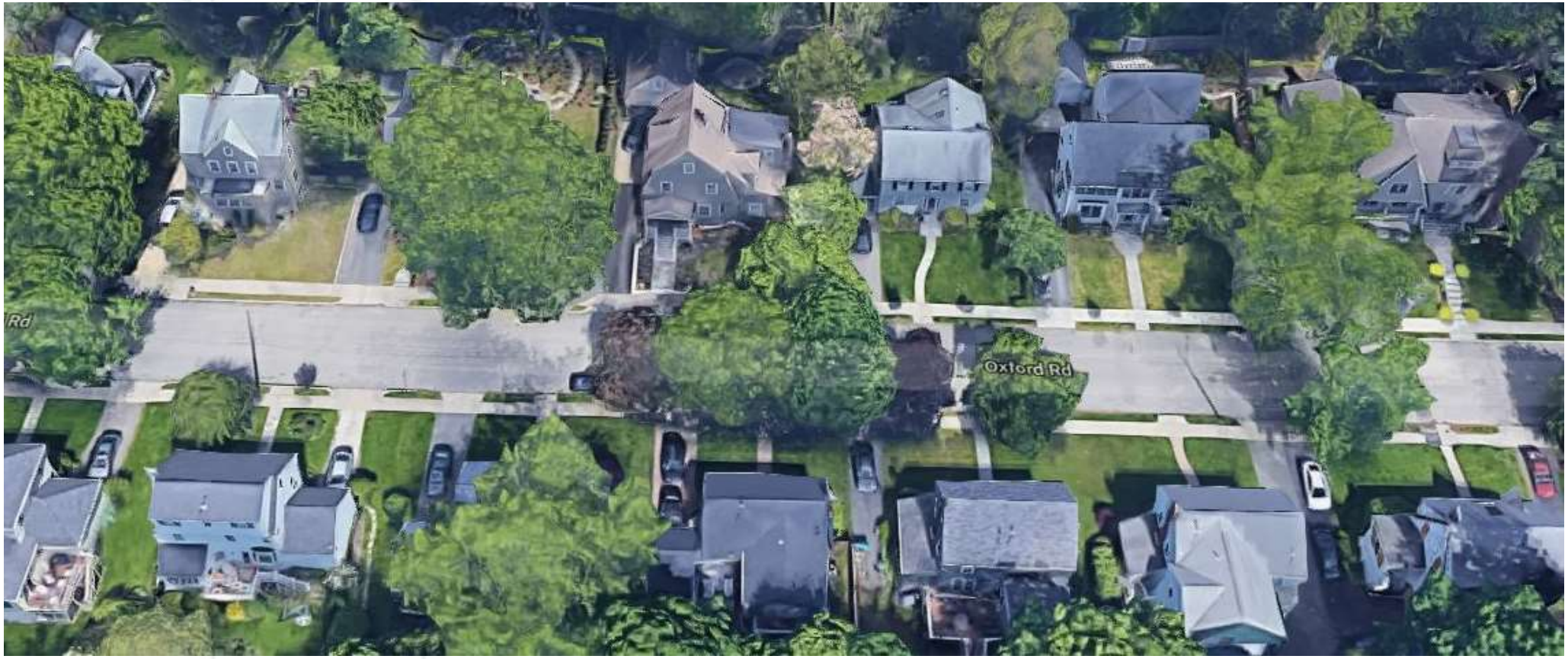
- **Minimizing driveway size means less impervious surfaces**

Sustainability

- ***Nudge*** **to reduce auto-dependency**

Design

- **Good design creates can create stronger neighborhoods and community**



Looking Ahead: Garage Standards and Driveway Access

Next Steps

- **Not enough time to change the deferred garage ordinance before the July 1**
- **ZAP Committee may decide to repeal or defer**

Path Forward - Zoning Redesign

- Take-up as part of Zoning Redesign (Article 3 and Article 8)
  - Fits into current schedule
  - Adoption occurs at full adoption of new Zoning Ordinance (End of 2021)

Path Forward - Standalone

- Take-up as an amendment to the current Zoning Ordinance
  - Format is different
  - Recent amendments (Sustainability Zoning), with some similarities, took roughly 4 months

Discussion: Garage Standards and Driveway Access

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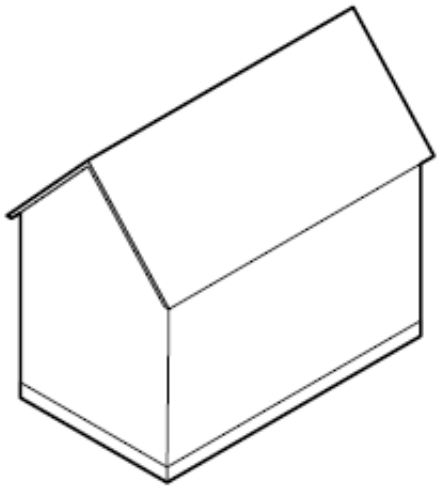
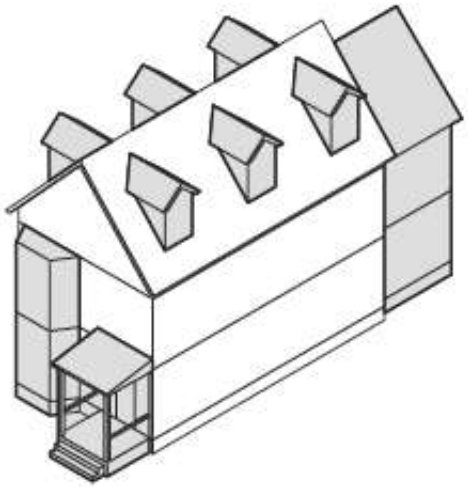
Part II:
Building Components

Goals



Main Massing of a Building



Additional Building Components

- Predictable growth for homeowners and neighbors
- Better process for allowing increase in habitable space
- Achieve variety and individuality in design

#88-20

Goals of Building Components

Reduce Oversized, Boxy rebuilds






Building Components in Newton

Projecting Front Entry

110 Staniford St

#88-20

Building Components in Newton

Bay

#88-20

Building Components in Newton

Balcony

#88-20

Building Components in Newton

Front Porch

#88-20

Building Components in Newton

Turret/Corner Feature

Building Components in Newton

Dormer

Building Components in Newton

Cross Gable

#88-20

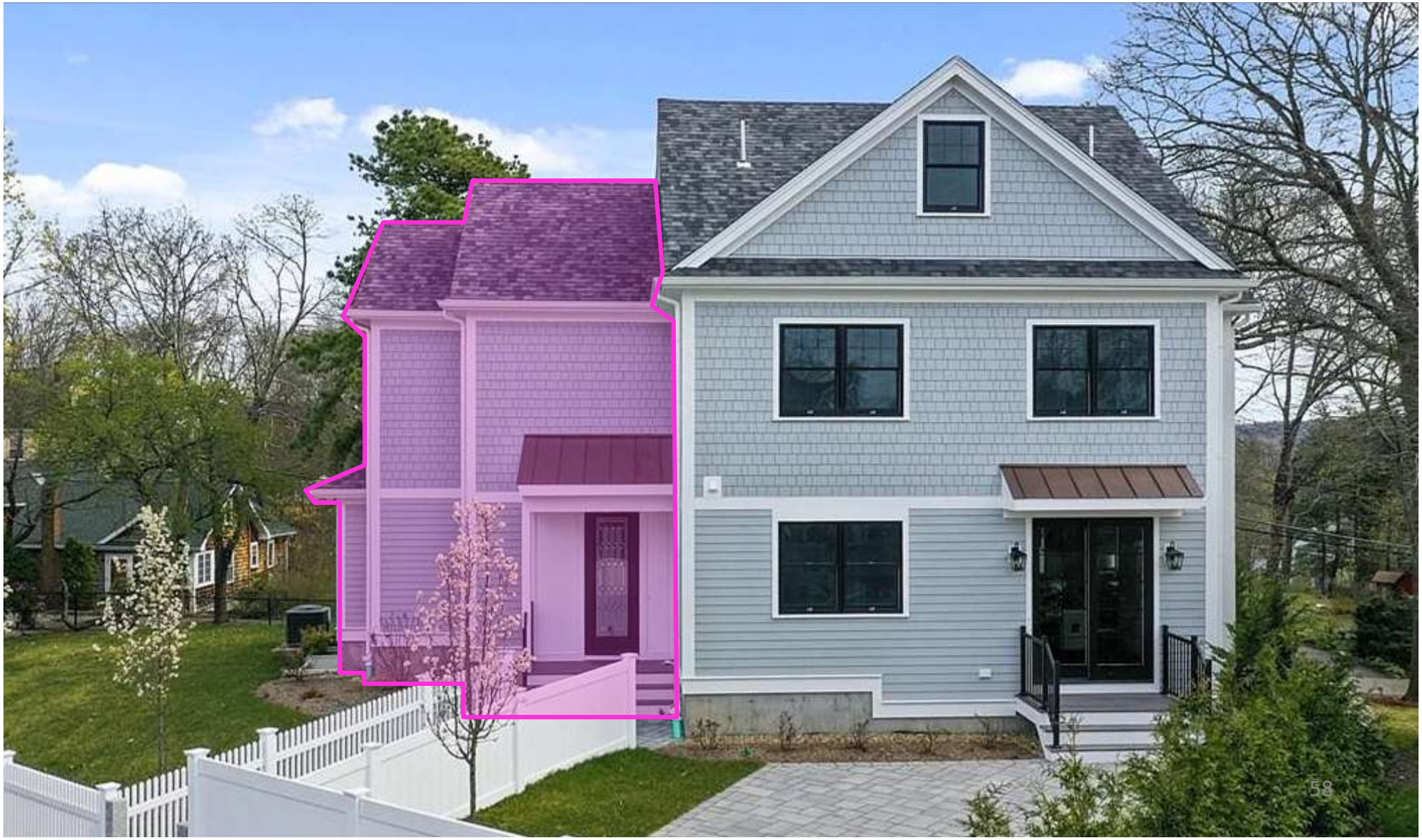
Building Components in Newton

Roof Deck

#88-20

Building Components in Newton

Side and Rear Additions



Building Components: A Refinement to De Minimus

Building Components as by-right bonus
Current Code: De Minimis Relief

B. De Minimis Relief.

1. Regardless of whether there are increases in the nonconforming nature of a structure, the City Council deems that the following changes to lawfully nonconforming structures are *de minimis* and that these changes are not substantially more detrimental to the neighborhood pursuant to M.G.L. Chapter 40A, Section 6. The following alterations, enlargements, reconstruction of or extensions to a lawful nonconforming building or structure used for residential purposes may be allowed in accordance with the procedures set forth below; provided that:

   a. Relief is limited to that portion or portions of the building or structure which is presently dimensionally nonconforming;

   b. The resulting changes on the nonconforming side will be no closer than 5 feet to the side or rear property line;

   c. The resulting distance to the nearest residence at the side where the proposed construction will take place is equal to or greater than the sum of the required setbacks of the 2 adjacent lots;

   d. The resulting construction will meet all building and fire safety codes; and

   e. The *de minimis* relief provided in this paragraph shall not apply to buildings in which the nonconformity is due solely to FAR requirements, nor shall it be used to increase the FAR beyond that shown in Sec. 3.1.

2. *In accordance with Sec. 7.8.2.B.1, the following de minimus* alterations are allowed:

   a. Dormers that do not extend above the height of the existing roof peak and do not add more than 400 square feet of floor area;

   b. Decks or deck additions or porches less than 200 square feet in size;

   c. First floor additions in the side and rear setbacks which do not total more than 200 square feet in size;

   d. Second floor additions which do not total more than 400 square feet in size;

   e. Enclosing an existing porch of any size;

   f. Bay windows in the side and rear setbacks which are cantilevered and do not have foundations;

   g. Bay windows which protrude no more than 3 feet into the front setback and are no less than 5 feet from the alteration to the lot line;

   h. Alterations to the front of the structure if within the existing footprint; and

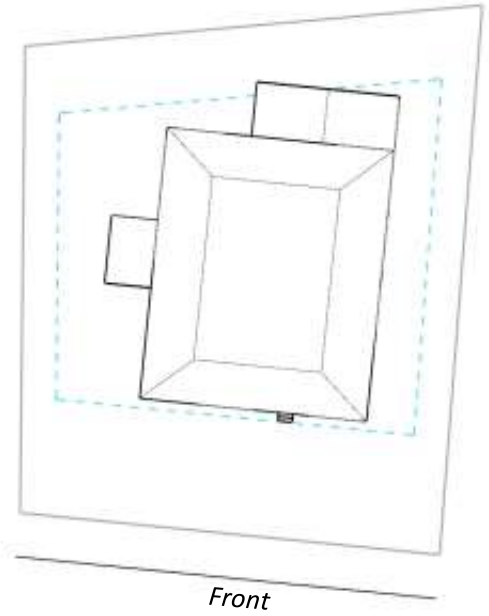
   i. Alterations and additions to the front of a structure of not more than 75 square feet in size, so long as the alteration, addition, reconstruction or extension does not encroach any farther into the front setback.

D. Standards.

2. Minimum Dimensions. Whenever the operation of this Sec. 7.8.2 would reduce the area available for building a dwelling house upon any lot in a residence district to less than 20 feet in its shortest dimension, or less than 800 square feet in total area, the requirements of this Sec. 7.8.2 shall be modified so far as necessary to provide such minimum dimension and total area by reducing the minimum distance of such dwelling house from rear lot and street lines, first from rear lot lines, but to not less than 7½ feet, and second, if necessary, from street lines, but to not less than 15 feet.

Current Code: De Minimis Relief Existing Non-Conforming Building

- SR2
- Over maximum lot coverage of 30%
- Over rear setback



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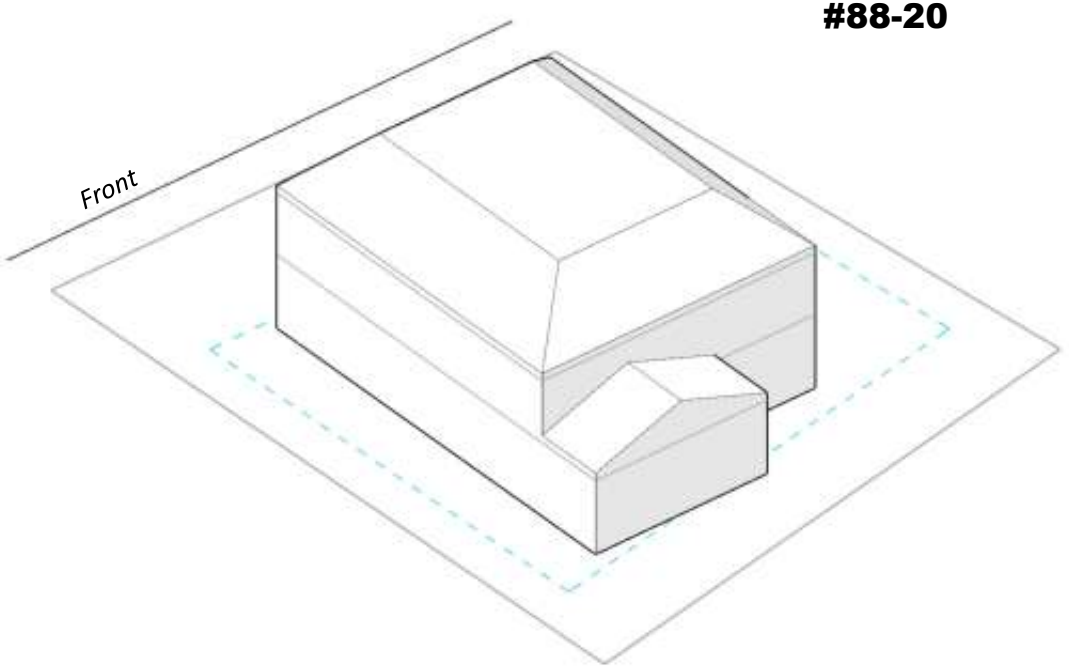
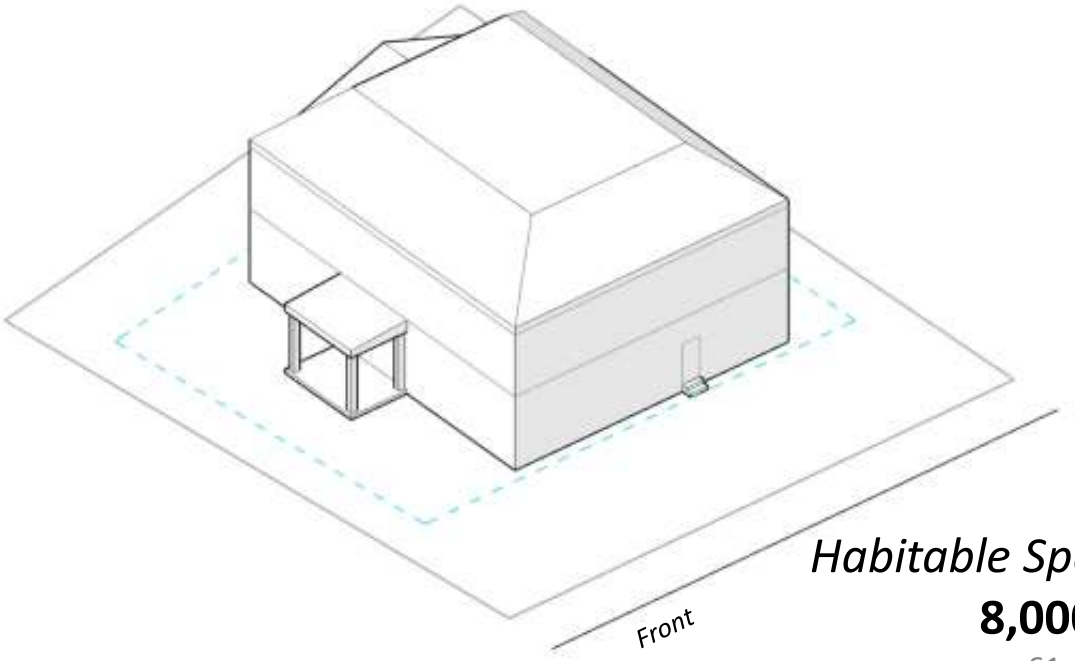




Habitable Space

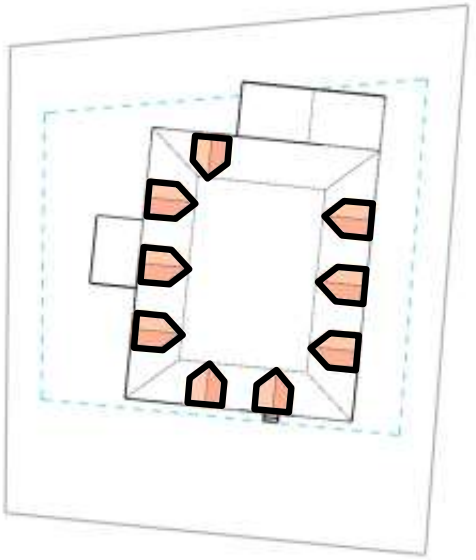
8,000 sf

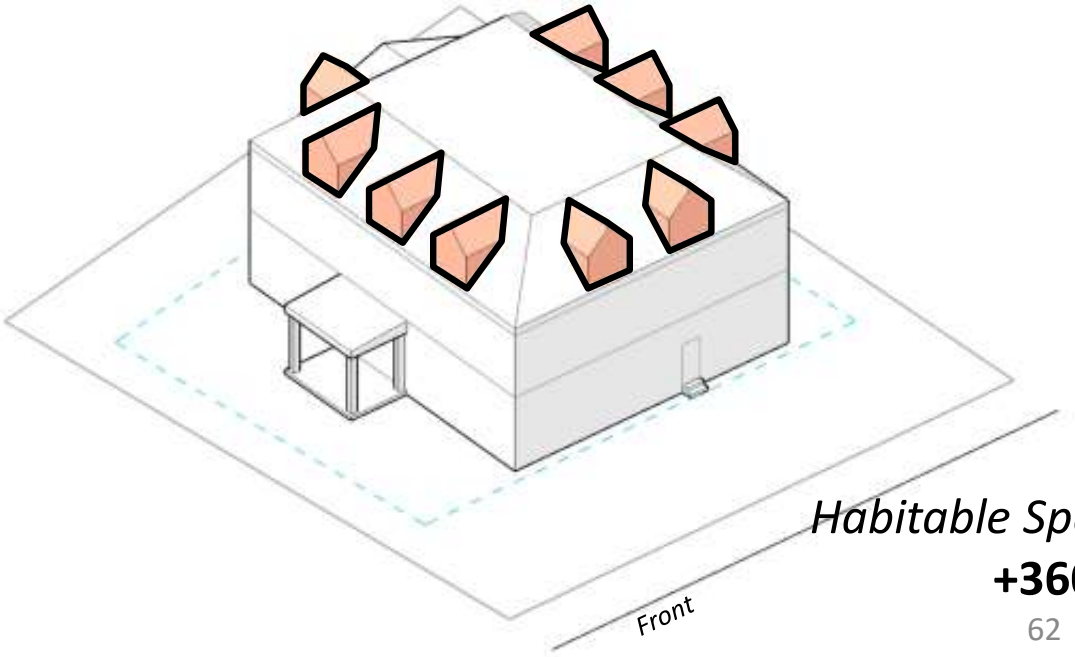
Current Code: De Minimis Relief

Dormers

2. *In accordance with Sec. 7.8.2.B.1, the following de minimus* alterations are allowed:

   a. Dormers that do not extend above the height of the existing roof peak and do not add more than 400 square feet of floor area;





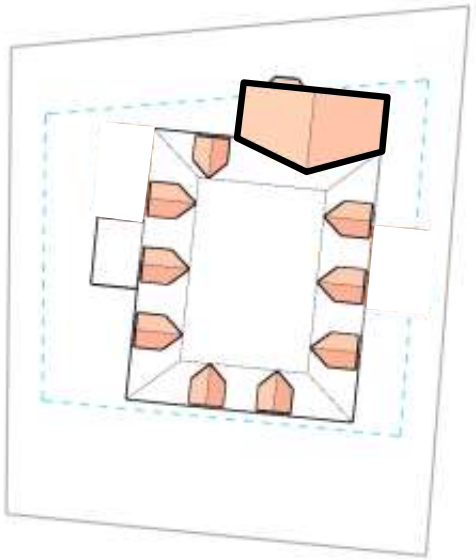
Habitable Space

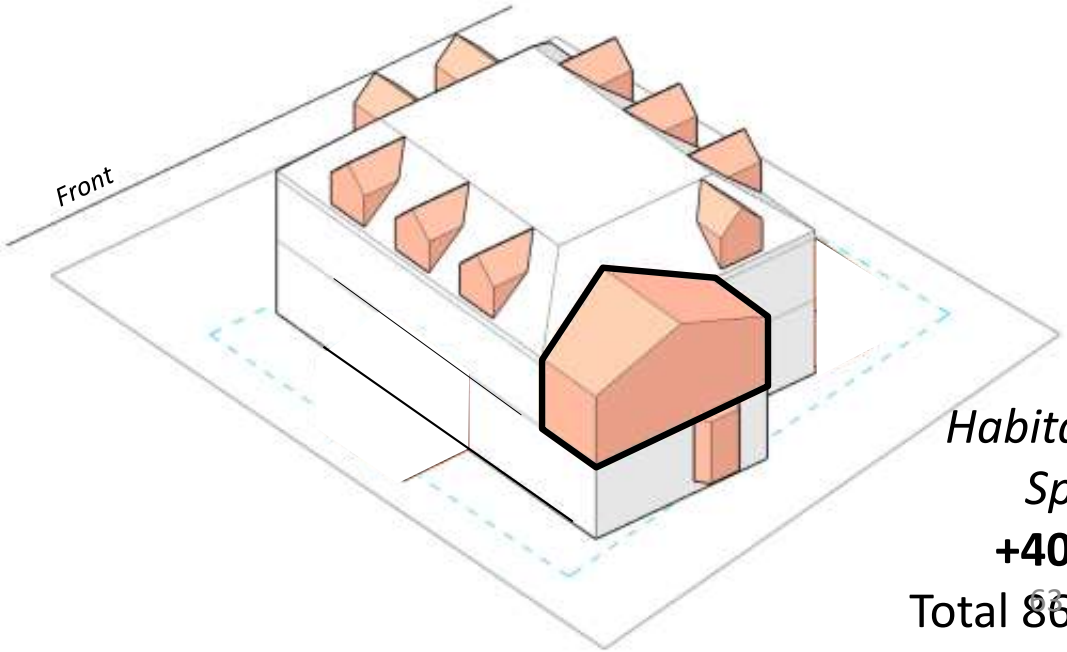
+360 sf

Current Code: De Minimis Relief

Second Floor Additions

d. Second floor additions which do not total more than 400 square feet in size;



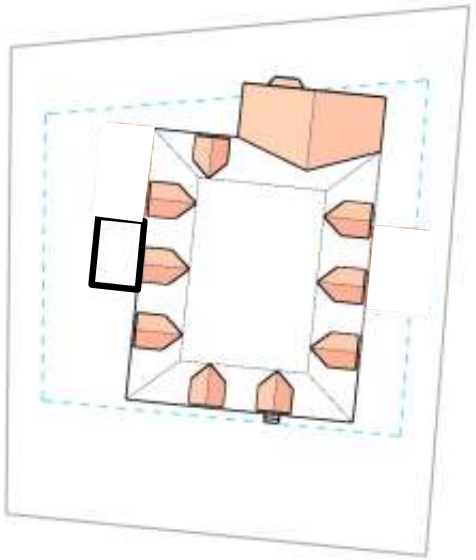


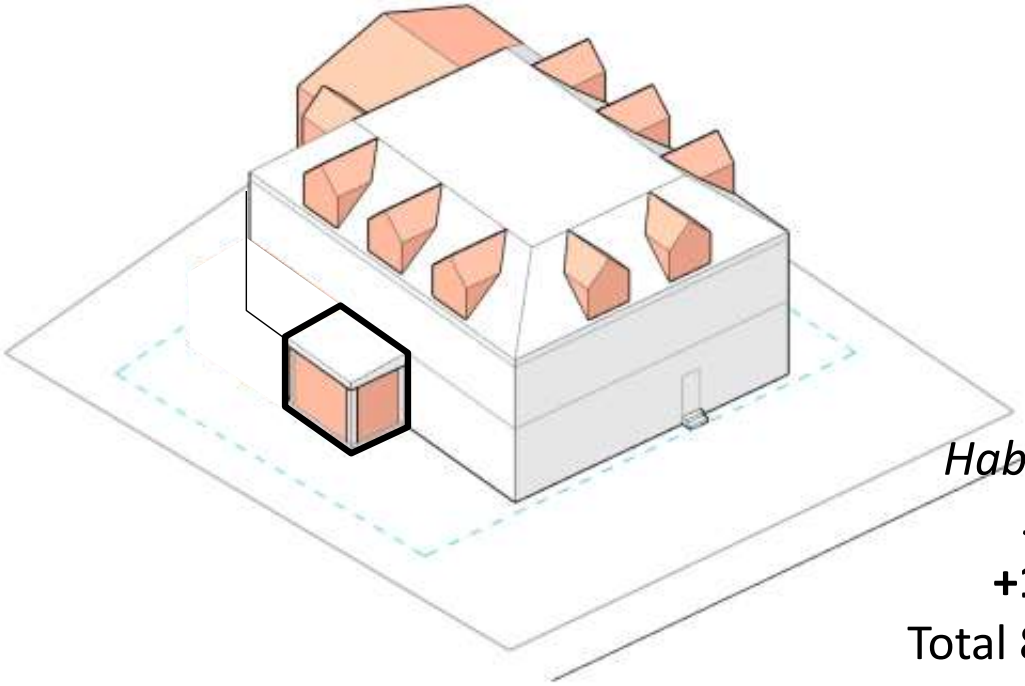
Habitable Space
+400 sf
Total 860 sf

Current Code: De Minimis Relief

Enclosing an Existing Porch

e. Enclosing an existing porch of any size;



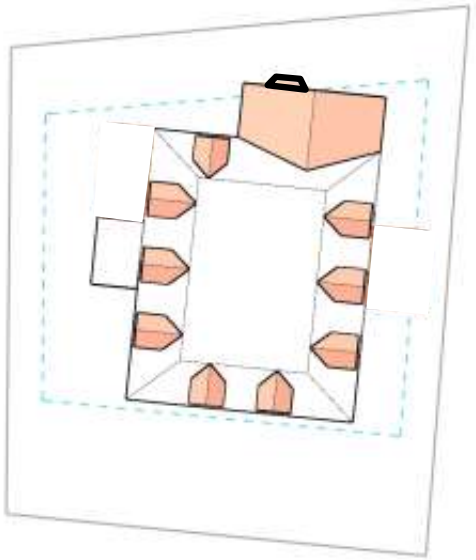


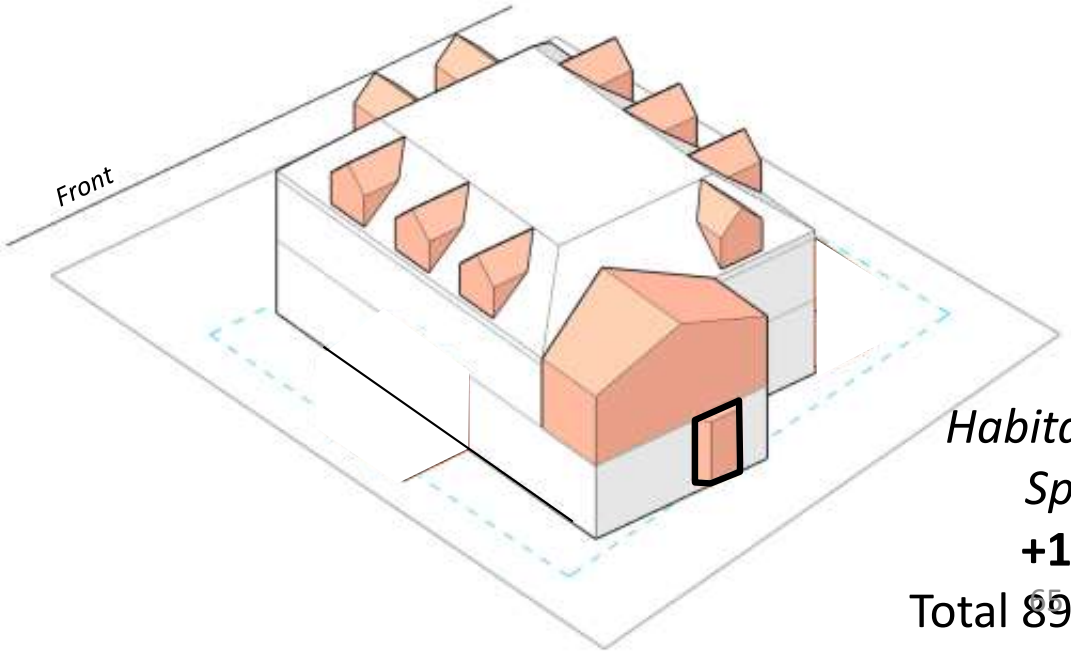
Habitable Space
+145 sf
Total 875 sf

Current Code: De Minimis Relief

Bay windows in Side/Rear Setbacks

f. Bay windows in the side and rear setbacks which are cantilevered and do not have foundations;



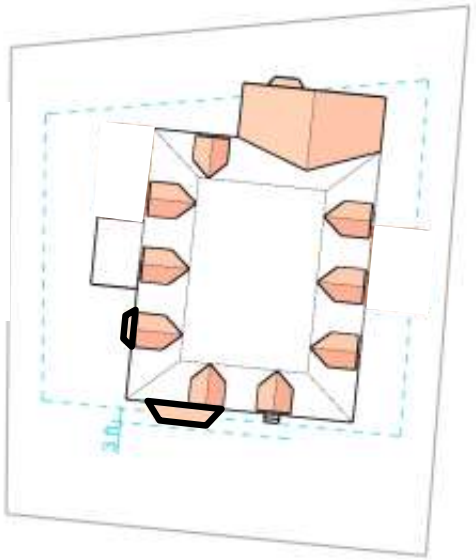


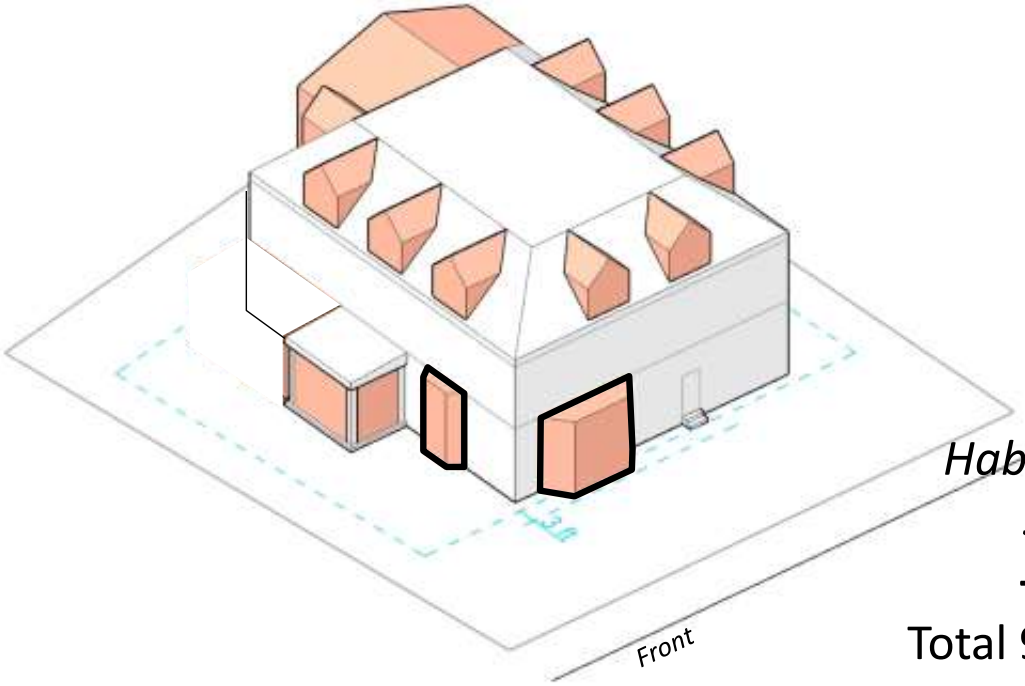
Habitable Space
+15 sf
Total 890 sf

Current Code: De Minimis Relief

Bay Windows in Front Setback

g. Bay windows which protrude no more than 3 feet into the front setback and are no less than 5 feet from the alteration to the lot line;





Habitable Space
+65 sf
Total 955 sf

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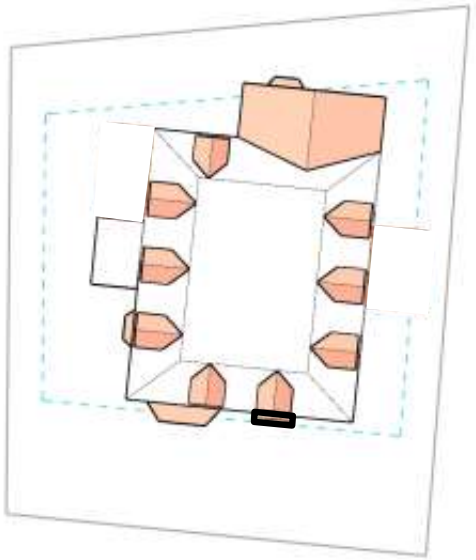
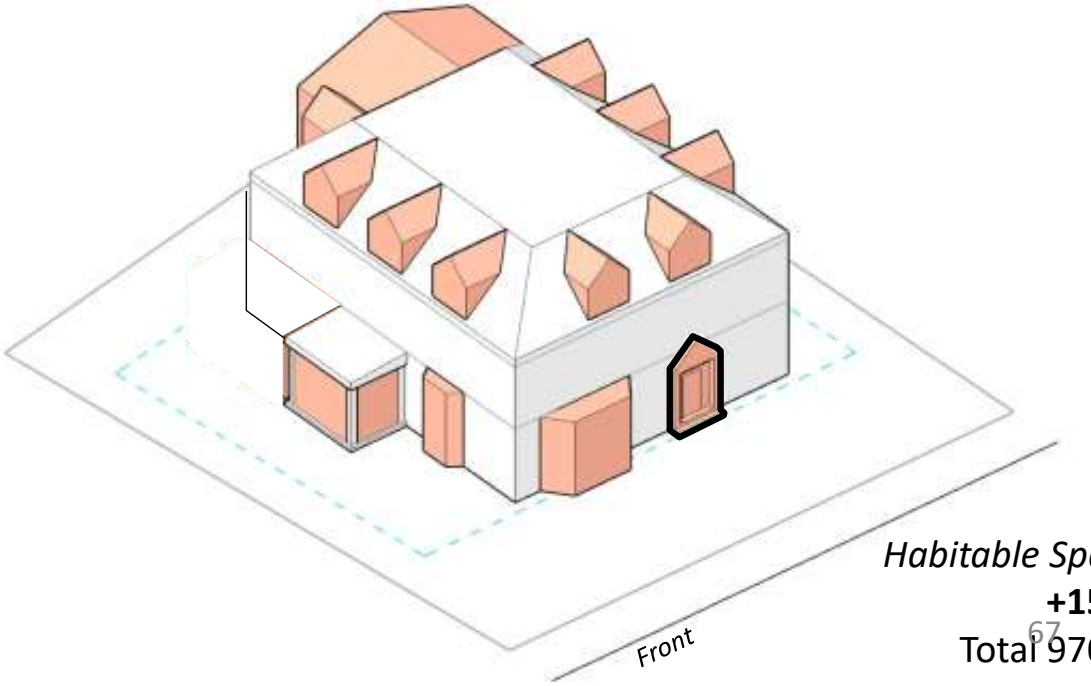
Current Code: De Minimis Relief

Additions to the Front of a Structure

h. Alterations to the front of the structure if within the existing footprint; and

i. Alterations and additions to the front of a structure of not more than 75 square feet in size, so long as the alteration, addition, reconstruction or extension does not encroach any farther into the front setback.





Habitable Space
+15 sf
Total 970 sf

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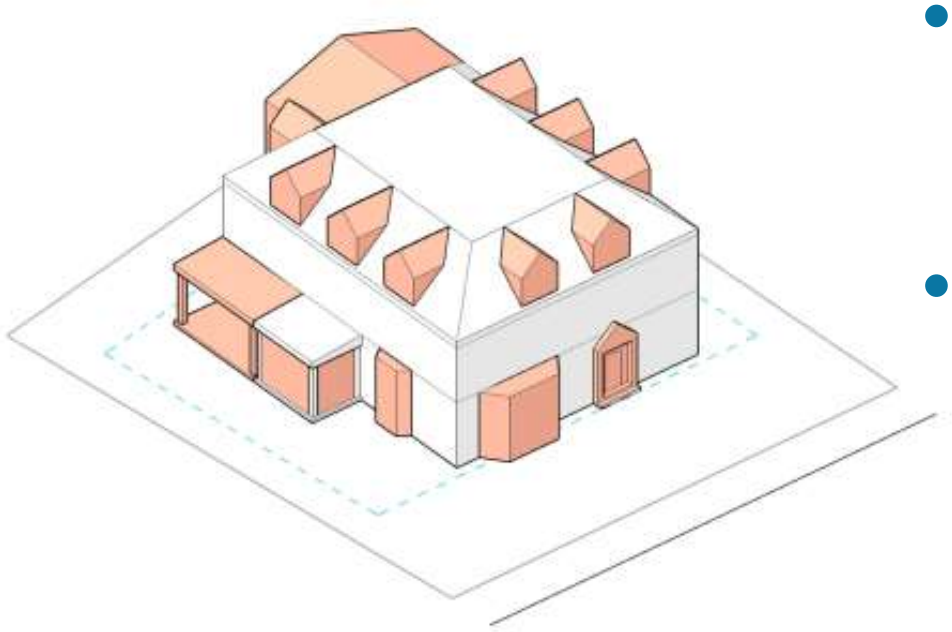
Draft Code: Building Components Follow Logic of De Minimis Relief



- **Build from the idea of the De Minimis Relief.**
- **Allow by-right renovations/additions in a regulated and predictable manner.**

Issues with Draft Language
&
Proposed Changes

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Problem A

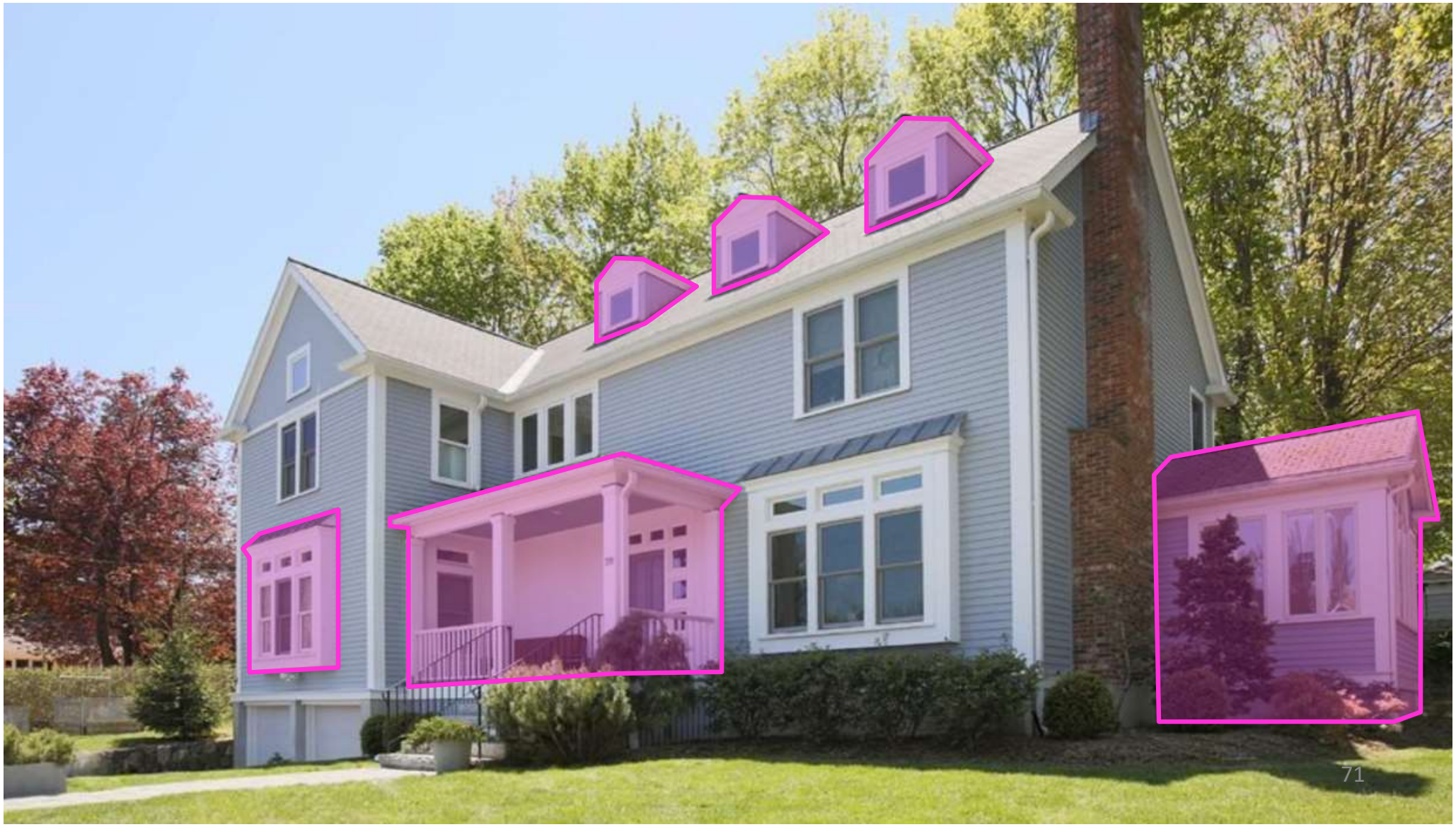
Building Components Count towards Building Type Footprint

Less Incentive to use building components

Solution A

Building Components do not count towards Building Type Footprint

More Incentive to use building components

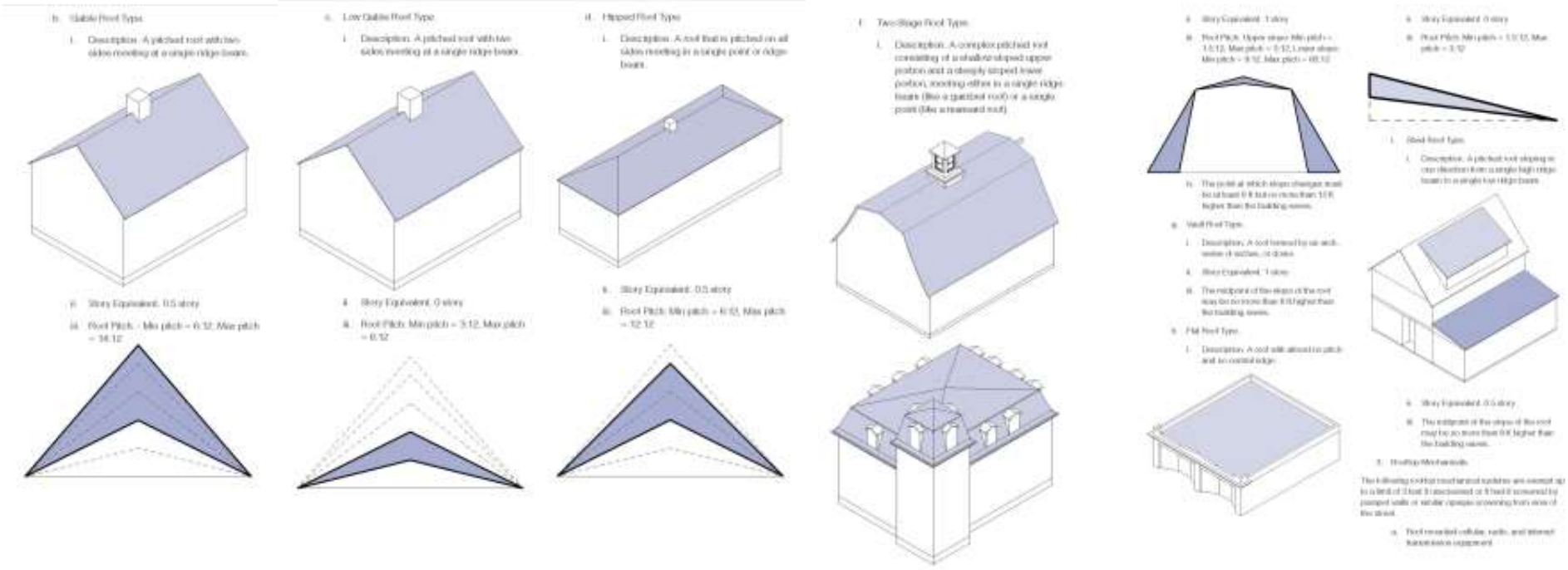


Problem B
Language too directly implies style

"We don't want to impose an absolute style"

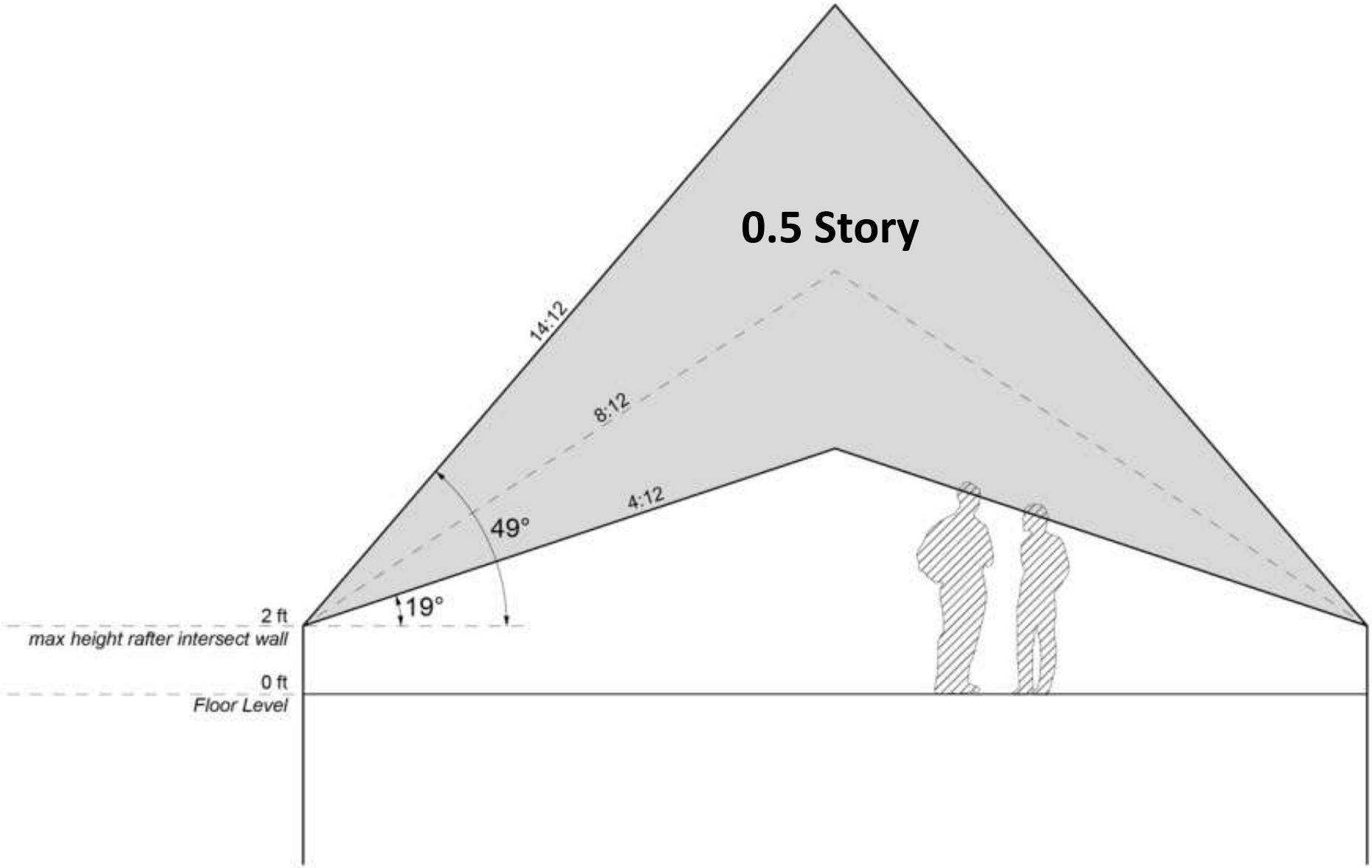
"Architects need to create vitality and individual expression of unique buildings"

"How do we allow for innovation?"



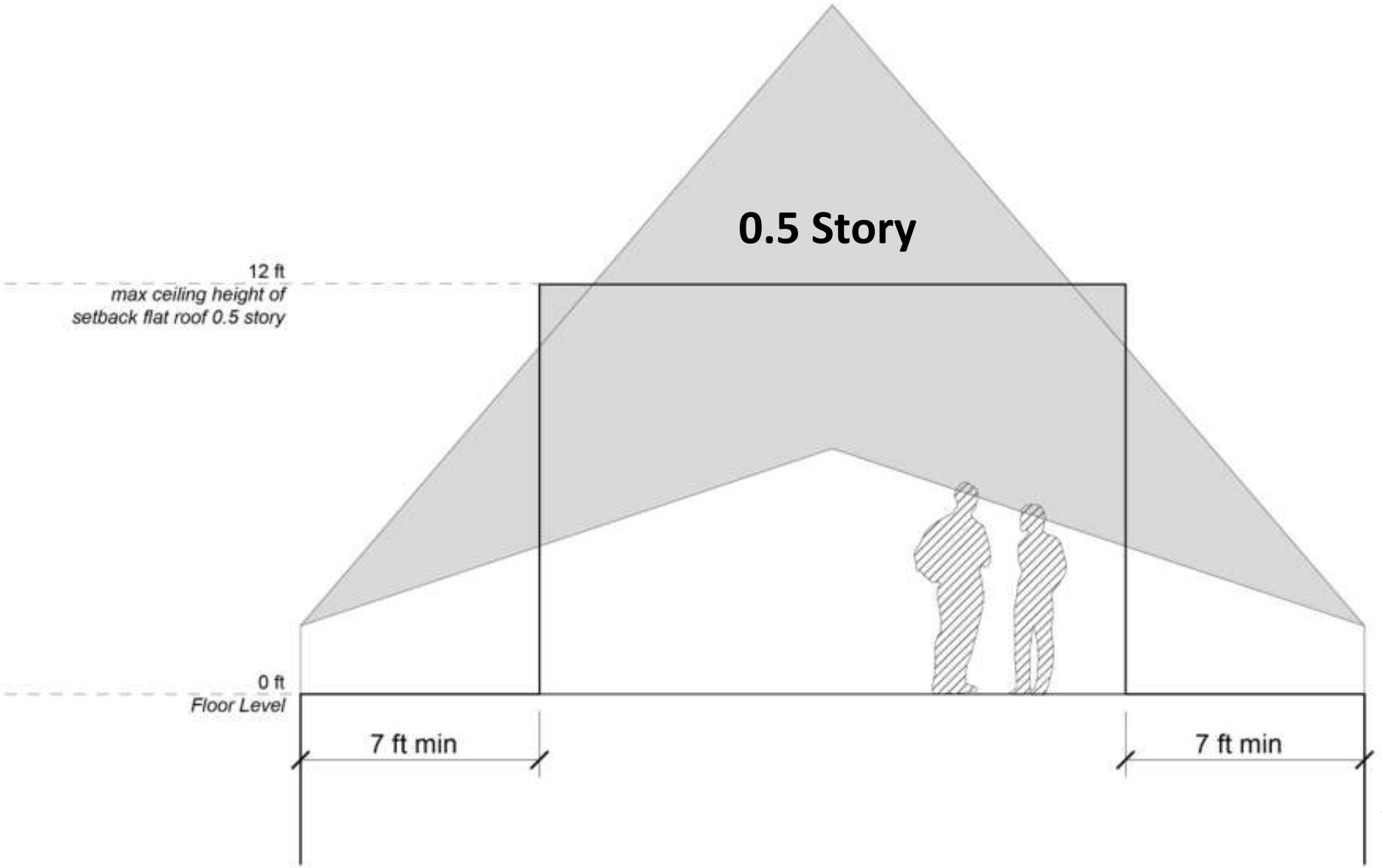
Solution B

Modify regulations so that they allow for a variety of design styles



Solution B

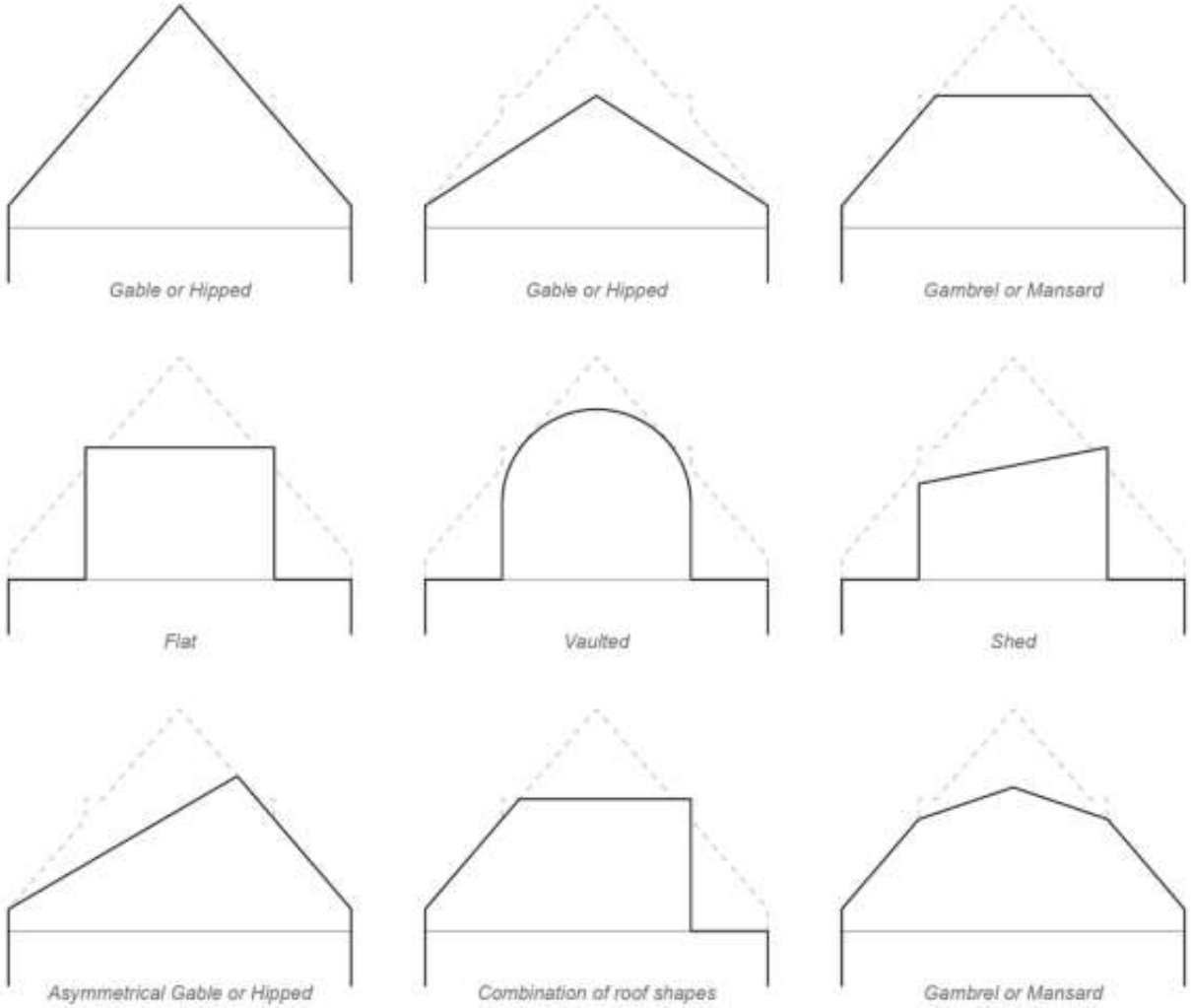
Modify regulations so that they allow for a variety of design styles



Solution B

Modify regulations so that they allow for a variety of design styles

A few design options for 0.5 story:



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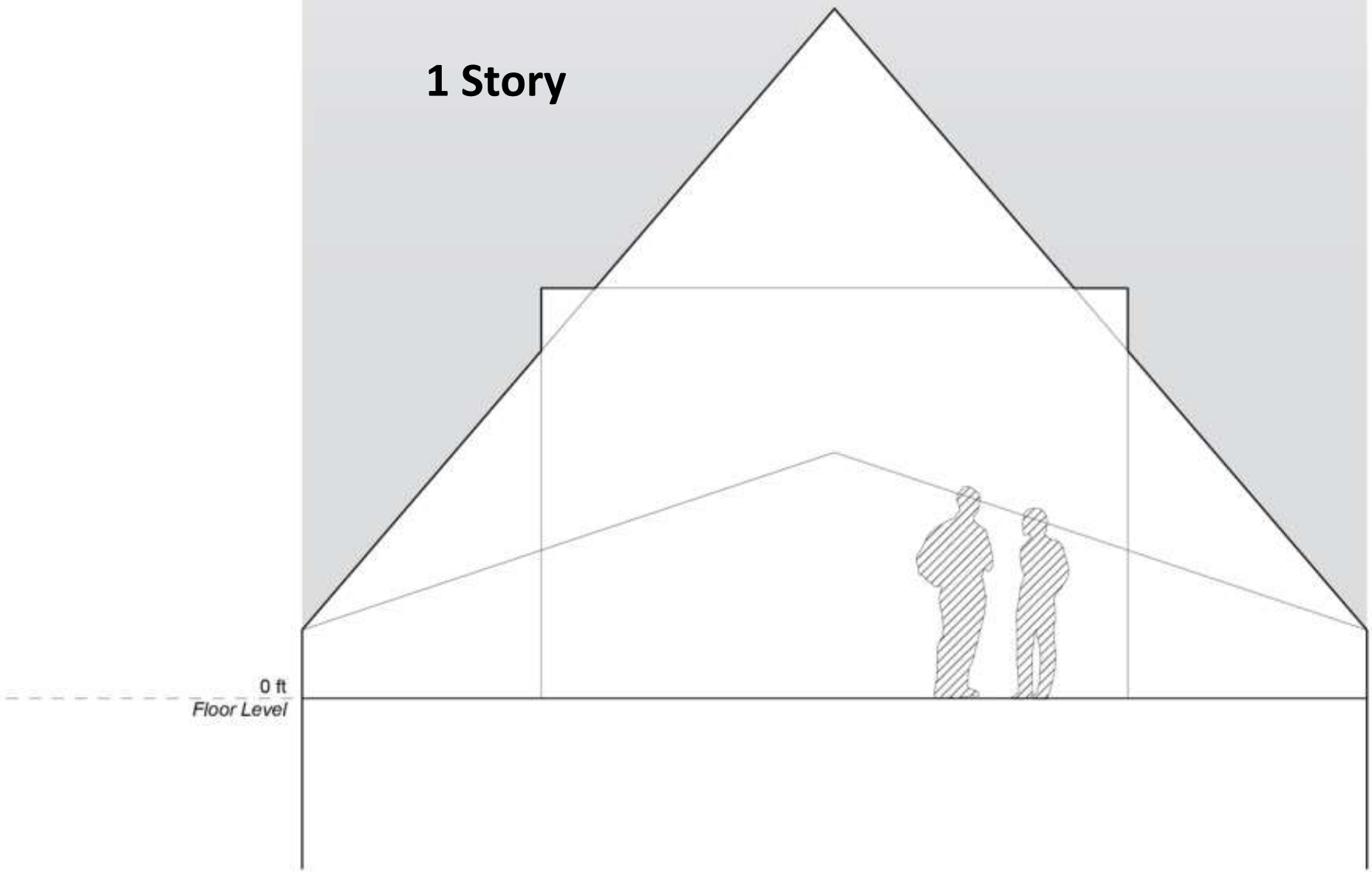
Solution B

Modify regulations so that they allow for a variety of design styles



Solution B

Building Components should be named generically

Turret ⟶
Corner Bay
Window

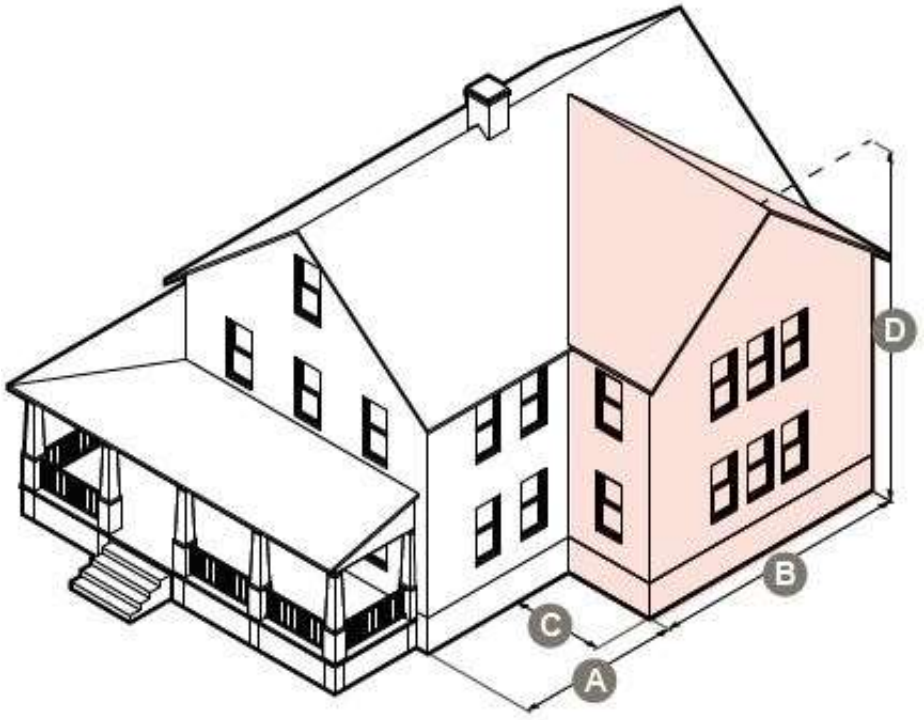
Problem C

Building Type footprint increase allowed by special permit

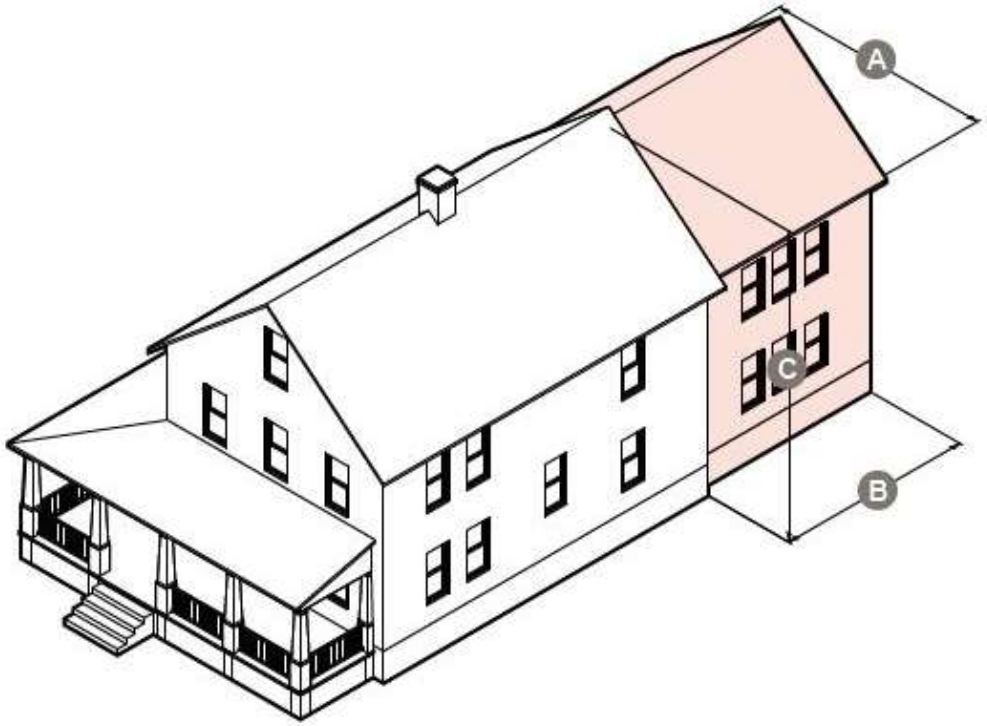
Building Type	By-Right Building Footprint Max. Square Feet	Special Permit Building Footprint Max. Square Feet
A	2,400	3,000
B	1,400	2,000
C	1,200	1,800
D	3,500	4,000
Two-unit	2,000	2,200
3-Unit	1,600	1,800
Townhouse Section	1,500	1,800
4-8 Unit	2,500	N/A

Solution C

Remove Building Type footprint increases by Special Permit and add new Building Components that allow for similar flexibility



Side Wing



Rear Addition

Discussion:
Building Components

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Next Steps & Schedule

Next Steps

5/27 - Office Hours

6/1 at ZAP - Building Component Standards & Case Studies

6/8 at ZAP - Office Hours

Homework

Will be provided in the next ZAP memo


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Thank You!