

## 3.2. Building Types.

### 3.2.1. Introduction to Building Types.

This Ordinance uses building types as a tool to regulate development within each zoning district.

- A. Building types are a way of organizing standards for the size, shape, and scale of principal buildings. Standards should be read in conjunction with Article 2, which includes rules of measurement.
- B. Building type standards apply to all principal buildings, whether new construction, renovation or addition to an existing structure, and redevelopment.
- C. In contrast to applying generic dimensional standards to all principal structures, the use of Building Types as a regulatory tool allows dimensional standards to differ from one class or kind of structure to another within the same district.
- D. The selection of building types permitted within a zoning district combine with the mix of permitted uses to define the intended character of each zoning district.

### 3.2.2. Special Permit to Vary the Dimensional Standards of a Building Type.

A Special Permit may be granted to vary the dimensions of a building type within the standards specified and in accordance with Sec. 11.4.

- A. Special Permits to vary the dimensions of a building type require review by the Urban Design Commission.
- B. **Review Criteria.** In its discretion to approve or deny a special permit authorizing a variation in the dimensional standards of a building type, the Special Permit Granting Authority must find that the application meets the following criteria:
  - 1. The criteria for all Special Permits specified in Sec. 11.4.3.
  - 2. Design strategies achieve compatibility with the scale of neighboring properties.
  - 3. Design strategies break up the massing and modulate the roof line.

Attachment A

3.2.3. House A

A. Description.

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

B. Building Dimensional Standards.

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
25 ft	100 ft	100 ft	<del>2,400</del> 2,500 sf SP: 3,000 sf	2.5 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. 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 ~~according to~~(see Sec. 3.56.2.)
- 3. Outdoor Amenity Space: 1/dwelling unit

**Attachment A**

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	1,400-1,600 sf SP: 2,000-2,200 sf	R1, R2: 2.5 stories SPR3, N: 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. 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

3.2.5. House C

A. Description.

A one-unit house with a small footprint and up to 1.5 stories. House C building types are located across Newton and are most typified by the bungalow or cape house style. House C building types are most likely to have been built between the 1920s when the bungalow style gained popularity through the post-war construction boom of the 1950s.

B. Building Dimensional Standards.

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+1,500 sf SP: 1,800 sf	1.5 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~~

~~D.C. Roof Types.~~

All Roof Types with an equivalent of 0 or 0.5 stories are permitted.

~~E.D. Additional Standards.~~

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

3.2.6. House D

A. Description.

A one-unit house with a large footprint and no more than 1 story. House D building types are best known as Ranch houses – and are characterized by 1-floor living with or without a basement. The House D building type is most common in southern Newton and is typical of mid-20<sup>th</sup> century development.

B. Building Dimensional Standards.

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	Ground Story
30 ft	120 ft	100 ft	3,500 sf SP: 4,000 sf	1 story	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

~~D.C.~~ Roof Types.

All Roof Types with an equivalent of 0 stories 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.

3.2.7. Two-Unit Residence

A. Description.

The two-unit residence building type is common in Newton’s traditional mill village areas like the Upper Falls and Nonantum, as well as in early commuter neighborhoods near transit like West Newton, Newtonville and Auburndale. Two-unit residence types can be organized with one unit above and one below, two units side-by-side, or a combination as in the case of a “Philadelphia-style” duplex.

B. Building Dimensional Standards.

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)

~~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. Must have 2 Residential Units.
- 3. Outdoor Amenity Space: 1/dwelling unit

**Attachment A**

**3.2.8. Apartment House 3-Unit Building**

**A. Description.**

A small multi-unit residential building with a footprint similar to a one-unit house. An ~~apartment house~~ **3-Unit Building** contains **3 units, no more, no less, more than 2 units**, but the scale of the structure is similar to 1- and 2-unit building types nearby, just with a few smaller than average units. Apartment houses were commonly built during the industrial revolution, and include the triple-decker, a building type unique to New England communities.

**B. Building Dimensional Standards.**

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
20 ft	65 ft	80 ft	<del>1,600</del> <b>2,500</b> sf <del>SP: 1,800</del>	<del>2.53</del> <b>3</b> stories <del>SP: 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.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. Residential Unit Factor:~~
  - ~~a. Base = 1250~~
  - ~~b. 100% Affordable OR Sustainable Design Standard = 900~~
- ~~3.2. Outdoor Amenity Space: 1/dwelling unit~~

3.2.9. Townhouse Section

A. Description.

A series of connected one- to two-unit houses, called townhouse sections, with separate entrances. The townhouse section building type first are seen in Newton in the late -18<sup>th</sup> century, but most townhouses in Newton date from the late 20<sup>th</sup> and early 21<sup>st</sup> century. Traditional townhouses come up to the street with alley access from the rear. Assemblages of 3 or 4 townhouse sections are found in neighborhoods across Newton. Large townhouse complexes are more typically found in southern Newton.

B. Building Dimensional Standards.

The following standards apply to each townhouse section.

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

~~The following standards apply to each townhouse section:~~

- ~~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 2 Residential Units are permitted per townhouse section.
3. Outdoor Amenity Space: 1/Dwelling Unit
4. In no case may an attached series of townhouses contain more than 8 townhouse sections.
5. At least 1 townhouse unit in a series must be oriented toward the primary front lot line.



**Attachment A**

**3.2.10. ~~Small Apartment Building~~ 4-8 Unit Building**

**A. Description.**

A small multi-unit residential building. Whether built as a stand-alone building or as part of a complex, small apartment buildings typically are no taller than the peak of the roof of houses and apartment houses in the surrounding neighborhood and about the footprint of two mid-large attached house building types.

**B. Building Dimensional Standards.**

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
20 ft	<del>75</del> 80 ft	<del>90</del> 80 ft	<del>2,500</del> 4,200 sf	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~~
- ~~3. Max Blank Wall = 20 ft x 20 ft~~

~~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. Residential Units Factor:~~
  - ~~a. Base = 1,250~~
  - ~~b. 100% Affordable or Sustainable Design Standard = 900~~
- ~~3.2. Outdoor Amenity Space: 1/dwelling unit, may be shared.~~

### 3.2.11. Shop House

#### A. Description.

A small mixed-use building, typically a house with a ground floor shopfront containing a commercial use. Shop houses typically start as house or townhouse section building types with a shopfront added to the front elevation. Shop houses are commonly found at the edges of Newton’s traditional village centers and can contain a variety of uses.

#### B. Building Dimensional Standards.

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	2.5 stories	Max 20 ft	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: 40% Minimum
2. Upper Story Fenestration: 10% Minimum, 70% Maximum
3. Max Blank Wall = 20 ft x 20 ft

#### D. Roof Types.

All Roof Types are permitted.

#### E. Additional Standards.

1. Ground floor Standards:
  - a. A minimum of 30% of the ground floor must be utilized for non-residential uses.
  - b. Ground floor non-residential uses must be located along the front elevation.
2. Upper stories must be a residential use.
3. Residential Units Factor:
  - a. Base = 1,250
  - b. 100% Affordable or Sustainable Design Standard = 900
4. Outdoor Amenity Space: 1/dwelling unit, may be shared.

3.2.12. Small Multi-Use Building

A. Description.

A small mixed-use building that has ground floor commercial activity along the frontage and either residential or commercial uses on the upper floors. Small multi-use building types are found in many village centers in Newton.

B. Building Dimensional Standards.

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	Min 14 ft Max 24 ft	Min 10 ft Max 14 ft SP: +/- 2 ft

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

C. Fenestration on the Front Elevation.

1. Ground Story Fenestration: 50% Minimum
- ~~2. Upper Story Fenestration: 20% Minimum, 70% Maximum~~
- ~~3.2.~~ Max Blank Wall = 20 ft x 20 ft
- ~~4.3.~~ Principal Non-residential Entrance Spacing: min. 1 entrance in each 40 ft of front elevation

D. Roof Types.

All Roof Types are permitted.

E. Additional Standards.

1. Ground Story Non-residential Use Dimensional Standards:
  - a. A minimum of 50% of the ground story must be utilized for non-residential uses.
  - b. Ground story non-residential uses must be located along the front elevation.
  - c. Ground story non-residential use space must be a minimum depth of 50 ft or 60% of the building depth whichever is less.
  - d. The ground story non-residential use dimensional standards may be varied by Special Permit in accordance with Sec. 3.2.2.
2. Residential Units Factor:
  - a. Base = 1,250
  - b. 100% Affordable/Sustainable Design Standard = 900
3. Outdoor Amenity Space: 1/dwelling unit, may be shared.

### 3.2.13. Small Shop

#### A. Description.

A single-story commercial building, typically for a retail or service use. Small shop building types generally contain one, but may contain a few, smaller commercial establishments with an active frontage.

#### B. Building Dimensional Standards.

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	Min 12 ft Max 24 ft

#### C. Fenestration on the Front Elevation.

1. Ground Story Fenestration: 60% Minimum
2. Max Blank Wall = 20 ft x 20 ft
3. Principal Entrance Spacing: min. 1 entrance in each 40 ft of front elevation

#### D. Roof Types.

All Roof Types with an equivalent of 0 or 0.5 stories are permitted.

#### E. Additional Standards.

1. **Loading and Garage Bays.** Loading and Garage doors are considered blank walls.
2. No residential uses.

3.2.14. Civic Building

A. Description.

A landmark community building with a limited range of community-oriented uses, such as a building constructed for a religious or educational institution, or as a community center.

B. Building Dimensional Standards.

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

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. A Civic Building Type may only be occupied by Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3 or Public Service Uses.
2. A Civic Building Type may be converted to commercial or residential uses by Special Permit as described in Sec. 3.6.2 and Sec. 3.6.1.B.

### 3.3. Building Components.

#### 3.3.1. Introduction and General Standards.

Building components are accessory features that attach to the building type and increase the habitable square footage or enhance the usefulness of a building. These components provide an important means for achieving variety and individuality in design of building facades and are permitted as indicated for each building type.

#### 3.3.2. Architectural Components on the Front Elevation.

Any architectural components may be utilized in any design if fully compliant with the setbacks.

~~A. Architectural components utilizing the standards below, in total, may not exceed 40% of the width of the front elevation.~~

##### ~~B.F.~~ Bay.

1. **Description.** A bay is a window assembly extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building wall.
2. **Dimensions.**

	Min	Max
Width (each bay)	-	Greater of 20% of wall length or 12 ft
Depth	-	3 ft
Fenestration	60%	-
Permitted Front Setback Encroachment	-	3 ft

3. **Additional Standards.**

- a. Bays may not cover more than 40% of the width of the front elevation on any story.
- b. In the Neighborhood General district, bays may project over the sidewalk of a public way under the following circumstances:
  - i. Bay must have a minimum of 20 ft clearance above the sidewalk.
  - ii. Permits for new bays over the public-way require written permission from the Commissioner of Public Works, verifying that the bay does not interfere with public infrastructure and maintenance needs.

##### ~~C.G.~~ Balcony.

1. **Description.** An unenclosed platform with a railing that provides outdoor amenity space on upper stories.
2. **Dimensions.**

	Min	Max
Width (each balcony)	5 ft	Greater of 20% of wall length or 12 ft
Depth	3 ft	8 ft
Clearance	10 ft	-
Permitted Front Setback Encroachment	-	3 ft

3. **Additional Standards.**

- a. Balconies may be recessed, projecting, or a combination of the two.
- b. The guard rail of any balcony oriented toward a front lot line must permit views of the public realm through the posts and rails with a maximum height of 48” for an opaque enclosure at the bottom of the guardrail.
- c. In the Neighborhood General district, balconies may project over the sidewalk of a public way under the following circumstances:
  - i. Balcony must have a minimum of 20 ft clearance above the sidewalk.
  - ii. Balcony may extend up to 3 ft over a sidewalk.
  - iii. Permits for new balconies over the public-way require written permission from the Commissioner of Public Works, verifying that the balcony does not interfere with public infrastructure and maintenance needs.

**D.H. Front Porch.**

- 1. **Description.** An unenclosed platform connected to a principal building that provides outdoor amenity space forward of the front elevation.
- 2. **Dimensions.**

	Min	Max
Width	8 ft	Same as front elevation width
Depth	6 ft	-
Permitted Front Setback Encroachment	-	6 ft

3. **Standards.**

- a. Stairs may encroach upon the front setback by a maximum of 4 ~~ft-feet~~ beyond the front porch but must be ~~no less than~~ at least 2 feet from the front property line.
- b. The guard rail of any front porch oriented toward a front lot line must permit views of the public realm through the posts and rails with a maximum height of 48” for an opaque enclosure at the bottom of the guardrail.
- c. A front porch may be screened or open.
- d. Front porches may include multiple levels for buildings of 2 or more stories, provided the footprint is the same as at the ground floor or reduced on upper stories.

**E.I. Projecting Front Entry.**

- 1. **Description.** An enclosed or unenclosed entry to a principal building.
- 2. **Dimensions.**

	Min	Max
Width	4 ft	8 ft or 20% of the front elevation whichever greater
Ceiling Height	-	12 ft
Permitted Front Setback Encroachment	-	4 ft

3. **Standards.**

- a. Uncovered stairs, at the minimal width required by building code, may encroach upon the front setback, but must be at least 2 feet from the front property line. -

F.J. Turret.

- 1. **Description.** A small, decorative, tower-like extension from the wall or corner of a building, meant to provide distinctive living space or to terminate an important axis.
- 2. **Dimensions.**

	Min	Max
Width	6 ft	10 ft
Depth	6 ft	10 ft
Height	-	Stories equal to the principal building type
Fenestration	30%	-
Permitted Setback Encroachments		
Front	-	2 ft
Side	-	2 ft
Rear	-	-

- 3. **Standards.**
  - a. A building may include a maximum of one turret.
  - b. The highest point of the roof of a turret may be higher than the highest point of the roof of the primary building by up to 10%.
  - c. Turrets may wrap around corners.

3.3.3. Roof Components.

A. Dormer.

- 1. **Description.** A dormer is a windowed roof form that projects vertically from a sloped roof to provide light into and increase the habitable space of a half-story.
- 2. **Dimensions.**
  - a. A dormer may be no wider than 50 percent of the length of the exterior wall of the story next below. Where more than one dormer is located on the same side of the roof, the width of all dormers combined may not exceed 50 percent of the length of the exterior wall next below.
    - i. A dormer on the rear wall of a House C may extend up to 75% of the length of the building wall below.
  - b. The vertical plane of the side wall of any dormer shall not be closer than 3 feet from the vertical plane of the intersection of the roof and the main building end wall nearest the dormer.
- 3. **Standards.**
  - a. Dormers may be used with any roof type, except the flat roof.
  - b. No dormer may extend above the roof ridge line.

B. Cross Gable.

- 1. **Description.** A cross gable is a sloped roof that projects perpendicularly from the main roof of a building to increase the habitable space of a half story or add architectural distinction to a low gabled roof.



**Attachment A**

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2. **Dimensions.**
  - a. A Cross Gable may not exceed 50% of the eave length of the roof to which it connects.
3. **Standards.**
  - a. A cross gable may only be used with a gable or low gable roof type.

**C. Roof Deck.**

1. **Description.** A raised uncovered platform with a railing on the roof of a building that provides outdoor amenity space and access to views.
2. **Dimensions.**
  - a. The area of a roof deck may be up to the lesser of 400 sf-square feet or 20% of the footprint of the building.
  - b. The width of a roof deck may not exceed 50% of the building width, except on a flat roof it may extend up to the full width of the roof.
  - c. A roof deck must be set at least 5 ft-feet back from all building edges, and 10 ft-feet from the front elevation. This standard is waived if the parapet wall is utilized as the roof deck guardrail, provided it is of sufficient height.
3. **Standards.**
  - a. The guardrail must be constructed with posts and rails with spacing such that it does not exceed 50% opacity, except when built on a flat roof.
  - b. The guardrail may be higher than the highest point of the roof of the primary building, up to the minimum height for a guard rail required by building code.

**3.3.4. Accessory Structures.****A. General Standards.**

1. **Definitions.**
  - a. **Accessory Structure.** A non-enclosed structure accessory to the principal building on the lot, such as a swing set, or play structure, or pergola.
  - b. **Accessory Building.** An accessory building is a fully enclosed structure accessory to the principal building on the lot. (See Sec. 3.3.5)
  - c. **Bounding Box.** The smallest rectangle that can enclose the accessory structure.
2. **Accessory Structure Placement.**
  - a. Unless otherwise specified, an accessory structure may encroach any side or rear setback, provided that at least 3 feet is maintained from any lot line.
  - b. Unless otherwise specified, accessory structures may be no nearer to any front lot line than the front elevation of the principal building.
  - c. Unless otherwise specified, any accessory structure, exceeding a bounding box of 150 sf-square feet, must meet the setbacks for a principal building.

**B. Accessory Garden Structures.**

1. **Raised Planting Beds.**

Attachment A

- a. Raised planting beds may be forward of the front elevation and may encroach the front setback, provided that at least 32 feet is maintained from any front lot line.
- 2. Pergola.
  - a. A structure consisting of parallel colonnades supporting an open roof or girders and cross rafters, often shading an outdoor amenity area, or providing growing area for climbing plants.
  - b. A maximum of 1 pergola within a bounding box of 300 sf-square feet may be located forward of the front elevation but must not be within the front setback.
    - i. A pergola within a bounding box of 300 sf-square feet may encroach on the side and rear setbacks, provided that at least 5 feet is maintained from any lot line.

C. Accessory Art Structures.

- 1. Any artwork within any setback may not exceed 12 ft-feet in height.
- 2. Any artwork fitting within a bounding box of 100 sf-square feet may be forward of the front elevation and may encroach the front setback, provided that at least 5 feet is maintained from any front lot line.
- 3. Determination of whether an item qualifies as an artwork is to be made by the Director of the Mayor’s Office of Arts and Culture or their designee.

D. Accessory Athletic Structures.

- 1. Any permanent sport court or swimming pool must meet the setback requirements for a principal building.

3.3.5. Accessory Buildings.

A. General Standards.

- 1. Definition. An accessory building is a fully enclosed structure accessory to the principal building on the lot.

- 2. Accessory buildings shall conform to the following dimensions:

Building Footprint	Number of Stories	Ground Story Height
Max	Max	Max
700 sf	1.5 stories	18 ft

- a. No accessory building may exceed 22 ft-feet in height from average grade to the peak of the roof.

3. Accessory Building Placement.

- a. Unless noted for a specific accessory building type below, an accessory building shall be no nearer to any side or rear lot line than 5 feet, and no nearer to any front lot line than the front elevation of the principal building, unless otherwise specified for the lot type.

~~b. Accessory structures other than accessory buildings referenced above must conform to the applicable setback requirements for the principal building.~~

- ~~e.b.~~ Accessory buildings must be separated from the principal building by at least 6 feet, measured from any surface of one to any surface of the other.

**Attachment A**

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B. Accessory Garden Buildings.

1. **Animal house.** (e.g. dog house, horse barn)
  - a. Accessory buildings used for the keeping of animals must meet the setbacks for a principal building.
2. **Greenhouse.**
  - a. Permanent greenhouses exceeding 300 sf-square feet must meet the setbacks for a principal building.

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