

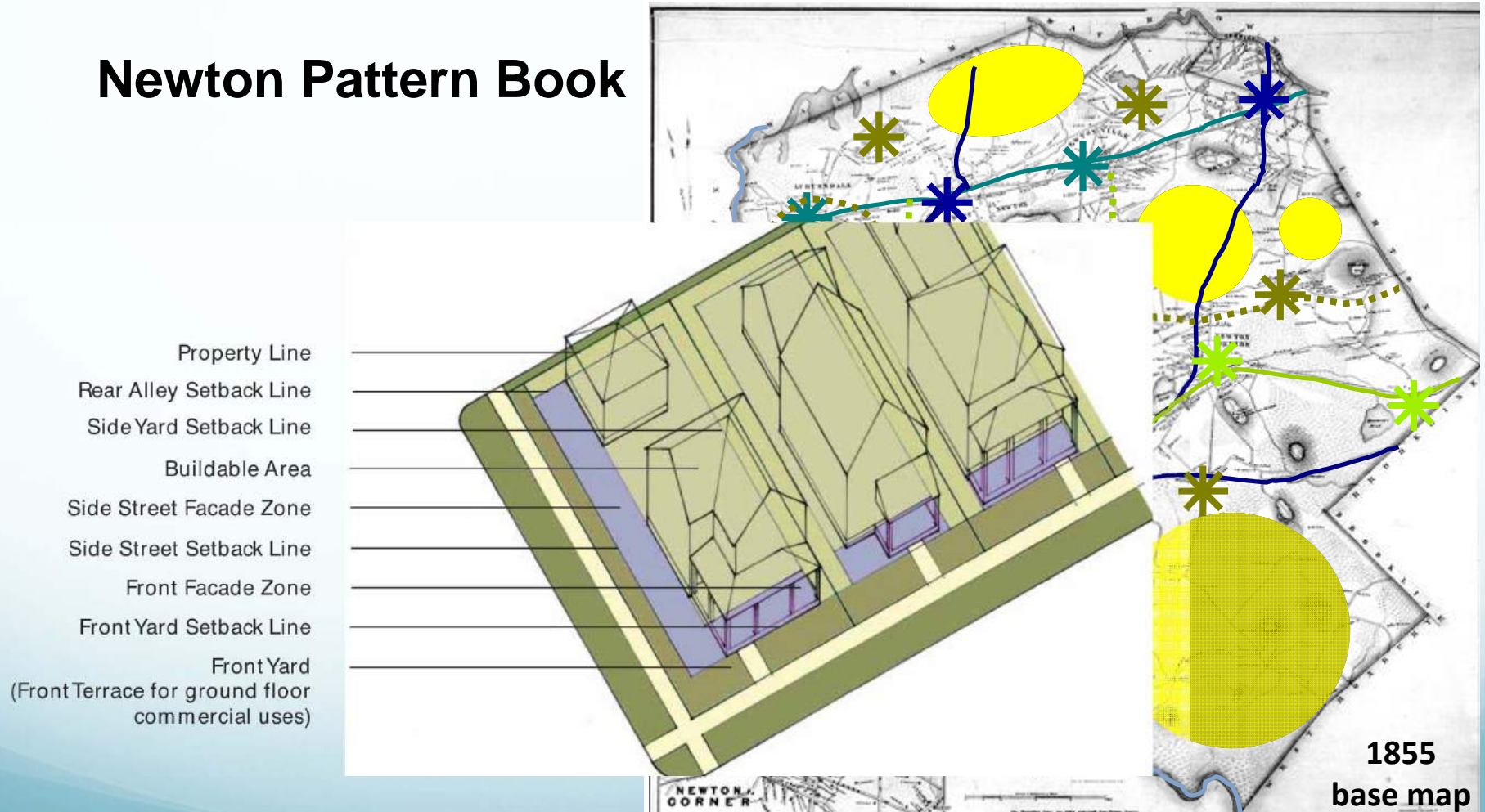
# Zoning Reform Phase 2

“It takes a lot of hard work to make something simple, to truly understand the underlying challenges and come up with elegant solutions.”

- Steve Jobs

# Understanding the Challenges

## Newton Pattern Book



# Elegant Solutions

- The Zoning Toolbox
  - Dimensional Controls
  - Use Controls
  - Development Standards
  - Special Permits

# Adding to the Toolbox

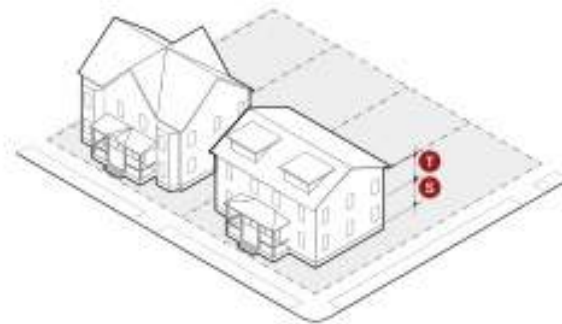
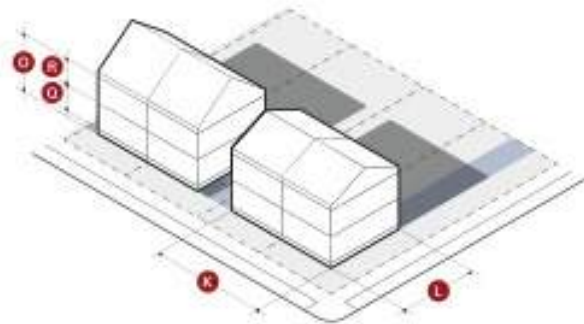
- Building Types
- Build-to-lines
- Separating the “box” from the “attachments”

**PAIRED HOUSE (cont.)**

A moderate floor plate, semi-detached, residential building type with up to two vertically stacked dwelling units. A paired house is attached on one side to another paired house.

c. Height & Massing

d. Uses & Features



**MAIN BODY**

<b>d</b> Facade Build Out (min)	50%
<b>k</b> Width (min/max)	22' min. 28' max.
<b>l</b> Depth (min/max)	28' min. 48' max.
<b>n</b> Building Height (max)	2.5 stories (28 ft.)
<b>f</b> Story Height (min/max)	9 ft.   12 ft.
First Floor Elevation (min)	2 ft.

**PERMITTED BUILDING COMPONENTS**

Awning	See §3.D.2
Entry Canopy	See §3.D.3
Bay	See §3.D.4
Balcony	See §3.D.5
Deck	See §3.D.6
Dormer Window	See §3.D.8
Cross Gable	See §3.D.9
Side Wing	See §3.D.10
Rear Addition	See §3.D.11

**FACADE COMPOSITION**

<b>s</b> Ground Story Fenestration (min/max)	20% min. 50% max.
<b>u</b> Upper Story Fenestration (min/max)	20% min. 50% max.

**PERMITTED BUILDING FRONTAGE**

	(1 required)
Stoop	See §3.E.2
Portico	See §3.E.3
Porch, Projecting	See §3.E.4
Porch, Engaged	See §3.E.5

**USE & OCCUPANCY**

Use Category	Residential
Dwelling Units (max)	2
Outdoor Amenity Space (min)	1/ Dwelling Unit



# District Building Type Land Use

# Build-to-Lines



The diagram shows a 3D perspective of a building footprint on a lot. Dashed lines indicate various setback boundaries. Red circles with letters D through I are placed at the corners and midpoints of these boundaries to indicate specific setback requirements. D and E are at the front corners, F and G are at the side and rear corners, and H and I are at the front midpoints.

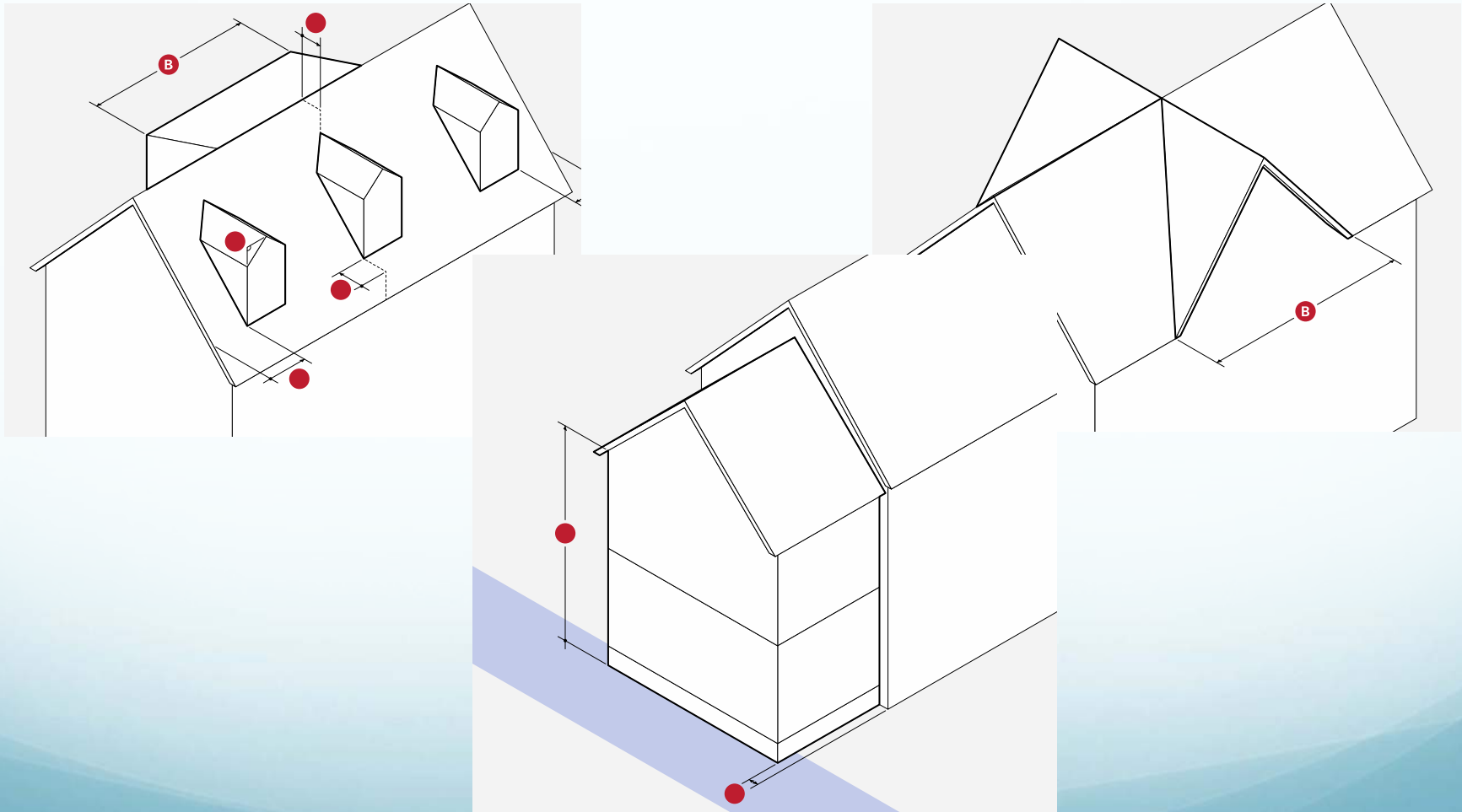
BUILDING SETBACKS		
	Contextual Front Setback (see § 3.B.2.b)	Required
D	Primary Front Setback (min/max)	10 feet 20 feet
E	Secondary Front Setback (min/max)	10 feet 20 feet
F	Side Setback (min)	5 feet
G	Rear Setback (min)	20 feet
PARKING SETBACKS		
H	Primary Front Setback (min)	20 feet
I	Secondary Front Setback (min)	10 feet



# Box & Attachments

HOBBY SEARCH





# Discussion

