

Second Church

60 Highland Street, Newton

Parking Calculations

Religious Institutions	1 per 3 seats, permanent or otherwise; 1 per 3 employees; plus 1 per 45 sf used for meeting function purposes when such space is customarily used concurrent with the seating space
School serving children under 14 years of age	1 per employee not residing on premises

- The Sanctuary of the Second Church was built circa 1916 (predate Newton parking requirements).
- The Annex to the Second Church was built circa 1935 (predate Newton parking requirements).
- Second Church in Newton – offices and meeting rooms. The Second Church, a Congregational Church, is part of the United Church of Christ.

“Grandfathered” Parking Credit

	Sanctuary of the Second Church & Annex to the Second Church	Number of Required Spaces	Total Number of “Grandfathered” Parking Spaces (a/k/a existing parking credit)
Gross Building Size (per Newton Assessor’s database)	56,808 SF		
Effective Area (per Newton Assessor’s database)	49,952 SF		
Approx. SF of Sanctuary	14,000 SF		
Approx. SF of Remaining Space (Effective Area minus Area of Sanctuary)	35,952 SF	799 spaces	
Number of seats for in sanctuary	963 seats	321 spaces	
Approximate Number of Employees	6 employees	2 spaces	
TOTAL			1,112 spaces

- Second Church Nursery School – in operation since 1934 – non-denominational but integral to the church organization. Teachers are employees of the church. Use of ground floor and lower ground floor rooms.

- Congregation Dorshei Tzedek - Religious meetings, educational programs, staff offices

Required Parking for Current Use Under Section 5.1

	Current Number of Employees / Required Parking	Number of seats for religious institutions (1 per 3 seats)	Meeting/Function Rooms for religious institutions (currently being used)	Total Required Spaces
Second Church Congregation	6 employees / 2 parking spaces (@ 1 per 3 spaces)	685 seats = 229 spaces	11,625 SF = 259 spaces	490 spaces
Second Church Nursery School	13 employees / 13 parking spaces (@ 1 to 1)	Not Applicable	Not Applicable	13 spaces
Congregation Dorshei Tzedek (tenant)	14 employees / 4.7 or 5 parking spaces (@ 1 per 3 spaces)	278 seats = 93 spaces	4300 SF = 96 spaces	101
Play2Learn	15 employees / 15 parking spaces (@1 to 1)	Not Applicable	Not Applicable	15
TOTAL				619

Pursuant to Section 5.1.3.B.

(A-B+C = Required Number of Parking Stalls)

A: being the number of off-street parking stalls required under Sec. 5.1

B: being the number of off-street parking stalls, which would have been required under Sec. 5.1 prior to the date of the enlargement, extension or change of use.

C: being the number of off-street parking stalls located on the premises prior to the date of enlargement, extension or change of use.

A = 619

B = 1,112

C = 62

$619 - 1,112 + 62 = -413$ (or 413 remaining parking credit)