



Zoning & Planning Committee Report

City of Newton In City Council

Monday, April 9, 2018

Present: Councilors Albright (Chair), Danberg, Leary, Krintzman, Brousal-Glaser, Kalis and Baker

Absent: Councilor Downs

Also Present: Councilors Auchincloss and Scibelli Greenberg

City Staff Present: Barney Heath (Director, Planning Dept.), James Freas (Deputy Director, Planning Dept.), Rachel Nadkarni (Long Range Planner), Lily Reynolds (Community Engagement Manager), John Lojek (Commissioner, Inspectional Services), Marie Lawlor (Assistant City Solicitor), Karyn Dean (Committee Clerk)

#186-18 Zoning Amendment for Shared Parking Pilot Program

DIRECTOR OF PLANNING requesting amendments to Chapter 30, Newton Zoning Ordinance, to allow for a Shared Parking Pilot Program as an accessory use in commercial districts

Action: Zoning & Planning Held 7-0

Note: Rachel Nadkarni, Long Range Planner, explained that this discussion is providing an opportunity for any questions about the Shared Parking Pilot Program that had been introduced at the March 26th meeting of the Committee. She noted that the program will be back Committee at the end of May with a much more detailed explanation.

At the last discussion, it was asked where a shared parking prohibition could be found in the existing zoning ordinance. Ms. Nadkarni explained that it is prohibited by omission. Section 4.4 and Section 5.1 of the zoning ordinance cover the types of parking allowed and this type of shared parking is not one of them. The intent of this pilot is to allow flexibility for sharing accessory parking in off-peak times, which is not a separate type of parking facility, but instead an additional use of existing accessory parking facilities.

The Planning memo, which had been provided to Committee for review and can be found online at <http://www.newtonma.gov/civicax/filebank/documents/88888> includes early draft language for the amendment. It includes the definition, intent, evaluation and expiration sections of the ordinance and the provision that the program will sunset after the 3-year trial period.

Committee Comments/Questions

It was asked if the pilot program would be used in discrete areas of the City only. Ms. Nadkarni answered that it would be and staff will bring a few choices back to Committee in May.

A Councilor asked if the word “strict” needed to be included in the “Defined” section of the proposed ordinance as it seemed unnecessary. Marie Lawlor, Assistant City Solicitor, said she would consult with Assistant City Solicitor Jonah Temple, who has been working on the draft. She did not think the word would be necessary.

There was a question about moving cars from lot to lot. The draft language states that the program would reduce congestion created by customers moving their cars from lot to lot. Ms. Nadkarni noted that people, often employees, end up moving their cars during the day when their metered time expires. This program could provide longer term parking so that becomes unnecessary. Ms. Nadkarni reminded the Committee that this would be a voluntary program for those who own private lots and facilities. The City is allowing this to happen through the pilot program and other than that, is not involved. These are private transactions through an app between the property owner and the driver. No public lots would be involved. The city will be looking to be sure that the lot owners are following the standards set out by the City, but would not be enforcing the parking itself. Other communities utilizing apps are similarly staying out of the transaction. Lexington, however, has been using a paper permit process, but it is very staff intensive and takes up city resources including liability, plowing, etc.

There had been a question about taxes with the app, which will be answered at the May meeting. The apps work on customer service and takes on liability. The money collected goes to the app company and the lot owner. The City does not receive any funds.

Currently, two businesses could make an agreement to share parking, but a special permit is required to do so. Private agreements are not allowed. This model would open up parking to not just one or two businesses, but to all businesses in the area. For example, someone could reserve a spot in the bank parking lot, then go to the restaurant down the street for dinner, and then the ice cream shop across the street for dessert. Commissioner Lojek noted that, currently, if there is a complaint about people parking in a business’s lot and there is no special permit to allow that, the lot owner would be cited for allowing that parking. Many businesses have tow companies that regularly check their lots for illegally, unwanted parked cars.

The Commissioner noted that he has been getting some requests for short-term non-accessory parking. For example, a parking structure is being rebuilt so they need to put those cars somewhere else why that work is being done. That is currently not allowed in the ordinance except with a special permit, which is a process people may not want to go through for a short-term situation. The result is that they do the work at night, which does not sit well with abutters. The Chair asked that this be discussed further, but at a different time.

It was asked what the mechanism would be for avoiding the loss of spaces that are needed to serve parkers in peak-hour spaces. The challenge seems to be ensuring that spaces would be used by those utilizing or shopping in the local businesses as opposed to parking and taking the T somewhere else. The proposed language in the ordinance states that the lot owners would take reasonable precautions to assure the availability of parking for employees or other persons who the facility is designed to serve. Ms. Nadkarni said the purpose of the trial program is to help everyone better understand if this would be a successful program once it is in actual use and what

sort of changes might be needed going forward. Lot owners will be told that the City will be seriously looking at complaints about any misuse of the agreement to provide the spaces in off-peak hours so that it does not affect the people who this is meant to serve during peak hours.

Mr. Freas said that this program is just one part of the larger Newton Centre parking strategy, which has as its core function an objective for 15% of all spaces on any given street be available. All of this is working towards an actively managed parking resource and the goal is to reach that 15%, and this is measurable. Many communities are starting to take this approach as well. A Councilor asked if dynamic pricing would then be utilized if on a given day that open spaces fell to 10%. Mr. Freas explained that dynamic pricing would be used in that way.

A Councilor asked how people could utilize these spots if they do not use smart phones or computers. Ms. Nadkarni noted that if lot owners can fill all the requirements in the standards section of the ordinance without an app, staff would look at that.

It was asked how the local lot and business owners feel about this program. Ms. Nadkarni said they will be spending more time in the next few weeks meeting with the stakeholders and she would provide that information at the May meeting.

A Committee member would like to see data about how the spaces are being used. This data will be very instructive and would help determine what is driving any behavior change that the City might see from the pilot program.

This item will be back to Committee in May and a public hearing is tentatively scheduled for June. The Committee voted to hold this item.

#75-18 Discussion relative to the Zoning Redesign Event Series

DIRECTOR OF PLANNING requesting discussion of topics, issues, and ideas from the Zoning Redesign Event Series, with Committee feedback leading to staff preparation of the draft policy content outline for the new Zoning Ordinance.

Action: Zoning & Planning Held 7-0

Note: James Freas, Deputy Director of Planning, explained that there are two planned discussions for this meeting. The first is a set of principles for the overall zoning ordinance that would become the Purpose of Chapter section of the draft ordinance.

The second is the Principles, Ideas and Implications document covering the housing related event series. The conversation will focus on how dimensional standards are to be applied in the new zoning ordinance and will continue on April 30th with the draft zoning district map.

The Planning Memo, which includes this information, can be found at <http://www.newtonma.gov/civicax/filebank/documents/88889>

The Committee reviewed the proposed Article 1. General Provisions, Purpose of Chapter, which was provided in the Planning Memo. The purposes are listed from A. through V.

A Committee member referred to D. and E. which speaks to walkability in the City. She noted that walkable streets require sidewalks. She had heard of a resident who specifically did not want sidewalks in order to avoid shoveling. She was also concerned about the use of the word “infill” in F. She noted that there are some odd streets that allow houses to be in the middle of the road and setbacks do not seem to apply. Mr. Freas said the intent in F. is to note that when development occurs on a vacant lot within a developed area, the goal is to have that development contribute to and preserve the character of Newton. He was not sure of what was happening on those odd streets, but the rules in the zoning ordinance would steer development towards contextual building. The Councilor will provide specifics on those odd street situations.

Purpose B. which refers to coordination of development and redevelopment concerned a Committee member. He did not see anything referring to predictability and feels that needs to be made a prominent feature. He would like villages and neighborhoods separated and his concern is with transitions. In addition, G. concerned him because it refers to reinvestment in established neighborhoods and he is very sensitive to the idea of more development in the City.

A Councilor would like to encourage two dimensions of this section. There are policies that seem to apply to commercial village centers, but there are also villages and neighborhoods, which may all be different areas of impact. There are also process pieces marbled through this section. It may be easier to put them in categories that can be discussed more clearly if better organized.

The current state of law is that if a zoning ordinance is passed, by effect, it changes the Comprehensive Plan. The Plan is a dynamic document, which is always being updated by zoning amendments. The question of how the City can zone in accordance with the Plan needs to be explored. There is a difference between some general policies that the City may want to effect and specific plans. There is value in having a global purpose statement and also thinking of that in order of the categories of the gross uses in the City. Some amendments more recently done have had specific purposes for those amendments and it was wondered if they would survive. Mr. Freas said there is overall purpose statements that deal with the totality of the Comprehensive Plan and then others that are specific to a district or provision. He also noted that when the Council makes a zoning amendment, it does not preclude the idea that the zoning ordinance should be consistent with the Comprehensive Plan. The zoning and the action are meant to be consistent with the Plan. What the Charter seems to encourage in Article 7, is to be consistent with the Plan, or purposefully inconsistent and amend.

A Councilor felt the Purpose of Chapter was a great overall start. She felt it would be useful to identify culturally, historically significant buildings and more language relative to restoring and enhancing buildings, districts and neighborhoods. There is some language proposed, but she would like to see that stronger.

Purpose P. which references provision of among other things, open spaces. She would like to see the importance of preserving areas for wildlife included in the ordinance. This could be specific to types of birds, etc. and stronger language about preserving wildlife habitats. Mr. Freas agreed there is more than can be done in this area. The Councilor would like to add something about trees as well. Mr. Freas felt that could be placed somewhere else in the ordinance but felt it was a very valid point.

Purpose F. references the character of Newton. A Councilor felt that needed more work because there could be very different answers from different people about what that means. In Purpose J. he was unsure what "opportunity for success" might mean in reference to promoting a welcoming community. Mr. Freas said it acknowledges the fact that having a home is part of establishing a baseline for success. The Councilor felt this could be expanded a bit. Purpose M. should also encourage reduction of reliance of automobiles.

A Committee member felt that reducing the need for special permits would be worth mentioning. Facilitating greater enjoyment of private land by allowing land owners greater by-right flexibility within reasonable limits or constraints based on the surrounding area, or similar language, would suffice.

The Chair noted that one of the main purposes of the new ordinance is to eliminate much of the non-conforming properties. The Committee member noted that part of the enjoyment of one's land and home without too much complication is a worthwhile objective. Mr. Freas noted that Purpose C. relates to that by mentioning the balance of the property owners interests with those of the community as a whole. Both U. and V. also speak to public involvement and predictable review processes. There could be more specificity added.

A Committee member noted that there is a de minimus ordinance which allows changes under 400 square feet by right. He would like to be work with the Land Use Committee so that they can recommend global changes on issues that come through Committee that are routinely approved. That is learning from experience and is different than just saying that special permits should be scarce as a policy. Criteria for standards for development will have to be objective standards that Inspectional Services personnel can apply. More subjective standards would be difficult to apply, consistently. The tension is how much of the rules can be codified and how much need a decision-making body to make a subjective judgment based on general principles. That is difficult to put into the document.

Rules of Measurement

Mr. Freas moved onto the second discussion and provided a PowerPoint presentation, which is attached. Please refer to it for details. It was pointed out that this is a proposed approach and specific numbers are not being recommended that this point.

The standard for commercial stories requires at least 15 feet from floor to floor. This is because there are many more requirements for utilities and other mechanics to be placed between the

stories, so the extra space is needed. Newton's current ordinance allows for 11 feet from floor to floor, for a four-story building with first floor retail and the other stories residential. There is a need to make this change to conform to the current necessary standards in construction. The direction that the market is going is to have more height in each story. So a 4-story building under the current ordinance and the newly proposed ordinance would be an overall height increase of 12 feet. Commissioner Lojek noted that residential buildings are limited to 2.5 stories with an absolute height of 36 feet. A Councilor felt that was a significant difference and did not want to just accept that. Commissioner Lojek noted that HVAC units between commercial stories, fire alarms, sprinkler systems, etc. require space and the requirements become stricter and stricter every year. Older buildings have high ceilings and none of those mechanicals in the ceilings. Mr. Freas said this is just a proposal of how to measure height and that the City would do better to use a measurement tool that went by story. There could be a range of height for each story that could be used depending on the district, rather than an absolute height and trying to fit stories underneath that.

Different "Building Types" are being proposed and those building types would have different dimensional requirements depending on which district there were in. Floor Area Ratio, which is the current rule of measurement would be changed. Length, width and height of buildings would be used to determine volume. Because lot sizes will be defined, a house of a certain volume will be allowed on a range of lot size. Small, medium and large lots will allow different volumes. Some of the better aspects of FAR are being retained, but this is a better approach of volume over a defined lot size. There is also a "kit of parts" being proposed to add to the "basic box" of a home. There will be a set of rules to allow these smaller add-ons such as bay windows, dormers, patio, etc. It was asked how many of these add-ons would be allowed on any particular home. Mr. Freas said lot coverage and setbacks would still apply so that would limit the length and width. There is a potential for expansion space that has to be figured into the original plan for the size of the home.

It was asked if contextually based calculations would be used for height. Mr. Freas said they are looking at better identifying where the measurement of height begins at the bottom and improving how height is regulated going up. A Councilor noted that some neighborhoods have very tall old Victorian homes. She wondered if that would be taken into consideration if a ranch were torn down in the neighborhood – would they be able to build to the height of that older Victorian. Mr. Freas said it would likely be looked at through the defined district. Currently, the same residential district is applied throughout the City. The proposed districts would correspond most closely to what exists there already and standards would be based from there. They would correspond to that district and not have to be applied across the City. Commissioner Lojek has significant issues with how height is currently calculated. There are too many ways to game the system by building up lots and grades. Some communities choose a measurement from the sidewalk in front of the structure and use that as the starting point as an absolute position that cannot be manipulated. In some instances, topography may require some adjustment to the measurement, but it is a very good basic tool.

Setback allowances will also have a range depending on the district and neighborhood. Some houses, on West Newton Hill for example, would probably not require a maximum setback because

they are generally build on large lots and most are set back fairly far. In other neighborhoods, a maximum setback would be necessary to keep the streetscape consistent and not create a “hole” along the street. Inconsistency detracts from the neighborhood. There are some areas that have inconsistencies and variability but they will be working on figuring that out.

A Councilor noted that while this part of the ordinance is laying out the transparent and consistent “rules of the game” when it comes to measurements, that there are some places where other more specific rules are getting mixed in. Mr. Freas said some of those rules are specific might be more appropriate for a district-based rule. Commissioner Lojek noted that care needs to be taken to not kill design or personal preferences, such as houses that are sited sideways. There are some lots and instances where that is a completely appropriate and beautiful way to build a home. It was suggested that some examples around the City could be pulled together to illustrate which of those homes work well and which do not. It was also suggested that that be done for exemplary structures in the City as well. Mr. Freas said the Pattern Book was meant to surface the predominant habits in the neighborhoods to build them into the rules. They could look at the exemplary structures within those and use them as examples. Mr. Freas said Hartford CT has had a form based code for about 4 years so they will be speaking with them soon to see what has developed through the new code.

It was also suggested that staff and Commissioner Lojek try to figure out ways the new system could be “gamed”. Mr. Freas said they are consistently thinking about that and will have architects and builders look at it as well.

Mr. Freas noted that there is a possible requirement that the ground floor has to be at least 2 feet above the ground. This is a tool to ensure a certain degree of privacy to houses that are close to the road and also mitigates flooding problems. Most houses in the City are probably at that level except for most in Oak Hill Park, which are built on slabs. Commissioner Lojek said there should be no basements built into new houses at Oak Hill Park because the water table is extremely high. There will be a big problem with water in that neighborhood is care is not taken in development there with full basements. The water continues to be displaced. Mr. Freas has also discussed storm water rules with the Engineering Department and it is an extremely challenging problem. He will look at other communities to see what is being done in other areas. Commissioner Lojek suggested that groundwater testing be done with any new development and become part of the policy.

There is much work being done with relining the sewer pipes in the City. A significant problem has been groundwater leaking into the sewer pipes. Now that the water will not leak in, it will stay on site and she wondered if the result has been wetter areas. For instance, she has noticed that Cold Spring Park has gotten much wetter with the recent pipe work in the area. Much of the City is built on a swamp, including City Hall. Mr. Freas said this is being looked at in their climate vulnerability work as well. A Councilor said that Blacktop is also detrimental to containing and controlling water. She would like to see some incentive to draw people away from that it towards more impervious surfaces.

A Councilor was concerned about noise from HVAC and other mechanical units outside of homes or buildings and where they could be best placed to mitigate noise pollution for neighbors. He would like that explored more and a standard in this system that can be applied. Commissioner Lojek noted that newer systems are incredibly quiet. He understands certain setback requirements but they sometimes cause great difficulty in placing these systems. The noise ordinance can be helpful as well, however, it would be better to avoid conflicts between neighbors as much as possible.

The Chair said she would like to see, at some point, comparisons of current developments using the current ordinance and the proposed ordinance. Mr. Freas agreed that would be very informative and helpful.

Councilor Baker said he would like the Committee to receive a report about what the consultants have done on this project and what staff has done. Mr. Freas said the Committee will see the work that the consultants have done, in detail, at the meeting at the map meeting on April 30. Barney Heath, Director of Planning, explained that Sasaki Associates was never contracted to draft the ordinance. They are doing the work that they said they would do. What has been left out is the portion that the subcontracted law firm was going to write the ordinance. Instead, Planning staff will take over that writing and will perhaps get some on-call basis assistance from someone familiar with writing ordinances. The \$80K that was going to be used on the law firm was used by Sasaki Associates. Mr. Heath explained that was due to the Pattern Book and the increased number of meetings and products. Mr. Heath will write a memo with the details of time and money allocations.

Councilor Kalis was concerned with staff writing code when it was originally contracted to a legal team. Mr. Freas said that zoning is more typically written by planners and urban designers and attorneys come in to review language for form, character and law. He noted that he himself has written zoning ordinances and feels more comfortable with staff taking it on than the particular group of attorneys that had been selected.

The Committee voted to hold this item.

Washington Street Corridor Action Plan.

Mr. Heath said staff is just getting into the details of the Washington Street Corridor Action Plan. They are working on venues and dates for meetings and want to get to as many people as possible before summer. They are looking to hold a large public meeting in May to get all the issues on the table and then use June 6-12 for the charrette period. This would be an intense period of office hours from morning to evening for public comment. There would be a structure and schedule to it to guide the conversations. People would be able to continue to see iterations of the work. There will be another meeting in September with another public session. The goal is to get this done in as close to a year as possible.

Lily Reynolds said staff will be working hard to be sure as many people as possible know about the events and event dates. It was noted that the high schools are holding graduations on June 6th and

7^h. Mr. Heath noted that there will be multiple opportunities for input during the charrette period and there will be informal meetings as well.

The Chair said the Committee would like to see the timetable of deliverables. Mr. Heath said he would provide that.

The Committee thanked staff for their work and adjourned the meeting.

Respectfully Submitted,

Susan S. Albright, Chair



Newton Zoning Redesign

Principles, Ideas, & Implications –
Homeowners and Housing

04.09.18

Outline

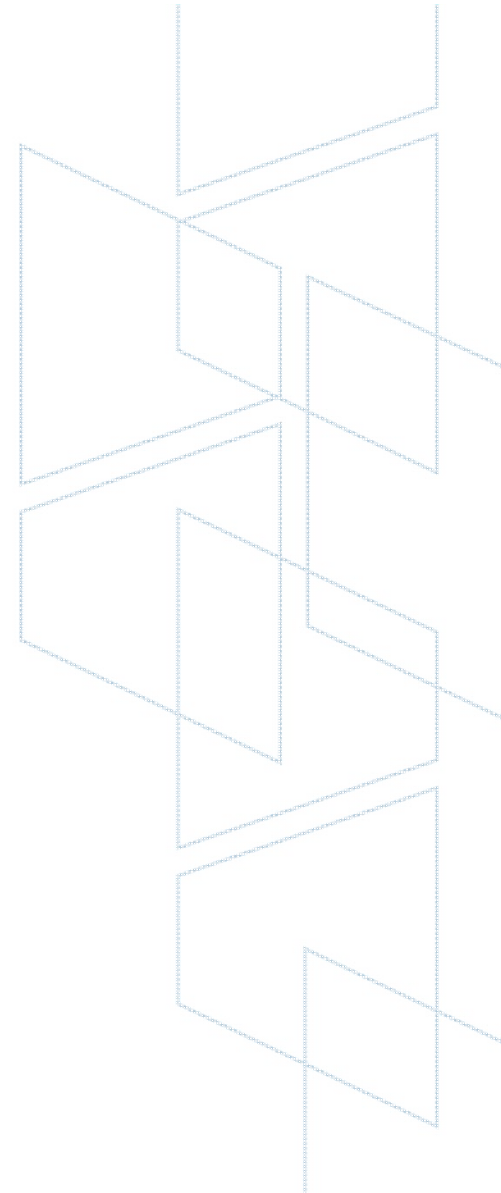
Principles (early draft)

Rules of Measurement

Building Types

Front Façade Features

Building Components



Principles

Overall Principle Statements: A through V

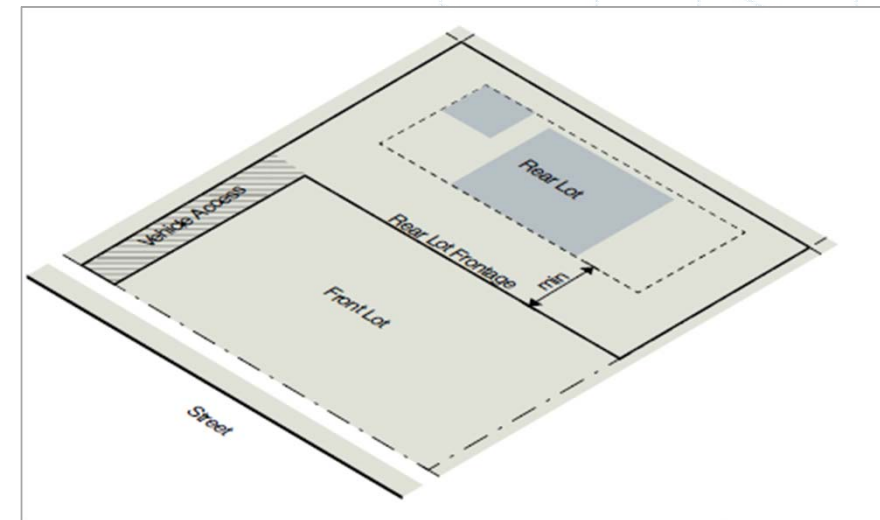
Housing related principle statements: E through J

- E. To preserve and enhance the existing character of Newton's traditional walkable villages and neighborhoods, to continue to promote sense of community, respect the existing built form, and honor the historic development pattern inherent to the city.
- F. To permit redevelopment and infill construction that contributes to and preserves the character of Newton.
- G. To guide reinvestment in established neighborhoods that builds upon and reinforces their unique characteristics.
- H. To promote the adaptation and preservation of existing buildings.
- I. To provide a range of housing types, unit sizes, and price points to accommodate the diverse household sizes and life stages of Newton residents at all income levels, paying particular attention to providing housing that is affordable to individuals and families with low and moderate incomes and housing that is accessible for those with disabilities.
- J. To promote a welcoming community where people of diverse demographics, origins, and income levels will be able to find a home and opportunity for success.

Rules of Measurement

Section 1.5

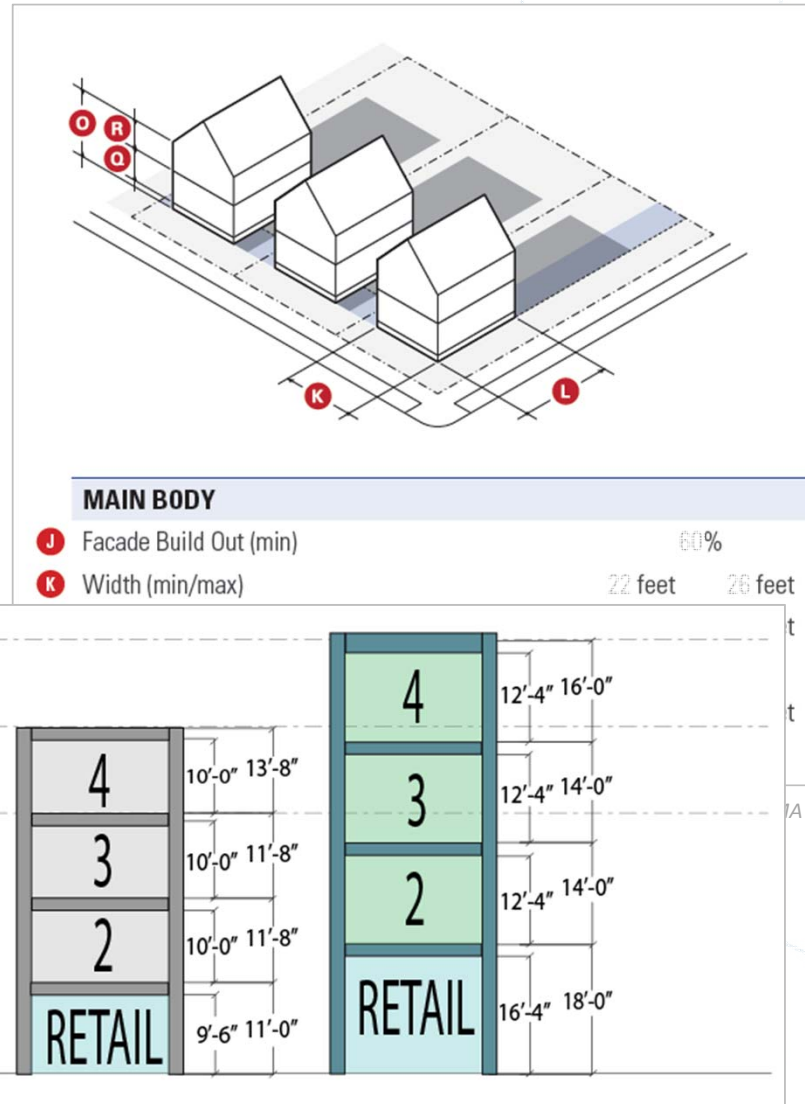
- Building Types
 - Districts for each building type
 - Standards for each building type
- Lot Standards
 - **One building type per lot, unless otherwise specified**
 - **Lot Line Definitions**
 - **Measuring Lot Width & Depth**
 - **Defining Lot Coverage**
- Building Placement
 - Defining Setbacks
 - Parking Setbacks
 - Defining Allowed Setback Encroachments



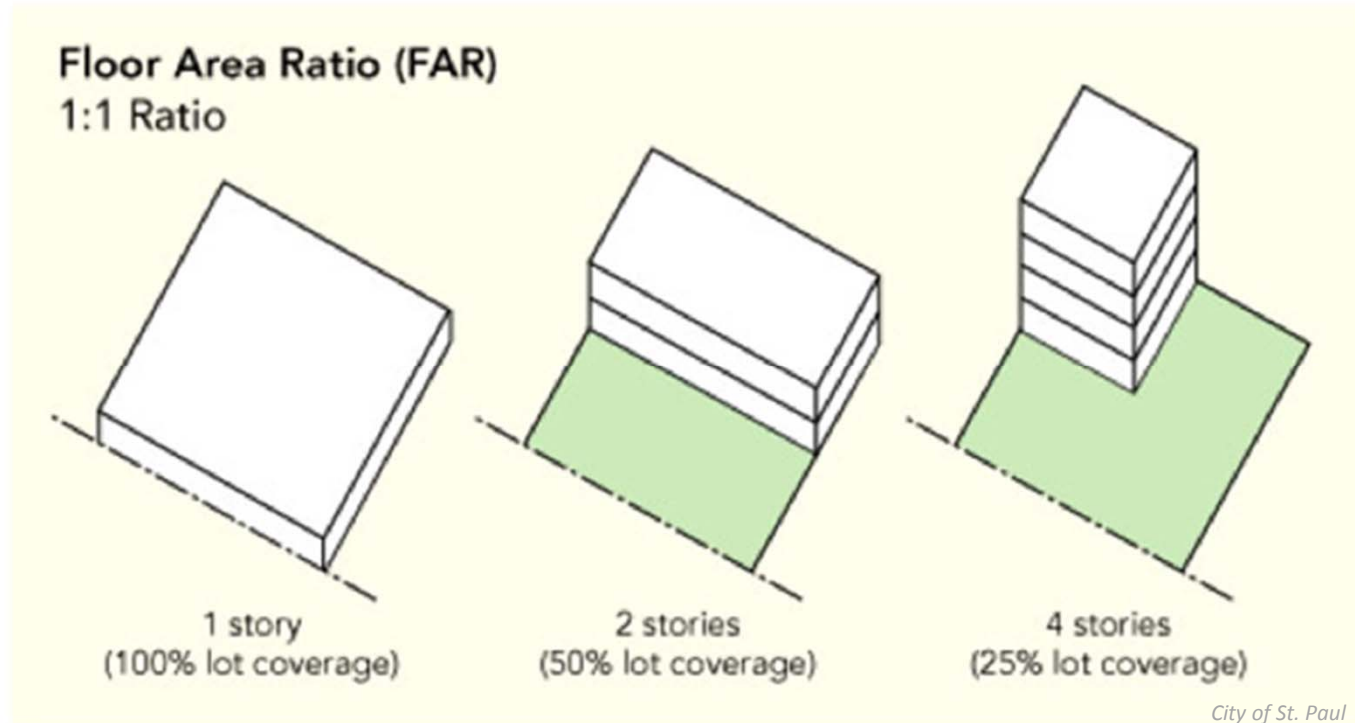
Rules of Measurement

Section 1.5

- Massing and Height
 - Define building measures (width, depth, height)
 - Define building components
 - **Building Orientation**
 - **Require front façade orientation parallel to street**
 - **Frontage Build Out**
 - **Define Ground Floor Elevation & Story Height**
 - **Roof Types & Roof Features**
- Front Façade Features
 - Façade Composition
 - Windows/Transparency
 - Blank Wall Area
 - Pedestrian Access
 - Principal Entrance required on front

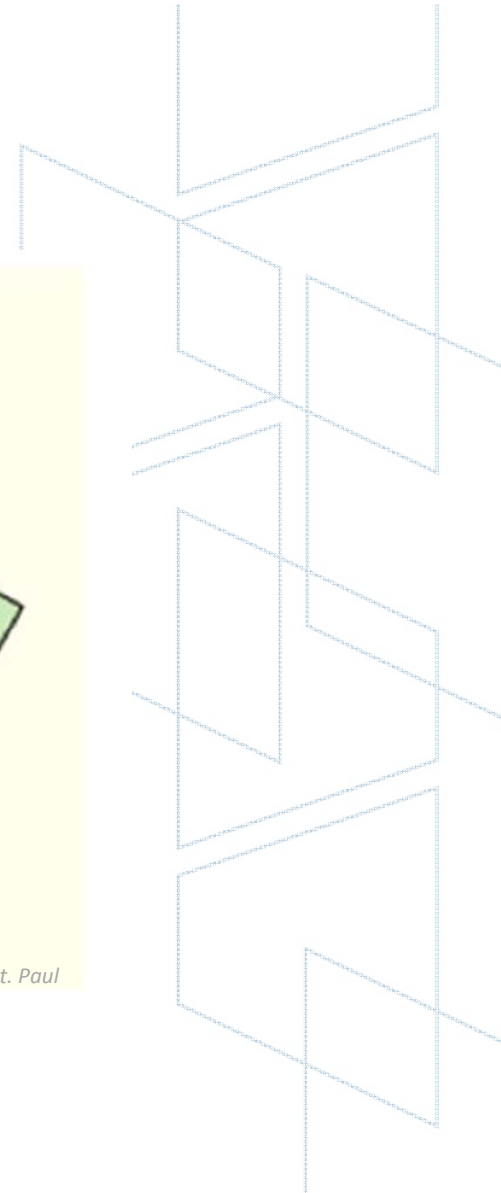


Floor Area Ratio and Regulating Volume



$$\text{Volume} = \text{Length} \times \text{Width} \times$$

.....



Floor Area Ratio and Regulating Volume

General Equation:

$$F.A.R. = \frac{\text{gross floor area of all buildings on a lot}}{\text{lot size}}$$

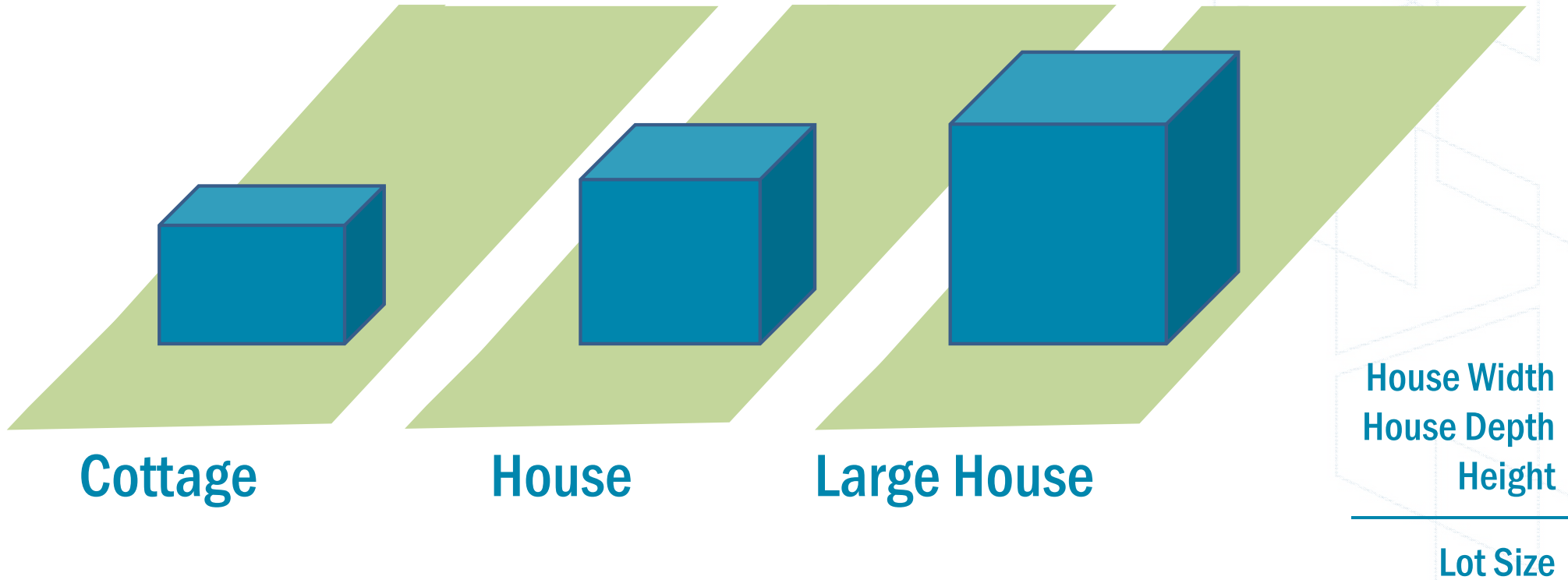
What goes into Gross Floor Area:

F.A.R. formula has a sliding scale:

Smaller lots are allowed to build with a greater F.A.R. than larger lots


Included	Not included
+ Living Area	- Carports
+ Attached Garage Area	- Unenclosed Porch Area
+ Enclosed Porch Area	- Decks
+ Finished Attic Area	
+ Unfinished Attic Area	
+ 50% of Basement Area	
+ Detached Garage Area	
+ Living Area in Detached Garages	
+ Shed Area	
+ Cabana Area	

Floor Area Ratio and Regulating Volume



Building Types

- Select range of building types allowed in each district
- Tailored standards for each class of structures (e.g. cottage, house, large house) within a district



Cottage

Lot size range House width min/max

House

House depth min/max

Large House

Height Lot Coverage

Residential Building Types

Slide from March Zoning Redesign Event

BUILDING TYPES PERMITTED BY DISTRICT — NEIGHBORHOOD DISTRICTS														
DISTRICT	BUILDING TYPES									Notes				
	Downtown Storefront	Downtown General Building	Storefront	Cottage Commercial	Commercial Center	General Building	Workshop/Warehouse	Civic Building	Apartment Building		Stacked Flats	Row Building	House A	House B
NEIGHBORHOOD MIX	NX-1							○	●		●		●	
	NX-2							○	●	●	●		●	
	NX-3							○	●	●				
NEIGHBORHOOD	N-1							○				●		
	N-2							○					●	
	N-3							○					●	●
	N-4							○						●
	N-5							○		●	●		●	

● = Permitted
○ = Permitted only on corner lots

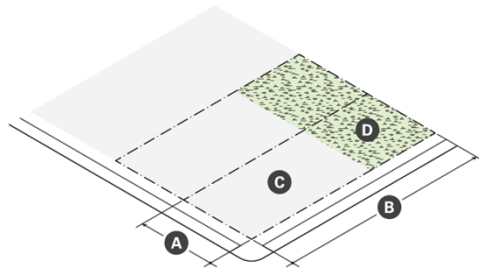
Sample from Hartford CT Zoning Ordinance

Building Types

EXAMPLE: Somerville MA – Cottage Building Type

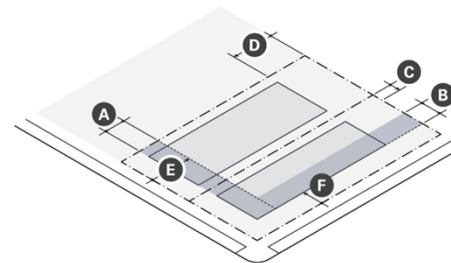
Description:

A small floor plate, detached, residential building type with one dwelling unit. The cottage is the smallest type of detached housing in Somerville. Two variants exist, one with a half-story under pitched roof and another with a full height second story and a shallow pitched roof or a flat roof.



Lot Dimensions	
A Width (min)	--
No Driveway Access	32 ft
Side or Rear Driveway Access	32 ft
Front Driveway Access	35 ft
B Depth (min)	70 ft

Lot Development	
C Lot Coverage (max)	65%
D Green Factor (min)	0.35



Building Setbacks	
A Primary Front Setback (min/max)	10 ft 20 ft
B Secondary Front Setback (min/max)	10 ft 20 ft
C Side Setback (min)	5 ft
D Rear Setback (min)	20 ft

Parking Setbacks	
E Primary Front Setback (min)	20 ft
F Secondary Front Setback (min)	10 ft



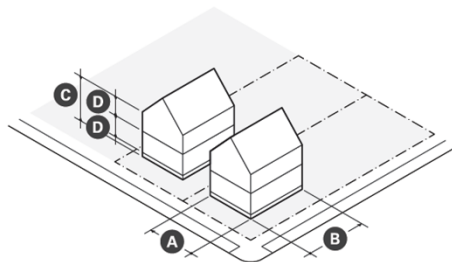
Example from Somerville MA

Building Types

EXAMPLE: Somerville MA – Cottage Building Type

Description:

A small floor plate, detached, residential building type with one dwelling unit. The cottage is the smallest type of detached housing in Somerville. Two variants exist, one with a half-story under pitched roof and another with a full height second story and a shallow pitched roof or a flat roof.



Main Body	
Facade Build Out (min)	50%
A Width (min/max)	22 ft 26 ft
B Depth (min/max)	24 ft 32 ft
C Building Height (max)	2 stories
D Story Height (min/max)	10 ft 12 ft
Ground Floor Elevation (min)	2 ft
Roof Type	Flat, Gable, Mansard

Facade Composition	
A Ground Story Fenestration (min/max)	20% 50%
B Upper Story Fenestration (min/max)	20% 50%

Use & Occupancy	
Dwelling Units (max)	1
Outdoor Amenity Space (min)	1/ DU



Example from Somerville MA

Building Types

EXAMPLE: Denver CO – Suburban House Building Type

1 Building Type, Requirements Vary by Zone:

- Lot Size
- Lot Width
- Front Setback
- Side Setback

		S-SU-Fx S-SU-F					S-MU-3, -5, -8, -12, -20
SITING		S-SU-A	S-SU-D	S-SU-F1	S-SU-Ix S-SU-I	S-TH-2.5	
ZONE LOT							
	Zone Lot Size (min)	3,000 sf	6,000 sf	8,500 sf	12,000 sf	6,000 sf	6,000 sf
C	Zone Lot Width (min)	25'	50'	62.5'	62.5'	50'	50'
		All S-SU, -TH, -MU Districts					
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		25' or Less	Greater than 25' and less than 62'		62' or Greater		
D	Primary Street, block sensitive setback required	na	yes		yes		
D	Primary Street, where block sensitive setback does not apply (min)	15'	20'		20'		
E	Side Street (min)	3'	5'		5'		
F	Side Interior (min)	3'	5'		7.5'		
G	Rear, alley/no alley (min)	12'/20'	12'/20'		12'/20'		
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%		50%		
PARKING BY ZONE LOT WIDTH							
	Parking and Drive Lot Coverage in Primary Street Setback (max)	2 Spaces and 320 sf	2 Spaces and 320 sf		33%		
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec. 3.3.7.6)					
H	DETACHED ACCESSORY STRUCTURES	See Sec. 3.3.4					<i>Example from Denver CO</i>

Front Façade Features

- Windows/Transparency
- Blank Walls
- Front façade pedestrian access (front doors)



Building Components

“Kit of Parts” for adding to the basic box

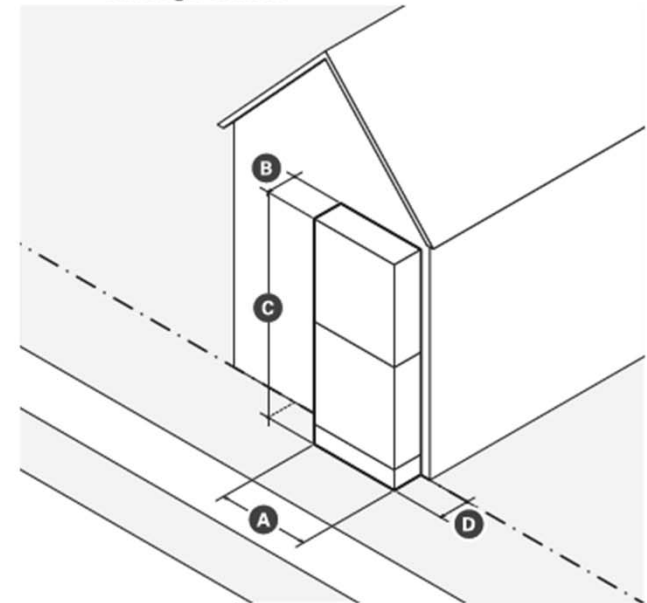


Cottage

- 11. Bu
- a. Bu
- inc
- us
- b. Th
- bu
- i.
- ii.
- iii.
- iv.
- v.
- vi.
- vii.
- c. Fe
- att
- pri
- no

E. Bay

- i. 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's facade.



Example from Somerville MA

Dimensions	
A Width (min)	50% of facade or elevation
B Depth (max)	3 ft
C Height (max)	Height of Building
Fenestration (min)	60%
D Permitted Setback Encroachment (max)	3 ft

t
e the
d for all
strict:
rches
y do
nerville MA