

CITY OF NEWTON

IN BOARD OF ALDERMEN

ZONING & PLANNING COMMITTEE AGENDA

MONDAY, AUGUST 17, 2015

7:45 PM
Room 205

ITEMS SCHEDULED FOR DISCUSSION:

- #6-15 ALD. BAKER, HESS-MAHAN, ALBRIGHT requesting a discussion by the Zoning and Planning Committee with the Acting Director of Planning and Development of how Phase 2 of Zoning Reform might be undertaken, including the contents of the proposed Village and Master Planning and Zoning Reform Request for Proposals, including the planning process and ordinance revision process the RFP anticipates, as well as the staffing and funding needed to enable both in-house and contracted work under the RFP to be both well done and appropriately supervised. [12/29/14@4:00 PM]
- #278-14 ALD. YATES proposing to amend **Chapter 30** of the City of Newton Ordinances to restrict the two-unit structures allowed by-right in the multi-residence districts to structures with the two units side-by-side in a single structure, or one above the other as in double-deckers. [07/31/14 @ 12:03PM]
- #222-13 ALD. HESS-MAHAN, ALBRIGHT, BAKER, CROSSLEY, DANBERG, FISCHMAN & JOHNSON proposing to amend the definitions of "Common roof connector", "Common wall connector", and "Dwelling, two-family" in **Chapter 30**, Section 30-1 of the City of Newton Zoning Ordinances. [06/07/13 @ 1:31 PM]
- #222-13(2) THE ZONING AND PLANNING COMMITTEE proposing to amend **Chapter 30**, City of Newton Zoning Ordinances, to regulate the dimensions and setbacks of front facing garages in residential zoning districts. [08/03/15 @ 10:15AM]

The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, *please contact Jini Fairley, at least two days in advance of the meeting: jfairley@newtonma.gov, or 617-796-1253. For Telecommunications Relay Service dial 711.*

ITEMS NOT SCHEDULED FOR DISCUSSION:

- #110-15 HIS HONOR THE MAYOR requesting discussion of The Smart Growth Zoning Overlay District Act M.G.L. Chapter 40R and its potential application in Newton. [04/24/15 @ 2:38PM]
- #168-15 THE NEWTON-NEEDHAM CHAMBER OF COMMERCE requesting a discussion of the Metropolitan Area Planning Council's 2015 Wells Avenue Market Study. [07/06/15 @ 5:34PM]
- #169-15 ALD. SANGIOLO requesting a zoning amendment which would require any residential structures in Single Residence or Multi Residence zoning districts built after the demolition of an existing structure conform to new lot standards. [07/02/15 @ 3:20PM]
- #170-15 ALD. HESS-MAHAN, JOHNSON, CROSSLEY AND ALBRIGHT requesting a discussion relative to the HUD Settlement with Supporters of Engine 6, the Fair Housing Center of Greater Boston and the Disability Law Center in conjunction with the Law and Planning Departments, to explain the settlement and possible implications for the Zoning Board of Appeals and the Board of Aldermen in terms of the City's obligation to identify sites and facilitate the creation of, and issue permits for, affordable housing for 9-12 chronically homeless persons in Newton. [07/06/15 @4:18PM]
- #80-13 THE PLANNING DEPARTMENT requesting update discussions of the zoning reform project. [02/25/13 @ 12:31 PM]

REFERRED TO ZONING & PLANNING, LAND USE AND FINANCE COMMITTEES

- #104-15 ALD. JOHNSON, LAREDO, AND GENTILE requesting a report from the Planning Department with the following information: How many of the affordable units developed at Commonwealth Avenue, Pearl Street, and Eddy Street qualify to be included on the State's Subsidized Housing Inventory List. If a property is not currently on the list, what can be done to make it eligible. [04/09/15 @ 12:00PM]

REFERRED TO PROG. & SERVICES AND ZONING & PLANNING COMMITTEES

- #127-15 ALD. SANGIOLO requesting discussion with Health Department, Inspectional Services Department and the Economic Development Commission regarding the policy of food truck operations in the City of Newton. [05/11/15 @ 10:22AM]
- #107-15 HIS HONOR THE MAYOR requesting discussion of approaches to create middle income housing as a means of allowing City of Newton employees the opportunity to live in the community in which they work. [04/24/15 @ 2:38PM]

- #108-15 HIS HONOR THE MAYOR requesting consideration of changes to the Zoning Ordinance that would facilitate the creation of accessory apartment units, supportive of Newton's seniors. [04/24/15 @ 2:38PM]
- #109-15 HIS HONOR THE MAYOR requesting consideration of changes to the inclusionary housing provisions of the Zoning Ordinance to increase the required percentage of affordable units to 20% with the additional 5% set aside for middle income households. [04/24/15 @ 2:38PM]
- #95-15 ALD. CROSSLEY, JOHNSON, LEARY, HESS-MAHAN, DANBERG, ALBRIGHT AND BLAZAR requesting a discussion with the Planning Department to consider the mix of uses in the Wells Avenue Office Park, with and without a second egress to the site, pursuant to the recent MAPC study recommending a strategic introduction of retail and restaurant uses to attract and sustain healthy commercial uses, and some number of residential units sufficient to support an economically viable and vibrant mixed use environment. [04/13/15 @ 2:46PM]
- #86-15 ALD. CROSSLEY, ALBRIGHT, HESS-MAHAN, & JOHNSON requesting a review and discussion of Community Development Block Grant expenditures and past years' accounting to assess progress in meeting citywide program goals as adopted in the consolidated plan, including creating and sustaining affordable housing, as well as facilities improvements in approved neighborhood districts. [03/30/15 @ 6:02 PM]
- #448-14 ALD. SANGIOLO requesting a discussion with the Newton Historical Commission regarding their process and policy of reviewing demolition applications. [11/13/14 @ 2:03pm]
- #447-14 ALD. SANGIOLO proposing an ordinance requiring the submission of building plans with applications for full or partial demolitions. [11/13/14 @ 2:03pm]
- #446-14 ALD. SANGIOLO requesting a discussion with the Commission on Disability regarding the status of City compliance with ADA regulations. [11/13/14 @ 2:03pm]
- #445-14 ALD. SANGIOLO requesting an update with members of the Newton Fair Housing Committee on the status of housing opportunities in the City of Newton. [11/13/14 @ 2:03pm]
- #376-14 PLANNING & DEVELOPMENT DEPARTMENT requesting that **Chapter 30 ZONING** be deleted in its entirety and replaced with the Zoning Reform Phase 1 Zoning Ordinance. [10/22/14 @ 7:48PM]
ITEM RECOMMITED TO ZONING & PLANNING ON 7/13/15

#338-14 ALD. HESS-MAHAN, KALIS, SANGIOLO AND DANBERG proposing a Large House Review ordinance requiring design review and approval of by-right single and multi-residence residential structures exceeding certain dimensional limits to be determined, to expire by December 31, 2015. [09/05/14 @ 9:39AM]

#265-14 ALD. BLAZAR, YATES AND DANBERG requesting:

1. to amend Section 22-50 to increase the time period for determinations of historical significance to 30 days, and to increase the time period for hearings, rulings and written notice on appeals from historical significance determinations to 60 days;
2. to amend Section 22-50 to increase the time period to hold a public hearing as to whether or not a historically significant building or structure is preferably preserved to 60 days;
3. to amend Section 22-50 to increase the demolition delay period for buildings and structures on or eligible for listing in the National Register of Historic Places to 30 months;
4. and to amend Section 22-50 to increase the demolition delay period for all other preferably preserved buildings or structures to 24 months.

[07/07/14 @ 12:35PM]

#266-14 ALD. BLAZAR, YATES AND DANBERG requesting:

1. to amend Section 22-50 to require that in the event there is a transfer of legal or beneficial ownership of a preferably preserved property during the demolition delay period, the full demolition delay period will restart from the date of the transfer of ownership;
2. and further requesting to amend Section 22-50 to require that in the event a transfer of legal or beneficial ownership of a preferably preserved property occurs after the expiration of a demolition delay period but prior to the issuance of a demolition permit, no demolition permit shall issue until the new owner complies with the procedures of Section 22-50(c)(5).

[07/07/14 @ 12:35PM]

REFERRED TO ZONING & PLANNING AND FINANCE COMMITTEES

#315-14 ALD. HESS-MAHAN, ALBRIGHT, CROSSLEY AND DANBERG proposing an amendment to Chapter 2 of the City of Newton Ordinances setting forth requirements for procurement of materials and services by non-governmental recipients of federal, state or local funds administered by the City, such as CDBG and CPA funds. In order to encourage non-profit and other private organizations to participate in affordable housing, cultural and other public-private collaborations, such procurement requirements should accommodate the needs of non-governmental recipients for flexibility given the multiple public and private sources of funds necessary for any project by not placing undue or unreasonable burdens on them. [08/04/14 @ 5:08PM]

- #238-14 ALD. SANGIOLO requesting the Executive Department and Planning Department work with the Board of Aldermen to develop a Housing Production Plan in accordance with 760 CMR 56.03(4) and guidelines adopted by the Department of Housing and Community Development as soon as possible. [06/09/14 @ 11:55AM]
- #212-14 BOARD OF ALDERMEN requesting a discussion with the Executive and Inspectional Services Departments and the Commission on Disability regarding the creation of full-time positions to address the city's need re 1) ADA requirements and 2) zoning enforcement, including State building code, Newton's zoning ordinance, and special permits. [05/23/14 @ 11:03AM]
- 140-14 ALD. CROSSLEY AND HESS-MAHAN requesting to amend **Chapter 30**, City of Newton Zoning Ordinances, to include a "lodging house" ordinance to promulgate rules requiring annual fire, safety and health inspections and licensing of buildings providing single room occupancy and/or congregate living arrangements. [04/04/14 @ 6:29 PM]
- #429-13 ALD. HESS-MAHAN requesting repeal and/or amendment of Zoning Ordinances Section 30-1, Definitions, 30-8(b)(2), Special Permits in Single Family Residential Districts, and 30-10(d)(4), Number of Parking Stalls, concerning "Congregate Living Facility", as required by federal and state anti-discrimination and fair housing laws and regulations. [12/06/13 @ 9:51 AM]
- #428-13 ALD. HESS-MAHAN requesting periodic updates on complaints of discrimination filed against the City of Newton under Section 504 of the 1973 Rehabilitation Act, the Fair Housing Act, and Title II of the Americans with Disabilities Act, based on the City's denial of housing and exclusion from participation by people with disabilities in the Newton HOME and CDBG programs filed with the U.S. Department of Housing and Urban Development. [12/06/13 @ 9:51 AM]
- #427-13 ALD. HESS-MAHAN requesting discussion and periodic updates of steps the City of Newton is taking to ensure that its implementation of the Consolidated Plan, Annual Action Plan and Citizen Participation Plan and use of CDBG, HOME and ESG funds comply with federal and state fair housing and anti-discrimination laws and regulations, and its duty to affirmatively further fair housing. [12/06/13 @ 9:51 AM]
- #266-13 ALD. YATES requesting that the Law Department provide the Zoning & Planning and Land Use Committees and other interested members of the Board with legal advice on what parties have standing to challenge zoning ordinances and the relevant court cases involving uniformity. [08/05/13 @ 12:28PM]

- #129-13 ALD. HESS-MAHAN proposing to amend and/or clarify definition and provisions for granting a special permit for “attached dwellings” in the City of Newton Zoning Ordinances, **Chapter 30-1, 30-8(b)(13) and 30-9(b)(5)**. [05/25/13 @5:14 PM]
- #308-12 ALD. HESS-MAHAN & ALBRIGHT requesting a discussion with the Mayor’s office and the Planning & Development Department of policies, procedures, and criteria relating to determinations concerning expenditures of Community Development Block Grant (CDBG) funds. [10/09/12 @3:59 PM]
- #282-12 ALD. JOHNSON, CROSSLEY, DANBERG, SANGIOLO requesting quarterly reports, starting the last month of the quarter beginning December 2012, Re-implementation of *Ramping Up: Planning for a More Accessible Newton*.

REFERRED TO ZONING & PLANNING, LAND USE & FINANCE COMMITTEES

- #273-12 ALD. CROSSLEY & HESS-MAHAN requesting a restructuring and increase in fees for permits charged by the Inspectional Services Department and fees charged by the Planning Department and City Clerk to assure that fees are both sufficient to fund related services provided and simple to administer.

REFERRED TO FINANCE AND APPROPRIATE COMMITTEES

- #257-12 RECODIFICATION COMMITTEE recommending (1) review of the Fees, Civil Fines/Non-Criminal Disposition contained in Chapter 17 LICENSING AND PERMITS GENERALLY and Chapter 20 CIVIL FINES/NON-CRIMINAL DISPOSITION CIVIL FINES to ensure they are in accordance with what is being charged and (2) review of the acceptance of G.L. c. 40 §22F, accepted on July 9, 2001, which allows certain municipal boards and officers to fix reasonable fees for the issuance of certain licenses, permits, or certificates.
- #11-12 ALD. HESS-MAHAN & LINSKY requesting discussion on the implementation and enforcement of the provisions of Section 30-5(c)(1) of the Newton Ordinances which requires that “[w]henver the existing contours of the land are altered, the land shall be left in a usable condition, graded in a manner to prevent the erosion of soil and the alteration of the runoff of surface water to or from abutting properties.” [1/11/12 1:01PM]
- #61-10 ALD. CICCONE, SWISTON, LINSKY, CROSSLEY AND HESS-MAHAN requesting a discussion relative to various solutions for bringing existing accessory and other apartments that may not meet the legal provisions and requirements of Chapter 30 into compliance. [02/23/10 @ 2:48 PM]
- #391-09 ALD. DANBERG, MANSFIELD, VANCE AND HESS-MAHAN requesting an amendment to §30-19 to allow payments-in-lieu of providing required off-street parking spaces when parking spaces are waived as part of a special permit application.

ZONING REFORM – PHASE 2

#22-15 ALD. YATES requesting that utilization of the Massachusetts Rental Voucher Program be added as an allowable means of complying with the inclusionary zoning provision in Phase II of Zoning Reform. [01/05/15 @ 9:53PM]

#21-15 ALD. YATES requesting that priority be given to completing the Intent and Purposes of the Zoning Ordinance in Phase II of Zoning Reform. [01/05/15 @ 9:53PM]

#323-14 ALD. YATES, NORTON, COTE AND SANGIOLO proposing to amend Chapter 30 to require that the front doors of single-family homes, two-family homes and other residential structures face the street on which their lots are located. [08/25/14 @ 11:42AM]

#139-14 ALD. ALBRIGHT requesting to amend **Chapter 30**, City of Newton Zoning Ordinances, to clarify rules relative to retaining walls. [04/09/14 @ 8:32 AM]

Public Hearing to be assigned:

#404-13 NATASHA STALLER et al. requesting a revision to the zoning District boundary Lines so as to transfer from Multi-Residence 1 District to a Single Residence 3 District the following properties:
Assessors' parcels SBL nos. 61-037-0004 through 61-037-0013; 61-042-0007 through 61-042-0023; 65-019-0001; 65-019-0007 through 65-019-0012; 65-019-0014 through 65-019-0022; 65-019-0009A; 65-019-0017B and 65-019-0022A.
Also requesting transfer from a Single Residence 2 District to a Single Residence 3 District SBL no. 65-019-0015A. [11/01/13 @ 12:57 PM]

A MOTION TO AMEND THE PREVIOUSLY APPROVED POSTPONEMENT OF DOCKET ITEM #404-13 TO APRIL 7, 2014 TO SUBSTITUTE RECOMMITTAL OF THE ITEM TO THE ZONING & PLANNING COMMITTEE WAS APPROVED BY VOICE VOTE ON MARCH 17, 2014.

#267-13 LAND USE COMMITTEE proposing to amend Section 30-21(c) to permit de minimis relief for alterations, enlargements, reconstruction of or extensions to lawfully nonconforming structures in which the nonconformity is due to Floor Area Ratio (FAR) requirements set out in section 30-15(u) Table A, subject to administrative review by the Planning Department.

#264-13 ALD. YATES requesting that the Zoning Reform Group or its successor consider amending City of Newton Zoning Ordinances Chapter 30 to develop additional residential districts reflecting the small lots in older sections of the City and map changes to bring the zones of more residential sections of the City into conformity with the existing land uses. [08/05/13 @ 12:28PM]

- #81-13 DIRECTOR OF PLANNING & DEVELOPMENT on behalf of the Newton Housing Partnership requesting consideration of naturally affordable compact housing opportunities in MR1 zones. [02/22/13 @ 1:13 PM]
- #65-13 ALD. YATES, FISCHMAN, KALIS requesting that Chapter 30 be amended to require a special permit for major topographic changes. [02/12/13 @ 12:30 PM]
- #64-13 NEWTON HISTORICAL COMMISSION requesting the creation of an administrative permitting process for converting historic barns and carriage houses into accessory apartments to assist in their preservation. [02/05/13 @ 11:35 AM]
- #153-11 ALD. DANBERG, ALBRIGHT, HESS-MAHAN, JOHNSON requesting that Chapter 30 be amended by adding a new Sec. 30-14 creating certain Retail Overlay Districts around selected village centers in order to encourage vibrant pedestrian-oriented streetscapes which would allow certain uses at street level, including but not limited to financial institutions, professional offices, and salons, by special permit only and require minimum transparency standards for street-level windows for all commercial uses within the proposed overlay districts. [05/10/11 @ 3:19 PM]
- #152-10 ALD. BAKER, FULLER, SCHNIPPER, SHAPIRO, FISCHMAN, YATES AND DANBERG recommending discussion of possible amendments to **Section 30-19** of the City of Newton Ordinances to clarify parking requirements applicable to colleges and universities. [06/01/10 @ 4:19 PM]
- #164-09(2) ALD. HESS-MAHAN requesting that the Planning Department study the dimensional requirements for lot and building size for accessory apartments and make recommendations for possible amendments to those dimensional requirements to the board of Aldermen that are consistent with the Newton Comprehensive Plan. [01/07/10 @ 12:00 PM]
- #142-09(7) ALD. HESS-MAHAN AND JOHNSON proposing a Resolution to request that the Director of Planning and Development and the Commissioner of Inspectional Services reconvene a Floor Area Ratio working group to review and analyze the definition of “*Floor area, gross*” for residential structures as it is used in the definition and calculation of “*Floor area ratio*” in **Section 30-1** with respect to actual usage, and, if necessary, make recommendations for amendments thereto and in the dimensional regulations contained in **Section 30-15(u)** and *Table A* of **Section 30-15(u)**, the purpose of which is to regulate the size, density and intensity of use in the construction or renovation of, or additions to a residential structure, to more accurately reflect and be compatible with neighborhood character, and to ensure that a proposed residential structure is consistent with and not in derogation of the size, scale and design of other existing structures in the

neighborhood, and is not inconsistent with the City's Comprehensive Plan.
[07/03/14 @ 9:10AM]

Respectfully Submitted,

Marcia T. Johnson, Chairman

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City of Newton

Zoning Reform Project

NARRATIVE DESCRIPTION

The City of Newton, Massachusetts seeks a qualified consultant(s) to provide expertise and assistance to the City of Newton Planning and Development Department and Board of Aldermen in developing a context-based zoning ordinance. The selected consultant(s) must have expertise in the theory and practice of urban/suburban design and zoning.

Project Context

A city of approximately 85,000 people adjacent to Boston, Newton benefits from a prime location with good transportation access to the region's job centers in Boston, Cambridge, and the Route 128 corridor and an excellent public school system. The City also represents a mixture of good community design with a number of historic walkable and transit-oriented village centers, attractive neighborhoods, and beautiful parks. These amenities have made Newton a highly desirable community and, coupled with the strong regional economy, there is a high demand for new residential and business development. The fact that the community is changing under these influences, and will continue to do so as the City's demographics, transportation choices, and businesses evolve over time, has led to the understanding that the City needs a detailed planning effort, beyond that of the 2007 Comprehensive Plan, that prepares the City for these changes and results in a new context-based zoning ordinance that provides fair and predictable control to protect Newton's essential character and quality of life.

A context-based zoning ordinance is understood as one that recognizes the current built environment of the City, embodies that in Newton's code, and provides guidance and rules for development, redevelopment, and expansion that is consistent with that existing context, or with the desired context in those areas where more significant change is necessary. Newton's current ordinance is based on a 1953 model and was last significantly updated in 1987. Like many ordinances of its time, the zoning districts as defined have little relationship to the existing built environment of the City, resulting in development out of context with surrounding neighborhoods and a community that is estimated at being 80% nonconforming. Across the City, large "monster" homes dwarf neighboring homes; smaller homes are lost; large two-family homes are awkwardly squeezed onto narrow lots; hard transitions between areas of different densities or intensities of use mar the quality of neighborhoods, especially where commercial areas meet residential; commercial redevelopment projects present inconsistent design quality; and the decision-making process presents uncertainties and significant expenses for small businesses and residents.

The City has already completed Phase 1 of the Zoning Reform project which was to modernize, clarify, and reorganize the existing Newton Zoning Ordinance. Information on this project can be found at <http://www.newtonma.gov/gov/planning/lrplan/zoning/zoningref.asp>.

Project Description

To develop Newton's new Zoning Ordinance, the City seeks cutting edge professional services from a team of planners, urban designers, and related policy experts (environmental, transportation, etc.) who will work with community members, staff, and elected officials to develop a "Newton Pattern Book" describing the existing patterns of development and building types in the City that make up its urban fabric, use the identified patterns and building types to lead a community dialogue around future growth and development, and then codify this work into a new Newton Zoning Ordinance. The project includes four inter-related parts:

Public Outreach – Solicit community engagement through any combination of citywide forums, neighborhood meetings, an interactive website and social media outreach, and on-the-ground meet-ups, topical discussions, walks, and similar events. Propose ways to ensure extensive, diverse and meaningful participation.

Pattern Book – Analyze the historic and current patterns of development and draw appropriate data from that to inform the boundaries of zoning districts, develop a range of building types, identify dimensional standards for lots and buildings, and create other aspects of zoning regulation.

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Planning for the Future – In coordination with the City’s Housing and Transportation Strategies, use the outcomes of the pattern book to lead a community-wide conversation around growth and development in the City of Newton, resulting in a document and accompanying maps and illustrations specifying areas for growth and the design parameters of new development.

Draft Zoning Ordinance – Draft a modern, forward-looking Zoning Ordinance that codifies the findings of the Pattern Book and the results of the planning for the future dialogue.

Scope of Work

Task 1: Project Management Plan and Public Participation Plan

The Management Plan will refine the contract scope of work and be used to guide and monitor the project. The Project Management Plan will specify the roles and responsibilities of the Consultant and other project participants, identify specific work tasks, sub-tasks, and review/comment points, and provide a detailed schedule of work – including major milestones.

The Pattern Book, planning efforts, and Zoning Ordinance must be prepared in a manner that allows for interactive and continuing public involvement process, and the Public Participation Plan that’s developed to guide the process must include participation from a wide cross-section of community interests and organizations. The components of the Public Participation Plan may include (but are not limited to) the following activities:

- Focus groups, to include individuals with the following interests or expertise:
 - Development and real estate professionals;
 - Individuals representing environmental organizations;
 - Neighborhood association leadership;
 - Individuals representing business interests;
 - Individuals representing historic preservation;
 - Individuals representing affordable housing;
 - Individuals representing fair housing.
- Ongoing management of an interactive project website and blog or similar;
- A series of public meetings/open houses, to be held at various points in the planning process and in different geographic parts of the City;
- Events and demonstration projects;
- News releases announcing the public meetings/events;
- A series of presentations to the Board of Aldermen and various City advisory committees; and,
- Any other public participation activities recommended by the Consultant.

The Consultant will be expected to put together materials necessary to publicize and run all events and provide summaries of feedback obtained. Overall, the public participation program should be understandable to a lay audience, engaging, and fun.

Task 2: Document Review

There are a number of City documents that can inform the consultant’s review and recommendations for the new ordinance. Review of the 2007 *Comprehensive Plan* and the 2011 Zoning Reform Group Report are amongst the primary documents. For many of the central issues with the current ordinance, there are staff reports that could be useful to understand where the City has been and what ideas have been considered. Finally, there are a number of small area plans and studies that can inform zoning decisions for particular districts. In addition to these existing documents, the City has initiated the development of strategies for housing and transportation, which will inform the development of new zoning rules.

Task 3: Issues of Immediate Concern

While the City anticipates this process to move forward expeditiously, there are a number of issues that require immediate attention. The consultant will review recent ordinance amendments and current priority issues and

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provide comment and advice. This task will take the form of two meetings with staff, the first to introduce the priority issues and the second to review consultant recommendations. This task closes with a presentation to the Zoning and Planning Committee.

Task 4: Newton Pattern Book

The pattern book serves as the foundation of the context-based zoning ordinance as well as a guide for property owners on appropriate design considerations for Newton's diverse neighborhoods and village centers.

Beginning at the city-wide scale, it should look at development patterns embodied in land uses (village scales, commercial corridors, neighborhoods with similar lot and building characteristics, etc). The areas identified would form the basis for zoning districts in the ordinance.

The pattern book should also inventory building types present in Newton, describing common characteristics in lot and building dimensions and other pertinent features. Building types do not refer to architectural types or characteristics. This information would form the basis for dimensional regulations assigned to building types in the zoning ordinance. Additional building types potentially appropriate for Newton but not currently present should also be considered.

Task 5: Looking to the Future

Utilizing the products of the Newton Pattern Book, the consultant will lead a five to seven day charrette to identify growth areas and the character (not architectural styles) of new development for the next 25 years. The charrette should use the building types of the pattern book as a tool for creating a dialogue around development character, in effect having a community conversation about the placement of the different building types in the districts, villages, and neighborhoods of Newton. The results of the charrette should be captured in a report that includes maps and illustrations, with the pattern book serving as a "base map" indicating current conditions. Maps should show areas of growth and include conceptual plans depicting what growth could look like. The report should also include illustrations conveying important urban design ideas and up to five perspective drawings conceptually illustrating the potential future appearance of key growth areas.

Task 6: Draft Zoning Ordinance

The primary task in this part is to codify the results of the pattern book into a context-based zoning ordinance, incorporating ideas and approaches from Form-Based Codes. Some of the particular issues that will need to be addressed include:

- Updating and consolidating identified land uses,
- Updating the sign regulations,
- Incorporating landscape standards,
- Updating parking requirements,
- Better management of institutional uses as allowed under Massachusetts law,
- Creating better transitions between districts, especially commercial/mixed-use districts and adjacent residential areas,
- Clarification of review processes, and
- Improved site development and environmental regulations.

Task 7: Final Zoning Ordinance

The selected consultant will participate in the final adoption process after the draft zoning ordinance is submitted. This process will include a series of meetings with the Zoning and Planning Committee of the Board of Aldermen and the Planning Board, a public hearing, and a presentation of the final ordinance to the entire Board of Aldermen.

Timeline

Subject to negotiation, the City anticipates the Newton Pattern Book to be completed within six to eight months of project initiation. The draft zoning ordinance should be complete within 18 months of project initiation.

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Evaluation Criteria

Proposals from contractors who meet or exceed the minimum criteria will be evaluated and rated on the basis of the following comparative criteria. The city reserves the right to ask any respondent to provide additional supporting documentation in order to verify its response.

Ratings of Highly Advantageous (HA); Advantageous (A); Not Advantageous (NA); or Unacceptable (U) will be given to each of the following criteria for each respondent. A composite rating will then be determined. A composite rating of Highly Advantageous or Advantageous may be assigned only if a proposal has received at least one such rating among the criteria listed below.

To the extent that an Evaluation Criterion requires the certification of fact, the proposer's certification as to that fact shall be an adequate response provided, however, that on request the proposer shall provide to the City such evidence as the City may request to support that fact.

1. Quality of Work Proposal

The proposal should include a sample scope of work addressing the tasks described above. The sample should clearly articulate the approach that the consultant proposes to use to meet the requirements of the program and should define the steps in the process, the roles of different members of the consultant team and an approximate timeframe for each part.

Highly advantageous: The project proposal demonstrates strong understanding of intent of the project and the needs of the City and presents an efficient and thorough process.

Advantageous: The project proposal demonstrates good understanding of the intent of the project and the needs of the City and presents an efficient process.

Not Advantageous: The project proposal demonstrates some understanding of the intent of the project and the needs of the City and presents a generally efficient process.

Unacceptable: The project proposal does not demonstrate understanding of the intent of the project and the needs of the City.

2. Quality and Depth of Project Experience

Include with your proposal samples of at least two (2) similar projects the consultant has successfully completed, preferably for municipalities similar in size to Newton.

Highly advantageous: The samples demonstrate superior experience in providing services related to the City's requirements. They demonstrate a wide depth of experience with similar projects (5 or more), and prior experience with municipally or privately funded not-to-exceed or fixed-fee contracts. Project work samples are of outstanding quality in content and technical presentation.

Advantageous: The samples demonstrate solid experience in providing services related to the City's requirements. The project proposal demonstrates a good depth of experience with similar projects (3 to 5), and prior experience with municipally or privately funded not-to-exceed or fixed-fee contracts. Project work samples are of good quality in content and technical presentation.

Not Advantageous: The proposer has limited experience in providing services related to the City's requirements or with similar projects (less than 3), and prior experience with public or private, not-to-exceed or fixed fee contracts. Project work samples minimally meet current standards for content and technical presentation.

Unacceptable: Has not completed any projects similar in scope.

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3. Experience in Community Engagement

Include with your proposal descriptions of the community engagement program of at least two (2) similar projects the consultant has successfully completed, preferably for municipalities similar in size to Newton.

Highly advantageous: The described community engagement programs demonstrate superior experience in working with diverse community participants and drawing out key concerns and interests so as to produce an actionable plan. They demonstrate a wide depth of experience with similar projects (5 or more). Prior community engagement programs are of outstanding quality.

Advantageous: The described community engagement programs demonstrate solid experience in working with diverse community participants and drawing out key concerns and interests so as to produce an actionable plan. They demonstrate a good depth of experience with similar projects (3 to 5).

Not Advantageous: The proposer has limited experience in community engagement related to the City's requirements or with similar projects (less than 3).

Unacceptable: Has not completed any projects similar in scope.

4. Qualifications of the Proposer Based on Submitted Resume(s)

Highly advantageous: The resume(s) demonstrate that the proposer has superior training, educational background and work experience appropriate to the project described herein and all key project personnel demonstrate professional experience well beyond the minimum requirements.

Advantageous: The resume(s) demonstrate that the proposer has adequate training, educational background and work experience appropriate to the project described herein and all key project personnel demonstrate professional experience that meets or somewhat exceeds the minimum requirements.

Not Advantageous: The resume(s) do not demonstrate that proposer has adequate training, educational background and work experience appropriate to the project described herein.

Unacceptable: The proposer did not provide any resumes or background information for project personnel.

5. Completeness and Quality of Proposal Package

Highly advantageous: Response is complete, concise, informative, and highly detailed. Proposal reflects that proposer is able to perform in a superior manner acceptable to the City. Evaluation team is completely convinced about the proposer's ability to provide the level of services as required by the City. Proposal demonstrates excellent communication and documentation skills.

Advantageous: Response is complete, informative, and meets criteria for responsiveness. Evaluation team finds proposal reflects that proposer is able to perform in an adequate manner acceptable to the City. Proposal demonstrates a good level of communication and documentation skills.

Not Advantageous: Response lacks a comprehensive approach, but meets criteria for responsiveness. Evaluation team finds proposal reflects that proposer may be able to perform in a manner acceptable to the City. Communication and documentation skills appear only adequate.

Unacceptable: Proposal lacks project information regarding the proposers approach to the project.

6. Quality of the Presentation

August 16, 2015

DRAFT

All proposers meeting minimum criteria and rated as Highly Advantageous or Advantageous on 1-5 above will be invited to interview. Each proposer selected for an interview will be asked to make a maximum 20 minute presentation of the proposal.

Highly advantageous: Presentation is visually attractive, informative and demonstrates excellent communication skills. The presentation reflects that the proposer is able to perform in a superior manner acceptable to the City. Evaluation team is completely convinced about the proposer's ability to provide the level of services as required by the City.

Advantageous: Presentation is good, informative, and demonstrates acceptable communication skills. Evaluation team finds that the presentation reflects that proposer is able to perform in an adequate manner acceptable to the City.

Not Advantageous: Presentation lacks a comprehensive approach, but demonstrates adequate communications skills. Evaluation team finds that the presentation reflects that the proposer may be able to perform in a manner acceptable to the City.

Unacceptable: Presentation does not demonstrate adequate communication skills.

7. References (3)

One member of the Evaluation Committee will check three (3) references of all proposers who meet the minimum criteria and have been selected for an interview, asking the same questions of each reference. The person who checks the references will prepare a report for the remaining evaluators.

Highly advantageous: All references contacted spoke favorably of the work performed by the proposer and would use them again for a similar project without hesitation.

Advantageous: The great majority of references spoke favorably of the work performed by the proposer and would use them again for a similar project without hesitation. Not Advantageous: One reference stated that there had been significant difficulties with the proposer's ability to deliver the contracted services and deliverables.

Unacceptable: Proposal lacks references.

The selection process will include an evaluation procedure based on the criteria identified above. Finalists will be required to appear for an interview.

#278-14

Sec. 1.5. Rules of Measurement

1.5.1. Building Types

A. Single-Family, Detached.

A building or structure that contains only one dwelling unit.

B. Two-Family, Detached.

A building that contains 2 dwelling units and is either: (i) divided vertically so that the units are side by side but separated by a shared wall extending the entire height of one or both units; or ~~is~~ (ii) divided horizontally so that one unit is above another.

Comment [t1]: "Height" is defined as: "The vertical distance between the elevations of the following: (a) the average grade plane and (b) the highest point of the roof."

C. Single-Family, Attached.

A building or structure that either:

1. Contains 3 or more dwelling units, attached to one another at the ground level and each having a separate primary and secondary access at ground level; or
2. Contains 2 dwelling units and is not a two-family detached dwelling.

D. Multi-Family.

A building or structure containing 3 or more dwelling units.

E. Dwelling Unit.

One or more rooms forming a habitable unit for 1 family, with facilities used or intended to be used, in whole or in part, for living, sleeping, cooking, eating and sanitation.

Section 1.5.1.B. Two-Family, Detached

Illustrations

Fig. 1 Vertical crosswise

Fig.2 Horizontal

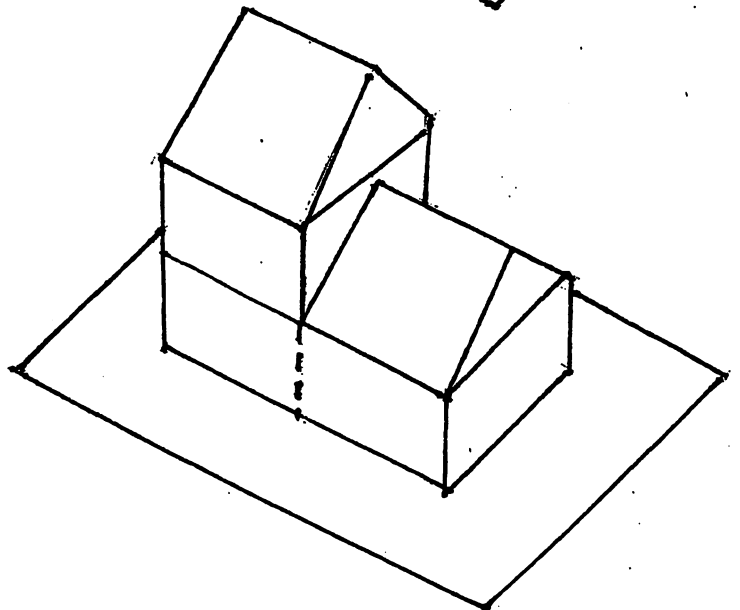
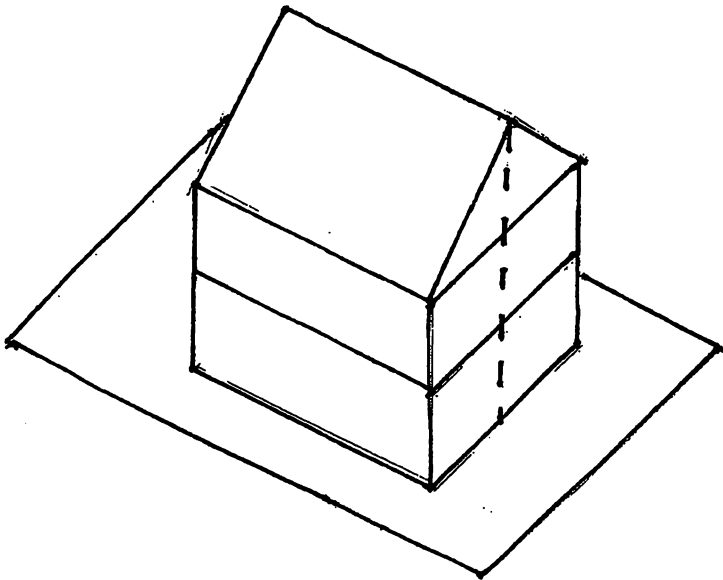
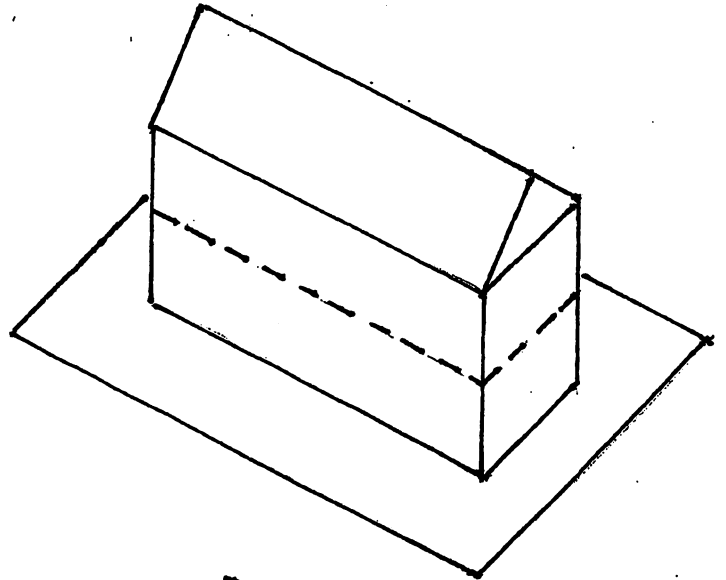
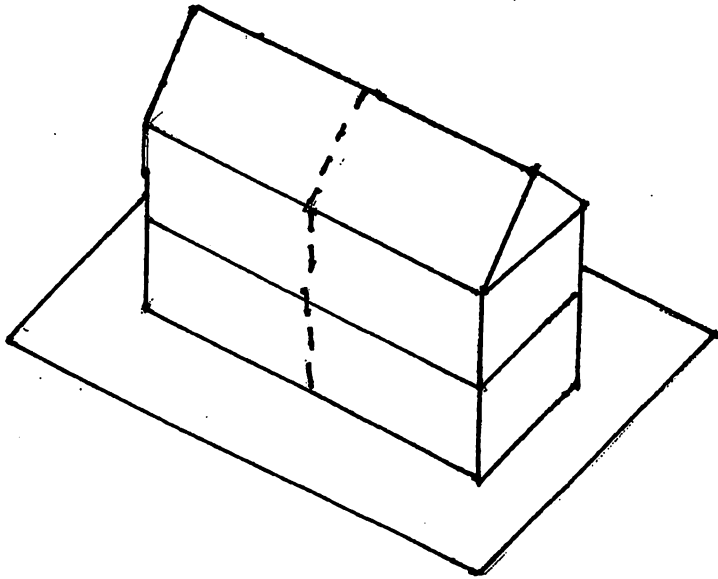


Fig. 3 Vertical Lengthwise

Fig. 4 Vertical 2.5 & 1.5 story units

Lakewood,
CO

Zoning
Ordinance –
Adopted
February 10,
2014

6-3

ARTICLE 6: RESIDENTIAL BUILDING AND SITE DESIGN STANDARDS

17.6.2: Building Design Standards

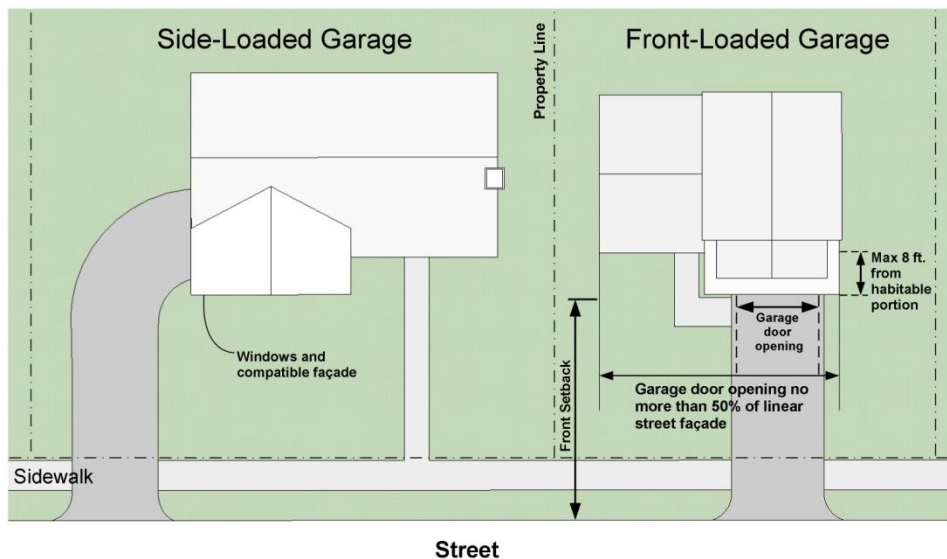
17.6.2.1: Architecture

17.6.2.1.G: Garages: ☐

These additional design standards are for garages and only apply to the primary front setback. ☐

1. The garage door opening shall not comprise more than 50 percent of a linear street façade of a residential building. ☐
2. Attached front-loaded garages for single-family dwelling or duplex structures shall not project more than 8 feet in front of the habitable portion of the structure and must meet the required front setback. ☐
3. Detached garages for single-family dwelling, duplex, attached dwelling or multifamily structures shall be setback behind the front edge of the primary residential building. ☐
4. The street facing façade of attached front-loaded garages for single-family dwelling, duplex, or attached dwelling structures shall include windows along at least 50% of the width of the door in a style that is compatible with the architecture of the residence.
5. ☐The street-facing façade of attached side-loaded garages for single-family dwelling, duplex, or attached dwelling structures shall include at least one window and a similar architectural treatment as the remainder of the residential building (See Figure 17.6.1).

Figure 17.6.1: Attached Garages - Front and Side Loaded



http://www.lakewood.org/Planning/Development_Regulations/Zoning_Ordinance.aspx

Seattle, WA

23 Land Use Code

Municipal Code

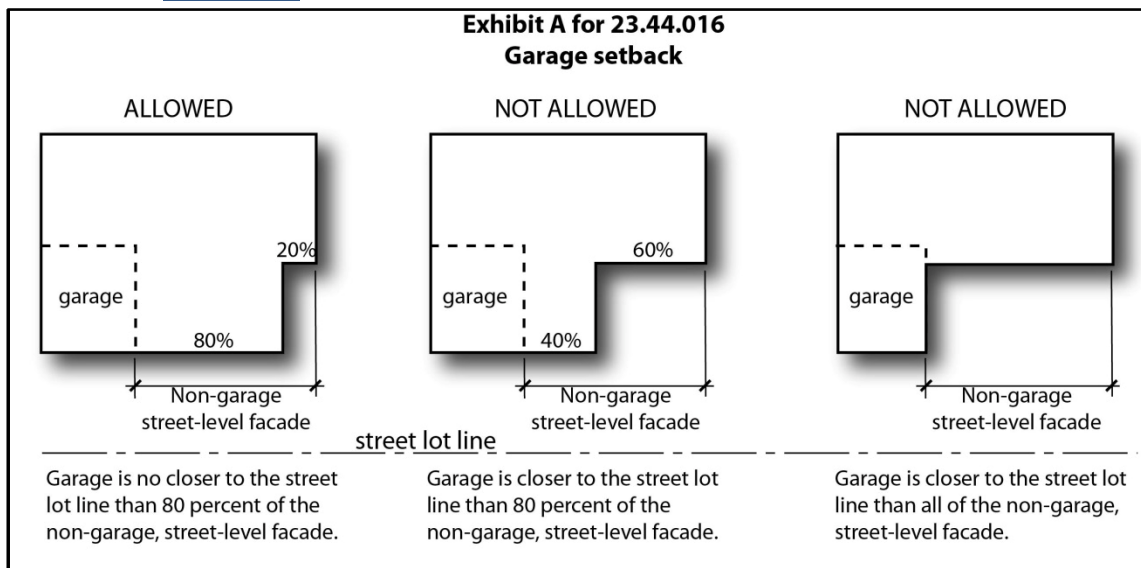
23.44 Residential – Single-Family

23.44.016 - Parking and garages

23.44.016.F. Appearance of garage entrances

1. **Garage setback.** No portion of a garage, whether attached to a principal structure or within a detached accessory structure, may be closer to the street lot line than 80 percent of the remaining non-garage street-level facade (see Exhibit A for [23.44.016](#) of the principal structure to which the garage is accessory. If the entire street-level facade of either a principal or accessory structure is garage, no portion of the garage may be closer to the street lot line than 80 percent of the facade of the story above the street-level facade.

Exhibit A for [23.44.016](#) ☐Garage setback



2. **Garage entrance width.** The total combined horizontal width of all garage entrances located on the front facade may be up to 50 percent of the horizontal width of the front facade or 10 feet, whichever is greater. On corner lots, a garage entrance shall be allowed on only one street-facing facade.
3. Exemptions
 - a. Garages allowed under subsections 23.44.016.D.9, 23.44.016.D.10, 23.44.016.D.11 and 23.44.016.D.12 are not subject to the standards of this subsection 23.44.016.F.
 - b. **Garages that are set back more than 35 feet from the front lot line are not subject to the standards** of this subsection 23.44.016.F.
 - c. **The Director may waive or modify the standards of this subsection 23.44.016.F based on one or more of the**

		<p>following factors:</p> <ol style="list-style-type: none"> 1) Irregular lot shape; 2) Topography of the lot; 3) Configuration of proposed or existing structures on the lot; 4) Location of exceptional trees as defined in Section 25.11.020; and 5) The proposed structure or addition has design features including but not limited to modulation, screening, and landscaping. <p>https://www.municode.com/library/wa/seattle/codes/municipal_code?nodeId=TIT23LAUSCO_SUBTITLE_IIILAUSRE_DIV2AUUSDEST_CH23.44RESIMI_SUBCHAPTER_IPRUSPEOU_23.44.016PAGA</p>
<p>Cleveland, OH</p> <p>Residential Design Guidelines - Summary</p>	<p>2</p>	<p>RESIDENTIAL DESIGN GUIDELINES - SUMMARY City of Cleveland Department of Community Development</p> <p>The following table is a Summary of critical City of Cleveland Residential Design Guideline requirements to be met by all new construction.</p> <p>Garage Doors</p> <ul style="list-style-type: none"> • If an alley exists behind the lot, curb cuts and Front Yard driveways are not permissible. • If no alley exists, detached or attached garages behind the house are encouraged. If possible, access to garage should be from a rear drive connected to a side street or alley. • On lots less than 36’ wide, maximum allowable garage door width visible from the street shall be 8’. • On lots 36’ or wider, garages shall be placed behind the rear wall of the house. • Street-facing garage doors “should be set back a minimum of 18’ from the front façade of the residence” or designed to not dominate the street façade. <p>Requirements are referenced to the following documents. Refer to these documents for full explanations of all requirements:</p> <ul style="list-style-type: none"> • Connecting Cleveland 2020 Citywide Plan (CC2020): http://planning.city.cleveland.oh.us/cwp/contents.html Sec. 29 • City of Cleveland Residential Design Guidelines (RDG) Sec..36 • Sustainable Cleveland 2019 (SC2019): http://www.gcbl.org/files/resources/sc2019resourceactionguide8sep10.pdf Sec. 53 <p>http://planning.city.cleveland.oh.us/designreview/images/ResidentialDesignGuidelinesSummary.pdf</p>
<p>Franklin, TN</p> <p>Zoning Ordinance Page 5-25</p>	<p>5-26 5-29</p>	<p>CHAPTER 5: Development standards Section 5.3: Building and Site Design Standards Subsection 5.3.5: Residential Development 5.3.5.2 Detached Residential Structures</p> <p>(d) Garage Standards</p>

Last
Amended
8/26/14

Attached and detached garages and carports shall incorporate exterior materials, design features, and roof forms compatible with the building they serve, and shall comply with the following standards:

i. Garage Dimensions

- A. Individual street facing garage doors located on the front, side, or corner façade shall be a maximum of nine (9) feet in width. Garages that are not street facing may have garage doors up to 18 feet in width, but in no case may a 2-car garage door be less than 16 feet in width.
- B. The inside dimensions of garages constructed after the effective date of this ordinance shall be at least 10 feet wide by 20 feet deep per vehicle.

ii. Street-Facing Garages

- A. Any street-facing garage shall include a minimum of at least three architectural features. Examples of such features include, but are not limited to, the following:
1. Carriage house garage doors as depicted in Figure 5-20 (counts as two architectural features);
 2. Garage detached from principal dwelling and behind the rear facade (counts as two architectural features);
 3. Garage doors painted to match the main or accent color of the structure;
 4. Ornamental light fixtures flanking the doors;
 5. Arbor or trellis flanking garage doors;
 6. Columns flanking doors;
 7. Portico treatment;
 8. Windows (equal to quantity of vehicle spaces within garage);
 9. Dormers;
 10. Overhangs over garage doors;
 11. Eaves with exposed rafters and/or with a minimum six-inch projection from the façade plane;
 12. Roof line changes;
 13. Decorative gable vent covers;
 14. or Dentil or other molding.
- B. Garages on corner lots visible from the street right-of-way shall have individual doors measuring a maximum of 9 feet in width and shall include architectural details and windows that mimic the features of the living portion of the building they serve.
- C. Street-facing garage and carport façades shall not exceed 50 percent of the total area of the front façade elevation of the dwelling, as measured from the ground level to the eave of the roof. In the case of car ports, the

perimeter of the carport facade shall define the area measured, and shall not exceed 50 percent of the front facade elevation.

- D. When more than one garage door is utilized on the same facade a minimum separation of at least two (2) feet shall be provided between each garage door.

iii. Garage Location

Street-facing garages shall be a minimum of ten (10) feet behind the front facade of the dwelling they serve and a minimum of twenty-two (22) feet from the sidewalk.

iv. Side-Loaded Garages

- A. Side-loaded garages shall be located a minimum of three feet behind the front facade of the dwelling they serve.
- B. Side-loaded garages shall not be located between the primary entrance to the dwelling and the street providing access to the lot.
- C. Side-loaded garages shall be oriented so that the vehicular entry into garage structure is perpendicular to the street providing access to the lot.

v. Garages Serving Narrow Lots

Garages serving detached dwellings located on lots with a width of 50 feet or less shall:

- A. Be located to the rear of the dwelling;
- B. Be served by either an alley or a street-loaded driveway running beside the primary dwelling to the rear of the dwelling;
- C. Be set back either:
1. Five feet from the edge of the alley pavement with a 10- foot by 20-foot paved parking pad adjacent to the garage;
 2. A minimum of 20 feet from the edge of the alley pavement so as to create an outdoor parking pad between the garage and the alley; or
 3. Five feet from the edge of the alley pavement with no parking between the garage and the alley.

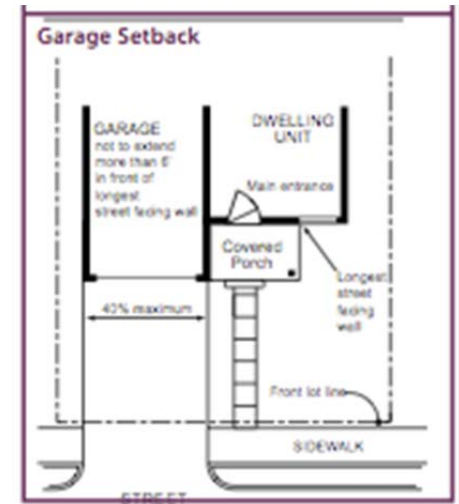
vi. Garage Access

Regardless of the location or orientation of a garage, the paving area associated with the garage shall be sufficient to

		<p>allow a vehicle to maneuver into or out of the garage.</p> <p>http://www.franklin-gov.com/home/showdocument?id=22062</p>
<p>Huntersville, NC</p> <p>Residential Permit Quick Reference Guide</p>		<p>1. Garage Requirements:</p> <p>A. On lots greater than 60' in width, front loading garages shall be recessed at least 10' behind the primary plane of the front façade of the structure. (See garage examples beginning on p.3).</p> <p>Exceptions:</p> <p>Single-family detached dwellings with 1,400 sq. ft. or less of heated space: single bay front loading garage may be built flush with primary plane of front façade of the structure; double bay front loading front garages shall be recessed 10' behind the primary plane of the front façade of the structure. Lots in subdivisions approved prior to the effective date of the Huntersville Zoning Ordinance (November 19, 1996). Questions should be directed to the Huntersville Planning Department 704-875-7000.</p> <p>B. Detached garages must be located in the rear yard only.</p> <p>C. Garages for more than 2 cars must be:</p> <ol style="list-style-type: none"> 1. Detached located in the rear yard; or, 2. Attached side or rear loading <p>http://www.huntersville.org/Portals/0/Planning/Residential%20Permit%20Reference%20Guide.pdf</p>
<p>Portland, OR</p> <p>Bureau of Development Services</p> <p>Zoning Code Information Guide</p> <p>Base Zone Design Standards</p>	<p>2</p>	<p>Garage width</p> <p>The length of the garage wall facing the street may be up to 50 percent the length of the street-facing building façade. Where the street-facing façade of a unit is less than 22 feet long, an attached garage is not allowed as part of that façade.</p> <ol style="list-style-type: none"> 1. As an exception, a garage wall facing the street may be up to 12 feet long if there is living area or a covered balcony above the garage. 2. Dwellings on lots that were created by a land division submitted after July 1, 2002 and do not meet the minimum width standard of the zone, may not use the exception stated in #1 above. 3. On corner lots, only one street-facing garage wall must meet the standards of this paragraph. <p>Garage setback</p> <p>A garage wall that faces a street may be no closer to the street lot line than the longest street-facing wall of the dwelling unit.</p> <div data-bbox="1507 852 1942 1481" style="border: 1px solid black; padding: 5px;"> </div>

1. Where a lot has more than one street lot line, and there is an existing dwelling unit on the lot, this standard must be met only on the street-facing façade on which the main entrance is located.
2. A street-facing garage wall may be up to 6 feet in front of the longest street-facing wall of the dwelling unit, if the street-facing garage wall is 40 percent or less of the length of the building facade, and there is a porch at the main entrance. The garage wall may not be closer to the street lot line than the front of the porch. The porch must be at least 48 square feet in area and have minimum dimensions of 6 feet by 6 feet and have a solid roof not more than 12 feet above the floor of the porch.

<http://www.portlandoregon.gov/bds/article/125938>



Madison, WI

Rev. 12/15/12

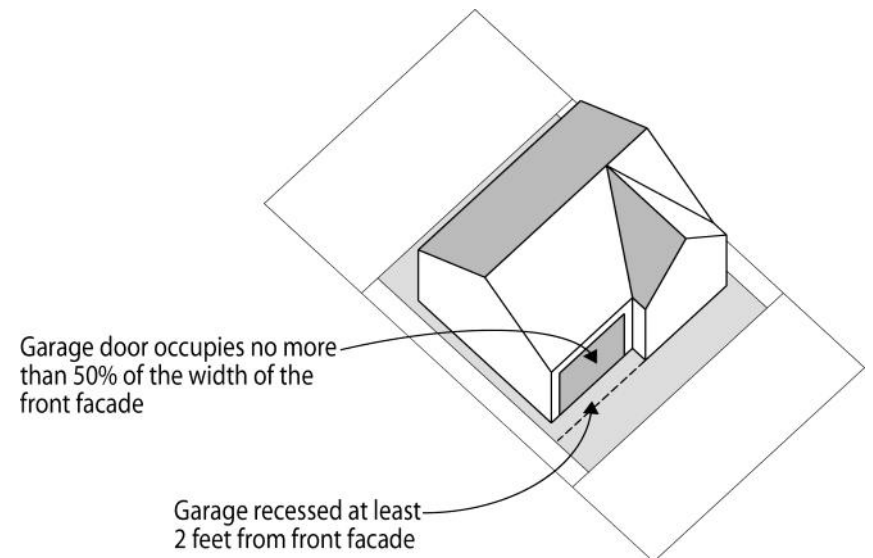
28-9

Chapter 28: ZONING CODE ORDINANCE
28.031 GENERAL PROVISIONS FOR RESIDENTIAL DISTRICTS.
(3) Attached Garage Setback.

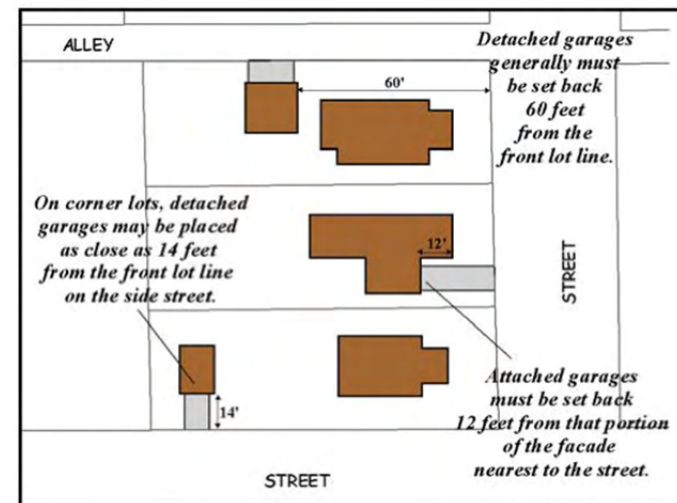
In new buildings constructed after the effective date of this code, in order to avoid the monotonous and pedestrian-unfriendly appearance of facades dominated by garage doors, any street-facing wall that contains an attached garage door may occupy no more than fifty percent (50%) of the width of that building facade, measured at grade.

That portion of the façade that contains the garage door must be recessed at least two (2) feet behind the remainder of the facade.

The Plan Commission may reduce or eliminate this requirement as part of the conditional use process in the case of lakefront lots where physical constraints make compliance infeasible.



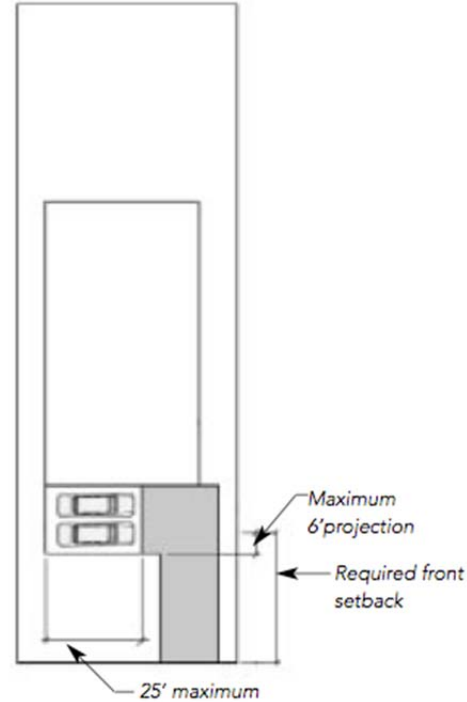
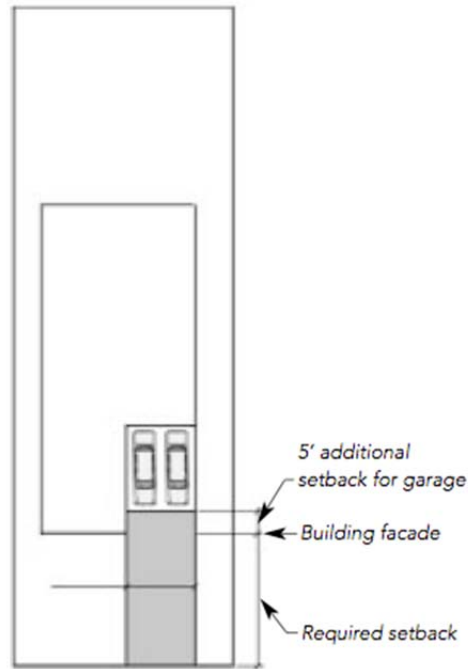
		<p>https://www.municode.com/library/wi/madison/codes/code_of_ordinances?nodeId=Chapter%2028%20-%20Zoning%20Code</p>
<p>Manhatan, KS</p> <p>USERS GUIDE to the Traditional Neighborhood Overlay District</p>	<p>1, 6</p>	<p>What is the Traditional Neighborhood Overlay District?</p> <p>The Traditional Neighborhood Overlay District (TNO) was developed to address infill housing and neighborhood stability issues in the older neighborhoods of the community. Overlay districts are zoning districts that are applied on top of an underlying zoning district (e.g. R-1, R-2, R-M) in order to address issues that are specific to a particular area of the community. The TNO is tailored to address the unique development patterns and building characteristics found in the traditional neighborhoods of Manhattan.</p> <p>The TNO District is intended to conserve the traditional character of the older neighborhoods through the control of development intensity (i.e. the number of bedrooms, the size of secondary dwelling units, and maximum lot coverage) as well as through Compatibility Standards, which require new residential construction to incorporate basic design elements characteristic of homes in the traditional neighborhoods. There are two types of Compatibility Standards:</p> <ol style="list-style-type: none"> (1) Site Design Standards: All new residential construction is required to comply with the Site Design Standards, including new residential buildings, additions or modifications to existing residential buildings, and site improvements to existing properties (such as new or expanded driveways or parking areas). (2) Building Design Standards: Only new residential buildings are required to comply with the Building Design Standards. <p>Attached Garages</p> <p>Attached garages with doors facing the street shall be set back a minimum of 12 feet behind the façade of the residential building.</p> <p>As in all zoning districts, detached garages are required to be set back a minimum of 60 feet from the front lot line. On corner lots, however, detached garages may be placed as close as 14 feet from the front lot line on the side street.</p> <p>http://cityofmhk.com/DocumentCenter/View/1029</p>
<p>Maryland</p>	<p>13.9</p>	<p>Section 25-13 Building Design Standards</p>



<p>Heights, MO</p> <p>Zoning Code</p>	<p>13.11</p>	<p>Section 25-13.7 Design Standards For Single-Family Dwellings</p> <p>A. <i>Specific Intent.</i> The intent of the design standards for single-family dwellings in this subsection is to:</p> <ol style="list-style-type: none"> 1. Ensure that housing design is based on consistent, compatible, and aesthetic architecture. 2. Encourage a strong relationship between dwellings and streets. 3. Improve streetscapes. 4. Minimize garage domination. <p>H. <i>Garages.</i></p> <ol style="list-style-type: none"> 1. Front-loaded garages shall be limited as follows: <ol style="list-style-type: none"> a. Garage door widths exceeding fifty (50%) percent of the front façade width are prohibited. b. Garage door widths within twenty-five (25%) to fifty (50%) percent of the front façade width shall be at least sixteen (16) feet behind the front building line. c. Garage door widths less than twenty-five (25%) percent of the front façade width may be even with or behind the front building line. 2. Rear loaded, side-loaded, or detached garages located behind the rear building line shall not be limited other than through the lot and dimension standards contained in this section. 3. All overhead doors on any structure shall be limited to eight (8) feet high. <p>http://www.marylandheights.com/Modules/ShowDocument.aspx?documentid=1261</p>
<p>Santa Monica, CA</p> <p>North of Montana Development Guide</p>	<p>11</p>	<p>NORTH OF MONTANA DEVELOPMENT GUIDE</p> <p>4. FAQs: Garages</p> <p>If the garage is a part of the front portion of the house, the doors facing the street must be at least 5 feet behind the required setback (see Fig. 11a). Further, the garage door may not exceed 16 feet in width. (9.04.08.02.080 (e)(2))</p> <p>If the garage is on the front half of the parcel and faces the street, the doors must be setback at least 5 feet from the building facade. The ARB may modify this requirement where there are special circumstances. (9.04.08.02.080 (e)(2))</p> <p>If a one-story garage attached to the house does not exceed 14 feet in height (including parapets and railings), is no</p>



more than 25 feet long, and its doors are perpendicular to the street, and there is no alley, it may project up to 6 feet into the front yard, but it cannot come closer than 20 feet to the property line (see Fig. 11b). (9.04.08.02.080 (e)(2), 9.04.08.02.075 (f))



<http://www.smgov.net/uploadedFiles/Departments/PCD/Permits/North-of-Montana-Development-Guide.pdf>
<http://pen2.ci.santa-monica.ca.us/city/municode/codemaster/index.html>

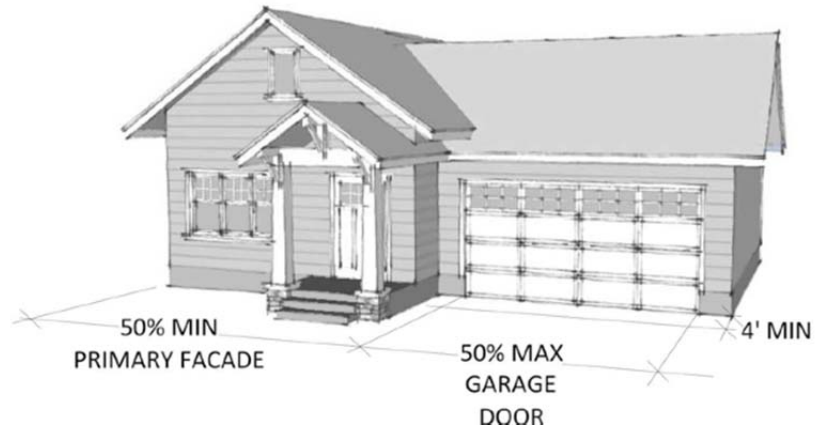
Knoxville, TN
 Code of Ordinances, Appendix B – Zoning Regulations

ARTICLE IV. - SPECIFIC DISTRICT REGULATIONS
Section 2. - Basic Districts
2.1 - Residential Districts
2.1.4. - EN-1 and EN-2 established neighborhood districts.
F. Design requirements for new primary structures.

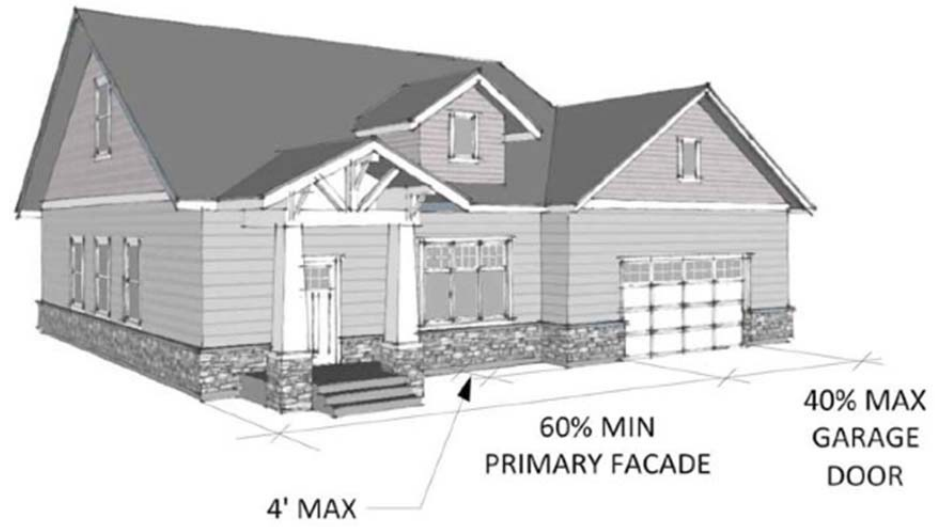
3. Door openings on attached garages.

- a. Front facing garage door opening(s) may comprise no more than forty (40) percent of the front elevation. Detached garages may not be located in front of a primary structure and are not a part of this calculation.

		<p>b. Attached garages with front facing garage door openings must be set back from the front façade of the structure no less than four (4) feet.</p> <p>https://www.municode.com/library/tn/knoxville/codes/code_of_ordinances?nodeId=APXBZORE_ARTIVSPDIRE_S2BADI</p>
<p>South Salt Lake City, UT</p> <p>Zoning Code Update</p>	<p>15-17</p>	<p>17.21 - Residential Design Standards (Amended 04/22/2014) 17.21.060 Building Form Standards By Land Use District</p> <p>G. Garages. All structures intended for residential occupancy using the Detached House Building Form shall include a garage. The following garage standards shall apply:</p> <ol style="list-style-type: none"> 1. Street facing garage façades shall not visually or architecturally dominate the front façade elevation of the primary building. Compliance is determined by: <ol style="list-style-type: none"> a. The living space is the dominant element of the front façade; and b. The roof accent gabling is visually dominant over the living space instead of the garage; c. Front facing garages must contain at least two of the following: <ol style="list-style-type: none"> 1. Single carriage house garage doors with windows; 2. Garage doors that include windows and are painted to match the main or accent color of the dwelling; 3. Ornamental light fixtures flanking the doors; 4. Arbor or trellis; 5. Columns flanking doors and/or an eyebrow overhand; 6. Portico; 7. Dormers; 8. Twelve-inch overhangs over garage doors; 9. Eaves with exposed rafters with a minimum six inch (6") projection from the front plane; 10. A vertical element such as a tower, placed over the primary pedestrian entrance; or 11. Roof line changes. d. In addition to the two required elements described in the section above, front-facing garages protruding up to four (4) feet from the front plane shall have garage doors with windows. e. Front facing garages protruding more than four feet (4') from the front façade shall include a porch or covered landing that extends a minimum of six feet (6') from the plane of the living space. In no case shall a street facing garage protrude more than eight feet (8') from the plane of the living space. f. In no case shall front facing garage doors comprise more than fifty percent (50%) of the primary façade. <ol style="list-style-type: none"> 1. Front facing garage doors that comprise from forty percent (40%) to fifty percent (50%) of the primary façade shall be recessed from the primary façade by at least four feet (4')



2.



3.

more than thirty percent



2. [Redacted] Buildings use

the garage. This requirement shall not apply to Detached House Buildings on flag lots.

http://www.southsaltlakecity.com/uploads/departments/ComDevelopment/Residential_Design_Standards_A.pdf

Raymore, MO
Unified Development Code

4

Section 415.050 Original Town Overlay District
F. District Specific Design Requirements
3. Garage Orientation
a. A. Garage doors facing the street shall be set back at least 8 feet from the primary façade.
b. Garage doors shall not comprise more than 50% of the front façade.
c. Rear-loading, side-loading and detached garages shall not be subject to standards of this sub-section.

<http://www.raymore.com/DocumentCenter/View/1263>

Santa Cruz, CA
Santa Cruz County Code

Chapter 3.10 Planning and Zoning Regulations
Part IV. COMBINING ZONE DISTRICTS
ARTICLE IV-A. "PP" Pleasure Point Community Design Combining District
13.10.446 Residential Development Standards in the Pleasure Point Community Design "PP" Combining District
(B) Standards and Incentives Regarding Residential Structure Facades, Front Yards and Parking.
2. Reduce Prominence of Garage Doors: Combined garage door-width shall occupy no more than 50% of the

	<p>building facade width facing a street and shall be limited to a maximum of two car-widths wide (i.e., no more than 18-feet wide) for all new or expanded residential garages. Three or more car-width garages are not allowed if located on the building facade facing a street. Single one car-width garage doors (i.e., no more than 9-feet wide) are allowed regardless of building facade width.</p> <ol style="list-style-type: none"> 3. Reduce Amount of Front Yard Area Devoted to Parking. On-site three-car tandem parking shall be allowed by right, with car one behind the other, three in a row, either within a garage or in the front yard setback, as illustrated in Figure 13.10.446-5. 4. Garages Shall Not Protrude Beyond the Rest of the Facade: To reduce the visual impact of garages as viewed from the street, for new houses or garage additions, garages shall be flush with, or preferably behind, the rest of the house/building facade, as illustrated in Figures 6 and 7 of Section 13.10.446. <p>http://www.codepublishing.com/ca/santacruzcounty/</p>
<p>Tacoma, WA</p> <p>Tacoma Municipal Code</p>	<p>13.06 Zoning</p> <p>13.06.145 Small-lot single-family residential development.</p> <p>E. Design Standards – Level 1</p> <ol style="list-style-type: none"> 2. Garages: <ol style="list-style-type: none"> a. The garage shall be located in the rear with rear access if suitable access is available, such as abutting right-of-way that is or can be practicably developed. b. Where vehicular access is not available from an alley or side street, garages or carports shall be setback at least 5 feet behind the front façade of the house or the front of a covered porch (where the porch is at least 48 square feet and contains no dimension less than 6 feet). In addition, vehicular doors and carports (measurement based on width of canopy) shall not occupy more than 50% of the width of the front façade. <p>13.06.501 Building design standards.</p> <p>N. Single, Two, and Three-Family Dwelling Standards. The following requirements apply to all single, two, and three-family dwellings in X-Districts, and to all two and three-family dwellings in all districts. They are intended to emphasize pedestrian access, compatibility with residential neighborhoods, building orientation to the street, and to minimize impacts of vehicular access.</p> <ol style="list-style-type: none"> 3. Garage design standards. <ol style="list-style-type: none"> a. Vehicular access and garages for all units shall be placed off of the alley, where suitable access, such as an abutting right-of-way that is or can be developed, is available. b. For garages that include vehicular doors facing the front property line, the building or portion of the building with such doors shall be setback at least 20 feet from the property line or private road easement.

- c. The garage face or side wall shall occupy no more than 50 percent of the length of a ground-level façade facing a street.
- d. Where the garage faces the side, but is visible from the frontage, the garage shall incorporate a window on the front-facing façade so that it appears to be a habitable portion of the building. The window size and design must be compatible with the windows on habitable portions of the dwelling.

O. Townhouse Standards.

2. Garage Orientation & Vehicular Access:

- a. Garages shall not face any street
- b. Vehicular access and garages for all units shall be placed off of the alley, where suitable access, such as abutting right-of-way that is or can be developed, is available.
- c. Where street-front vehicular access is necessary, driveway approaches shall be limited to no more than one for every 9 units in the development.

<http://cms.cityoftacoma.org/cityclerk/Files/MunicipalCode/Title13-LandUseRegulatoryCode.PDF>