

CITY OF NEWTON

IN CITY COUNCIL

ORDINANCE NO. B-1

February 20, 2018

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEWTON AS FOLLOWS:

That the Revised Ordinances of Newton, Massachusetts, 2012, as amended, be and are hereby further amended with respect to **Chapter 30 ZONING** as follows:

1. **Delete** the word "Boarding" where it appears in the sixth row of the "Residential Uses" portion of the Table appearing in Sec. 3.4.1 and **insert** in its place the word "Lodging".

2. **Delete** in its entirety the last row in the "Residential Uses" portion of the Table appearing in Sec. 4.4.1 under the row for "Live/Work space", and **insert** in its place the following new row:

"Lodging House, above ground floor SP SP SP SP -- SP SP SP SP -- -- Sec. 6.2.7"

3. **Delete** in its entirety the fourth row in the "Residential" portion of the Table appearing in Sec. 5.1.4.A, under the row for "Single-family attached dwelling, Multi-family dwelling", and **insert** in its place the following new row:

"Lodging House	1 per 3 Rooming Units; max. of 6	Reducing to 0 per Rooming Units for Lodging Houses within ½ mile of rail transit (Green Line or Commuter Rail) or within ¼ mile of MBTA Bus Service. Exceeding the maximum, See Section 6.2.7."
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4. **Delete** Section 6.2.7. in its entirety and **insert** in its place the following new Section 6.2.7:

6.2.7. Lodging House

A. Intent. Lodging House is an allowed residential use for independent living with shared facilities. The lodging house use is intended to:

1. Diversify housing choices in Newton while respecting the residential character and scale of the existing neighborhoods;
2. Provide a non-subsidized form of housing that is generally less expensive than similar rental units in multi-family buildings;
3. Lodging houses are encouraged to locate near transit to further provide lodgers access to transportation services.

B. Defined. A Lodging House is any dwelling designed, occupied, or intended for occupancy by 4 or more lodgers. Includes rooming house, boarding house. It shall not include convalescent, nursing, or rest homes; group homes; dormitories of charitable, educational, or philanthropic institutions; or apartments or hotels.

C. Standards.

1. All lodging houses shall be licensed pursuant to Chapter 20 of the City Ordinances at all times of operation.
2. Signage for lodging houses shall be consistent with Section 5.2.7. Signs in Residence Districts, or Section 5.2.8. Signs in Commercial Districts as appropriate; exceptions to the maximum size shall not be granted by Special Permit.
3. In residential districts, all lodging houses shall be consistent with the character of the neighborhood.
4. Parking.
 - a. The number of parking stalls shall be consistent with Section 5.1.4.
 - b. No lodging house may provide more than 6 parking spaces on a lot. The maximum may be waived by Special Permit.
 - c. The City Council may by Special Permit allow lodging houses located within $\frac{1}{2}$ mile of rail transit (Green Line or Commuter Rail), or within $\frac{1}{4}$ mile of an MBTA Bus stop to reduce the number of parking spaces to 0.

d. All parking areas shall be screened from any adjacent residences and from the public way.

5. The minimum occupancy or rental term shall be 30 days.

D. Process

1. All lodging houses created by a change of use shall require design review by the Urban Design Commission. Report of the Urban Design Commission shall be submitted to the City Council.

2. Upon approval of a Special Permit, a copy of the approved plans and City Council Order shall be forwarded to the Licensing Board.

5. **Delete** Section 6.2.14 in its entirety.

6. **Insert** alphabetically in Sec. 8.3 the following new definition:

Enhanced Single Room Occupancy (E-SRO): Any Rooming Unit in a Lodging House that provides cooking facilities within the rooming unit. See Chapter 20 of the City Ordinances.

7. **Insert**, after the first clause of the definition of "Lodger" in Sec. 8.3 the following language:

"or who occupies an Enhanced Single Room Occupancy Unit,"

8. **Insert** alphabetically in Sec. 8.3 the following new definition:

Lodging House: Any dwelling designed, occupied, or intended for occupancy by or more lodgers. Includes rooming house, boarding house. It shall not include convalescent, nursing, or rest homes; group homes; dormitories of charitable, educational, or philanthropic institutions; or apartments or hotels. See Chapter 20 of the City Ordinances.

9. **Insert** alphabetically in Sec. 8.3 the following new definition:

Rooming Unit: The room or group of rooms rented to an individual or household for use as living and sleeping quarters. See Chapter 20 of the City Ordinances.

10. The effective date of this ordinance shall be April 1, 2018.

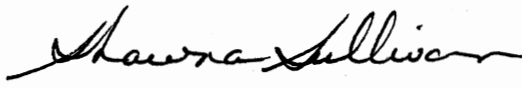
Approved as to legal form and character:



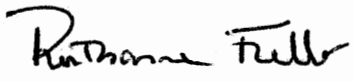
OUIDA C. M. YOUNG
Acting City Solicitor

Under Suspension of Rules
Readings Waived and Adopted
19 yeas 0 nays 5 absent (Councilors Baker, Brousal-Glaser, Ciccone, Kalis, and Schwartz)

EXECUTIVE DEPARTMENT
Approved:



(SGD) DAVID A. OLSON
acting City Clerk



(SGD) RUTHANNE FULLER
Mayor