

Zoning Redesign: Residential Districts

Newton Highlands Neighborhood Area Council and Waban Area Council

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Overview

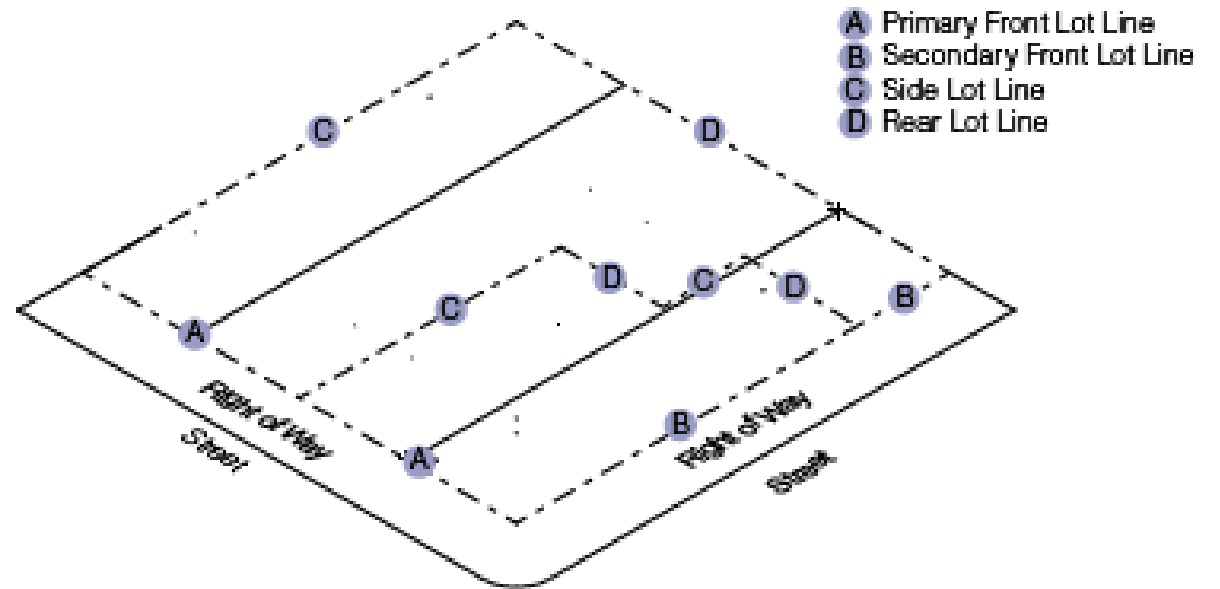
- Newton's existing zoning ordinance regulates development of structures on a lot through dimensional controls, such as setbacks, lot coverage, open space and an area calculation called Floor Area Ratio.
- Floor Area Ratio is the gross floor area of all buildings on the lot divided by the total lot area.
- The proposed zoning redesign regulates development using a new standard of building types and a different definition of lot coverage.

Building Types

- Building types are a way of organizing standards for the size, shape, and scale of principal buildings. Standards should be read in conjunction with Article 2, which includes rules of measurement.
- Building type standards apply to all principal buildings, whether new construction, renovation or addition to an existing structure, and redevelopment.
- In contrast to applying dimensional standards to all principal structures, the use of Building Types as a regulatory tool allows dimensional standards to differ from one class or kind of structure to another within the same district.
- The selection of building types permitted within a zoning district combine with the mix of permitted are used to define the intended character of each zoning district.

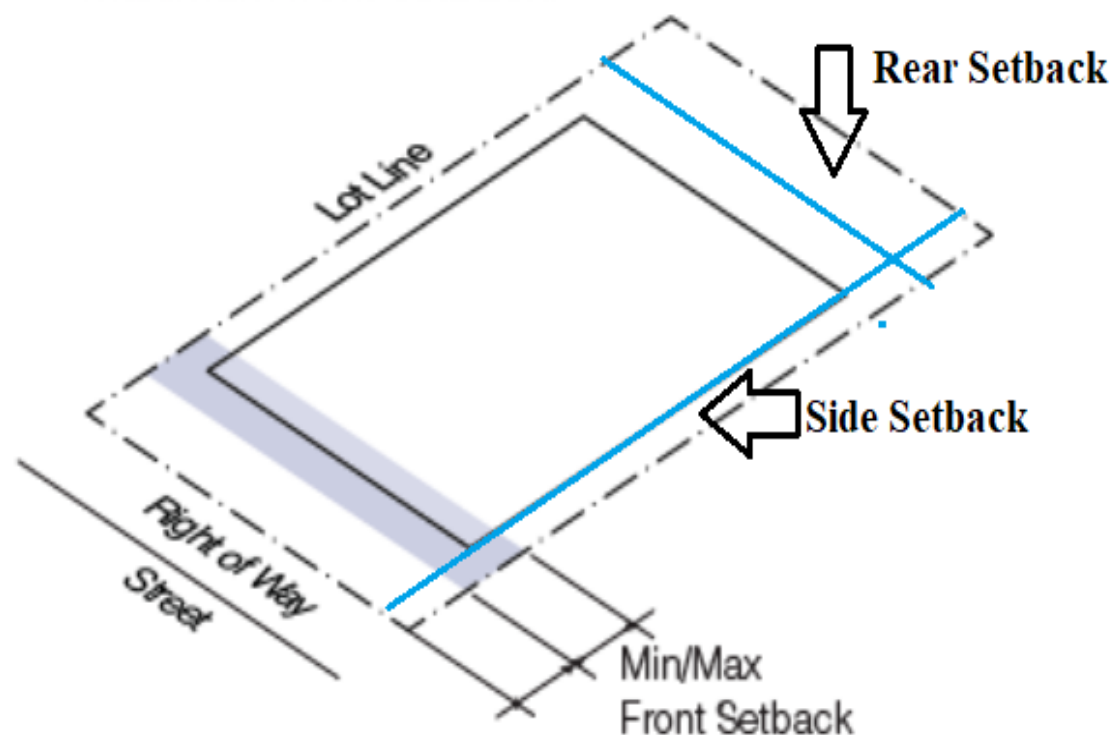
Definitions: Lot lines

- **Front Lot Line:** Any lot line abutting a street or waterbody is a front lot line.
- **Primary Front Lot Line:** At time of application for a building permit or other municipal approval for which the location of the front lot line must be established, the property owner of such lot **may designate** a Primary Front Lot Line which will be **utilized to measure lot frontage**. The other secondary front lot line continues to be a front lot line.
- **Frontage:** Lot Frontage is the length of the primary front lot line of a lot.



Definitions: Setbacks

- **Setback:** A line parallel to a lot line that establishes where a structure or parking area may be placed. Setbacks are understood to represent a vertical plane rather than a point on the ground. A minimum setback establishes the nearest point to the lot line where any part of a structure or parking area may be placed.
- There are front setbacks, side setbacks; rear setbacks; and parking setbacks.



Definitions: Lot Coverage

Proposed Ordinance

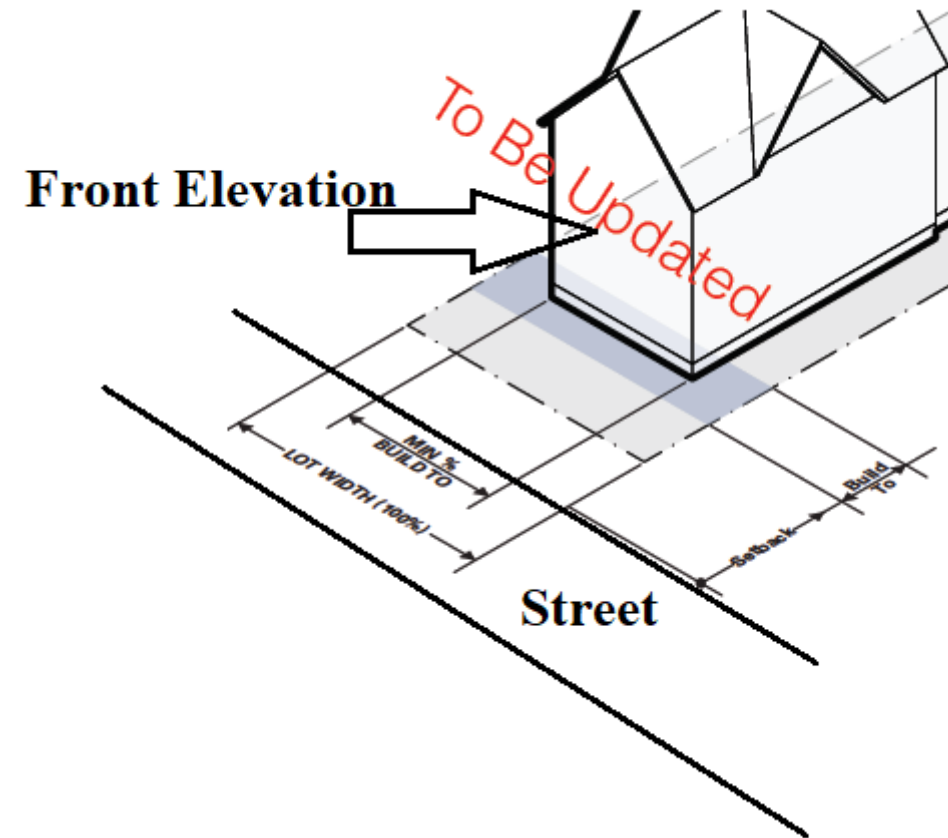
The percentage of lot area that is covered by structures, impermeable surfaces, paving, pavers, and decking. The lot coverage standard is intended to differentiate between the built and unbuilt aspects of a lot. Buildings are measured from the outer edge of the walls and include cantilevered portions of building, exclusive of the area under the eaves. Any area used for parking, no matter the surface material, is counted in the lot coverage.

Existing Ordinance

The percentage of the lot area which is covered by buildings, including accessory buildings,

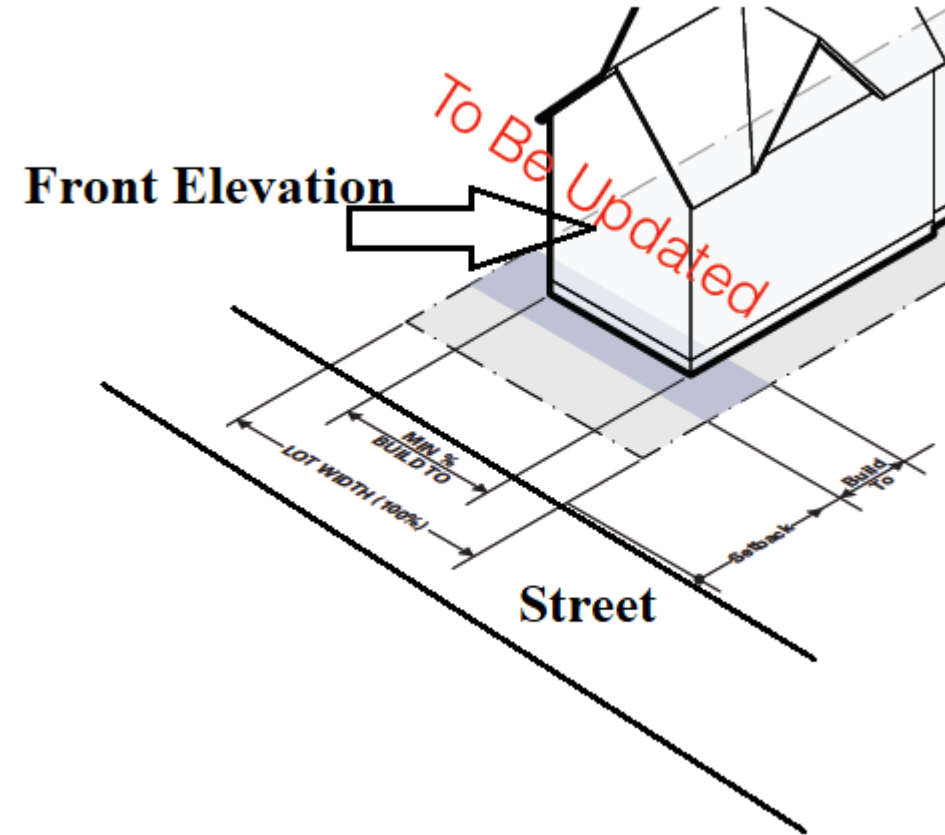
Front Elevation

The exterior wall of a building oriented in whole or in part toward the primary front lot line.



Frontage Buildout

The ratio of the width of the front elevation within the minimum and maximum setback to the lot frontage.



District Standards: Lot Standards

Lot Standards	Residence 1		Residence 2		Residence 3		Neighborhood	
Lot Characteristics	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
Frontage	80 ft.	-	60 ft	110 ft	40 ft	100 ft	30 ft	100 ft
Lot Depth	N/A		N/A		-		-	
Lot Coverage	30% Max		35% Max		60% Max		65% Max	
	+10% by SP		+10% by SP		+10% by SP		+10% by SP	
Setbacks	Min	Max	Min/Abs Min	/Max	Min/Abs Min	/Max	Min/Abd Min	/Max
Front:	20 ft	-	Contextual/10 ft	40ft	Contextual/5 ft	35ft	Contextual/0 ft	25ft
Side:	15 ft	-	10 ft	-	7.5 ft	-	7.5 ft	
Rear:	30 ft	-	20 ft	-	15 ft	-	15 ft	
Frontage Buildout	-	-	greater of 12 ft or 25% of the frontage		greater of 12 ft or 25% of the frontage		greater of 12 ft or 40% of the frontage	
For Nonconforming (NC) Lots			NC lots exceeding maximum frontage (=110 ft) have a minimum building width of 27.5 ft		NC lots exceeding maximum frontage (=100 ft) have a minimum building width of 25 ft		NC lots exceeding maximum frontage (100ft)) have a minimum building width of 40 ft	

Contextual Front Setback

- Notwithstanding the front setbacks identified for each zoning district, **new construction** must have a contextual front setback as follows:
 1. If the subject lot is an interior lot, the minimum and maximum front setbacks are equal to the actual distances that principal structures are set back from the front lot line on the two abutting lots of the same block face.
 2. If the subject lot is a corner lot, the minimum front setback is equal to the actual distance that the principal structure is set back from the front lot line on the abutting lot that is oriented toward the same thoroughfare.
 3. The contextual front setback provision does not exempt any building from complying with the maximum front setback required for each zoning district.
- If a contextual front setback applies, the front elevation must meet the contextual front setback for a minimum of 40% of its width.

District Standards: Building Types

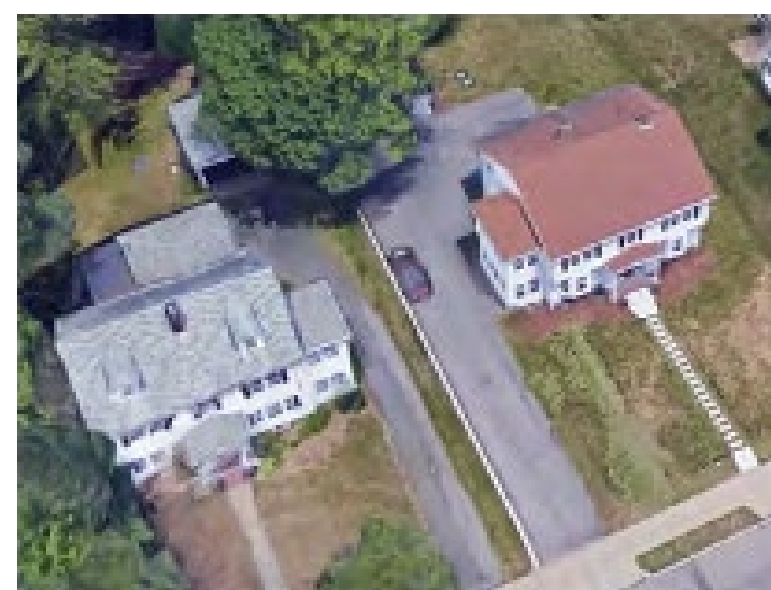
Building Types	Residence 1	Residence 2	Residence 3	Neighborhood
	House A			
	House B	House B	House B	House B
	House C	House C	House C	House C
	House D	House D *	Two-Unit Residence	Two-Unit Residence
	Civic Buildings	Civic Buildings	Civic Buildings	Civic Buildings
			Apartment House*	Apartment House
			Small Apt Building*	Small Apt Building
				Townhouse Section
				Shophouse
				Small Shop
		*Additional Criteria	*Additional Criteria	
Alternate Lot/ Bldg Configurations				
	Rear Lots	Rear Lots	Rear Lots	Rear Lots
	Multi-Unit Conversions	Multi-Unit Conversions	Multi-Unit Conversions	Multi-Unit Conversions
	Courtyard Clusters	Courtyard Clusters	Courtyard Clusters	Courtyard Clusters

Building Type: Residential

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
25 ft	100 ft	100 ft	2,500 sf SP: 3,000 sf	2.5 stories	Max 12 ft SP: 14 ft

House Type A

A one-unit house with a large footprint and up to 2.5 stories. House A building types are common in several Newton neighborhoods like Chestnut Hill, Waban, and West Newton Hill. House A types may have been built in several eras of Newton's development history from the era when Newton was a destination for country estates to the modern development period of the 1980s to the present.

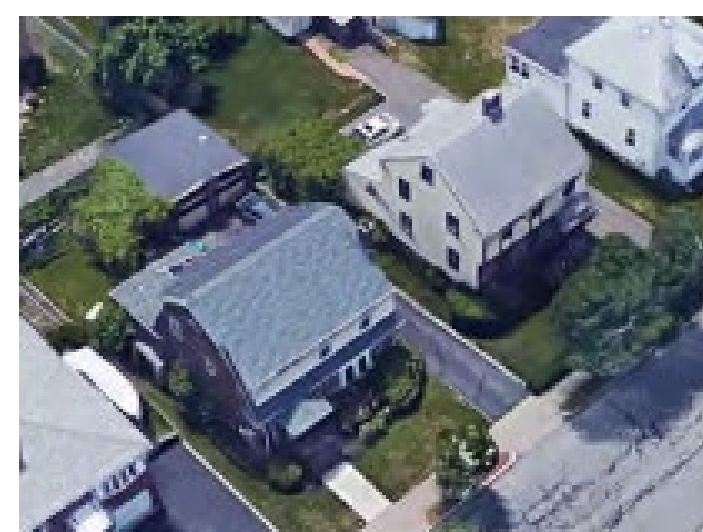


Building Type: Residential

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
15 ft	65 ft	90 ft	1,600 sf SP: 2,200 sf	R1, R2: 2.5 stories R3, N: 3 stories	Max 12 ft SP: 14 ft

House Type B

A one-unit house with a medium footprint and up to 2.5 stories. House B building types can be found throughout Newton. The House B type includes typical midscale Victorian homes close to village centers, and midscale Colonial homes frequently built in the era of suburban infill between Newton's historic village centers.

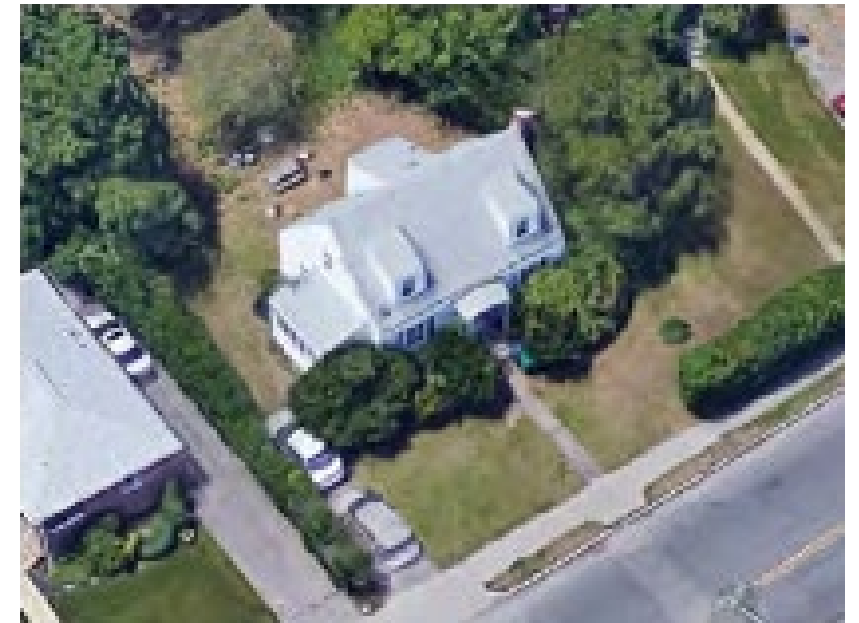


Building Type: Residential

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
12 ft	65 ft	80 ft	1,500 sf SP: 1,800 sf	1.5 stories	Max 12 ft SP: 14 ft

House Type C

A one-unit house with a small footprint and up to 1.5 stories. House C building types are located across Newton and are most typified by the bungalow or cape house style. House C building types are most likely to have been built between the 1920s when the bungalow style gained popularity through the post-war construction boom of the 1950.



Building Type: Residential

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
30 ft	120 ft	100 ft	3,500 sf SP: 4,000 sf	1 story	Max 12 ft SP: 14 ft

House Type D

A one-unit house with a large footprint and no more than 1 story. House D building types are best known as Ranch houses. The House D building type is most common in southern Newton and is typical of mid-20th century development.



Building Type: Residential

Building Dimensional Standards:

House A

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
25 ft	100 ft	100 ft	2,500 sf SP: 3,000 sf	2.5 stories	Max 12 ft SP: 14 ft

House B

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
15 ft	65 ft	90 ft	1,600 sf SP: 2,200 sf	R1, R2: 2.5 stories R3, N: 3 stories	Max 12 ft SP: 14 ft

House C

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
12 ft	65 ft	80 ft	1,500 sf SP: 1,800 sf	1.5 stories	Max 12 ft SP: 14 ft

House D

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
30 ft	120 ft	100 ft	3,500 sf SP: 4,000 sf	1 story	Max 12 ft SP: 14 ft

Building Type: Residential Multi-Unit

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
20 ft	65 ft	80 ft	2,500 sf	3 stories	Max 12 ft SP: 14 ft

Apartment House

A small multi-unit residential building with a footprint similar to a one-unit house. An apartment house contains more than 2 units, but the scale of the structure is similar to 1- and 2-unit building types nearby, just with a few smaller than average units. Apartment houses were commonly built during the industrial revolution, and include the triple-decker, a building type unique to New England communities.



Residential Unit Factor

- **Residential Unit Factor (RUF):** The factor by which the maximum number residential units permitted in a building is calculated.

$$\# \text{ of Units} = \frac{\text{Gross Floor Area} - \text{Floor Area (of Non-Residential Use)}}{\text{Residential Unit Factor}}$$

of Units = gross floor area of a building, less any floor area for non-residential uses, divided by the applicable RUF

- RUF for all multi-unit residential in Residential Districts is 1250 base and 900 if the building meets Affordability or Sustainability guidelines

Building Type: Residential Multi-Unit

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
20 ft	65 ft	80 ft	2,000 sf SP: 2,200 sf	3 stories	Max 12 ft SP: 14 ft

Two Unit Residence

- The two-unit residence building type is common in Newton's traditional mill village areas like the Upper Falls and Nonantum, as well as in early commuter neighborhoods near transit like West Newton, Newtonville and Auburndale. Two-unit residence types can be organized with one unit above and one below, two units side-by-side, or a combination as in the case of a "Philadelphia-style" duplex.

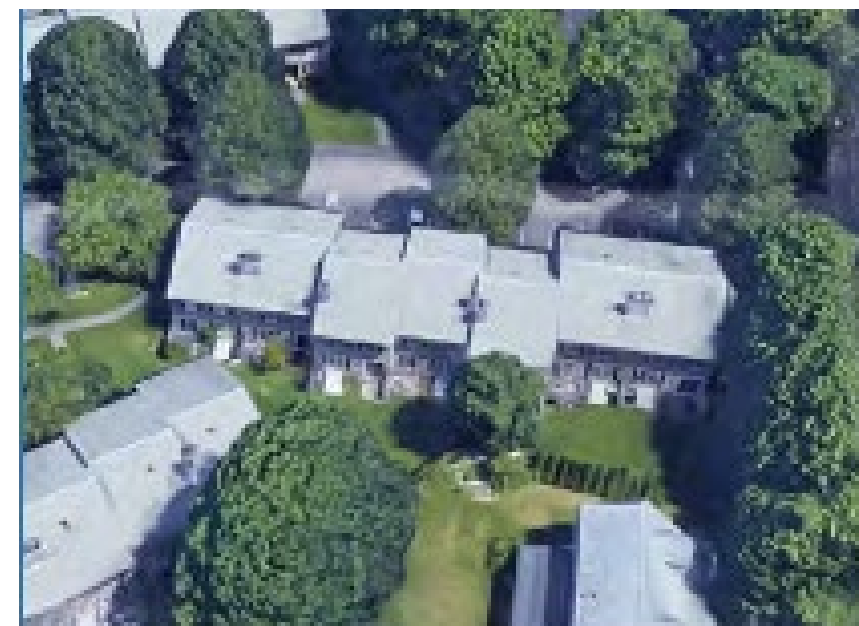


Building Type: Residential Multi-Unit

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
14 ft	28 ft	-	1,500 sf SP: 1,800 sf	3 stories	Max 12 ft SP: 14 ft

Townhouse Section

- A series of connected one- to two-unit houses, called townhouse sections, with separate entrances. The townhouse section building type first are seen in Newton in the late -18th century, but most townhouses in Newton date from the late 20th and early 21st century. Traditional townhouses come up to the street with alley access from the rear. Assemblages of 3 or 4 townhouse sections are found in neighborhoods across Newton. Large townhouse complexes are more typically found in southern Newton.
- Maximum of 2 Residential Units are permitted per townhouse section and no RUF



Building Type: Residential Multi-Unit

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
20 ft	80 ft	80 ft	4,200 sf	3 stories	Max 12 ft SP: 14 ft

Small Apartment Building

- A small multi-unit residential building. Whether built as a stand-alone building or as part of a complex, small apartment buildings typically are no taller than the peak of the roof of houses and apartment houses in the surrounding neighborhood and about the footprint of two mid-large attached house building types.



Building Type: Commercial

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	Ground Story
18 ft	100 ft	100 ft	7,000 sf	1.5 stories	Min 12 ft Max 24 ft

Small Shop

- A single-story commercial building, typically for a retail or service use. Small shop building types generally contain one, but may contain a few, smaller commercial establishments with an active frontage.
- At least one entrance for every 40 ft of front elevation



Building Type: Mixed Use

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights	
Min	Max	Max	Max	Max	Ground Story	Upper Stories
20 ft	40 ft	80 ft	2,000 sf SP: 2,500 sf	2.5 stories	Max 20 ft	Max 12 ft SP: 14 ft

Shop House

- A small mixed-use building, typically a house with a ground floor shopfront containing a commercial use. Shop houses typically start as house or townhouse section building types with a shopfront added to the front elevation. Shop houses are commonly found at the edges of Newton's traditional village centers and can contain a variety of uses
- A minimum of 30% of the ground floor must be utilized for non-residential uses and must be located along the front elevation



Building Type: Mixed Use

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights	
Min	Max	Max	Max	Max	Ground Story	Upper Stories
40 ft	100 ft	150 ft	12,000 sq ft	3 stories	Min 14 ft Max 24 ft	Min 10 ft Max 14 ft SP: +/- 2 ft

Small Multi-Use Building

- A small mixed-use building has ground floor commercial activity along the frontage and either residential or commercial uses on the upper floors. Small multi-use building types are found in many village centers in Newton.
- At least one entrance for every 40 ft of front elevation
- Ground story non-residential use space must be a minimum depth of 50 ft or 60% of the building depth whichever is less, but can be varied by special permit
- A minimum of 50% of the ground story must be utilized for non-residential uses and must be located along the front elevation.



Building Type: Civic

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
14 ft	300 ft	200 ft	30,000 sf	4.5 stories	Max 14 ft

Civic Building

- A landmark community building with a limited range of community-oriented uses, such as a building constructed for a religious or educational institution, or as a community center.
- Only used for religious, educational or public service uses.
- Can be converted to commercial or residential uses by Special Permit



Multi-Building Configurations

Courtyard Cluster: Part 1

- A series of smaller than typical residential building types surrounding a shared courtyard green space. The Courtyard Cluster is scaled to fit within neighborhoods of residential building types and provide units that are smaller than average for the area in a setting where some features, like parking and outdoor amenity spaces, are located in common facilities.

District	Lot Size	Lot Frontage	Lot Coverage
	Min	Min	Max
R1	1 ac	50 ft	30%
R2	1 ac	50 ft	40%
R3	.75 ac	50 ft	50%
N	.75 ac	50 ft	60%

District	Building Types	Footprint Limits
		Max.
Residence 1	House C	1200 sf
	House D	1400 sf
Residence 2	House C	1200 sf
	House B	
Residence 3	House C	1200 sf
	House B	
	Two-Unit Residence	
Neighborhood General	House B	1400 ft
	Two-Unit Residence	
	Apartment House	

Multi-Building Configurations

Courtyard Cluster: Part 2

- Buildings shall front the courtyard or the public street. No building may orient a rear wall to the courtyard or street.
- A minimum of 400 square feet per unit of courtyard is required with a minimum width and depth of 20 feet.
- All buildings must be within 60 feet of the courtyard as measured from the front door to the edge of the courtyard and at least 50% of the buildings must abut the courtyard.
- Driveways may not be located between any building and the courtyard.

Multi-Building Configurations

Multi-Building Assemblage (Part 1)

- An assemblage is a series of attached or related buildings, assembling multiple principal building types on one lot.
- Multi-building Assemblage is allowed in the Neighborhood General (N) district. An assemblage is by-right if it includes no more than 8 dwelling units or 8,000 square feet of commercial space, otherwise by special permit
- All lot and building type standards must be met (except townhouse sections can only be in groups of 3 not 8).
- All building front elevations must front on private or public-ways.
- Each assemblage with a mix of commercial and residential uses with a total of more than 60 dwelling units must contain a minimum of 1 public gathering space adjacent to a public way, in accordance with Sec. 2.10.

Multi-Building Configurations

Multi-Building Assemblage (Part 2)

- Buildings may be attached within the setbacks.
- If buildings are attached, the front elevation setbacks from the front lot line must vary after every 3 adjacent buildings by at least 4 feet. Each building must have individual entrances. No building may be accessed through an adjacent building, except for (1) underground parking, (2) ground floor non-residential spaces may be combined between adjacent buildings, and (3) floor-to-floor connections on upper stories by special permit.
- No more than 2 adjacent buildings, with the exception of a series of townhouse sections, may have the same primary roof orientation and/or roof type.

Rear Lots

- A lot that has no or substandard frontage on a street, which has access to a street by either (1) a “flag pole” or “pan-handle” shaped portion of the lot that is narrower than the minimum lot width and has street frontage, or (2) an easement over an adjoining lot that has street frontage.
- Can only be created from an interior lot i.e. not a corner lot or a lot with front lot lines on two unconnected streets.
- A rear lot must meet the lot frontage, lot depth, setback, and lot coverage standards of the zoning district.
- The front lot line of a rear lot may be either the rear lot line of the adjoining lot fronting the street or a lot line parallel to the driveway and perpendicular to the street.
- Minimum lot frontage is measured along the front lot line.
- Only a House C building type may be placed on a rear lot.
- If the front lot line is the rear lot line of the adjoining lot fronting the street, the house must be placed such that no more than 50% of the building width is behind the principal building on the lot fronting the street, as viewed in a direct line from the street.
- The front elevation shall face the front lot line.
- The minimum depth for the front lot if it does not have an existing principal building or is proposed for development/ redevelopment at the same time as the creation of the rear lot, must be 100 ft (R1, N) or 75 ft (R2, R3).

Accessory Buildings

- An accessory building is a fully enclosed structure accessory to the principal building on the lot.

Building Footprint	Number of Stories	Ground Story Height
Max	Max	Max
700 sf	1.5 stories	18 ft

- No accessory building may exceed 22 ft in height from average grade to the peak of the roof.
- An accessory building shall be no nearer to any side or rear lot line than 5 feet, and no nearer to any front lot line than the front elevation of the principal building, unless otherwise specified for the lot type.
- Animal houses (e.g. dog house) and permanent greenhouses exceeding 300 sf must meet the setbacks for a principal building.
- Accessory buildings must be separated from the principal building by at least 6 feet

Accessory Structures

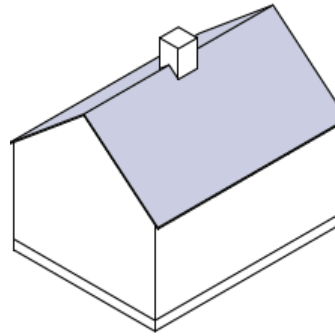
- A non-enclosed structure accessory to the principal building on the lot, such as a swing set, play structure, or pergola
- Accessory structures may be no nearer to any front lot line than the front elevation of the principal building, except raised planting beds (up to 2 ft from front lot line) or pergola (must be outside minimum front setback) or artwork fitting within a bounding box (smallest rectangle that can enclose the accessory structure) of 100 sq ft (up to 5 ft from front lot line).
- An accessory structure may encroach any side or rear setback, provided that at least 3 feet is maintained from any lot line.
- Any accessory structure, exceeding a bounding box of 150 sf must meet the setbacks for a principal building.
- Artwork in a setback can not exceed 12 ft in height
- Any permanent sport court or swimming pool must meet the setbacks for a principal building.

Additional Building Standards: House Types

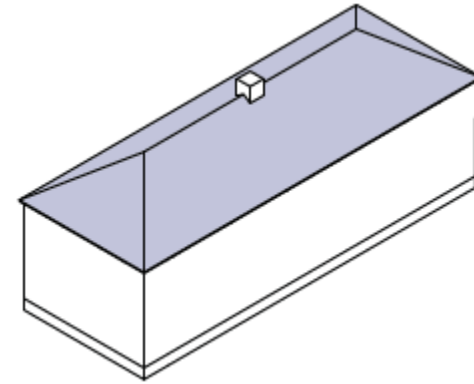
	House A	House B	House C	House D
Fenestration on the Front Elevation				
Ground Story	20% Min 70% Max	20% Min 70% Max	20% Min 70% Max	20% Min 70% Max
Upper Story	10% Min 70% Max	10% Min 70% Max		
Roof Types	All Roof Types permitted	All Roof Type permitted	All Roof Types with an equivalent of 0 or 0.5 stories are permitted.	All Roof Types with an equivalent of 0 stories are permitted.
Additional Standards	Only Residential Use categories permitted	Only Residential Use categories permitted	Only Residential Use categories permitted	Only Residential Use categories permitted
	Option for Use conversion of an Existing building (Sec.3.6.1.B)	Option for Use conversion of an Existing building (Sec.3.6.1.B)	Option for Use conversion of an Existing building (Sec.3.6.1.B)	Option for Use conversion of an Existing building (Sec.3.6.1.B)
	Max 1 Residential Unit	Max 1 Residential Unit	Max 1 Residential Unit	Max 1 Residential Unit
	Option for Multi-unit conversion (Sec. 3.6.2)			
Outdoor Amenity Space	1/dwelling unit	1/dwelling unit	1/dwelling unit	1/dwelling unit

Roofs

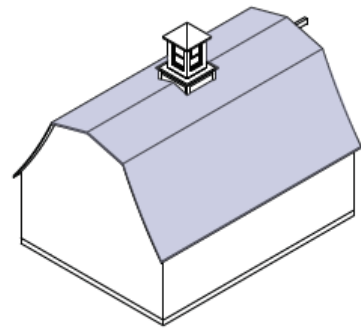
- The proposed ordinance categorizes roofs into: Gable, Low Gable, Hipped, Low Hipped, Two Stage, Vault, Flat, and Shed
- Each roof type is given a story equivalent and has roof pitch limits
- Building types with X.5 story limits can not build roofs with a story equivalent of either 0 or 1 unless they do not build the extra .5 story



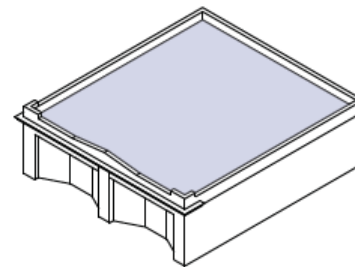
Gable/Low Gable (.5/0)



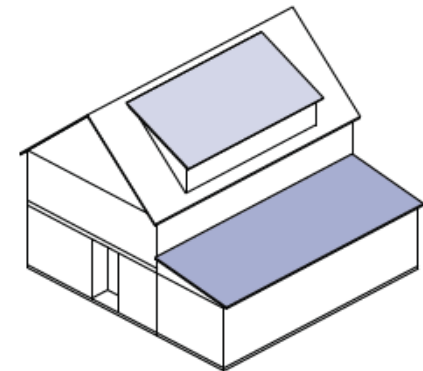
Hipped/Low Hipped (.5/0)



Two Stage (1)



Flat (0 story)



Shed (.5 story)

Architectural Components

- Architectural components in total, may not exceed 40% of the width of the front elevation.

Bays

- In the Neighborhood General district, bays may project over the sidewalk of a public way under the following circumstances: (1) bay must have a minimum of 20 ft clearance above the sidewalk and (2) permits for new bays over the public way require written permission from the Commissioner of Public Works, verifying that the bay does not interfere with public infrastructure and maintenance needs.

	Min	Max
Width (each bay)	-	Greater of 20% of wall length or 12 ft
Depth	-	3 ft
Fenestration	60%	-
Permitted Front Setback Encroachment	-	3 ft

Architectural Components

Balconies

- Balconies may be recessed, projecting, or a combination of the two.
- The guard rail of any balcony oriented toward a front lot line must permit views of the public realm through the posts and rails with a maximum height of 48” for an opaque enclosure at the bottom of the guardrail.
- In the Neighborhood General district, balconies may project over the sidewalk of a public way under the following circumstances: (1) balcony must have a minimum of 20 ft clearance above the sidewalk, (2) balcony may extend up to 3 ft over a sidewalk, (3) permits for new balconies over the public way require written permission from the Commissioner of Public Works, verifying that the balcony does not interfere with public infrastructure and maintenance needs.

	Min	Max
Width (each balcony)	5 ft	Greater of 20% of wall length or 12 ft
Depth	3 ft	8 ft
Clearance	10 ft	-
Permitted Front Setback Encroachment	-	3 ft

Architectural Components

Porches

- The guard rail of any front porch oriented toward a front lot line must permit views of the public realm through the posts and rails with a maximum height of 48” for an opaque enclosure at the bottom of the guardrail.
- Front porches may include multiple levels for buildings of 2 or more stories, provided the footprint is the same as at the ground floor or reduced on upper stories.

	Min	Max
Width	8 ft	Same as front elevation width
Depth	6 ft	-
Permitted Front Setback Encroachment	-	6 ft

Projecting Front Entry

	Min	Max
Width	4 ft	8 ft or 20% of the front elevation whichever greater
Ceiling Height	-	12 ft
Permitted Front Setback Encroachment	-	4 ft

Turret

- A building may include one turret.
- The highest point of the roof of a turret maybe higher than the highest point of the roof of the primary building by up to 10%.
- Turrets may wrap around corners.

	Min	Max
Width	6 ft	10 ft
Depth	6 ft	10 ft
Height	-	Stories equal to the principal building type
Fenestration	30%	-
Permitted Front Setback Encroachment	-	3 ft
Front	-	2 ft
Side	-	2 ft
Rear	-	-

Uses

Use Category • Specific Use	R1	R2	R3	N	Definitions & Use Specific Standards
Residential Use Categories					
Household Living Uses	P	P	P	P	
Group Living Uses (except as follows)	SP	SP	SP	SP	
• Community / Group Residence	P	P	P	P	
• Dormitory, Student Residences	SP	SP	SP	SP	
• Lodging House	N	N	SP	SP	
• Nursing Home / Assisted Living Facility	SP	SP	SP	SP	
Arts & Creative Enterprise Use Categories					
Artisan Production Uses	N	N	N	P	
Arts Exhibition Uses	SP	N	N	SP	
Arts, Sales & Service Uses	SP	SP	SP	P	
Shared Workspaces & Arts Education Uses	SP	N	N	SP	
Work/Live Creative Studio Uses	N	N	N	P	
Civic & Institutional Use Categories					
Community Center Uses	SP	SP	SP	SP	
Minor Utility Uses	SP	SP	SP	SP	
Major Utility Uses	SP	SP	SP	SP	
Museum Uses	SP	SP	SP	SP	
Private, Non-profit Club or Lodge Uses	SP	SP	SP	SP	
Public Service Uses	P	P	P	P	
Religious & Educational Uses Protected by M.G.L. 40A, Sec. 3	L	L	L	L	
Commercial Service Use Categories					
Animal Service Uses (as noted below)	-	-	-	-	
• Veterinarian	N	N	N	SP	
Banking & Financial Service Uses	N	N	N	SP	
Building & Home Repair Service Uses	N	N	N	P	
Business Support Service Uses	N	N	N	P	
Day Care Service Uses (as noted below)	--	--	--	--	
• Adult Day Care Center	SP	SP	SP	SP	
• Child Day Care Center	P	P	P	P	
Educational Institution Uses	SP	SP	SP	SP	
Maintenance & Repair of Consumer Goods Uses	N	N	N	SP	
Personal Service Uses (as noted below)	-	-	-	-	
• Funeral Home	N	N	N	P	
• Health Care Provider	N	N	N	SP	

Use Category • Specific Use	R1	R2	R3	N	Definitions & Use Specific Standards
Eating and Drinking Use Categories					
Restaurant/Café Uses	SP	SP	SP	SP	
Lodging Use Categories					
Bed & Breakfast Uses	SP	SP	SP	SP	
Motor Vehicle-Oriented Use Categories					
Motor Vehicle Parking Uses (as noted below)	-	--	--	--	
• Off-Site Accessory Parking	N	N	N	SP	
Office Use Categories					
Co-Working Uses	N	N	N	P	
General Office Uses	SP	SP	SP	P	
Open Space Use Categories					
Farming Uses	P	P	P	P	
• Community Gardening	P	P	P	P	
Private Cemetery Uses	P	P	P	P	
Resource Extraction Uses	SP	SP	SP	SP	
Retail Sales Use Categories					
Consumer Goods Uses (Except as Follows)	N	N	N	P	
• Fresh Food Market or Grocery Store	N	N	N	P	
• Farmer/Vendor Market	N	N	N	P	
Accessory Uses					
Uses typically found as accessory to permitted principal uses.	P	P	P	P	
Uses typically found as accessory to household living.	P	P	P	P	
Accessory Apartment	--	--	--	--	
• Internal	P	P	P	P	
• Detached	SP	SP	SP	SP	
A.T.M.	N	N	N	P	
Car Share & Bike Share	N	N	N	P	
Commercial Vehicle Parking	P	P	P	P	
Home Business Uses	P	P	P	P	
• Day Care	P	P	P	P	
Short Term Rental	P	P	P	P	

P = Permitted, N = Not Allowed, L = Allowed with Limitations, SP = Special Permit

Parking

- Single family house, two-family house, and ground floor non-residential uses of less than 5,000 sq ft are exempt from parking requirements
- Parking may be shared between uses on the same lot and buildings within 500 linear ft
- One on street parking space, where permitted, for every twenty feet of lot width may be counted toward any minimum parking requirement.
- Off-street motor vehicle parking spaces must be rented, leased, or sold as a separate option rather than a requirement of the rental, lease, or purchase of a residential unit or non-residential floor space.
- Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.
- Required accessory vehicular parking spaces, excluding required parking for disabled persons, may be provided on a contiguous lot under the same ownership as the lot that the parking will serve with a Special Permit.
- Relief from the number of required accessory parking spaces in Sec. 3.7.3. requires a special permit from the Planning Board.
- No parking stall may be located within any required setback area, with the exception that up to 2 parking stalls may be located in a side setback area. No parking stall may be located between the building front elevation and the street.

Parking

Use Category • Specific Use	Bicycle Parking		Motor Vehicle	
	Short (min)	Long (min)	Min	Max
Residential Use Categories				
Household Living Uses	-	0.5 / DU	1.0 / DU	2.0 / DU
Group Living Uses	0.5 / DU	0.1 / DU	1.0 / DU	2.0 / DU
Arts & Creative Enterprise Use Categories				
Artisan Production Uses	-	1.0 / 2,500 sf	1.0 / 1,000 sf	2.0 / 1,000 sf
Arts Exhibition Uses	1.0 / 10,000 sf	1.0 / 3,000 sf	1.0 / 1,000 sf	4.0 / 1,000 sf
Arts, Sales & Service Uses	1.0 / 10,000 sf	1.0 / 3,000 sf	1.0 / 1,000 sf	4.0 / 1,000 sf
Shared Workspaces & Arts Education Uses	1.0 / 10,000 sf	1.0 / 3,000 sf	1.0 / 1,000 sf	4.0 / 1,000 sf
Work/Live Creative Studio Uses	0.5 / DU	0.1 / DU	1.0 / DU	2.0 / DU
Civic & Institutional Use Categories				
Community Center Uses	1.0 / 5,000 sf	1.0 / 2,500 sf	2.0 / 1,000 sf	5.0 / 1,000 sf
Minor Utility Uses	n/a	n/a	n/a	n/a
Major Utility Uses	-	-	-	-
Museum Uses	1.0 / 10,000 sf	1.0 / 3,000 sf	2.0 / 1,000 sf	5.0 / 1,000 sf
Private, Non-profit Club or Lodge Uses	1.0 / 5,000 sf	1.0 / 2,500 sf	2.0 / 1,000 sf	4.0 / 1,000 sf
Public Service Uses	-	-	-	-
Religious & Educational Uses Protected by M.G.L. 40A, Sec. 3	1.0 / 1,000 sf	1.0 / 2,500	2.0 / 1,000 sf	8.0 / 1,000 sf
Commercial Services Use Categories				
Animal Services Uses	1.0 / 5,000 sf	1.0 / 2,500 sf	2.0 / 1,000 sf	3.5 / 1,000 sf
Banking & Financial Services Uses	1.0 / 5,000 sf	1.0 / 2,000 sf	1.5 / 1,000 sf	3.5 / 1,000 sf
Building & Home Repair Service Uses	-	1.0 / 2,500 sf	1.0 / 1,000 sf	2.0 / 1,000 sf
Business Support Service Uses	1.0 / 2,000 sf	1.0 / 2,500 sf	1.0 / 1,000 sf	3.0 / 1,000 sf
Day Care Service Uses	1.0 / 5,000 sf	1.0 / 1,000 sf	1.5 / 1,000 sf	3.0 / 1,000 sf
Educational Institution Uses	1.0 / 1,000 sf	1.0 / 2,000 sf	1.0 / 1,000 sf	4.0 / 1,000 sf
Maintenance & Repair of Consumer Goods Uses	1.0 / 5,000 sf	1.0 / 2,500 sf	1.0 / 1,000 sf	3.0 / 1,000 sf
Personal Service Uses	1.0 / 1,000 sf	1.0 / 2,500 sf	2.0 / 1,000 sf	4.0 / 1,000 sf

Use Category • Specific Use	Bicycle Parking		Motor Vehicle	
	Short (min)	Long (min)	Min	Max
Eating and Drinking Use Categories				
Restaurant/Café Uses	1.0 / 2,000 sf	1.0 / 2,000 sf	4.0 / 1,000 sf	8.0 / 1,000 sf
Lodging Use Categories				
Bed & Breakfast Uses	-	-	1.0 / bedroom	3 + 1.0 / bedroom
Motor Vehicle Oriented Uses				
Motor Vehicle Parking Uses	-	-	-	-
Office Use Categories				
Co-Working Uses	1.0 / 5,000 sf	1.0 / 2,000 sf	1.5 / 1,000 sf	3.5 / 1,000 sf
General Office Uses	1.0 / 5,000 sf	1.0 / 2,000 sf	1.0 / 1,000 sf	2.5 / 1,000 sf
Open Space Use Categories				
Farming Uses	-	-	-	-
Private Cemetery Uses	-	-	-	-
Resource Extraction Uses	-	-	-	-
Retail Sales Use Categories				
Consumer Goods Uses	1.0 / 2,000 sf	1.0 / 2,500 sf	1.0 / 1,000 sf	3.0 / 1,000 sf

Driveways

- Curb cuts must be located to minimize conflict with pedestrians, bicyclists, and motor vehicles on the thoroughfare they provide access to and from.
- Unless otherwise specified, only one curb cut is permitted per front lot line.
- Curb cuts may be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs.
- Driveways and alleys traversing sidewalks must be designed to maintain the grade and clear width of the walkway they cross and must include returned curbs.
- Driveways may be no wider than 12 feet if providing one-way access to a parking area and no wider than 24 feet if providing two-way access to a parking area.
- Driveways may provide access from a front, side, or rear lot line and may be located within required front or rear setback areas.

Zoning & Planning Meetings

Draft ZAP Schedule - 2018 to 2019

		2018				2019						
Item	22-Oct	14-Nov	26-Nov	10-Dec	14-Jan	15-Jan	28-Jan	11-Feb	25-Feb	11-Mar	12-Mar	25-Mar
Joint Meetings						Land Use	Land Use				Land Use	
	Plan Board	Plan Board				Plan Board	PB / EDC	Plan Board	Plan Board		Plan Board	
Zoning Redesign	Overview		Residential Districts	<i>Dec 6 - Overview with Full Council</i>	Village Districts		Single Purpose Districts	Districts - Bringing it all together & Build Out Analysis	Environmental Standards	Transportation		Signs and Art

		2019											
Item	8-Apr	22-Apr	29-Apr	13-May	27-May	10-Jun	24-Jun	7/8 or 7/22	8/12 or 8/26	9-Sep	23-Sep	14-Oct	28-Oct
Joint Meetings						Land Use ?							
		Plan Board				Plan Board					Plan Board		
Zoning Redesign	Dev. Standards Bringing it all together	Process - Bringing it all together			Refined Draft Overview		Refined Draft - line by line	Refined Draft - line by line	Refined Draft - line by line*	Refined Draft - line by line	PH	PH continued? Or discussion	Discussion

Future Area Council Meetings (Proposed)

- Village Districts: Week of January 7th
- Other Districts: Week of January 21st
- Build Out Analysis and Environmental Issues Part 1: Week of February 18
- Environmental Part 2: TBD
- Transportation: TBD
- Signs Fences and Art: TBD
- Review Process and Non-conformity: TBD

Planning Department Ward 5 Community Meeting

Thursday, November 29, 2018

6:30 - 8:00 p.m.

Angier School

1697 Beacon St., Newton