

# Article 6 Single Purpose Districts

## 6.1. Single Purpose Districts

### 6.1.1. Intent and Purpose

The Single Purpose Districts in Article 6 represent districts whose development patterns, in terms of scale, setbacks, and building orientation, do not match the context of Newton’s village centers and neighborhoods. Development within these districts typically stands-alone.

- A. These districts are intended to allow continued use and improvement to properties.
- B. It is generally not the intention of this Zoning Ordinance to rezone lots into these districts in the future.

### 6.1.2. Development Review.

Development on any lot, by right or by discretionary permit, requires the submittal of development review materials as required in Article 11.

- A. A pre-submittal discussion or meeting with the Planning Department and/or Inspectional Services Department is recommended for all development (See Sec. 11.2.2).
- B. Proposed development may or may not necessitate Site Plan Approval, a Special Permit or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 11.
- C. Upon completion of the required development review or verification that no additional development review is necessary, the Commissioner of ISD shall issue a Zoning Consistency Determination indicating compliance with the provisions and procedures of this Ordinance.
- D. The Special Permit Granting Authority is determined by the scale of the proposed development in accordance with the table below, or by the uses on the lot (See Article 9).

	Scale at which the Planning Board as Special Permit Granting Authority	Scale at which the City Council is the Permit Granting Authority
Number of Residential Units on the Lot	Up to 20 units	21 units or more
Square footage of Commercial Space on the Lot	Up to 40,000 sf of gross floor area	More than 40,000 sf of gross floor area
Varying the dimensional standards of a building type (i.e. SP for additional story, additional footprint)	Up to 20,000 sf of additional floor area	More than 20,000 sf of additional floor area
Increase in Lot Coverage	Up to 30,000 sf of additional lot coverage	More than 30,000 sf of additional lot coverage

### 6.1.3. Office District

This section is applicable to all real property within the Office District as shown on the Newton Zoning Map.

#### A. Context Description.

The Office District is composed of stand-alone office buildings, most typically found in proximity to highway access. Buildings in this district are frequently surrounded by landscaping and surface parking lots. Wells Ave is the largest Office District in Newton.

#### B. Purpose.

1. To permit modifications of existing office buildings.
2. To permit redevelopment of existing office buildings into new office buildings.
3. To permit the addition of new office buildings into areas of existing office buildings.

#### C. Lot Standards.

The following table contains lot standards for the Office District:

	Min	Max
Frontage:	20 ft	-
Lot Coverage:	-	70%; +10% by SP (See Sec. 2.3.2)

#### D. Setback Standards

The following table contains setback standards for the Office District:

	Min	Max
Front:	20 ft	-
Side:	Abutting residence districts: greater of ½ bldg. height or 20 ft General min: 15 ft	-
Rear:	Greater of ½ bldg. height or 15 ft	-

#### E. Building Types.

The following principal building types are permitted in the Office District:

1. General Commercial Building (See Sec. 6.2.3)
2. Lab Building (See Sec.6.2.10)
3. Civic Building (See Sec.6.2.13)

#### F. Alternate Lot/Building Configurations.

The following alternate lot/building configurations are permitted by Special Permit in the Office District:

1. Multi-Building Assemblage (Sec. 6.4.1)

G. **Review Criteria.** In its discretion to approve or deny a special permit authorizing a new multi-building assemblage, the Special Permit Granting Authority must find that the application meets the following criteria:

1. The criteria for all Special Permits specified in Sec. 11.4.3.
2. Design and management strategies achieve compatibility with the neighborhood and adjacent residential properties.

3. Transportation management and design strategies intend to reduce reliance on single-occupant automobiles.
4. On and off-street parking available provides an adequate supply of parking (drawing guidance from existing standards in the Newton Zoning Ordinance) while also minimizing the presence of large parking areas and extensive areas of pavement.
5. Preservation and/or enhancement of landscaped areas and trees, especially to serve as a buffer to neighboring lots.

#### H. Allowed Uses.

Uses permitted in buildings in the Office District are described in Sec. 6.6 and subject to further restrictions as described in each building type.

### 6.1.4. Fabrication District

This section is applicable to all real property within the Fabrication District as shown on the Newton Zoning Map.

#### A. Context Description.

The Fabrication District represents Newton’s manufacturing, light industrial, and maker/builder spaces. This district is composed of buildings where things get made and for uses that require storage space. The uses in this district can generate noise, odors, and other environmental conditions that must be mitigated.

#### B. Purpose.

1. To reserve these areas of the City for intense commercial purposes.
2. To promote innovation through flexible space and use configuration and generally lower costs.
3. To permit modifications of existing buildings.
4. To permit redevelopment for new fabrication buildings or the addition of new fabrication buildings on an existing lot.

#### C. Lot Standards.

The following table contains lot standards for the Fabrication District:

	Min	Max
Frontage:	20 ft	-
Lot Coverage:	-	70%; +10% by SP (See Sec. 2.3.2)

#### D. Setback Standards

The following table contains setback standards for the Fabrication District:

	Min	Max
Front:	10 ft	Abutting a Village District: 25 ft
Side:	15 ft	-
Rear:	25 ft	-
Frontage Buildout:	Abutting a Village District: 40%, except to allow a minimal driveway	

#### E. Building Types.

The following principal building types are permitted in the Fabrication District:

1. Fabrication Building (See Sec.6.2.4)
2. Lab Building (See Sec. 6.2.10)
3. Civic Building (See Sec. 6.2.13)

#### F. Alternate Lot/Building Configurations.

The following alternate lot/building configurations are permitted by Special Permit in the Fabrication District:

1. Multi-Building Assemblage (Sec. 6.4.1)

G. **Review Criteria.** In its discretion to approve or deny a special permit authorizing a new multi-building assemblage, the Special Permit Granting Authority must find that the application meets the following criteria:

1. The criteria for all Special Permits specified in Sec. 11.4.3.
2. Design and management strategies achieve compatibility with the neighborhood and adjacent residential properties.
3. Transportation management and design strategies intend to reduce reliance on single-occupant automobiles.
4. On and off-street parking available provides an adequate supply of parking (drawing guidance from existing standards in the Newton Zoning Ordinance) while also minimizing the presence of large parking areas and extensive areas of pavement.
5. Preservation and/or enhancement of landscaped areas and trees, especially to serve as a buffer to neighboring lots.

H. **Allowed Uses.**

Uses permitted in buildings in the Fabrication District are described in Sec. 6.6 and subject to further restrictions as described in each building type.

### 6.1.5. Regional Retail District

This section is applicable to all real property within the Regional Retail District as shown on the Newton Zoning Map.

#### A. Context Description.

The Regional Retail District is composed of regional retail destinations; typically, large, multi-unit retail complexes. These lots typically have large amounts of parking and the buildings are isolated from any surrounding neighborhoods.

#### B. Purpose.

1. To permit modifications of existing retail buildings.
2. To permit redevelopment of existing buildings into new buildings.
3. To permit the addition of new retail or office buildings into existing regional retail areas.

#### C. Lot Standards.

The following table contains lot standards for the Regional Retail District:

	Min	Max
Frontage:	200 ft	-
Lot Depth:	100 ft	-
Lot Coverage:	-	50%; +10% by SP (See Sec. 2.3.2)

#### D. Setback Standards.

The following table contains setback standards for the Regional Retail District:

	Min	Max
Front:	20 ft	-
Side:	30 ft	-
Rear:	40 ft	-

#### E. Building Types.

1. The following principal building types are permitted in the Regional Retail District:
  - a. General Commercial Building (See Sec. 6.2.3)
  - b. Large Multi-use Building (See Sec. 6.2.5)
  - c. Shop (See Sec 6.2.8)
  - d. Box Building (See Sec.6.2.9)
  - e. Civic Building (See Sec 6.2.13)
2. The following principal building types are permitted by Special Permit in the Regional Retail District:
  - a. Tall Multi-Use Building (See Sec. 6.2.6)
  - b. Lined Garage Building (See Sec. 6.2.7)

#### F. Alternate Lot/Building Configurations.

The following alternate lot/building configurations are permitted by Special Permit in the Regional Retail District:

1. Multi-Building Assemblage (Sec. 6.4.1)

G. **Review Criteria.** In its discretion to approve or deny a special permit authorizing a new tall multi-use building, lined garage, or a multi-building assemblage, the Special Permit Granting Authority must find that the application meets the following criteria:

1. The criteria for all Special Permits specified in Sec. 11.4.3.
2. Design and management strategies achieve compatibility with the neighborhood and adjacent residential properties.
3. Transportation management and design strategies intend to reduce reliance on single-occupant automobiles.
4. On and off-street parking available provides an adequate supply of parking (drawing guidance from existing standards in the Newton Zoning Ordinance) while also minimizing the presence of large parking areas and extensive areas of pavement.
5. Preservation and/or enhancement of landscaped areas and trees, especially to serve as a buffer to neighboring lots.

H. **Allowed Uses.**

Uses permitted in buildings in the Regional Retail District are described in Sec. 6.6 and subject to further restrictions as described in each building type.

### 6.1.6. Non-contextual Multi-unit Residence District

This section is applicable to all real property within the Non-contextual Multi-unit Residence District as shown on the Newton Zoning Map.

#### A. Context Description.

The Non-contextual Multi-unit Residence District is composed of large-scale multi-unit development projects configured as either one large building or as multiple townhouse style buildings. The defining characteristic is that the development project is isolated from surrounding neighborhoods through vegetated buffers and/or parking lots. These projects do not typically reflect the patterns of the surrounding neighborhood building character.

#### B. Purpose.

1. To permit modifications of existing residential buildings.
2. To permit redevelopment of existing buildings into new buildings.
3. To permit the addition of new buildings onto an existing developed site.
4. In limited circumstances, to permit a new residential development on an existing regional retail site, following rezoning to this district.

#### C. Lot Standards.

The following table contains lot standards for the Non-contextual Multi-unit Residence District:

	Min	Max
Lot Frontage:	100 ft	-
Lot Area:	1 ac	-
Lot Coverage:	-	40%; + 10% by SP (See Sec.2.3.2)

#### D. Setback Standards.

The following table contains setback standards for the Non-contextual Multi-unit Residence District:

	Min	Max
Front:	20 ft	-
Side:	20 ft	-
Rear:	40 ft	-

#### E. Building Types.

The following principal building types are permitted in the Non-contextual Multi-unit Residence District:

1. Townhouse Section (See Sec. 6.2.11)
2. Tall Multi-Use Building (See Sec. 6.2.6)
3. Recreation Activity Center (See Sec. 6.2.12)
4. Civic Building (See Sec. 6.2.13)

#### F. Alternate Lot/Building Configurations.

A Multi-Building Assemblage (Sec. 6.4.1) is permitted in the Non-contextual Multi-unit Residence District. Depending on the scale of the project, a Special Permit may be required.

- G. **Review Criteria.** In its discretion to approve or deny a special permit authorizing a new multi-building assemblage, the Special Permit Granting Authority must find that the application meets the following criteria:



1. The criteria for all Special Permits specified in Sec. 11.4.3.
2. Design and management strategies achieve compatibility with the neighborhood and adjacent residential properties.
3. Transportation management and design strategies intend to reduce reliance on single-occupant automobiles.
4. On and off-street parking available provides an adequate supply of parking (drawing guidance from existing standards in the Newton Zoning Ordinance) while also minimizing the presence of large parking areas and extensive areas of pavement.
5. Preservation and/or enhancement of landscaped areas and trees, especially to serve as a buffer to neighboring lots.

#### H. Allowed Uses.

Uses permitted in buildings in the Non-contextual Multi-unit Residence District are described in Sec. 6.6 and subject to further restrictions as described in each building type.

### 6.1.7. Campus/Institutional District

This section is applicable to all real property within the Campus/Institutional District as shown on the Newton Zoning Map.

#### A. Context Description.

The Campus/Institutional District represents Newton’s large school, hospital, and institution campuses. These areas are characterized by buildings at different scales, greenspaces, parking facilities, and other structures with most of these features internally oriented rather than relating to the public street network.

#### B. Purpose.

1. To permit modifications to existing buildings, structures, and land uses of the campus.
2. To permit development and redevelopment of new buildings and structures.
3. To provide a process whereby review of changes to a given campus over time can be understood within the context of a long-range campus master plan.

#### C. Lot Standards.

The following table contains lot standards for the Campus/Institutional District:

	Min	Max
Lot Frontage:	40 ft	-
Lot Coverage:	-	50% max

#### D. Setback Standards.

The following table contains setback standards for the Campus/Institutional District:

	Min	Max
Front:	10 ft	25 ft
Side:	15 ft	-
Rear:	30 ft	-

#### E. Building Types.

The following principal building types are permitted in the Campus/Institutional District:

1. General Commercial Building (See Sec. 6.2.3)
2. Large Multi-Use Building (See Sec. 6.2.5)
3. Lab Building (See Sec 6.2.10)
4. Recreation Activity Center (See Sec.6.2.12)
5. Civic Building (See Sec.6.2.13)

#### F. Alternate Lot/Building Configurations.

A Multi-Building Assemblage (Sec. 6.4.1) is permitted in the Non-contextual Multi-unit Residence District. Depending on the scale of the project, a Special Permit may be required.

G. **Review Criteria.** In its discretion to approve or deny a special permit authorizing a new multi-building assemblage, the Special Permit Granting Authority must find that the application meets the following criteria:

1. The criteria for all Special Permits specified in Sec. 11.4.3.

2. Design and management strategies achieve compatibility with the neighborhood and adjacent residential properties.
3. Transportation management and design strategies intend to reduce reliance on single-occupant automobiles.
4. On and off-street parking available provides an adequate supply of parking (drawing guidance from existing standards in the Newton Zoning Ordinance) while also minimizing the presence of large parking areas and extensive areas of pavement.
5. Preservation and/or enhancement of landscaped areas and trees, especially to serve as a buffer to neighboring lots.

#### H. Allowed Uses.

Uses permitted in buildings in the Campus/Institutional District are described in Sec. 6.6 and subject to further restrictions as described in each building type.

## 6.2. Building Types.

### 6.2.1. Introduction to Building Types.

This Ordinance uses 'building types' as a tool to regulate development within each zoning district.

- A. 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.
- B. Building type standards apply to all principal buildings, whether new construction, renovation or addition to an existing structure, and redevelopment.
- C. In contrast to applying generic 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.
- D. The selection of building types permitted within a zoning district combine with the mix of permitted uses to define the intended character of each zoning district.

### 6.2.2. Special Permit to Vary the Dimensional Standards of a Building Type.

A Special Permit may be granted to vary the dimensions of a building type within the standards specified and in accordance with Sec. 11.4.

- A. Special Permits to vary the dimensions of a building type require review by the Urban Design Commission.
- B. **Review Criteria.** In its discretion to approve or deny a special permit authorizing a variation in the dimensional standards of a building type, the Special Permit Granting Authority must find that the application meets the following criteria:
  - 1. The criteria for all Special Permits specified in Sec. 11.4.3.
  - 2. Design strategies achieve compatibility with the scale of neighboring properties.
  - 3. Design strategies break up the massing and modulate the roof line.

### 6.2.3. General Commercial Building

#### A. Description.

A large floorplate multi-story building built for commercial operations with limited accessory retail or no retail space on the ground floor, such as an office building for a one or more tenant companies.

#### B. Building Dimensional Standards.

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights	
Min	Max	Max	Max	Max	Ground Story	Upper Stories
100 ft	400 ft	400 ft	75,000 sf	5 stories	Min 12 ft Max 24 ft	Min 10 ft Max 16 ft

#### C. Fenestration on the Front Elevation.

1. Ground Story Fenestration: 30% Minimum
6. Upper Story Fenestration: 20% Minimum
7. Max Blank Wall = 40 ft x 60 ft

#### D. Roof Types.

All Roof Types with an equivalent of 0 or 0.5 stories are permitted.

#### E. Additional Standards.

1. **Loading and Garage Bays.** Loading and Garage doors are considered blank walls.

### 6.2.4. Fabrication Building.

#### A. Description.

A one- to two- story building built to house fabrication and manufacturing uses that require higher than typical ceiling heights. Newton’s historic mills, like in Upper and Lower Falls, and 20<sup>th</sup> century manufacturing buildings along Needham Street are typical of the Fabrication Building Type.

#### B. Building Dimensional Standards.

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights	
Min	Max	Max	Max	Max	Ground Story	Upper Stories
-	175 ft	200 ft	30,000 sf SP: 40,000 sf	3 stories	Min 16 ft Max 24 ft	Min 14 ft Max 20 ft
SP = Special Permit with mandatory design review (See Sec. 6.2.2)						

#### C. Fenestration on the Front Elevation.

1. Ground Story Fenestration: 40% Minimum
2. Upper Story Fenestration: 20% Minimum, 70% Maximum
3. Max Blank Wall = 30 ft x 60 ft

#### D. Roof Types.

All Roof Types are permitted.

#### E. Additional Standards.

1. **Loading and Garage Bays.** Loading and Garage doors are considered blank walls.

6.2.5. Large Multi-Use Building.

A. Description.

A large footprint mid-rise mixed-use building with the ground story designed for commercial activity.

B. Building Dimensional Standards.

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights		
Min	Max	Max	Max	Max	Ground Story	2 <sup>nd</sup> – 3 <sup>rd</sup> Stories	Upper Stories
60 ft	200 ft	250 ft	30,000 sf SP: 40,000 sf	5 stories SP: 7 stories	Min 14 ft Max 24 ft	Min 10 ft Max 14 ft SP: +/- 2 ft	Max 14 ft SP: +2 ft
SP = Special Permit with mandatory design review (See Sec. 6.2.2)							

C. Fenestration on the Front Elevation.

1. Ground Story Fenestration: 70% Minimum
2. Upper Story Fenestration: 20% Minimum, 70% Maximum
3. Max Blank Wall = 20 ft x 20 ft
4. Principal Entrance Spacing: min. 1 entrance in each 40 ft of front elevation

D. Roof Types.

All Roof Types are permitted.

E. Additional Standards.

1. Ground Story Non-Residential Use Dimensional Standards:
  - a. A minimum of 70% of the ground story must be utilized for non-residential uses.
  - b. Ground story non-residential uses must be located along the front elevation.
  - c. Ground story non-residential use space must be a minimum depth of 75 ft or 60% of the building depth whichever is less.
  - d. The ground story non-residential use dimensional standards may be waived with a Special Permit in accordance with the procedures of Article 11.
2. Residential Units Factor: Base = 1,250, 100% Affordable/Sustainable Design Standard = 900
3. Outdoor Amenity Space: 1/dwelling unit, may be shared.

### 6.2.6. Tall Multi-Use Building.

#### A. Description.

A large footprint tall mixed-use building with the ground story designed for commercial activity along the front elevation and either residential or commercial uses on the upper floors. In the Single Purpose Districts, tall multi-use buildings typically present as residential towers, like Chestnut Hill Towers or Nahanton Woods.

#### B. Building Dimensional Standards.

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights	
Min	Max	Max	Max	Max	Ground Story	Upper Stories
60 ft	200 ft	250 ft	30,000 sf SP: 40,000 sf	10 stories	Min 14 ft Max 24 ft	Max 14 ft SP: +2 ft
SP = Special Permit with mandatory design review (See Sec. 6.2.2)						

#### C. Fenestration on the Front Elevation.

1. Ground Story Fenestration: 70% Minimum
2. Upper Story Fenestration: 20% Minimum, 70% Maximum
3. Max Blank Wall = 40 ft x 40 ft

#### D. Roof Types.

All Roof Types are permitted.

#### E. Additional Standards.

1. Except in the Non-contextual Residence District, the following Ground Story Commercial Use Dimensional Standards apply:
  - a. A minimum of 70% of the ground story must be utilized for non-residential uses.
  - b. Ground story non-residential uses must be located along the front elevation.
  - c. Ground story non-residential use space must be a minimum depth of 75 ft or 60% of the building depth whichever is less.
  - d. The ground story non-residential use dimensional standards may be waived with a Special Permit from the Planning Board in accordance with the procedures of Article 11.
2. Residential Units Factor: Base = 1,250, 100% Affordable/Sustainable Design Standard = 900
3. Outdoor Amenity Space: 1/dwelling unit, may be shared.



### 6.2.7. Lined Garage.

#### A. Description.

A large building chiefly designed for the storage of vehicles, while providing leasable non-garage space along the front elevation.

#### B. Building Dimensional Standards.

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights	
Min	Max	Max	Max	Max	Ground Story	Upper Stories
-	300 ft	300 ft	75,000 sf	5 stories SP: +2 stories	Liner: Min 16 ft Max 24 ft  Garage: Min 10 ft Max 12 ft	Liner: Min 12 ft Max 16 ft  Garage: Min 10 ft Max 12 ft
SP = Special Permit with mandatory design review (See Sec. 6.2.2)						

#### C. Fenestration on the Front Elevation.

1. Ground Story Fenestration: 70% Minimum
2. Upper Story Fenestration: 20% Minimum, 70% Maximum
3. Max Blank Wall = 40 ft x 40 ft
4. Principal Entrance Spacing: min. 1 entrance in each 75 ft of front elevation

#### D. Roof Types.

All Roof Types are permitted.

#### E. Additional Standards.

1. Standards for the Leasable Liner (non-garage) portion:
  - a. Leasable liner must extend the full length of the front elevation
  - b. Leasable liner must have a minimum depth of 30 ft and a maximum depth of 80 ft
  - c. Ground Story Commercial Use Dimensional Standards:
    - i. A minimum of 70% of the ground story must be utilized for non-residential uses.
    - ii. Ground story non-residential uses must be located along the front elevation.
    - iii. Ground story non-residential use space must be a minimum depth of 75 ft or 60% of the building depth whichever is less.
    - iv. The ground story non-residential use dimensional standards may be waived with a Special Permit from the Planning Board in accordance with the procedures of Article 11.
  - d. Residential Units Factor applies to the area of the leasable liner only:
    - i. Base = 1,250
    - ii. 100% Affordable/Sustainable Design Standard = 900

- e. Outdoor Amenity Space: 1/dwelling unit, may be shared.
2. Standards for the garage portion:
- a. There may be one additional story in the parking garage portion than in the liner building provided that the total height of the garage is screened by the liner building.
  - b. Rooftop parking is allowed if screened from view of the public-way with a parapet wall, trellis, etc. with at least 50% opacity. Rooftop parking must be set back at least 10 ft from the front elevation.
  - c. Story height min and max for the garage portion is waivable by Special Permit.

### 6.2.8. Shop.

#### A. Description.

A single-story commercial building, typically for a retail or service use. Shop building types generally contain one, but may contain a few, smaller commercial establishments with an active frontage.

#### B. Building Dimensional Standards.

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	Ground Story
30 ft	150 ft	150 ft	15,000 sf	1.5 stories	Min 12 ft Max 35 ft

#### C. Fenestration on the Front Elevation.

1. Ground Story Fenestration: 70% Minimum
2. Max Blank Wall = 20 ft x 30 ft
8. Principal Entrance Spacing: min. 1 entrance in each 40 ft of front elevation

#### D. Roof Types.

All Roof Types with an equivalent of 0 or 0.5 stories are permitted.

#### E. Additional Standards.

1. **Loading and Garage Bays.** Loading and Garage doors are considered blank walls.
2. No residential uses.

## 6.2.9. Box Building

### A. Description.

A single story, large footprint, commercial building, for one or more tenants, that is typically setback by vehicle parking. Box building types are common in strip type shopping malls, and are found on properties along Route 9 and Needham Street, typically with large surface parking lots.

### B. Building Dimensional Standards.

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	Ground Story
-	400 ft	400 ft	65,000 sf	1 story	Min 12 ft Max 35 ft

### C. Fenestration on the Front Elevation.

1. 50% Minimum First Floor Fenestration
2. Max Blank Wall = 50ft x 50 ft
3. Principal Entrance Spacing: min. 1 entrance in each 150 ft of front elevation

### D. Roof Types.

All Roof Types with an equivalent of 0 stories are permitted.

### E. Additional Standards.

1. **Loading and Garage Bays.** Loading and Garage doors on the front elevation are considered blank walls.
2. Building Components may not be utilized on a Box Building.
3. No residential uses.

6.2.10. Lab Building.

A. Description.

A multi-story building type purpose built for laboratory and research & development uses. Floor space is mechanically intensive labs, and a higher floor height is anticipated to accommodate lab mechanical equipment.

B. Building Dimensional Standards.

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights	
Min	Max	Max	Max	Max	Ground Story	Upper Stories
40 ft	200 ft	300 ft	40,000 sf SP: 50,000 sf	Office: 5 stories Fab.: 3 stories SP: +1 stories	Min 16 ft Max 24 ft	Min 12 ft Max 20 ft
SP = Special Permit with mandatory design review (See Sec. 6.2.2)						

C. Fenestration on the Front Elevation.

1. Ground Story Fenestration: 70% Minimum
2. Upper Story Fenestration: 20% Minimum, 70% Maximum
3. Max Blank Wall = 40 ft x 70 ft

D. Roof Types.

All Roof Types are permitted.

E. Additional Standards.

1. **Loading and Garage Bays.** Loading and Garage doors are considered blank walls.
2. No residential uses

### 6.2.11. Townhouse Section

#### A. Description.

A series of connected one- to two-unit houses (called “townhouse sections”) with separate entrances. The townhouse building type first are seen in Newton in the late -18<sup>th</sup> century, but most townhouses in Newton date from the late 20<sup>th</sup> and early 21<sup>st</sup> century. Traditional townhouses come up to the street with alley access from the rear. Townhouse building types with 3 or 4 sections are found in neighborhoods across Newton. Large townhouse complexes are more typically found in southern Newton.

#### B. Building Dimensional Standards.

The following standards apply to each townhouse section.

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
SP = Special Permit with mandatory design review (See Sec. 6.2.2)					

#### C. Fenestration on the Front Elevation.

The following standards apply to each townhouse section:

1. Ground Story Fenestration: 20% Minimum, 70% Maximum
2. Upper Story Fenestration: 10% Minimum, 70% Maximum

#### D. Roof Types.

All Roof Types are permitted.

#### E. Additional Standards.

1. Only residential use categories are permitted.
2. Maximum of 2 Residential Units are permitted per townhouse section.
3. Outdoor Amenity Space: 1/dwelling unit
4. In no case may an attached series of townhouses contain more than 8 townhouse sections.

**6.2.12. Recreation Activity Center.**

**A. Description.**

A building providing for indoor recreational activities including sport courts, swimming pools, club houses, and similar spaces for events.

**B. Building Dimensional Standards.**

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 SP: 50,000 sf	2.5 stories SP: 3.5 stories	Max 20 ft
SP = Special Permit with mandatory design review (See Sec. 6.2.2)					

**C. Fenestration on the Front Elevation .**

1. Ground Story Fenestration: 20% Minimum, 70% Maximum
2. Upper Story Fenestration: 10% Minimum, 70% Maximum

**D. Roof Types.**

All Roof Types are permitted.

**E. Additional Standards.**

1. A Recreation Activity Center Building Type may be occupied by the following use categories:
  - a. Civic and Institutional Use Categories
  - b. Recreation Uses
  - c. Assembly/Entertainment Uses
2. Additional use categories permitted in the district may be allowed by Special Permit in accordance with Article 9 and Article 11.

### 6.2.13. Civic Building.

#### A. Description.

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.

#### B. Building Dimensional Standards.

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	Min 12 ft Max 18 ft

#### C. Fenestration on the Front Elevation.

1. Ground Story Fenestration: 20% Minimum, 70% Maximum
2. Upper Story Fenestration: 10% Minimum, 70% Maximum

#### D. Roof Types.

All Roof Types are permitted.

#### E. Additional Standards.

1. A Civic Building Type may only be occupied by Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3 or Public Service Uses.
2. **Civic Building Conversion.**
  - a. An existing Civic building type may be converted to any of the permitted uses allowed in the district by special permit with design review in accordance with the procedures described in Article 11.
  - b. The maximum number of dwelling units allowed in a building is subject to the following Residential Unit Factors:
    - i. Base = 1250
    - ii. 100% Affordable/Sustainable Design Standard = 900
  - c. **Review Criteria.** In its discretion to approve or deny a special permit authorizing the conversion of a civic building, the Special Permit Granting Authority must find that the application meets the following criteria:
    - i. The criteria for all Special Permits specified in Sec. 11.4.3.
    - ii. Preservation of the existing building's design integrity, with special attention to important historic features or components of the building.
    - iii. Design and landscaping are compatible with the neighborhood and adjacent properties.
    - iv. Preservation and/or enhancement of landscaped areas and trees, especially to serve as a buffer to neighboring lots.
    - v. On and off-street parking available provides an adequate supply of parking (drawing guidance from existing standards in the Newton Zoning Ordinance) while also minimizing the presence of large parking areas and extensive areas of pavement.



## 6.3. Building Components and Accessory Structures.

### 6.3.1. Introduction and General Standards.

Building components are accessory features that attach to the building type and increase the habitable square footage or enhance the usefulness of a building. These components provide an important means for achieving variety and individuality in design of building facades and are permitted as indicated for each building type.

### 6.3.2. Roof Components.

#### A. Dormer.

1. **Description.** A dormer is a windowed roof form that projects vertically from a sloped roof to provide light into and increase the habitable space of a half-story.
2. **Dimensions.**
  - a. A dormer may be no wider than 50 percent of the length of the exterior wall of the story next below. Where more than one dormer is located on the same side of the roof, the width of all dormers combined may not exceed 50 percent of the length of the exterior wall next below.
    - i. A dormer on the rear wall of a House C may extend up to 75% of the length of the building wall below.
  - b. The vertical plane of the side wall of any dormer shall not be closer than 3 feet from the vertical plane of the intersection of the roof and the main building end wall nearest the dormer.
3. **Standards.**
  - a. Dormers may be used with any roof type, except the flat roof.
  - b. No dormer may extend above the roof ridge line.

#### B. Cross Gable.

1. **Description.** A cross gable is a pitched roof that projects perpendicularly from the main roof of a building to increase the habitable space of a half story or add architectural distinction to a low gabled roof.
2. **Dimensions.**
  - a. A cross gable may not exceed 50% of the eave length of the roof to which it connects.
3. **Additional Standards.**
  - a. A cross gable may only be used with a gable or low gable roof type.

#### C. Roof Deck.

1. **Description.** A raised uncovered platform with a railing on the roof of a building that provides outdoor amenity space and access to views.
2. **Dimensions.**
  - a. In the Single Purpose Districts, the maximum area of a roof deck is up to 60% of the footprint of the building.
  - b. The width of a roof deck may not exceed 50% of the building width, except that on a flat roof it may extend up to the full width of the roof.

- c. A roof deck must be set at least 5 ft in from all building edges. Roof decks built on a flat roof may extend to the building parapet and use the parapet as a railing, provided it is of sufficient height.

3. **Additional Standards.**

- a. The railing must be constructed with posts and rails spaced so that it does not exceed 50% opacity, except when built on a flat roof.
- b. The guardrail may be higher than the highest point of the roof of the primary building, up to the minimum height required by building code.

D. **Penthouse.**

- 1. **Description.** A rooftop structure, considerably smaller than the footprint of the primary building.

2. **Dimensions.**

	Min	Max
Width	-	40% of the floor below
Depth	-	40% of the floor below
Height	-	12 ft
Fenestration	20%	-

- a. A penthouse must be set back at least 15 ft of the front elevation.
- b. No penthouse may extend beyond the walls of the building to which it attaches.

3. **Additional Standards.**

- a. Penthouses may only attach to a flat roof type.
- b. Penthouses are only allowed on the following building types:
  - i. Large Multi-use Building
  - ii. Tall Multi-use Building
  - iii. Lab Building
  - iv. Lined Garage
- c. Penthouses solely used for enclosing mechanical equipment are exempt from fenestration requirements

6.3.3. **Accessory Structures.**

A. **Residential Accessory Structures**

- 1. Residential Accessory Structures in the Non-contextual Multi-unit Residence District follow the standards in Article 3.
- 2. Residential Accessory Structures in all other Single Purpose Districts follow the standards in Article 4.

B. **Non-residential Accessory Structures**

- 1. With the exception of the Non-contextual Multi-unit Residence District, non-residential accessory structures follow the standards in Article 4.

## 6.4. Alternative Building Configurations

### 6.4.1. Multi-Building Assemblage

- A. **Purpose.** The intent of this section is to allow multiple principle building types to be built on a single lot. Buildings in an assemblage present and function as individual structures with varied character in order to lend visual interest and vibrancy to the mixed-use areas in which they are built.
- B. **Assemblage, defined.** An assemblage is a series of attached or related buildings, assembling multiple principal building types on one lot.
- C. **Standards.**

Multi-building Assemblage is allowed in the Single Purpose Districts in accordance with the following standards:

1. All lot standards must be met.
2. Buildings may be attached within the setbacks.
3. Each building in the assemblage must meet the standards for a building type allowed in the district.
4. Townhouse Sections must be in a series of at least 3 but no more 8 sections.
5. All building front elevations must front on private- or public-ways.
6. If buildings are attached, the front elevation setback from the front lot line must vary after every 3 adjacent buildings by at least 4 feet.
7. All buildings must have individual entrances. Except as allowed below, no building may be accessed through an adjacent building.
  - a. Underground parking may be connected and shared.
  - b. Ground floor non-residential spaces may be connected between adjacent buildings.
  - c. Floor-to-floor connections on upper stories may be allowed between attached buildings in an assemblage by special permit from the Planning Board in accordance with the procedures described in Article 11. In addition to the criteria described in Article 11, the Special Permit Granting Authority shall consider the purpose of this section.
8. No more than 2 adjacent buildings, with the exception of a series of townhouses, may have the same primary roof orientation and/or type.
9. Each assemblage must contain a minimum of 1 public gathering space adjacent to a public-way, in accordance with Sec. 2.10.

#### D. Development Review.

1. In the Single Purpose Districts, a Multi-Building Assemblage requires a special permit, except that:
  - a. In the Non-contextual Multi-unit Residence District, an assemblage of more than 8 townhouse units requires a special permit.
2. In addition to the criteria described in Article 11, the Special Permit Granting Authority shall consider the purpose of this Sec. 6.4.1.

## 6.5. Design Standards.

### 6.5.1. Garage Design Standards.

Parking spaces in garages are counted toward the minimum number of accessory parking spaces required by Sec. 6.7. Garages may be attached or detached.

1. **Attached Garages.** The length of an attached garage facing the primary front lot line may be up to 50% of the total front elevation or 24 feet, whichever is greater.
2. **Detached Garages.** Centralized and underground garages are encouraged.
  - a. The number of detached garages on a property may not exceed one half of the number of units on the property, rounded down.
  - b. A detached garage of more than 700 sf and providing for more than 3 vehicles is allowed by right if it meets the setbacks for a principal building.
  - c. By Special Permit, a detached garage of more than 700 sf may be located within the setback, but not more than 5 ft from the property line. In addition to the criteria described in Article 11, the Special Permit Granting Authority shall consider the following criteria:
    - i. Design and management strategies to achieve compatibility with the neighborhood and adjacent residential properties.
    - ii. Screening and landscaping between the proposed detached garage and buildings on abutting lots.

## 6.6. Allowed Uses.

### 6.6.1. General Standards for Allowed Uses in the Single Purpose Districts.

#### A. Permitted Uses

1. The use of real property is subject to the provisions of Article 9 Use Regulations.
2. Uses are permitted as specified in Sec. 6.6.2.
3. Use categories not expressly authorized are prohibited.
4. Uses permitted by Special Permit require additional development review in accordance with Article 11.

#### B. Permitted Accessory Uses

1. The use of real property is subject to the provisions of Article 9 Use Regulations.
2. Accessory Uses are permitted as specified in Sec. 6.6.2.
3. Accessory Uses not expressly authorized are prohibited.
4. Accessory Uses permitted by Special Permit require additional development review in accordance with Article 11.

6.6.2. Use Table.

The following use categories and specific uses are permitted in the Single Purpose Districts:

Use Category Specific Use	Office	Fab.	Regional Retail	N.C.M.	Campus	Definitions & Use Specific Standards
<b>Residential Use Categories</b>						
Household Living Uses	N	N	N	P	L	
Group Living Uses (except as follows)	N	N	N	SP	N	
• Community / Group Residence	N	N	N	P	N	
• Dormitory, Student Residences	N	N	N	N	L	
• Nursing Home / Assisted Living Facility	N	N	N	SP	N	
<b>Arts &amp; Creative Enterprise Use Categories</b>						
Artisan Production Uses	N	P	P	N	L	
Arts Exhibition Uses	N	P	P	N	L	
Arts, Sales & Service Uses	N	P	P	N	N	
Shared Workspaces & Arts Education Uses	N	P	P	N	L	
Work/Live Creative Studio Uses	N	P	N	N	N	
<b>Civic &amp; Institutional Use Categories</b>						
Community Center Uses	N	N	N	P	L	
Hospital Uses	N	N	N	N	L	
Minor Utility Uses	SP	SP	SP	SP	L	
Major Utility Uses	N	SP	N	N	N	
Museum Uses	N	N	N	N	L	
Public Service Uses	P	P	P	P	L	
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	L	L	L	L	L	
<b>Commercial Service Use Categories</b>						
Animal Service Uses	N	SP	SP	N	N	
• Commercial Kennel	N	SP	N	N	N	
• Pet Day Care & Training	N	SP	SP	N	N	
• Pet Grooming	N	N	P	N	N	
• Veterinarian	N	SP	SP	N	N	
Assembly & Entertainment Uses	N	N	N	N	L	
Banking & Financial Service Uses	N	N	P	N	L	
Broadcast/Recording Studio Uses	P	P	P	N	L	
Building & Home Repair Service Uses	SP	P	N	N	N	

Business Support Service Uses	P	N	P	N	N	
Caterer/Wholesale Food Production Uses	N	P	P	N	N	
Day Care Service Uses (as noted below)	--	--	--	--	--	
• Adult Day Care Center	SP	N	SP	N	N	
• Child Day Care Center	P	N	P	N	L	
Educational Institution Uses	SP	N	SP	N	L	
Maintenance & Repair of Consumer Goods Uses	N	P	P	N	N	
Personal Service Uses	N	N	SP	N	N	
• Gym or Health Club	SP	N	SP	N	L	
• Health Care Provider	SP	N	SP	N	L	
Recreation Uses	N	N	SP	N	L	
Eating and Drinking Use Categories						
Restaurant/Café Uses	P	N	P	N	L	
• Formula Eating and/or Drinking Establishment	N	N	P	N	L	
Brewery	N	SP	N	N	N	
Industrial Use Categories						
Commercial Dry Cleaning & Laundry Service Uses	N	P	N	N	N	
Data Center & Telecommunication Uses	SP	SP	N	N	L	
Manufacturing Uses	N	P	N	N	N	
Moving & Self Storage Uses	N	P	N	N	N	
Trash & Recycling Collection/Storage Uses	N	P	N	N	L	
Vehicle Storage & Transportation Depot Uses	N	P	N	N	L	
Wholesale Trade & Distribution Uses	N	P	N	N	N	
Lodging Use Categories						
Hotel Uses	SP	N	SP	N	N	
Motor Vehicle-Oriented Use Categories						
Commercial Vehicle Repair & Maintenance Uses	N	P	N	N	L	
Dispatch Service Uses	N	P	N	N	N	
• Towing Service	N	P	N	N	N	
Gasoline Station Uses	N	P	SP	N	N	
Motor Vehicle Parking Uses (as noted below)	--	--	--	--	--	
• Off-Site Accessory Parking	SP	SP	SP	SP	N	
• Public Parking	SP	SP	SP	N	L	

Personal Vehicle Repair & Maintenance Uses	N	P	SP	N	N	
Vehicle Sale Uses	N	P	SP	N	N	
Office Use Categories						
Co-Working Uses	P	P	P	N	L	
General Office Uses	P	SP	P	N	L	
Research & Development and/or Laboratory Uses	P	P	P	N	L	
Open Space Use Categories						
Farming Uses	P	P	P	P	N	
• Community Gardening	P	P	N	P	N	
Resource Extraction Uses	SP	SP	SP	SP	N	
Retail Sales Use Categories						
Building/Home Supplies & Equipment Uses	N	P	P	N	N	
Consumer Goods Uses (Except as Follows)	N	N	P	N	L	
• Formula Retail	N	N	P	N	L	
• Fresh Food Market or Grocery Store	N	N	P	N	L	
• Farmer/Vendor Market	N	P	P	N	L	
Restricted Use Categories						
Adult Entertainment Uses	N	SP	SP	N	N	
Gambling Uses	N	N	SP	N	N	
Marijuana Establishment Uses	TBD	TBD	TBD	TBD	TBD	
Accessory Uses	Office	Fab.	Regional Retail	N.C.M.	Campus	Definitions & Use Specific Standards
Uses typically found as accessory to permitted principal uses.	P	P	P	P	P	
Uses typically found as accessory to household living.	N	N	N	P	N	
A.T.M.	P	N	P	N	L	
Car Share & Bike Share	P	P	P	P	L	
Commercial Vehicle Parking	N	N	N	P	N	
Home Business Uses	N	N	N	P	N	
Short Term Rental	N	N	N	P	N	
P = Permitted, N = Not Allowed, L = Allowed with Limitations, SP = Special Permit						

## 6.7. Parking Requirements in the Single Purpose Districts.

### 6.7.1. General Standards.

#### A. Required Accessory Parking Spaces.

Vehicular parking must be provided as specified in Sec. 6.7.3, except as follows:

1. 1- and 2-unit residential buildings, including townhouse sections, are exempt from the requirements of Sec. 6.7.3.
2. Ground story non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from the requirements of Sec. 6.7.3.
3. There are no parking requirements for accessory uses.
4. Parking may be shared between uses on the same lot and buildings within 500 ft in accordance with Article 8.
5. One on street parking space, where permitted, for every twenty feet of lot width may be counted toward any minimum parking requirement.

#### B. Vehicular Parking Space Types.

Accessory motor vehicle parking spaces may be provided as off-street surface parking spaces, structured parking spaces, and on-street parking spaces.

#### C. Unbundled Market Rate Parking.

1. 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.
2. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.

#### D. Parking Design.

The design of all parking is subject to Article 8 of this Ordinance.

#### E. Driveway Access.

1. Driveways may provide access from a front, side, or rear lot line and may be located within required front or rear setback areas.
2. 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.
3. 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.
4. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists among all affected property owners.
5. Unless otherwise specified, only one curb cut is permitted per front lot line.
6. Curb cuts must be located to minimize conflict with pedestrians, bicyclists, and motor vehicles on the thoroughfare they provide access to and from.
7. Curb cuts may be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs.
8. 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.



**F. Off-site Parking on a Contiguous Lot.**

Required vehicular parking, 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.

1. The following additional standards apply:
  - a. Pedestrian access to off-site vehicular parking must be via a paved sidewalk or walkway.
  - b. A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the Special Permit Granting Authority or Commissioner of Inspectional Services, as appropriate, and executed and filed with the Registry of Deeds.

**6.7.2. Parking Relief**

- A. Relief from the number of required accessory parking spaces in Sec. 6.7.3. requires a special permit from the Planning Board.
- B. **Review Criteria.** In its discretion to approve or deny a special permit authorizing relief from the parking standards of Sec. 6.7.3, the Special Permit Granting Authority must find that the application meets the following criteria:
  1. The supply and demand of on-street parking in the neighborhood, as determined through a parking study.
  2. Mobility management programs and services provided by the applicant to reduce the demand for parking.
  3. Availability and access to public transportation options.
  4. That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.

**6.7.3. Required Number of Accessory Parking Spaces.**

The following standards for accessory bicycle and motor vehicle parking spaces are associated with the use categories permitted in the Single Purpose Districts:

Use Category	Single Use			
	Bicycle Parking		Motor Vehicle	
	Short (min)	Long (min)	Min	Max
<b>Residential Use Categories</b>				
Household Living Uses	0.5 / DU	0.1 / DU	1.0 / DU	2.0 / DU
Group Living Uses	0.5 / DU	0.1 / DU	1.0 / DU	2.0 / DU
<b>Arts &amp; Creative Enterprise Use Categories</b>				
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
Hospital Uses	1.0 / 10,000 sf	1.0 / 5,000 sf	2.0 / 1,000 sf	5.0 / 1,000 sf
Minor Utility Uses	-	-	-	-
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
Public Service Uses	-	-	-	-
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	1.0 / 1,000 sf	1.0 / 2,500 sf	2.0 / 1,000 sf	12.0 / 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	4.0 / 1,000 sf
Assembly & Entertainment Uses	1.0 / 1,000 sf	1.0 / 5,000 sf	2.5 / 1,000 sf	5.0 / 1,000 sf
Banking & Financial Services Uses	1.0 / 5,000 sf	1.0 / 2,000 sf	1.5 / 1,000 sf	5.0 / 1,000 sf
Broadcast/Recording Studio Uses	-	1.0 / 2,500 sf	1.0 / 1,000 sf	4.0 / 1,000 sf
Building & Home Repair Service Uses	-	1.0 / 2,500 sf	1.0 / 1,000 sf	3.0 / 1,000 sf
Business Support Service Uses	1.0 / 2,000 sf	1.0 / 2,500 sf	1.0 / 1,000 sf	4.0 / 1,000 sf
Caterer/Wholesale Food Production Uses	-	1.0 / 2,500 sf	1.0 / 1,000 sf	4.0 / 1,000 sf
Day Care Service Uses	1.0 / 5,000 sf	1.0 / 1,000 sf	1.5 / 1,000 sf	4.0 / 1,000 sf
Educational Institution Uses	1.0 / 1,000 sf	1.0 / 2,000 sf	1.0 / 1,000 sf	5.0 / 1,000 sf
Maintenance & Repair of Consumer Goods Uses <sup>0</sup>	1.0 / 5,000 sf	1.0 / 2,500 sf	1.0 / 1,000 sf	4.0 / 1,000 sf
Personal Service Uses	1.0 / 1,000 sf	1.0 / 2,500 sf	2.0 / 1,000 sf	5.0 / 1,000 sf
Recreation Uses	1.0 / 1,000 sf	1.0 / 5,000 sf	2.5 / 1,000 sf	5.0 / 1,000 sf
Eating and Drinking Use Categories				
Restaurant/Café Uses	1.0 / 2,000 sf	1.0 / 2,000 sf	4.0 / 1,000 sf	12.0 / 1,000 sf
Brewery Uses	1.0 / 2,000 sf	1.0 / 2,000 sf	4.0 / 1,000 sf	12.0 / 1,000 sf
Industrial Use Categories				
Commercial Dry Cleaning & Laundry Uses	-	1.0 / 2,500 sf	1.0 / 1,000 sf	4.0 / 1,000 sf
Data Center & Telecommunication Uses	-	1.0 / 2,500 sf	1.0 / 1,000 sf	4.0 / 1,000 sf

Manufacturing Uses	-	1.0 / 2,500 sf	1.0 / 1,000 sf	4.0 / 1,000 sf
Moving & Self Storage Uses	-	1.0 / 2,500 sf	1.0 / 1,000 sf	4.0 / 1,000 sf
Trash & Recycling Collection/Storage Uses	-	1.0 / 2,500 sf	1.0 / 1,000 sf	4.0 / 1,000 sf
Vehicle Storage & Transportation Depot Uses	-	1.0 / 2,500 sf	1.0 / 1,000 sf	4.0 / 1,000 sf
Wholesale Trade & Distribution Uses	-	1.0 / 2,500 sf	1.0 / 1,000 sf	4.0 / 1,000 sf
Lodging Use Categories				
Hotel Uses	1.0 / 10,000 sf	1.0 / 5,000 sf	1.0 / 1,000 sf	3.0 / 1,000 sf
Motor Vehicle Oriented Uses				
Commercial Vehicle Repair & Maintenance Uses	1.0 / 5,000 sf	1.0 / 2,500 sf	0.25 / 1,000 sf	3.0 / 1,000 sf
Dispatch Service Uses	1.0 / 5,000 sf	1.0 / 2,500 sf	0.25 / 1,000 sf	3.0 / 1,000 sf
Gasoline Station Uses	1.0 / 5,000 sf	1.0 / 2,500 sf	0.25 / 1,000 sf	3.0 / 1,000 sf
Motor Vehicle Parking Uses	-	-	-	-
Personal Vehicle Repair & Maintenance Uses	1.0 / 5,000 sf	1.0 / 2,500 sf	0.25 / 1,000 sf	3.0 / 1,000 sf
Vehicle Sale Uses	1.0 / 5,000 sf	1.0 / 2,500 sf	0.25 / 1,000 sf	3.0 / 1,000 sf
Office Use Categories				
Co-Working Uses	1.0 / 5,000 sf	1.0 / 2,000 sf	1.5 / 1,000 sf	5.0 / 1,000 sf
General Office Uses	1.0 / 5,000 sf	1.0 / 2,000 sf	1.5 / 1,000 sf	5.0 / 1,000 sf
Research & Development and/or Laboratory Uses	1.0 / 5,000 sf	1.0 / 2,000 sf	1.5 / 1,000 sf	5.0 / 1,000 sf
Open Space Use Categories				
Farming Uses	-	-	-	-
Private Cemetery Uses	-	-	-	-
Resource Extraction Uses	-	-	-	-
Retail Sales Use Categories				
Building/Home Supplies & Equipment Uses	1.0 / 5,000 sf	1.0 / 2,500 sf	1.0 / 1,000 sf	5.0 / 1,000 sf
Consumer Goods Uses	1.0 / 2,000 sf	1.0 / 2,500 sf	1.0 / 1,000 sf	5.0 / 1,000 sf
Restricted Use Categories				
Adult Entertainment Uses	1.0 / 5,000 sf	1.0 / 2,500 sf	2.0 / 1,000 sf	3.0 / 1,000 sf
Gambling Uses	1.0 / 1,000 sf	1.0 / 5,000 sf	2.5 / 1,000 sf	5.0 / 1,000 sf
Marijuana Establishment Uses	1.0 / 5,000 sf	1.0 / 2,500 sf	1.5 / 1,000 sf	4.0 / 1,000 sf