



Editing - Alternative Lot / Building Configurations & Parking Requirements

Article 3 – Residence Districts

10.15.20 – ZAP Committee

Agenda

- **Part I: Alternative Lot / Building Configurations**
 - **Rear Lots**
 - **Courtyard Clusters**
- **Part II: Parking Requirements**
 - **Recap**
 - **Guiding Questions**
- **Part III: 2020 Calendar**

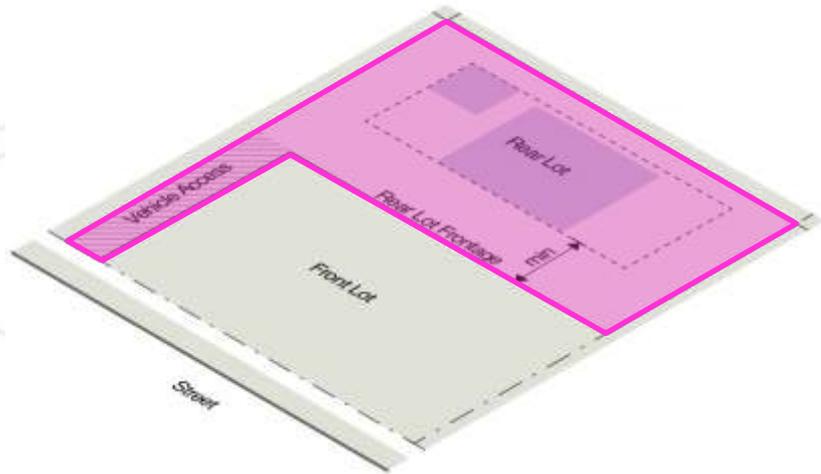


Part I: Alternative Lot / Building Configurations



Rear Lots (Sec. 3.5.1)

Goals and Objectives



- **Facilitate additional housing opportunity on oversized/deep lots**
- **Housing that is subordinate to the principal building on the front lot**

Current vs. Proposed

- **The Current Ordinance allows for larger/taller buildings, but requires larger lots (see appendix)**

	Current	Proposed
	SR1	R1
Lot Area, Front plus Rear Lot (min.)*	55,000 sf	15,600 sf
Lot Area, Rear Only (min.)*	30,000 sf	7,600 sf
Building Height - Sloped Roof (max.)	36 ft	18 ft
Stories (max.)	2.5 / 3 SP	1.5
FAR (max.)	0.12	N/A
Total Square Feet**	3,600 sf	1,800 sf

*No minimum lot size required for the Proposed Ordinance. Lot Size calculated for minimum lot size to build a House B (max.) on the Front Lot and a House C (max.) on the Rear Lot

**Based on FAR (max) for Current Ordinance and building footprint/# of stories (max) for Proposed Ordinance

Minimum Lot Depth

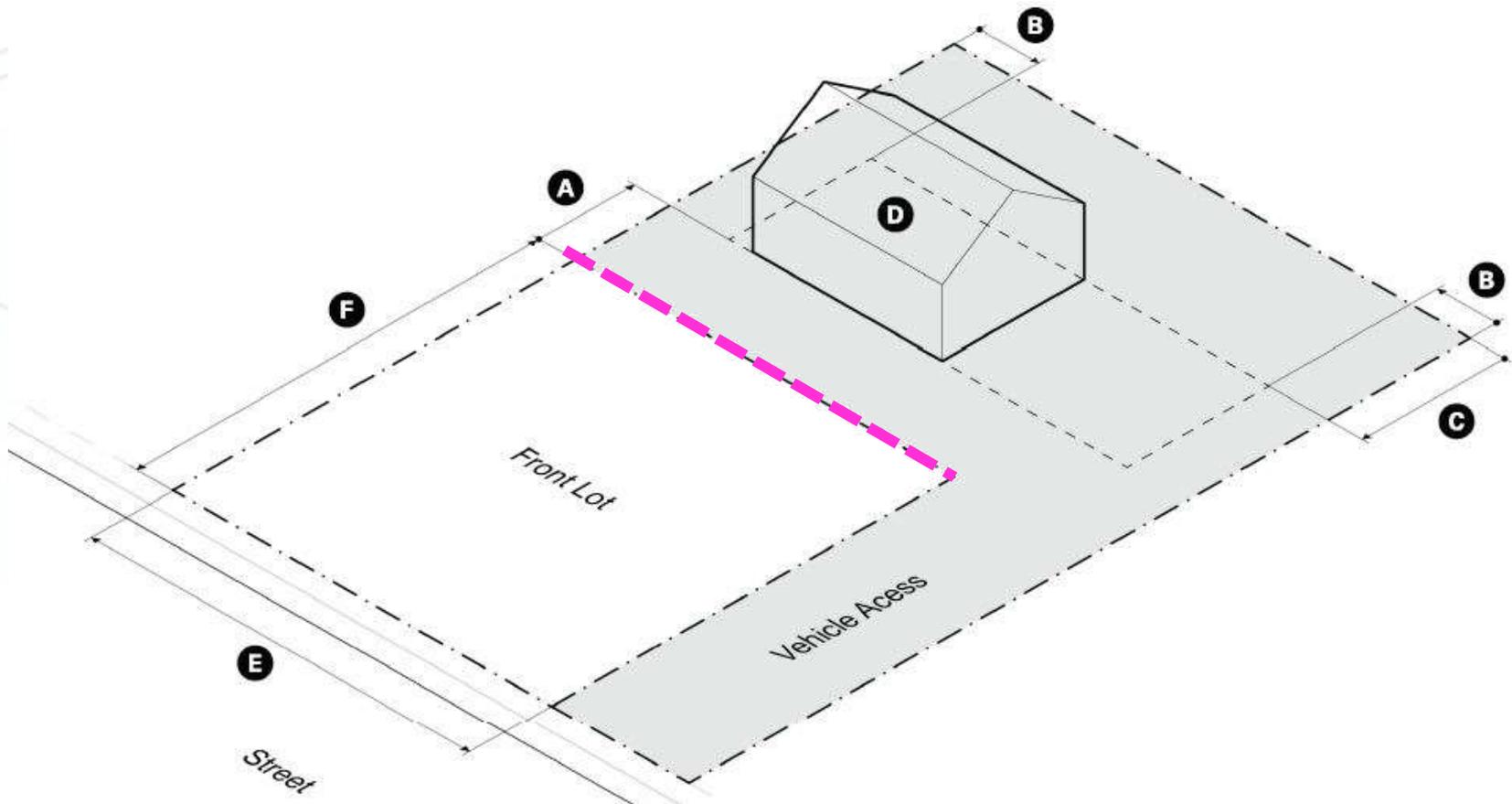
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- **≈ 25% of lots in each district have the min. depth required to create a Rear Lot**

	The Real World Quartiles	PROPOSED Ordinance Rules* <i>Minimum Lot Depth (Front & Rear)</i>	*Lot Depth calculated for minimum lot size to build a House B (max.) on the Front Lot and a House C (max.) on the Rear Lot
R1 (3683 lots)	25% lots - 141 ft 50% lots - 166 ft 75% lots - 208 ft	195 ft	
R2 (12456 lots)	25% lots - 104 ft 50% lots - 123 ft 75% lots - 150 ft	159 ft	
R3 (5363 lots)	25% lots - 100 ft 50% lots - 116 ft 75% lots - 147 ft	145 ft	
R4 (815 lots)	25% lots - 95 ft 50% lots - 113 ft 75% lots - 140 ft	140 ft	
N (483 lots)	25% lots - 101 ft 50% lots - 131 ft 75% lots - 180 ft	163 ft	

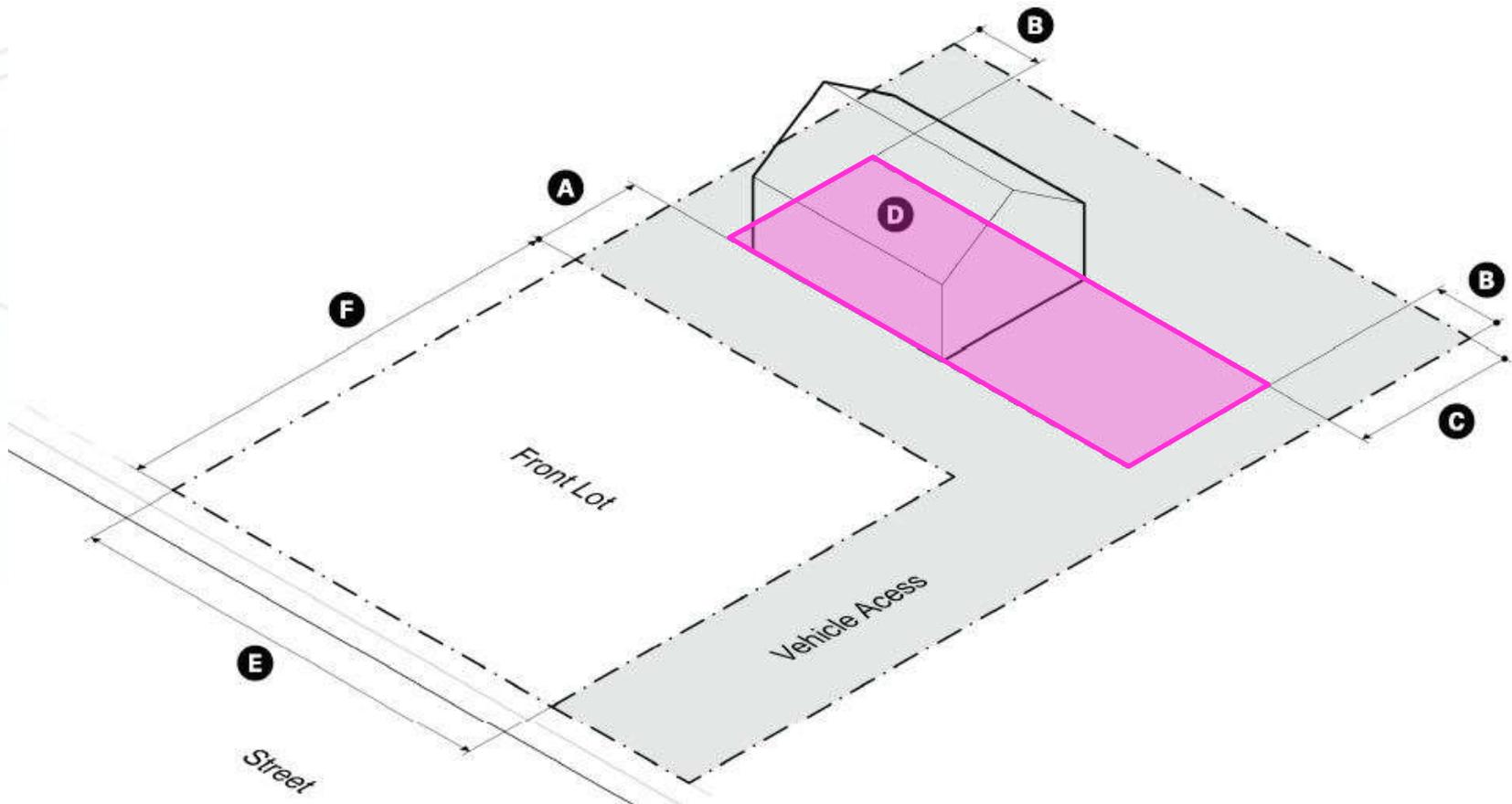
Updates

- Simplify defining the “front” of the Rear Lot



Updates

- A Rear Lot building can be anywhere within the setbacks



Takeaways

- **Development size is significantly reduced in all residential districts**
- **Allows for more opportunity, but still limited**
- **Requires a Special Permit**

Questions

- **Should a House C, developed as a Rear Lot, be allowed to increase the building footprint by 25% utilizing Building Components?**



Questions

- **If the proposal achieves the City Council intent, and address community concerns, should rear lot development be allowed by-right? If not, are there any circumstances where a rear lot development should be allowed by-right?**



Courtyard Cluster (Sec. 3.5.3)

Recap – Past Meetings

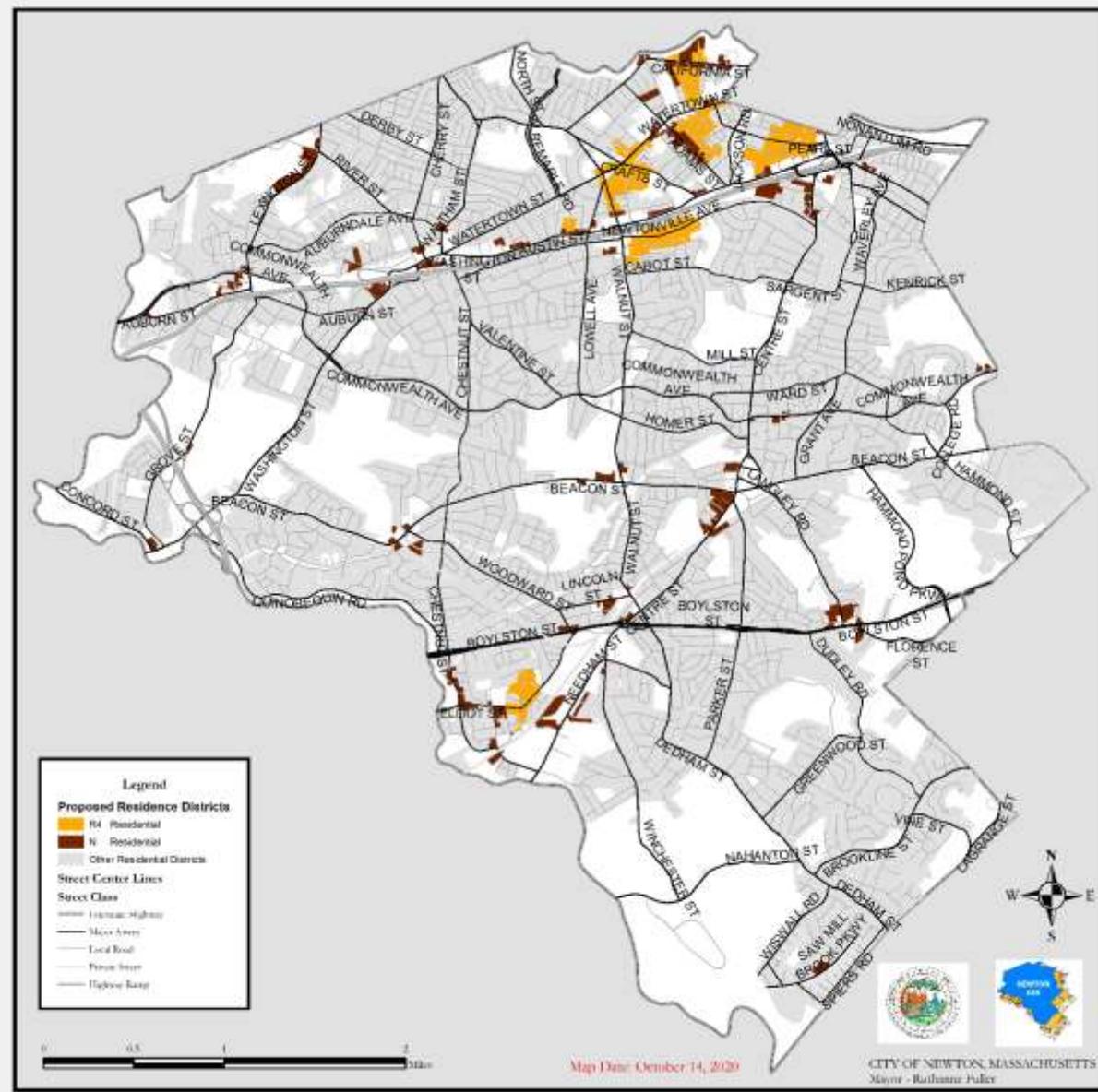
- **Case studies showcased possible development scenarios (ZAP - 3/9 & 4/13)**
- **Reduced allowable districts to R4 & N (ZAP – 8/13)**

Goals and Objectives

- **Allow in limited circumstances with requirements to ensure neighborhood compatibility**
- **Promote a non-subsidized form of housing that is generally less expensive given the reduced unit size**

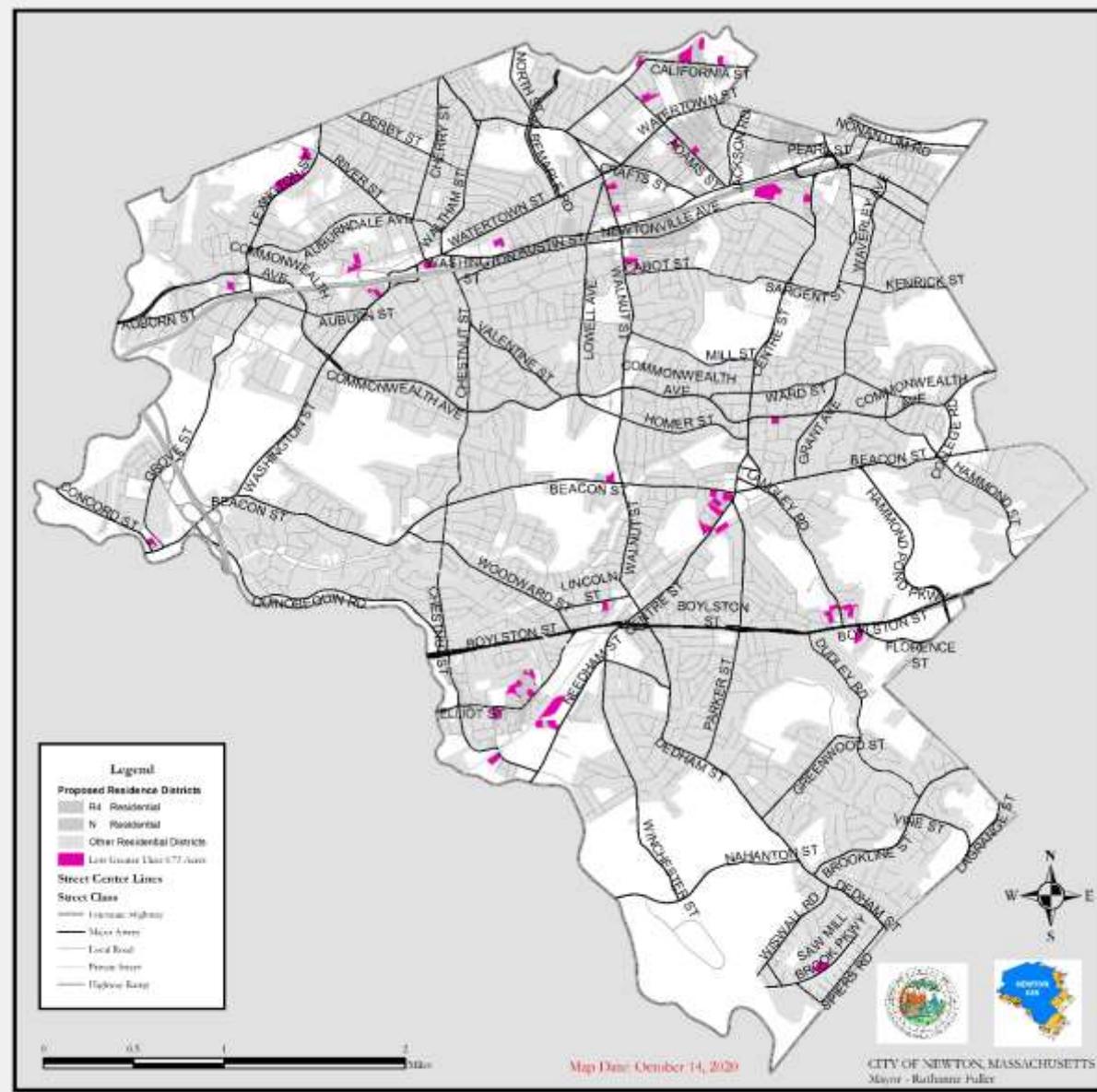
Allowable Districts

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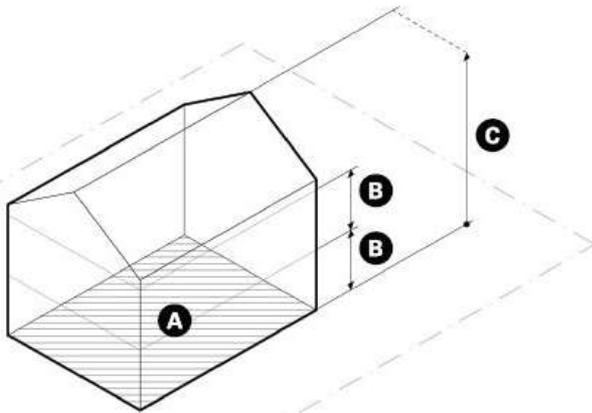
Possible Lots (> 0.75 ac)

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Updates

- **Develop a Courtyard Cluster Building Type**
- **2-units max.**



Building Dimensions	min	max
A Building Footprint	--	1,200 sf
B Story Heights	--	12 ft
C Number of Stories	--	2.5 stories

Updates

- **Require a minimum distance of 15 ft between buildings**



473 Waltham St

Current Zoning: SR3

Proposed Zoning: N

Updates - Case Study

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West Newton
Commuter Rail
Station

473 Waltham St
Current Zoning: SR3
Proposed Zoning: N

Updates - Case Study

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April Proposal



- **5 Buildings / 15-units**
- **1,400 sf footprint / 3 stories**
- **15 parking spaces**

October Proposal



- **5 Buildings / 10-units**
- **1,200 sf footprint / 2.5 stories**
- **10 parking spaces**

Takeaways



- **Limited application**
- **Promote housing opportunities not currently available in Newton**
- **Requires a Special Permit**

Questions

- **Does the new proposed Building Type better facilitate development in scale and proportion with the intent and definition of Courtyard Clusters?**



Questions



- **Should the parking requirements be reduced since Courtyard Clusters are limited to areas walkable to public transit and village centers?**



Part II: Parking Requirements

Recap – Past Meetings

- **Reviewed the intent and purpose of updating Newton’s Parking Requirements (ZAP – 6/15)**

Recap - Areas of Consensus

- **On- street parking should only count for non-residential uses (Sec. 3.7.1.A.5)**



Recap - Areas of Consensus

- **Parking provided beyond the maximum, by Special Permit, should be designed with pervious materials (Sec. 3.7.2)**



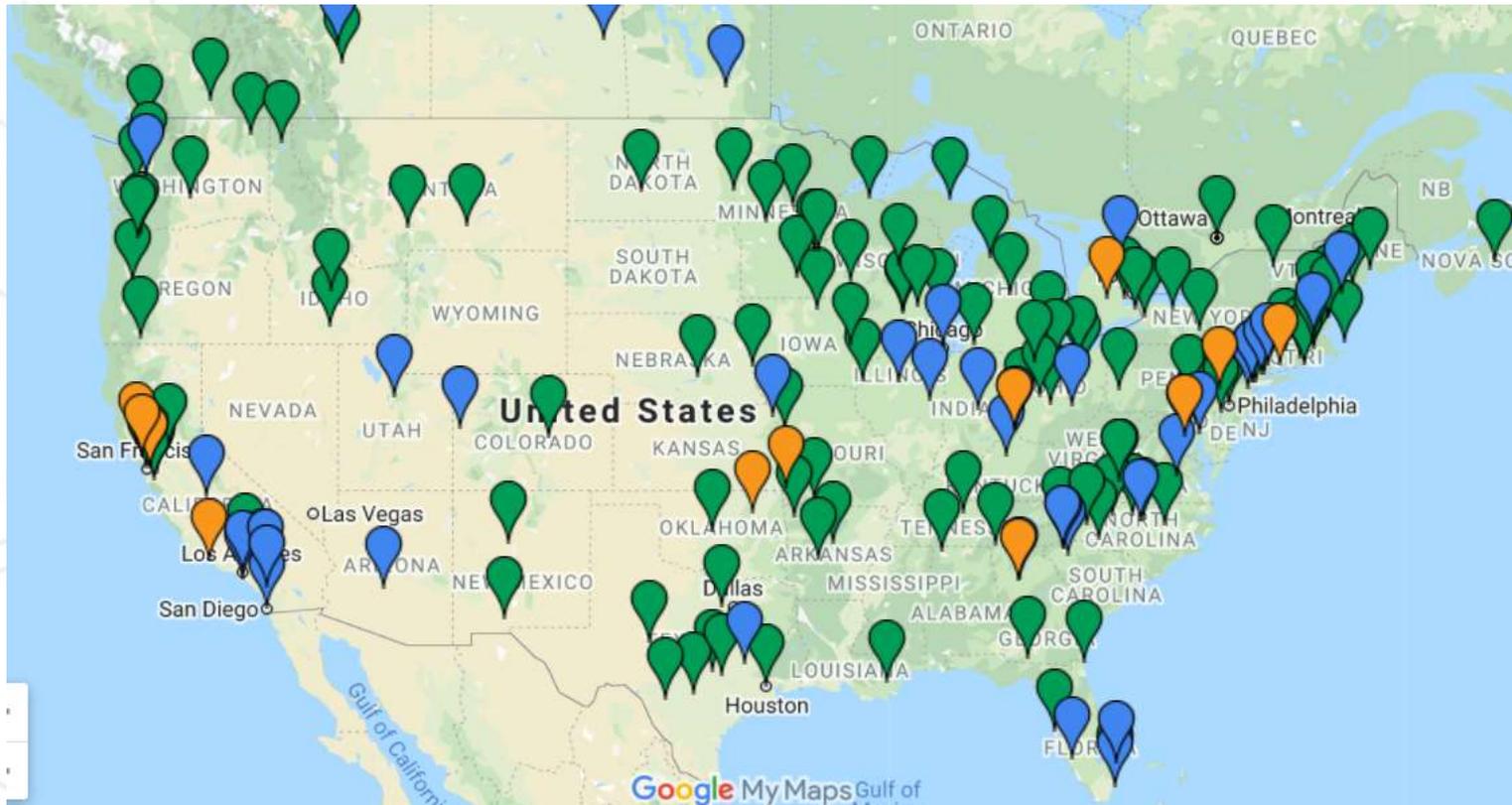
Recap



- **Ground story non-residential uses with 5,000 square feet or less of gross leasable floor area are exempt from parking requirements (Sec. 3.7.1)**

National Trend

Movement to Reduce/Eliminate Parking Minimums Across North America



 **Eliminated***

 **Reduced**

 **In-Process**

Questions

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- **Do you agree with the reduction in parking minimums and the proposal to create parking maximums?**

Current - Parking Requirements		
Use Category	Min.	Max.
Single-Family	2.0 / D.U.	--
Two-Family	2.0 / D.U.	--
Multi-Family	2.0 / D.U.	--

VS

Proposed - Parking Requirements		
Use Category	Min.	Max.
Single-Family	1.0 / D.U.	2.0 / D.U.
Two-Family	1.0 / D.U.	2.0 / D.U.
Multi-Family	1.0 / D.U.	2.0 / D.U.

Part III: 2020 Calendar

Remainder of 2020

- **Article 3 Content**
 - **Hear from professional working groups**
 - **Discuss policy decisions**
- **Zoning Redesign Engagement**
- **Update Garage Ordinance**

ZAP Calendar - Draft

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Date	Article 3	Garage Ordinance
26 – Oct	<ul style="list-style-type: none"> Building Professional Working Groups (garages, driveways, parking) Draft engagement strategy 	<ul style="list-style-type: none"> Set items that can be addressed within the current ordinance (rank easy to hard)
5 – Nov	<ul style="list-style-type: none"> Building Professional Working Groups (dimensional standards) 	
9 – Nov	<ul style="list-style-type: none"> Zoning Redesign and legal nonconformity 	<ul style="list-style-type: none"> Revised Garage Ordinance as a standalone amendment to the current ordinance
23 – Nov	<ul style="list-style-type: none"> Two-units by-right (how and where?) Multi-Unit Conversion by-right (how and where?) 	
3 – Dec	<ul style="list-style-type: none"> Continuation of Nov. 23 meeting Update on November engagement and December look ahead 	
14 – Dec	<ul style="list-style-type: none"> Update of Article 3 (previous meeting topics) and zoning map 	<ul style="list-style-type: none"> Review revised Garage Ordinance (set public hearing for January)

Thank You!



Appendix

Rear Lot Analysis

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	Current Ordinance			Proposed Ordinance				
	SR1	SR2	SR3	R1	R2	R3	R4	N
Lot Area, Front plus Rear Lot (min.)*	55,000 sf	33,000 sf	22,000 sf	15,600 sf	9,540 sf	7,250 sf	7,000 sf	6,520 sf
Lot Area, Rear Only (min.)*	30,000 sf	18,000 sf	12,000 sf	7,600 sf	5,040 sf	3,500 sf	3,250 sf	2,520 sf
Building Height - Sloped Roof (max.)	36 ft	36 ft	36 ft	18 ft	18 ft	18 ft	18 ft	18 ft
Stories (max.)	2.5 / 3 SP	2.5 / 3 SP	2.5 / 3 SP	1.5	1.5	1.5	1.5	1.5
FAR (max.)	0.12	0.2	0.24	N/A	N/A	N/A	N/A	N/A
Total Square Feet**	3,600 sf	3,600 sf	2,880 sf	1,800 sf	1,800 sf	1,800 sf	1,800 sf	1,800 sf

*No minimum lot size required for the Proposed Ordinance. Lot Size calculated for minimum lot size to build a House B (max.) on the Front Lot and a House C (max.) on the Rear Lot

**Based on FAR (max) for Current Ordinance and building footprint/# of stories (max) for Proposed Ordinance