



Editing - Residence Districts Standards

Article 3 – Residence Districts

09.14.20 – ZAP Committee



Agenda

- **Part I: District Dimensional Standards**
- **Part II: Building Type Dimensional Standards**
- **Part III: Building Component Allowances**
- **Part IV: Fall Calendar**

Materials

- **ZAP Memo (9/11) with district and Building Type Standards tables**

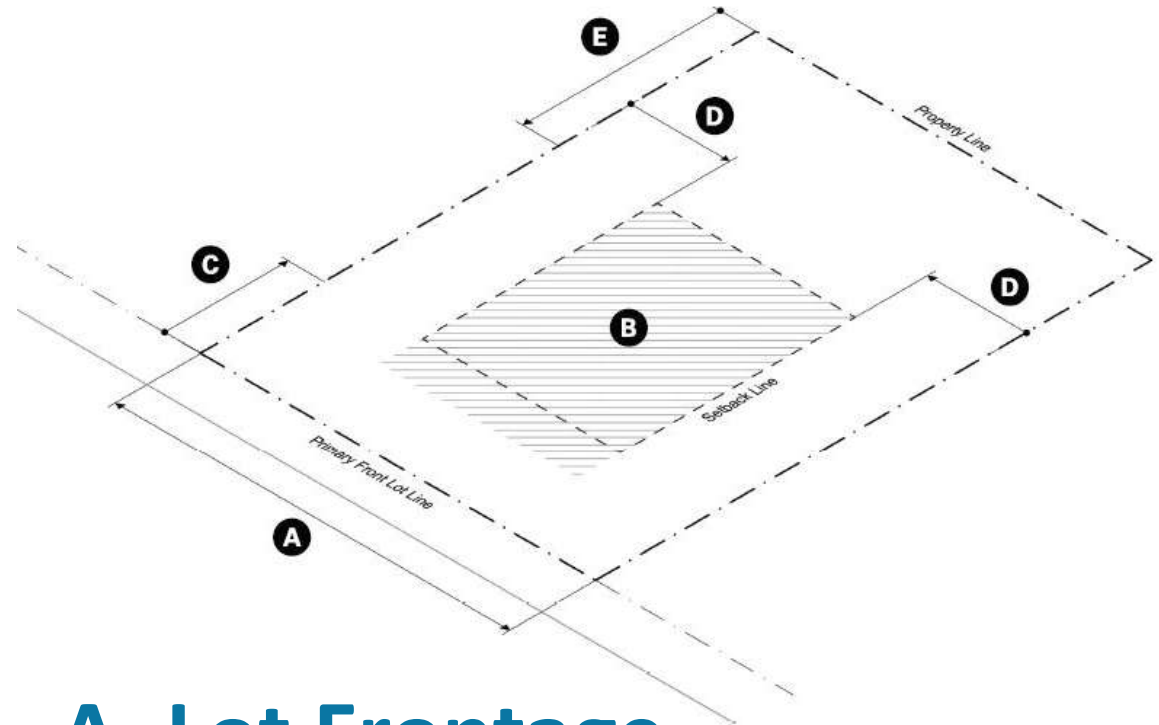
www.newtonma.gov/gov/aldermen/committees/zoning/2020.asp

(9/14 agenda, pg. 9-20)



Part I: District Dimensional Standards

Mechanisms



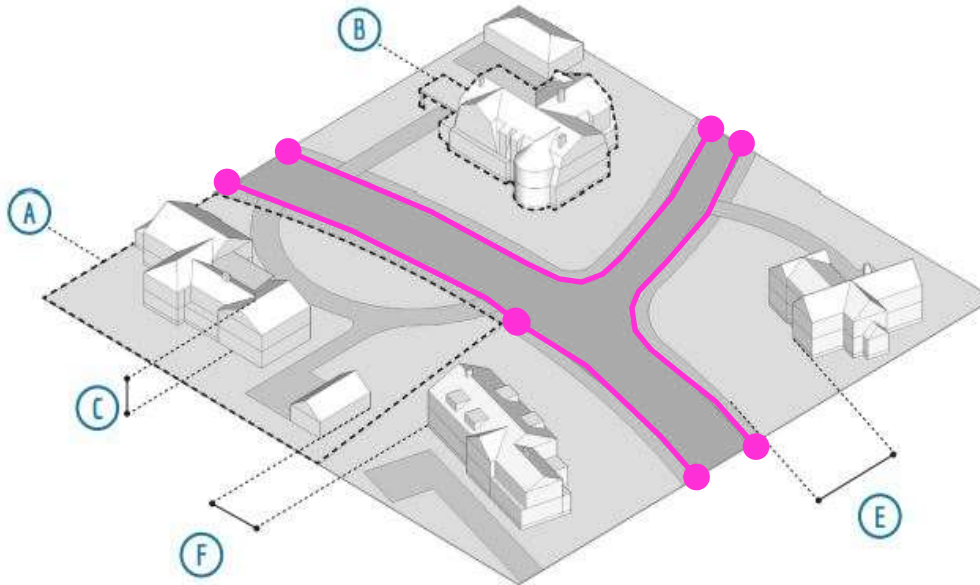
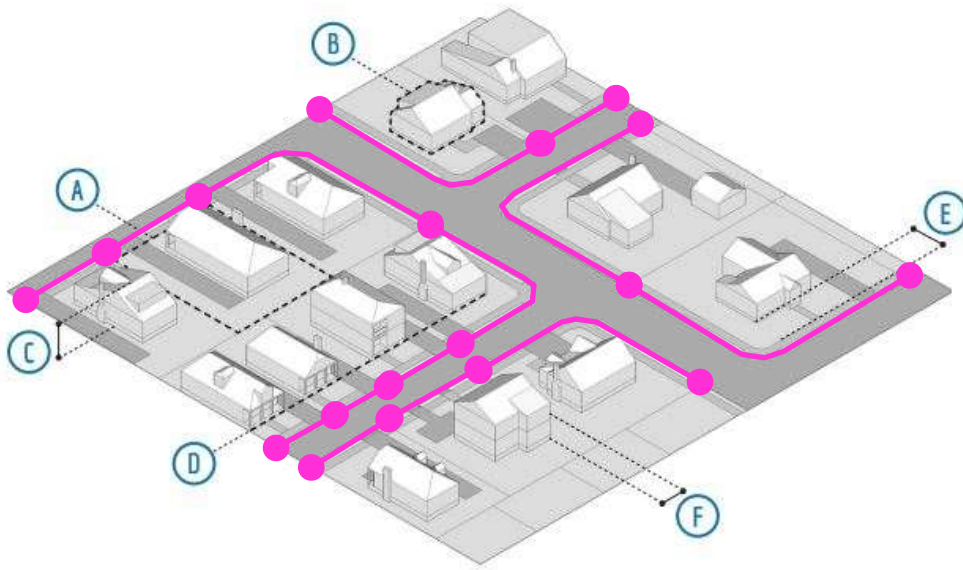
A. Lot Frontage

B. Lot Coverage

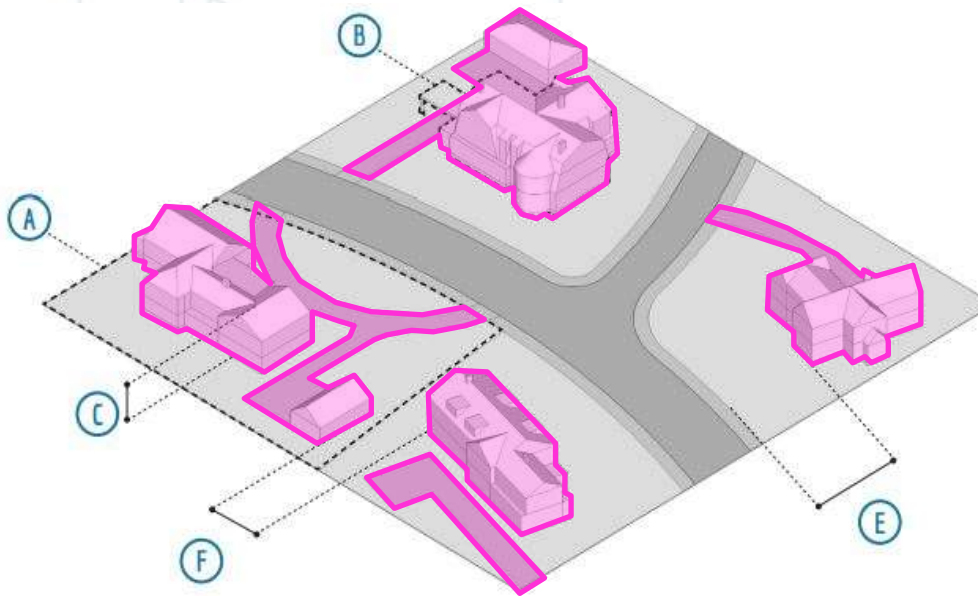
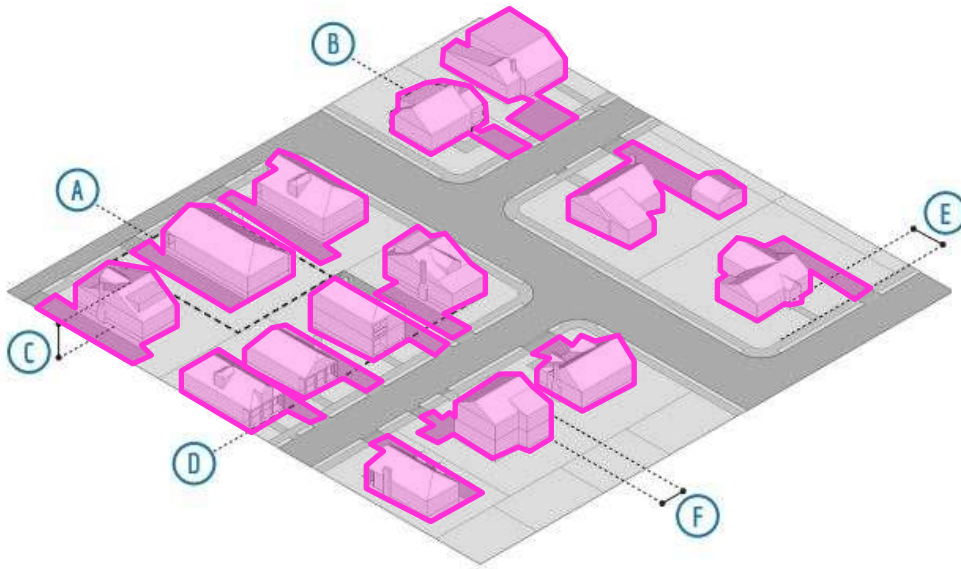
C-E. Setbacks

Lot Frontage

- Sets a rhythm for the street
- Current Ordinance requires more frontage than typical lots

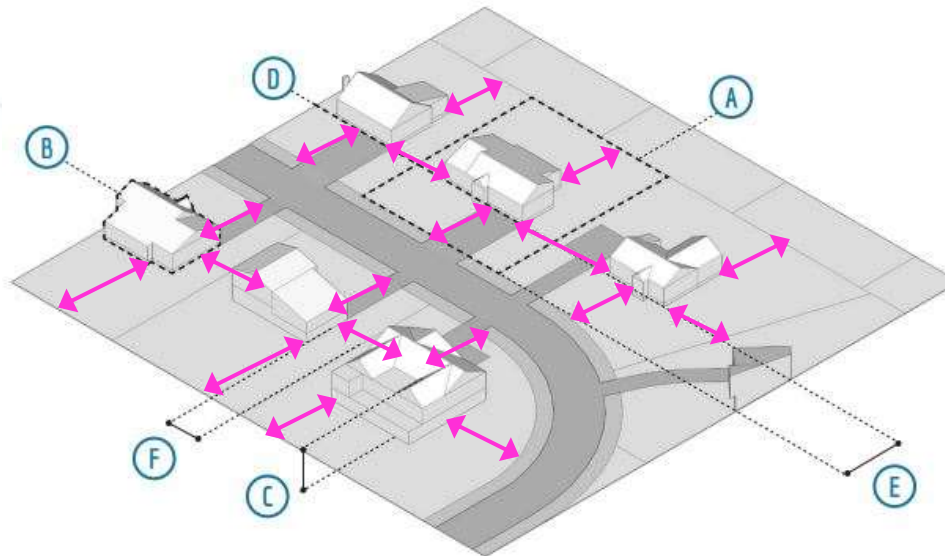
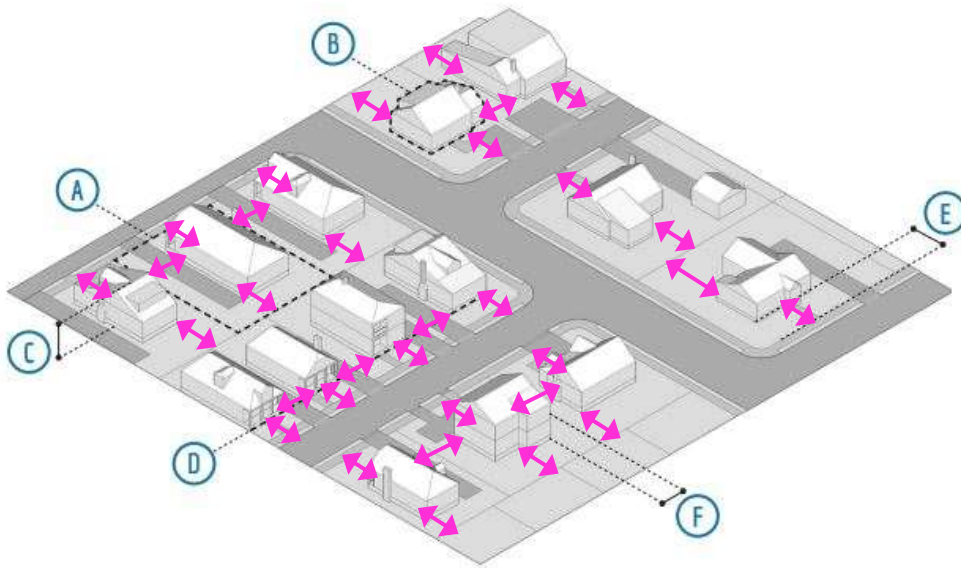


Lot Coverage



- **Smaller Lots / More Lot Coverage**
- **Larger Lots / Less Lot Coverage**

Setbacks



- **Regulates the placement of a building within a lot**
- **Front setback differentiates the public and private realm**

Typical Patterns





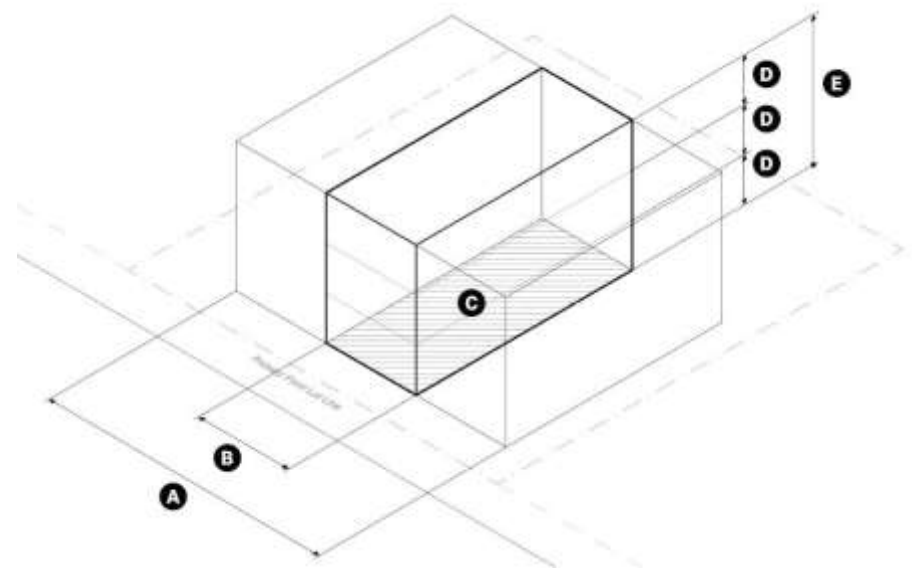
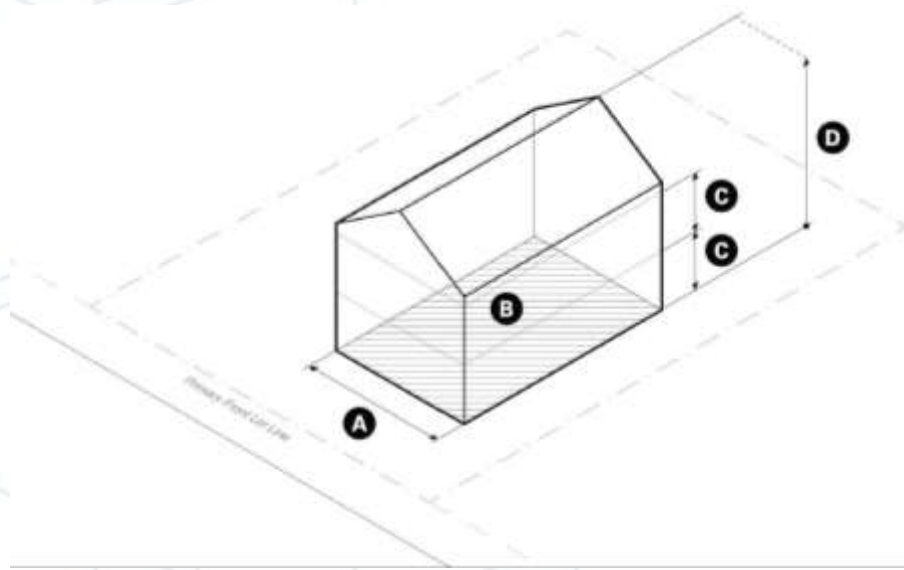
Impacts and Outcomes

- **Development that:**
 - **Responds to Newton's existing rhythm and pattern**
 - **Helps achieve our Climate Action Plan**



Part II: Building Type Dimensional Standards

Mechanisms



A. Front Elevation*

B. Footprint

C. Story Height

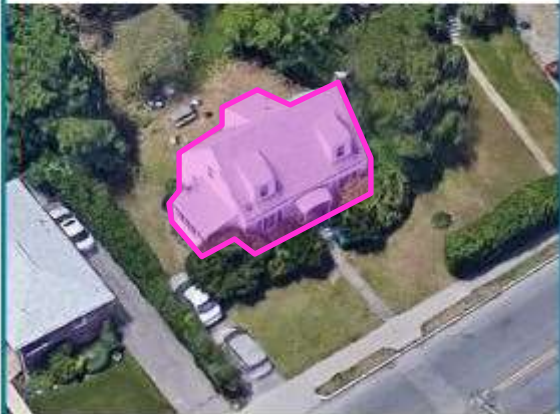
D. # of Stories

* Front Elevation is Frontage Buildout

Footprint

- Ensures scale and proportion
- Maximum set at the existing median

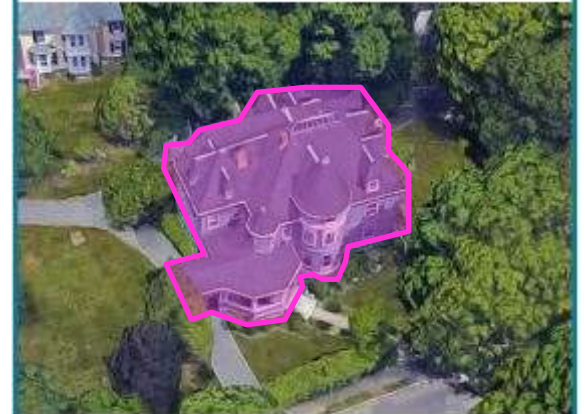
Single Family
Small Traditional - 1.5 level



Single Family
Medium Traditional - 2/2.5 level, wide



Single Family
Manor - Historic



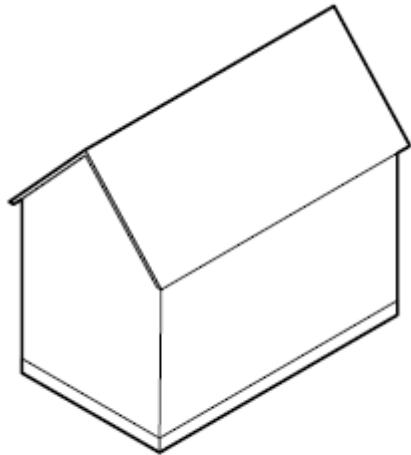
Impacts and Outcomes

- **Ensure appropriate scale and proportion**
- **Increase housing opportunity in a controlled manner**
- **Limiting house size can impact cost and help achieve our sustainability goals**

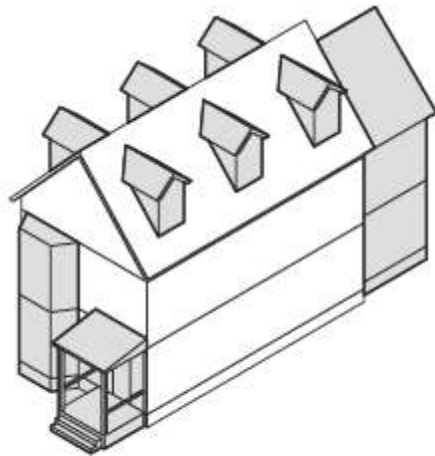


Part III: Building Component Allowances

Mechanisms



MAIN MASSING of a BUILDING



Additional BUILDING COMPONENTS

- **Allowance tied to existing conditions (building specific)**
- **By-right (within limits)**


Typical Patterns





Impacts and Outcomes

- **Controlled Flexibility**
- **Incentivizes architectural articulation**
- **Easier to renovate existing buildings to disincentivize tear downs**



Part IV: Fall Calendar / Looking Ahead

Calendar – Article 3

- **Time to build understanding and consensus**
- **Workable timeframe set up to move on to Article 4 – Village Districts**
- **Incorporate Councilor questions and comments**

Calendar – Article 3

Date	Topic	Notes
14- Sept	<ul style="list-style-type: none"> A. Dimensional standards (3.1 & 3.2) B. Building components (3.3) C. Fall Calendar – Article 3 	
1- Oct	<ul style="list-style-type: none"> A. Parking requirements (3.7) B. Garage design standards (3.4) C. Driveway access (3.7) 	
15- Oct	<ul style="list-style-type: none"> A. Multi-unit conversion (3.5) B. Other alternative lot configurations (3.5) 	
26- Oct	Two-family in single-family building forms (3.2)	Refers to the recommendation to allow two-units in new construction of House A, House B, and House D
9- Nov	Residence districts zoning map	The ZAP Committee has stated that they plan to vote on the Residence Districts Zoning Map as part of the Article 4 – Village District discussion
23- Nov	Updated draft review	Staff plan to provide a revised draft with change log in advance of this meeting
3- Dec	Public hearing / committee discussion	
14- Dec	<ul style="list-style-type: none"> A. Wrap-up residence districts B. Outline next steps 	The next Article to be taken up in Committee is Article 4 – Village Districts



Looking Ahead

10/1 - Parking Requirements, Garage Design Standards, and Driveway Access

10/15 - Multi-Unit Conversion and other Alternative Lot/Building Configurations

Upcoming Meetings

9/16 & 9/30 - Office Hours

10/1 - ZAP Meeting



Recap / Meeting Objectives

Build Understanding & Consensus

- **District Standards
(Lot Frontage, Coverage,
and Setbacks)**
- **Building Type Standards
(Footprint)**
- **Building Type Allowance
(% Increase)**

Thank You!

