



Revisions and Updates to Residence Districts

Article 3 – Residence Districts

08.13.20 – ZAP Committee



Agenda

- **Part I: 6-Month Recap**
- **Part II: Guiding Goals & Objectives**
- **Part III: Recommendations to Revise Mechanisms & Standards**
- **Part IV: Looking Ahead**



Part I: 6-Month Recap

ZAP

- **Article-by-Article review process (February)**
 - **Workshops**
 - **Summary/Editing**
 - **Public Hearing/Straw Vote**
- **No final vote until fall 2021**

ZAP

- **Residence Districts (March)**
 - **7 Workshops**
 - **2 Presentation from local architects and building professionals**

ZAP

- **Attendance**
 - **Averaged 16 City Councilors**
 - **Majority of Planning & Development Board**
 - **Greater public attendance since moving to Zoom**

Engagement & Outreach

- **7 Bi-Weekly Public Office Hours (April)**
- **4 Architect and Building Professional Focus Groups**
- **Updated Website**



Part II: Guiding Goals & Objectives

Goals

- Facilitate an increase and diversity of housing opportunities citywide



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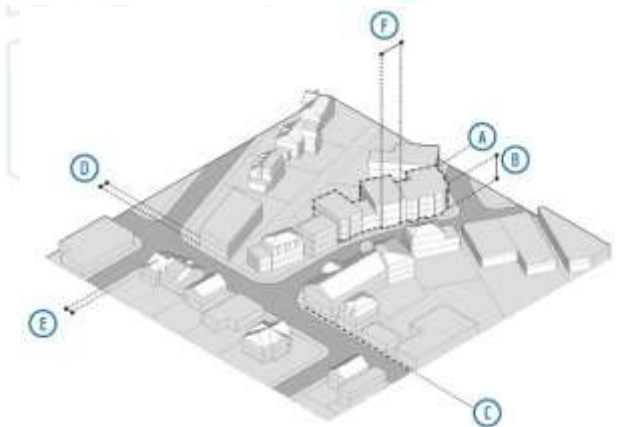
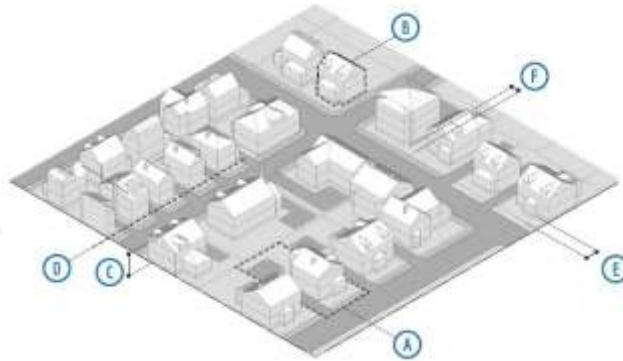
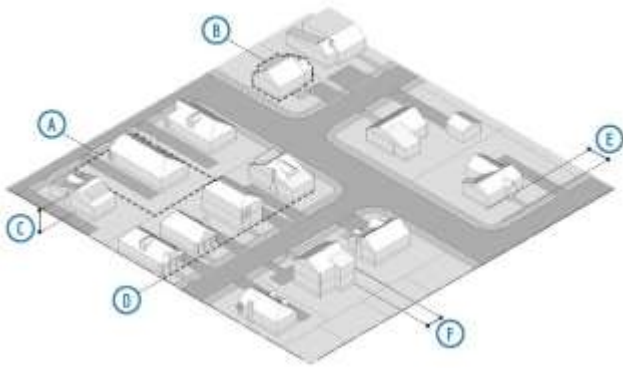


Goals

- **Promote economic and environmental sustainability**



Goals



- **Preserve and protect what we like in our neighborhoods**
- **Encourage new development to fit in the context of our neighborhoods and villages**



Part III: Revised Mechanisms & Standards Recommendations

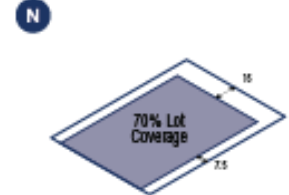
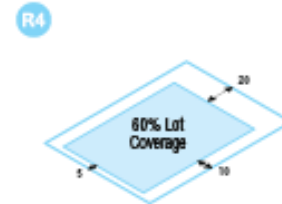
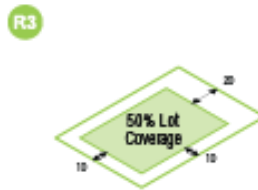
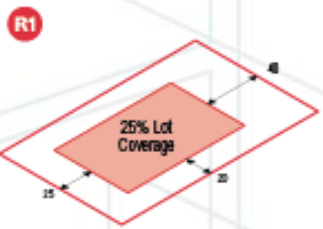
Dimensional Standards & Building Types

- **Match district dimensional standards and allowed building types with:**
 - **Existing development patterns (R1, R2, and R3)**
 - **Facilitate desired patterns near transit and village centers (R4 and N)**

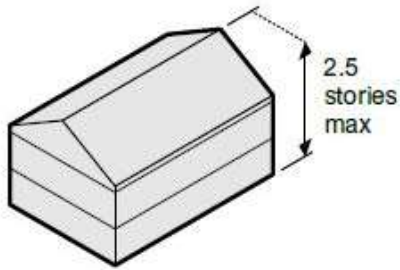
Dimensional Standards & Building Types

Larger Lots - further from village centers/public transit

Smaller lots- closer to village centers/public transit

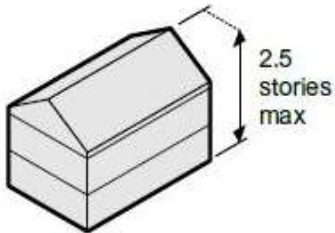


Building Types - Dimensional Standards



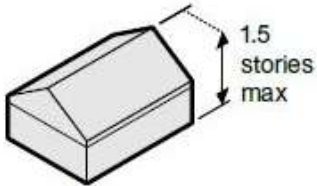
House A

max footprint 2400 sf



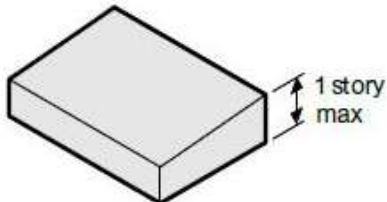
House B

max footprint 1400 sf



House C

max footprint 1200 sf



House D

max footprint 2300 sf

- **Simpler regulations**
 - **Acknowledge Newton's diversity by removing building width and depth requirements**

Building Types - Dimensional Standards

House A to Duplex derived from Existing Conditions

House Type	Previous Footprint (max.)	Proposed Footprint (max.)	Existing Conditions (Median)
A	2,400 sf	2,400 sf	2,407 sf
B	1,400 sf	1,400 sf	1,373 sf
C	1,200 sf	1,200 sf	1,351 sf
D	3,500 sf	2,300 sf	2,314 sf
Duplex	2,000 sf	1,800 sf	1,671 sf

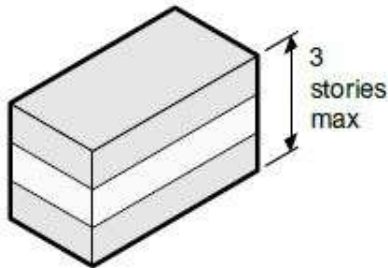
Building Types - Dimensional Standards

Triple Decker to Small Multi-Use Building derived from Urban Design Best Practice

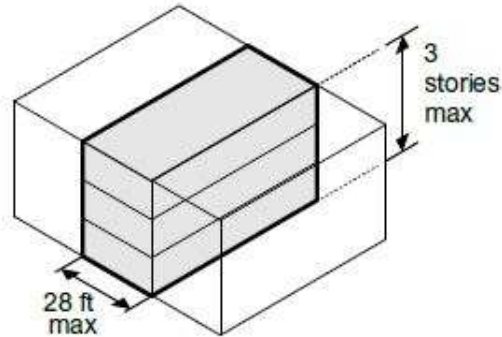
House Type	Previous Footprint (max.)	Proposed Footprint (max.)
Triple Decker (3-Unit Building)	1,600 sf	1,800 sf
Townhouse Section*	1,500 sf	1,500 sf
Small Apartment House (4-8 Unit Building)	2,500 sf	3,600 sf
Small Multi-Use Building*	12,000 sf	12,000 sf

* Building Types with a maximum building width

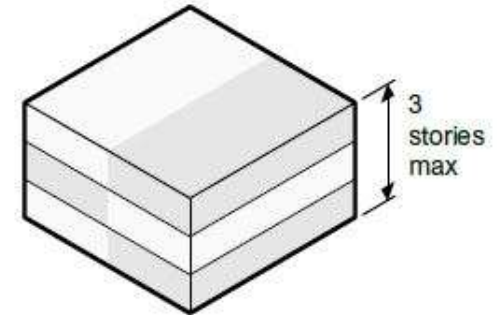
Building Types - Dimensional Standards



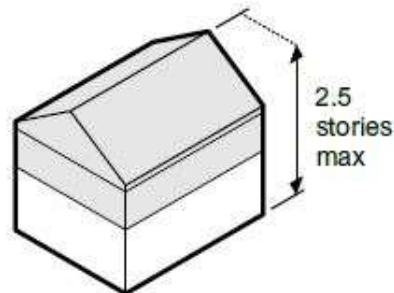
Triple Decker
max footprint 1800 sf



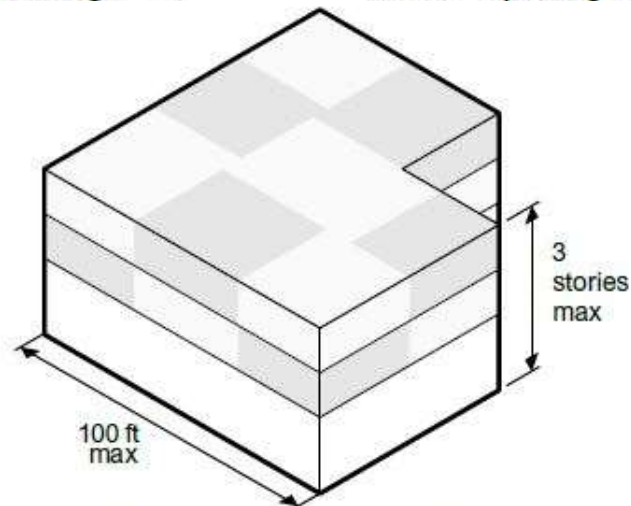
Townhouse Section
max footprint 1500 sf



Small Apartment House
max footprint 3600 sf



Shop House
max footprint 2000 sf



Small Multi-Use Building
max footprint 12000 sf

Building Types - House A, House B, and House D Allow Two Units By-Right



- **Allow two-units within new construction**
- **A form and pattern that has exists throughout Newton**

Building Types - House A, House B, and House D Allow Two Units By-Right



- **Two family homes being built under the current code**



- **Propose to remove Small Shop building type**
 - **Existing form, but do we want to encourage new?**
 - **The Shop House allows ground floor commercial with residential and office above**



Building Types - Small Shop



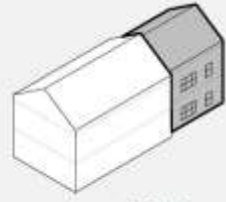
VS.



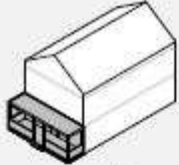
Building Components



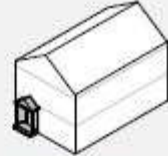
Side Wing



Rear Addition



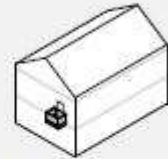
Porch



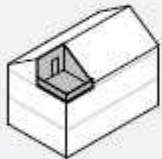
Projecting Entry



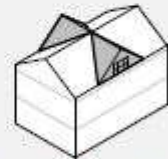
Bay



Balcony



Roof Deck

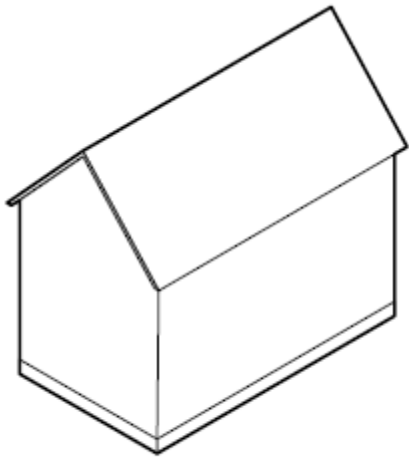


Cross Gable

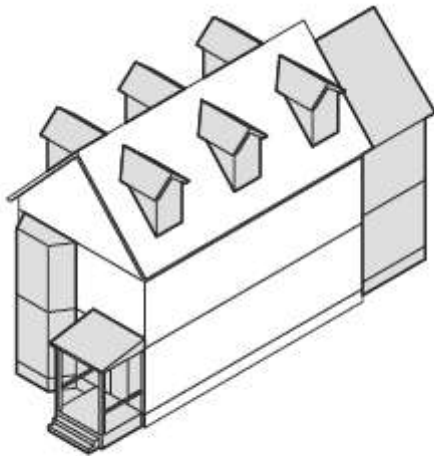


Dormer

- **25% increase allowed in House A through Duplex**
- **10% increase allowed in Triple Decker through Small Multi-Use Building**



MAIN MASSING of a BUILDING



Additional BUILDING COMPONENTS

- **Replace Special Permit request to increase square footage**
- **Allowance tied to Newton's existing conditions**
- **By-right (within limits)**
- **De Minimus 2.0**

Component Allowance Derived from Existing Character

Building Type	Existing Conditions in Newton		Zoning Code Proposal		
	Existing Footprint (median)*	Percentile of Existing Building Type Footprints	Recommended Footprint per Code (maximum)	25% Increase through Building Components	Building Footprint + Components (maximum)
A	2,407 sf	2,998 sf (80 th)	2,400 sf	600 sf	3,000 sf
B	1,373 sf	1,723 sf (80 th)	1,400 sf	350 sf	1,750 sf
C	1,351 sf	1,581 sf (75 th)	1,200 sf	300 sf	1,500 sf
D	2,314 sf	2,822 sf (80 th)	2,300 sf	575 sf	2,875 sf
Duplex	1,871 sf	2,282 sf (90 th)	1,800 sf	450 sf	2,250 sf

- **Utilize form-based mechanisms to:**
 - **Minimize visual impact/dominance**
 - **Increase public safety**
 - **Provide options for Newton's diverse home and lot configurations**

Garage Design Standards



Front Facing



Rear - Detached



Side Facing - Front



Side Facing - Side

Multi-Unit Conversions

- **Only allowed for existing House A, B, and D (incentive for preservation)**
 - **Limited exterior alterations allowed**
- **Typical existing eligible buildings in Newton can accommodate 3-4 units based on size**
- **Allow conversions of up to 6-units by-right**

Where can a 6-unit Conversion Occur?

- **Only 8% of existing single-family homes in Newton meet the required size**
 - **Parking requirements reduce this**

% of Houses by-Ward above 7,200 sf

House Type	Ward One	Ward Two	Ward Three	Ward Four	Ward Five	Ward Six	Ward Seven	Ward Eight
A, B, and D	0.33%	0.98%	1.23%	0.34%	1.2%	0.53%	2.15%	1.38%

Multi-Unit Conversions



Two Family



6-Units

10/26/2017 10:30



Three Family



Two Family

Brookings Institute – “Gentle density can save our neighborhoods”

- **Where land is expensive, allowing more homes per lot can increase affordability**
- **Diversifying the housing stock in resourced neighborhoods creates better access to economic opportunity**

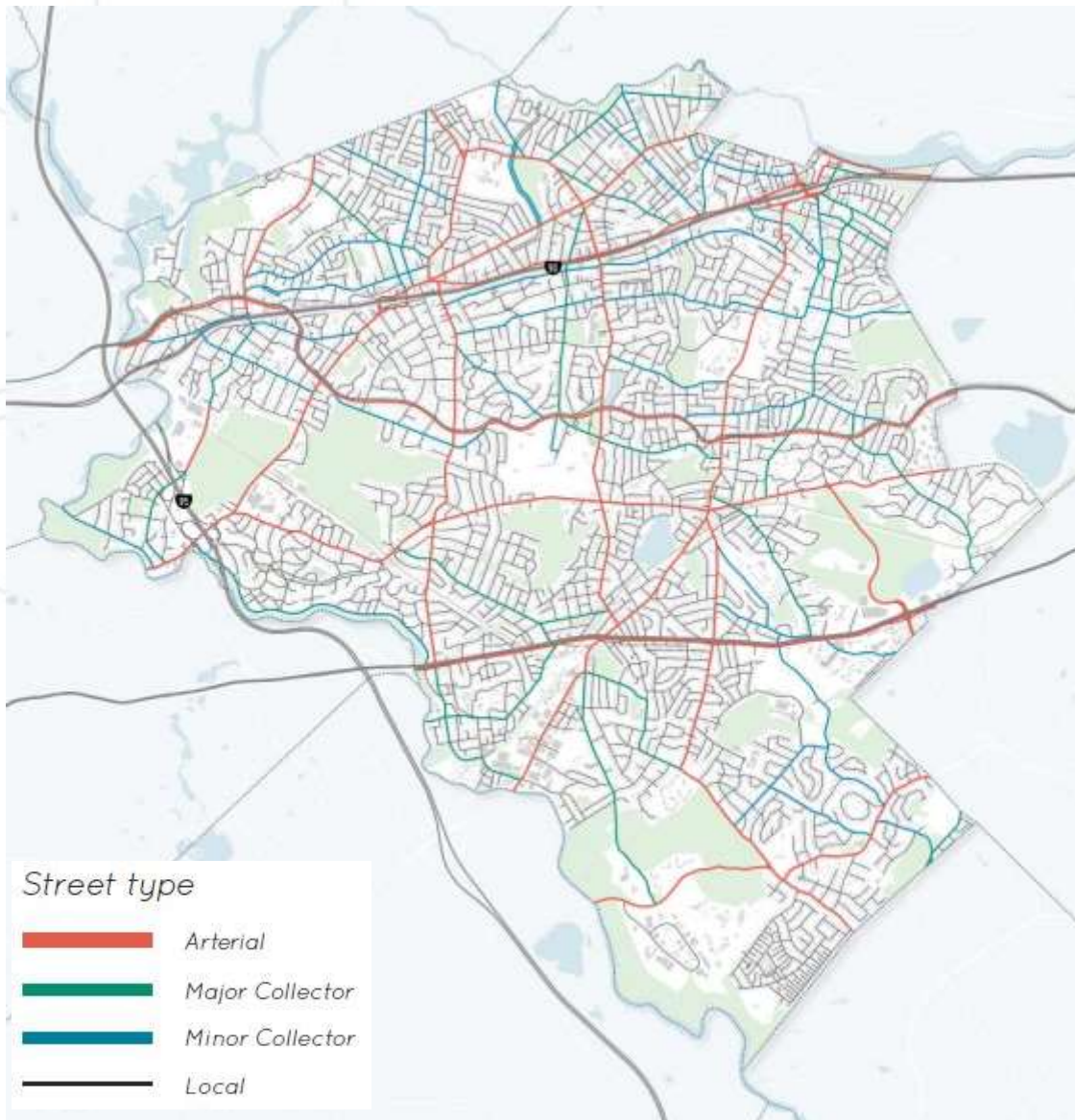
- **Only allowed in R4 and N Districts**
 - **Areas close to public transit and village centers**





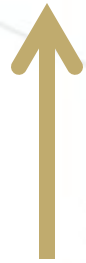
- **Allows controlled evolution within neighborhoods**
- **Allows some uses we already allow in residential districts (ex. museums and daycare centers)**
- **Allows reuse for some broader use categories**

- **Could we allow certain Adaptive Reuse by-right along certain street types?**





Reduce \$\$



Development
Diversity

- **Eliminate requirements for single- and two-family homes**
- **On-street parking counts for non-residential uses**
- **Introduce parking maximums**



Part IV: Looking Ahead



Looking Ahead

Continued discussion on the revisions and further editing to the draft text

Discussion of the Residence Districts Zoning Map

Upcoming Meetings

8/19 – Office Hours

8/31 – ZAP Meeting

Discussion

Thank You!

