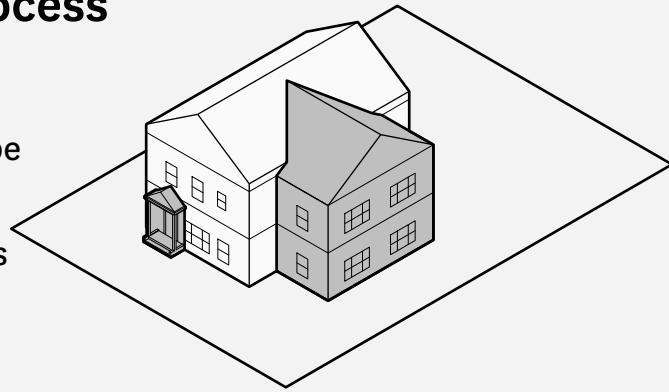


Guide to Residence Zoning in Newton

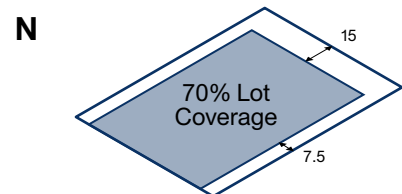
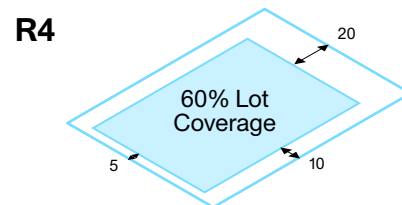
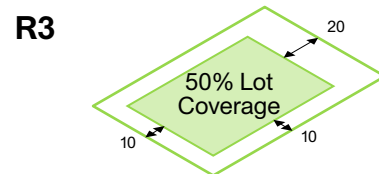
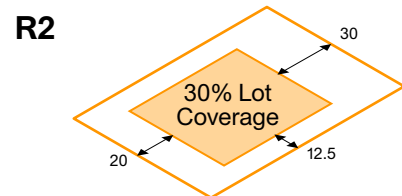
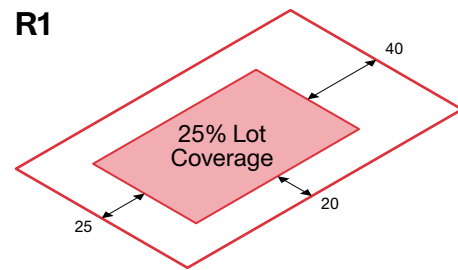
3 Step Process

1. Lot
2. Building type
3. Building components



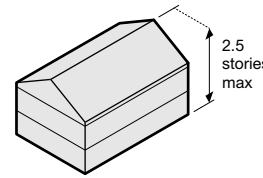
1 What district is the lot in?

Each district has rules for how far buildings must be set back from lot lines, and for maximum lot coverage. For additional rules see Section 3.1.



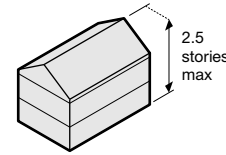
2A What building types are allowed in the district?

Check the colored dots below each building type to see the districts in which it is allowed. Dots with a dashed line around them indicate that the building type is only allowed by special permit. Building types define the form of buildings allowed. Here they are drawn to their maximum footprint and height. For more information, see Section 3.2.



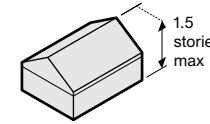
House A
max footprint 2400 sf

R1



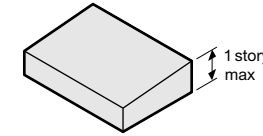
House B
max footprint 1400 sf

R1 R2 R3 R4 N



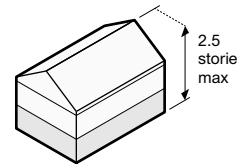
House C
max footprint 1200 sf

R1 R2 R3 R4 N



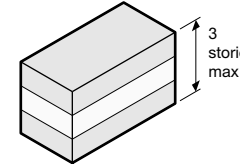
House D
max footprint 2300 sf

R1 R2



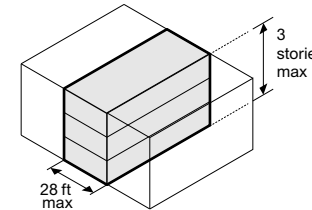
Duplex
max footprint 1800 sf

R3 R4 N



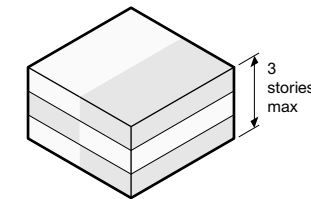
Triple Decker
max footprint 1800 sf

R3 R4 N



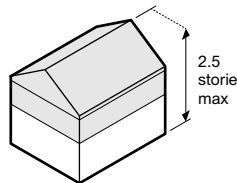
Townhouse Section
max footprint 1500 sf

N



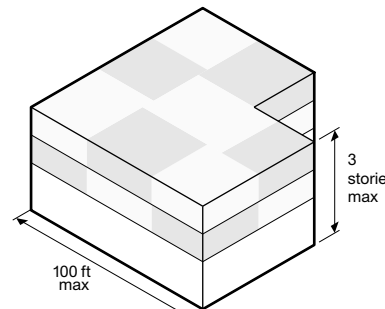
Small Apartment House
max footprint 3600 sf

R4 N



Shop House
max footprint 2000 sf

N



Small Multi-Use Building
max footprint 12000 sf

N

2B Are alternate lot or building configurations allowed?

Rear Lots

R1 R2 R3 R4 N

Multi-Unit Conversion**

R1 R2 R3 R4 N

Courtyard Cluster

R4 N

Multi-Building Assemblage*

N

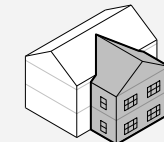
* Depending on the scale of the project, Multi-Unit Conversions and Multi-Building Assemblages, may be permitted by-right.

** Multi-Unit Conversions are only allowed within certain Building Types. See Section 3.5.2.

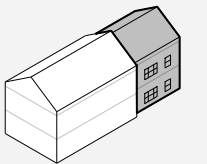
3 Which building components are allowed with my building type?

Extra habitable space can be added to buildings through the use of building components. Building components can increase the total building footprint beyond the maximum. For House A to Duplex, up to 25% of the maximum footprint can be added. The percentage drops to 10% for the Triple Decker to Shop House. Certain building components do not count toward the building footprint. See Section 3.3.2 and 3.3.3 for details on each building component, including which building type it can be added to, how far it can encroach into setbacks, and its allowable dimensions.

Count toward Building Footprint. Special Permit required for Triple Deckers to Small Multi-Use Buildings

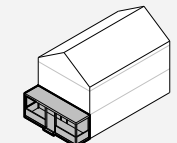


Side Wing

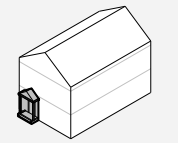


Rear Addition

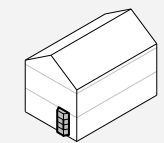
Do not count toward Building Footprint.



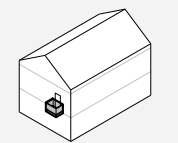
Porch



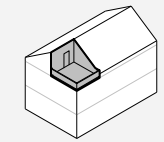
Projecting Entry



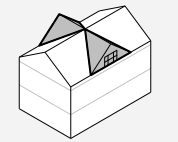
Bay



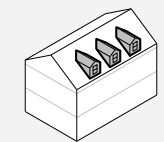
Balcony



Roof Deck



Cross Gable



Dormer