Newton Zoning Redesign Analysis

Building Components- Rear & Side Additions

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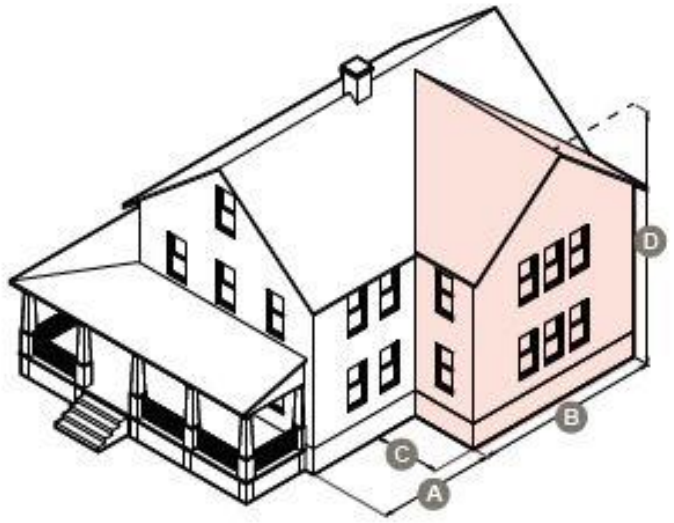
7/1/20

Place Code - Side Wing Standards

3. SIDE WING



a. DESCRIPTION

A multi-story extension from the side walls of a primary building or accessory building.

b. DIMENSIONS

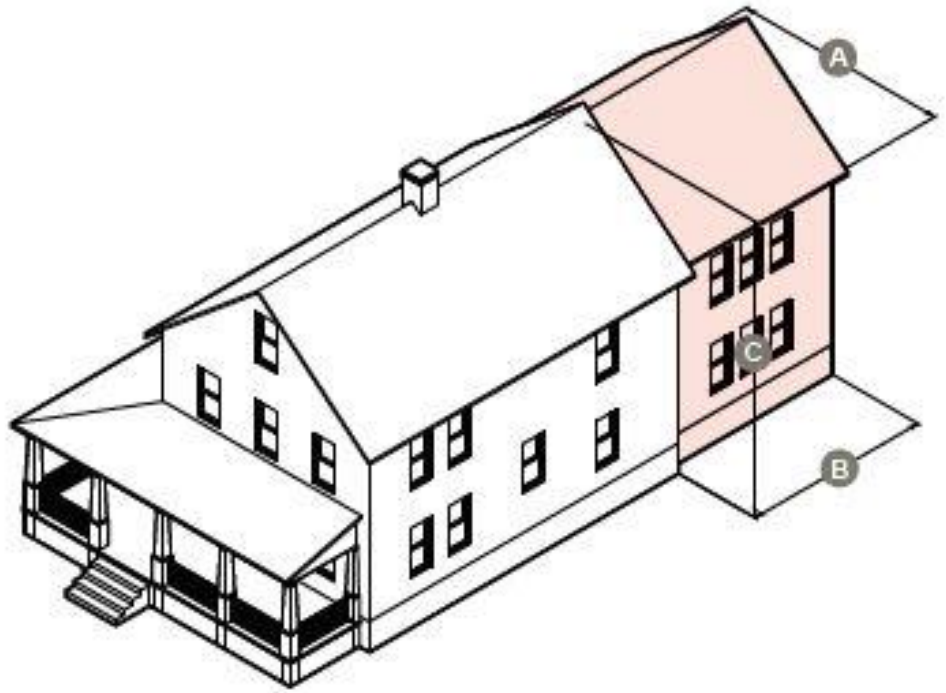
Setback from Facade	8 ft min	A
Width	max 2/3 width of primary building	B
Projection	max 2/3 depth of primary building	C
Absolute Height	Equal to or less than height of primary building	D
Fenestration	20% min	

c. STANDARDS

1. Side wings may not encroach on setbacks.
2. The primary building may only have one side wing per side.
3. Side wings may be centered or offset at the side wall of the primary building, provided they share at least 6 ft with the common wall.
4. A side wing may only attach to a primary or accessory building, though other components may attach to it.
5. The side wing may be used for vehicular parking, provided the Carriage House doors are not within the frontage zone.

Place Code - Rear Addition Standards

4. REAR ADDITION



a. DESCRIPTION

An extension from the rear wall of a primary building or accessory building.

b. DIMENSIONS

Width	Max width of rear wall, less 2 ft	A
Projection	Less than or equal to the width of the main building mass	B
Height	Equal to or less than height of main building mass	C
Fenestration	20% min	

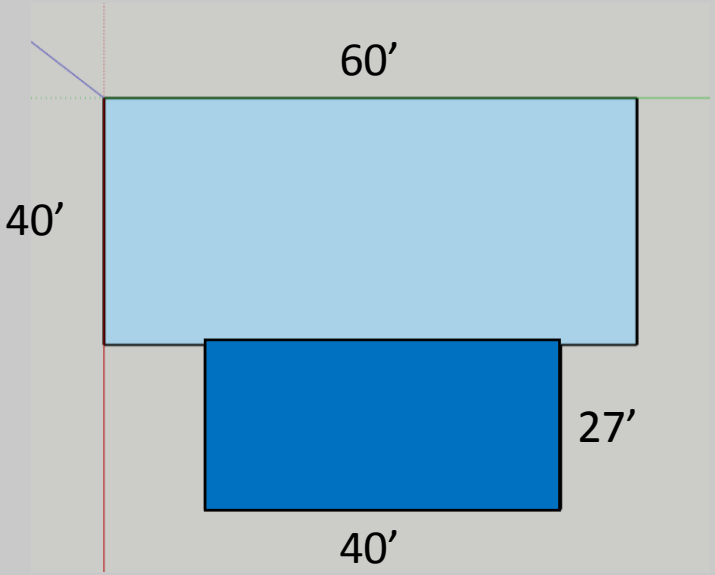
c. STANDARDS

1. Rear additions may not encroach on setbacks.
2. The primary building may only have one rear addition.
3. Rear additions may be centered or offset at the rear wall of the main building mass, provided they share at least 6 ft with the common wall.
4. The side wing may be used for vehicular parking, provided the Carriage House doors are not within the frontage zone.

House A – 2400 sf footprint * 2.5 stories = 6000 sf total building area

Side Addition – 2667 sf addition

44.45% increase in building area

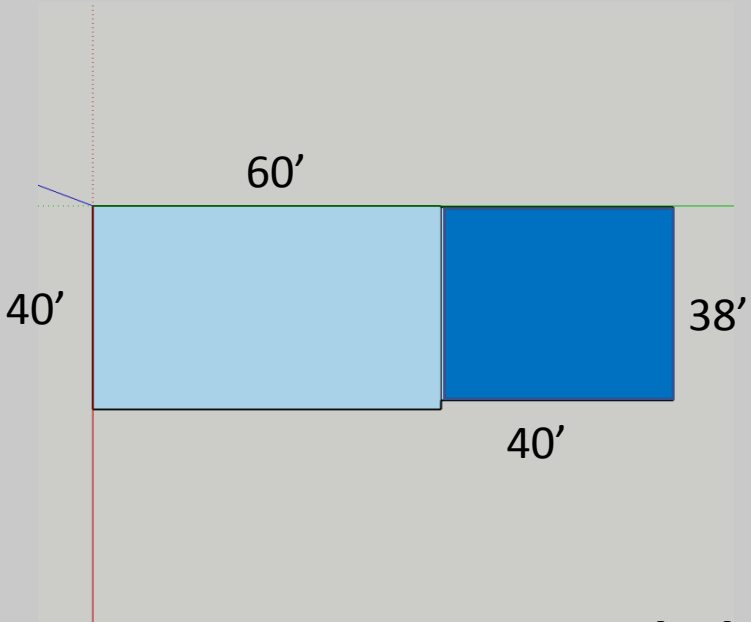


Minimum Lot Size Needed

R1 = 13,920 sf (107x130)

Rear Addition – 3800 sf addition

63.33% increase in building area



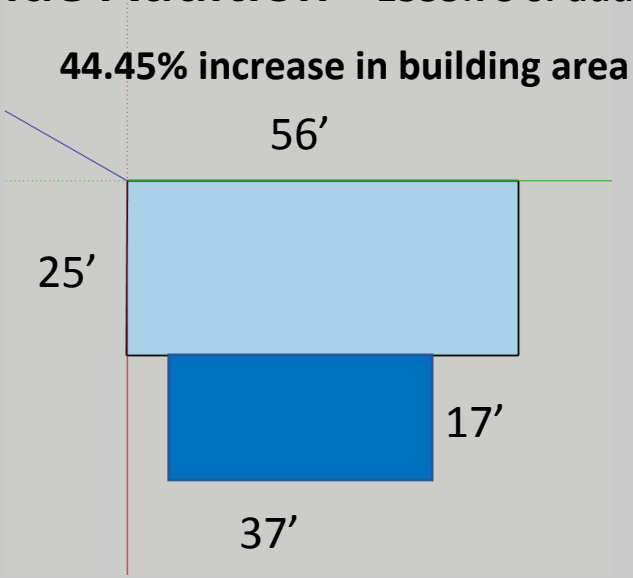
Minimum Lot Size Needed

R1 = 15,680 sf (80x196)

House B – 1400 sf footprint * 2.5 stories = 3500 sf total building area

Side Addition – 1555.73 sf addition

44.45% increase in building area



Minimum Lot Size Needed

R1 = 10,742 sf (82x131)

R2 = 7,102 sf (67x106)

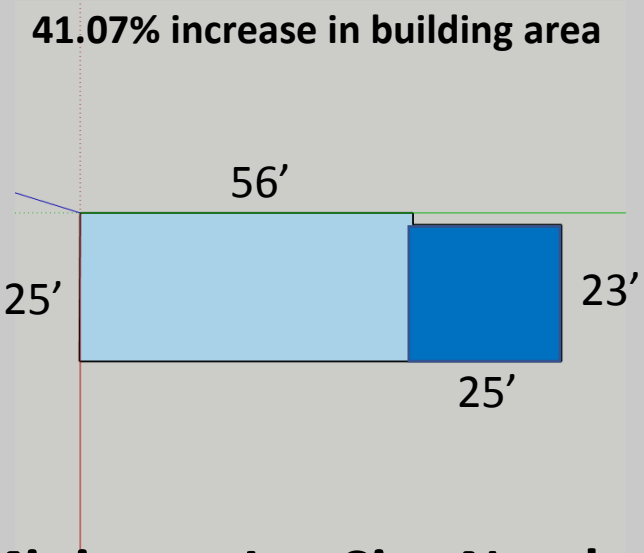
R3 = 5,332 sf (62 x 86)

R4 = 4,332 sf (57x76)

N = 5,022 (62x81)

Rear Addition – 1437.50 sf addition

41.07% increase in building area



Minimum Lot Size Needed

R1 = 12,380 sf (80x156)

R2 = 7,860 sf (60x131)

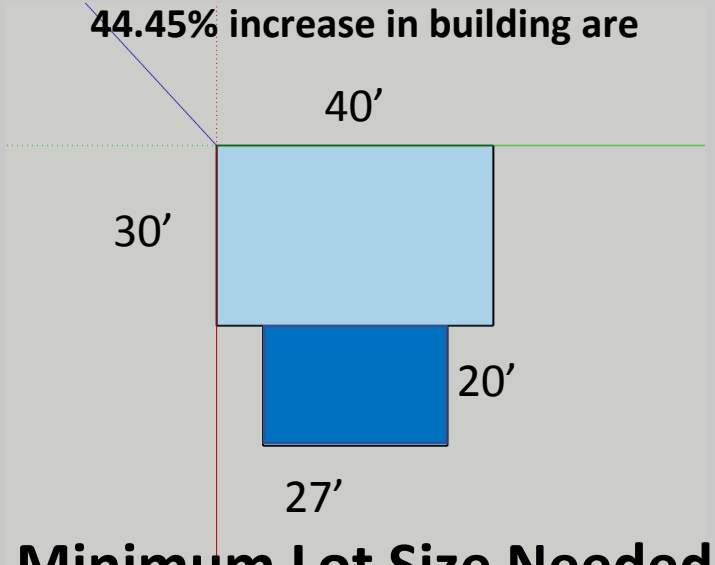
R3 = 5,550 sf (50x111)

R4 = 4,040 sf (40x101)

N = 5,300 (50x106)

House C – 1200 sf footprint * 1.5 stories = 1800 sf total building area

Side Addition – 800.10 sf addition



Minimum Lot Size Needed

R1 = 10,185 sf (97x105)

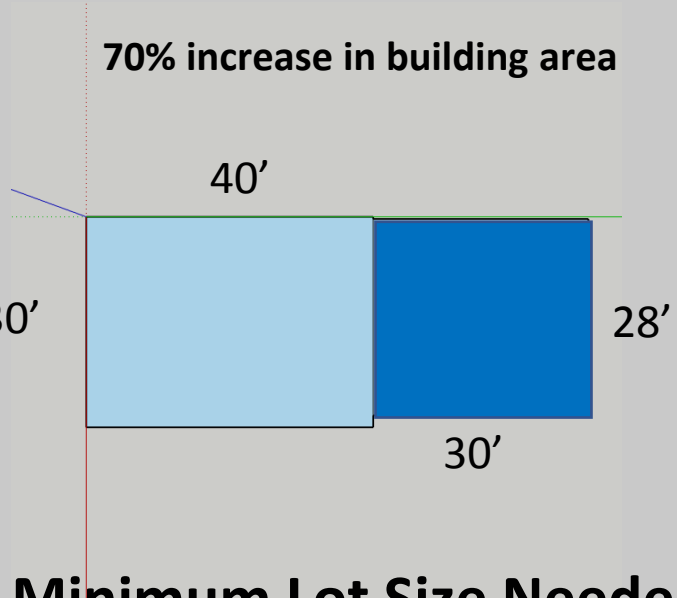
R2 = 6,750 sf (75x90)

R3 = 4,900 sf (70x70)

R4 = 3,900 sf (65x60)

N = 4,550 sf (70x65)

Rear Addition – 1260 sf addition



Minimum Lot Size Needed

R1 = 10,800 sf (80x135)

R2 = 7,200 sf (60x120)

R3 = 5,000 sf (50x100)

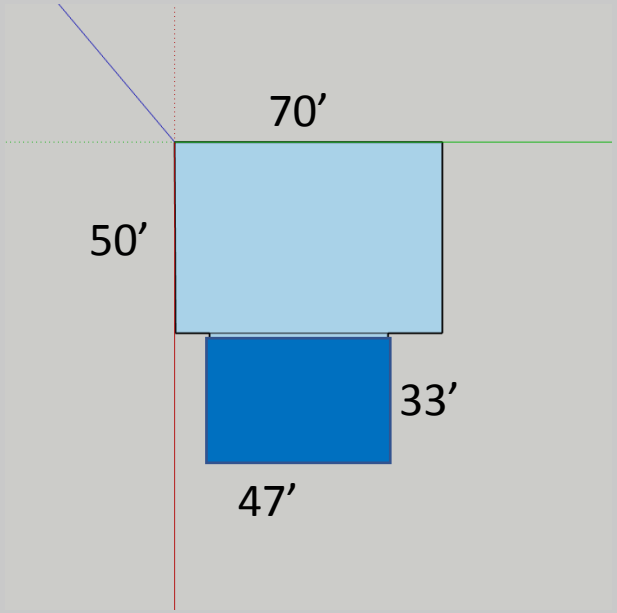
R4 = 4,050 sf (45x90)

N = 4,750 (50x95)

House D – 3500 sf footprint * 1 story = 3500 sf total building area

Side Addition – 1555.51 sf addition

44.44% increase in building area

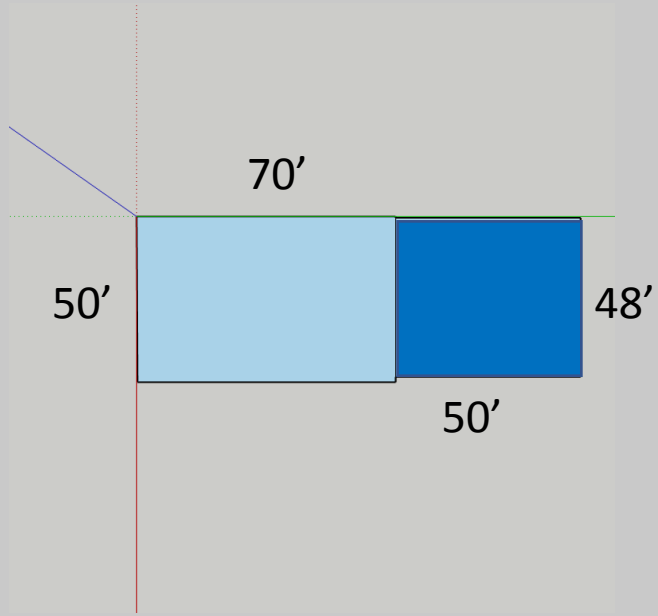


Minimum Lot Size Needed

R1 = 20,204 sf (137x147)

Rear Addition – 2400 sf addition

68.57% increase in building area



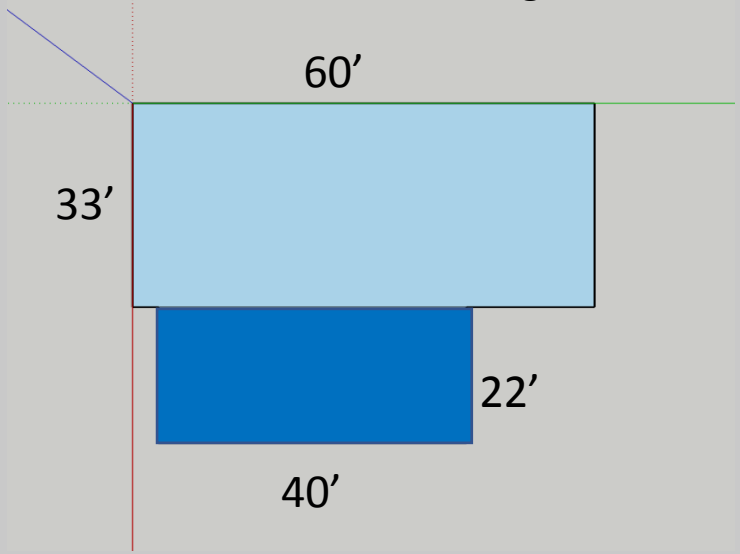
Minimum Lot Size Needed

R1 = 23,600 sf (128x185)

2-Unit – 2000 sf footprint * 3 stories = 6000 sf total building area

Side Addition – 2640 sf addition

44% increase in building area



Minimum Lot Size Needed

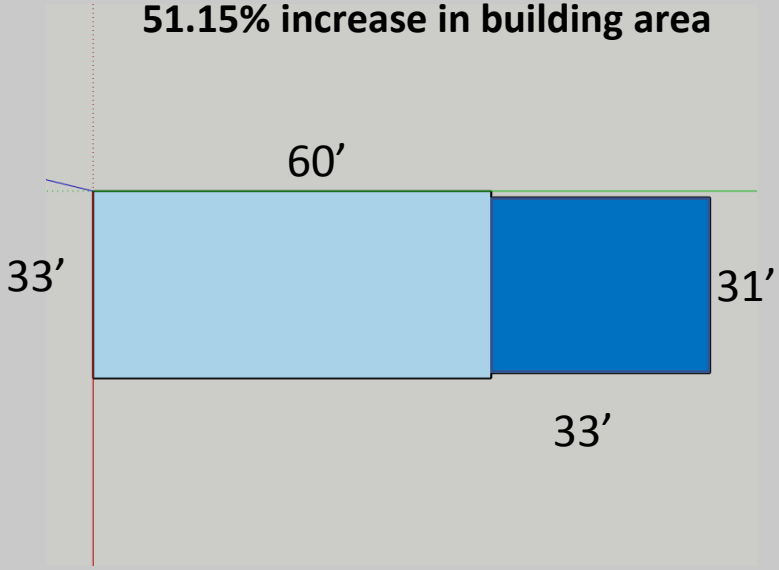
R3 = 6,750 sf (75x90)

R4 = 5,600 sf (70x80)

N = 6,375 sf (75x85)

Rear Addition – 3069 sf addition

51.15% increase in building area



Minimum Lot Size Needed

R3 = 6,519 sf (53x123)

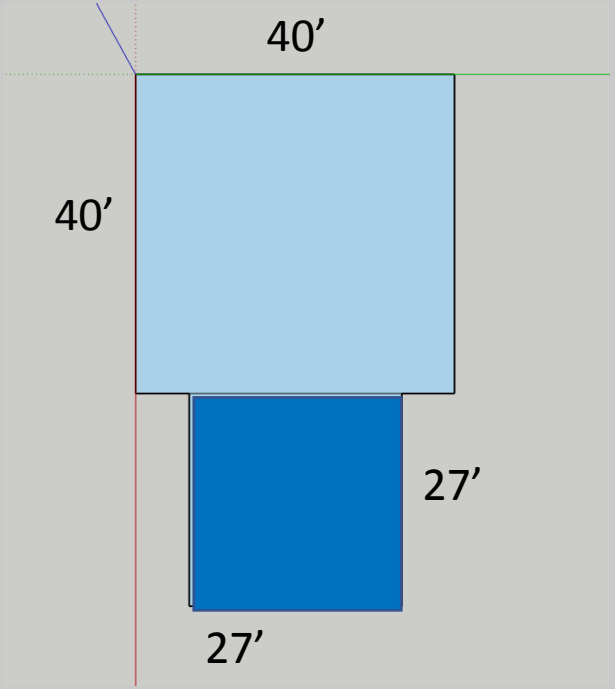
R4 = 5,424 sf (48x113)

N = 6,254 (53x118)

3-Unit – 1600 sf footprint * 2.5 stories = 4000 sf total building area

Side Addition – 1778.23 sf addition

44.46% increase in building area



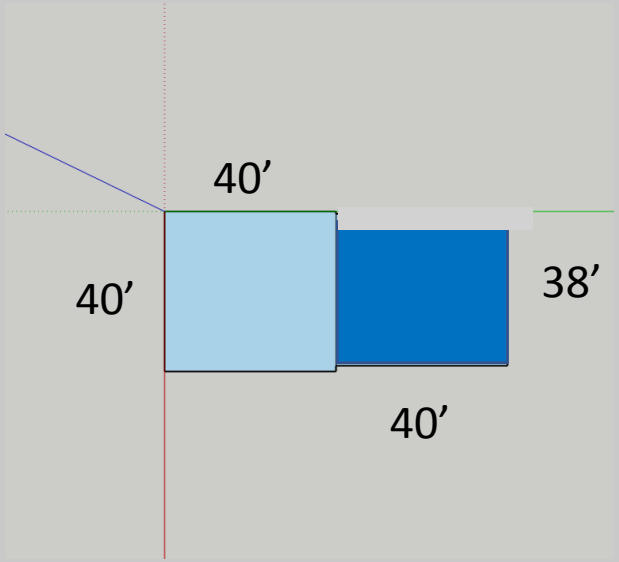
Minimum Lot Size Needed

R4 = 5,248 sf (70x80)

N = 5,655 sf (87x65)

Rear Addition – 3800 sf addition

95% increase in building area



Minimum Lot Size Needed

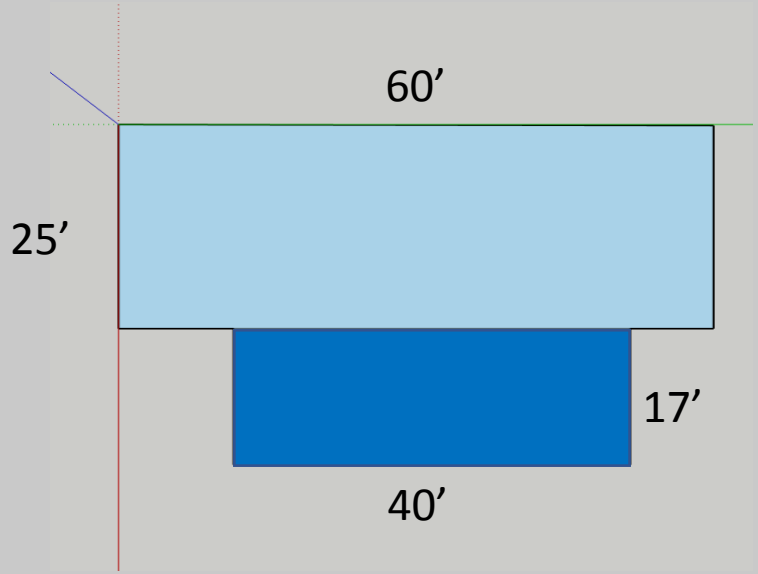
R4 = 5,500 sf (55x100)

N = 6,300 (60x105)

Townhouse – 1500 sf footprint * 3 stories = 4500 sf total building area

Side Addition – 2000.40 sf addition

44.45% increase in building area

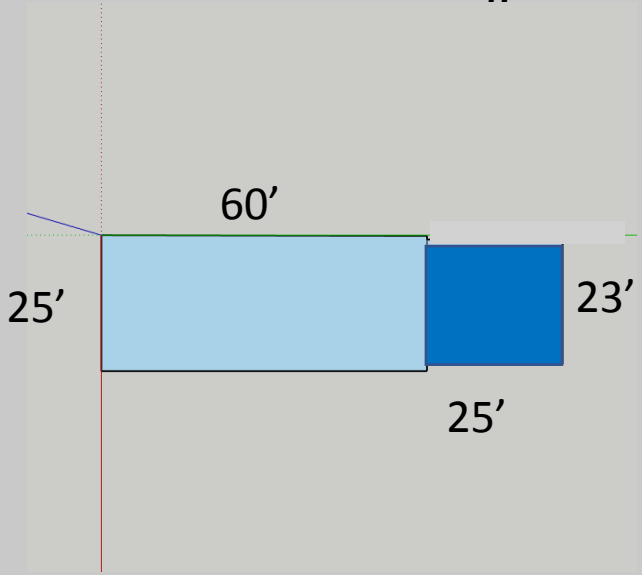


Minimum Lot Size Needed

N = 7,225 sf (85x85)

Rear Addition – 1725 sf addition

38.33% increase in building area



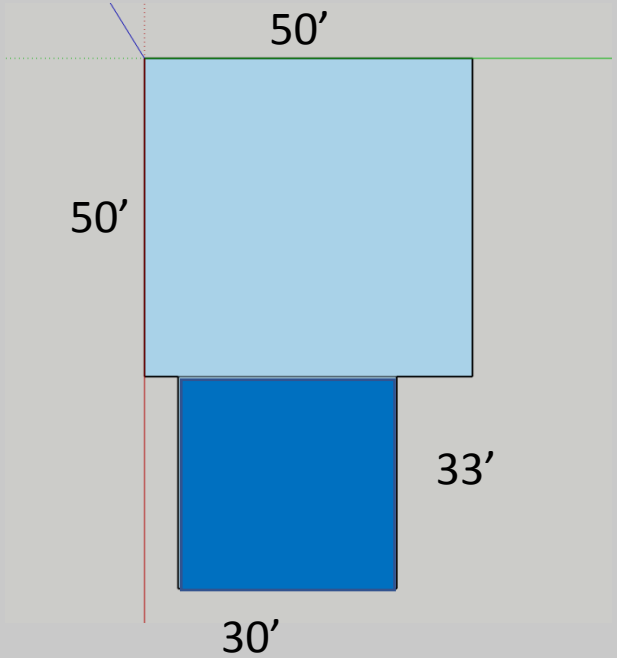
Minimum Lot Size Needed

N = 5,580 (50x110)

4-8 Unit – 2500 sf footprint * 3 Stories = 7500 sf total building area

Side Addition – 2,970 sf addition

39.6% increase in building area

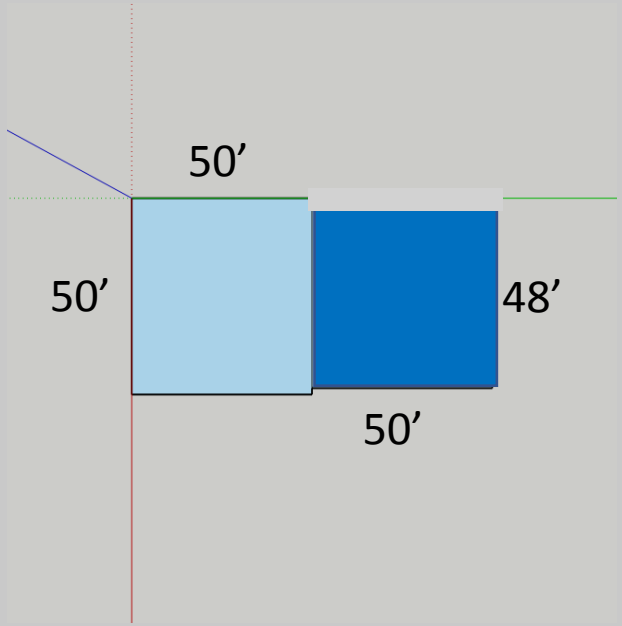


Minimum Lot Size Needed

N = 7,000 sf (100x70)

Rear Addition – 7200 sf addition

96% increase in building area



Minimum Lot Size Needed

N =7,000 (56x125)

House Type	Side Addition (% of original house)	Rear Addition (% of original house)
A 2400 sf, 2.5 stories	44%	63%
B 1400 sf, 2.5 stories	44%	41%
C 1200 sf, 1.5 stories	44%	70%
D 3500 sf, 1 story	44%	69%
2 – Unit 2000 sf, 3 stories	44%	51%
3-Unit 1600 sf, 2.5 stories	44%	95%
Townhouse 1500 sf, 3 stories	44%	38%
4- to 8-Unit 2500 sf, 3 stories	40%	96%