Architect Focus Group

Article 3 – Residence Districts

06.03.20

Agenda

- Introductions
- Article 3
  - Goals
  - Standards - How We Got Them
- Case Study Review
- Next Steps

Introductions

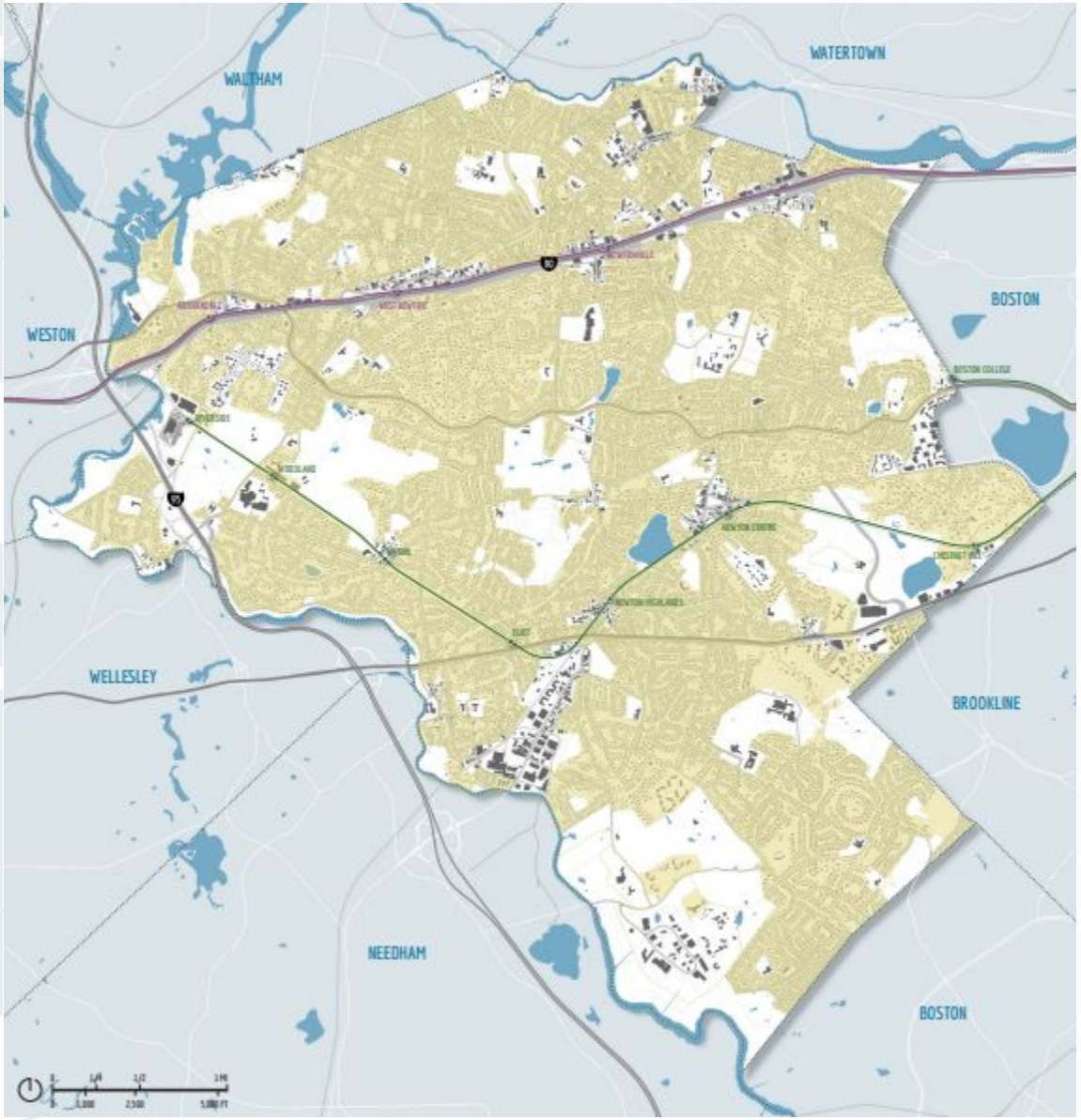
Article 3 – Goals

Goals

- **Increase housing opportunity and diversity**
- **Controlled Flexibility**
- **Contextual In-Fill Development**

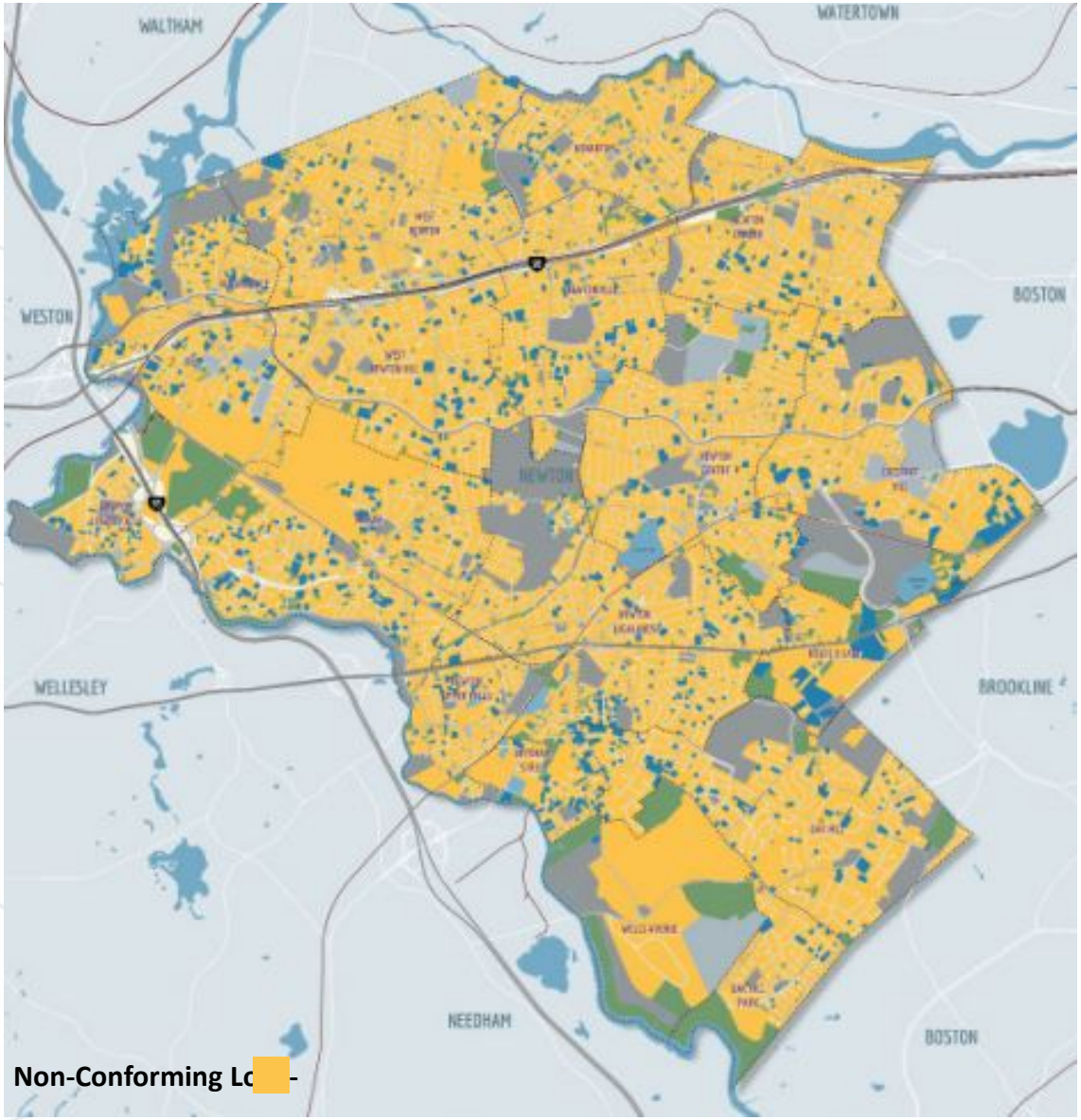
Article 3 – Standards

Accurately categorize existing land use and development patterns in Newton



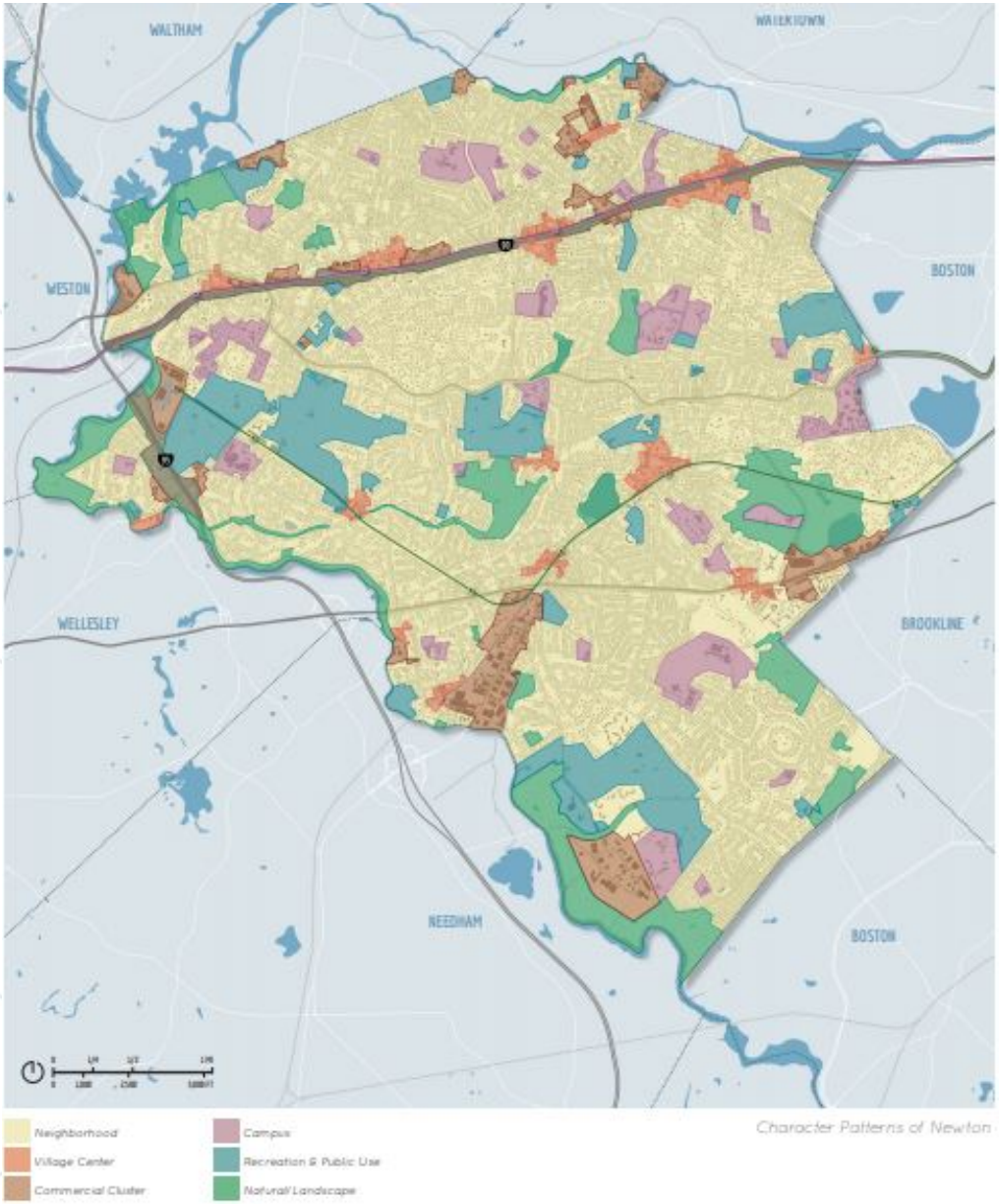
Standards - Goals

Minimize non-conformity

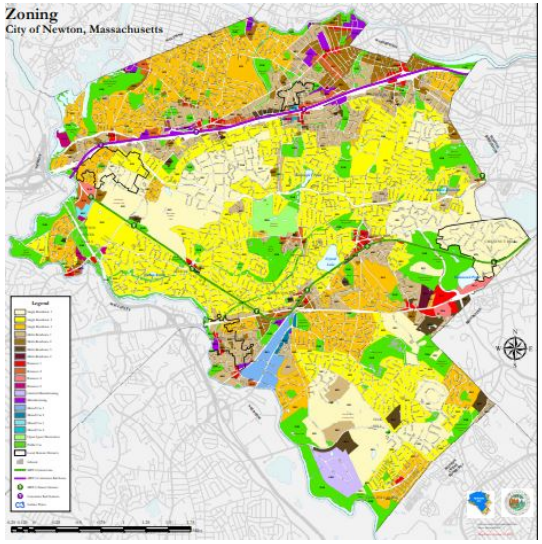


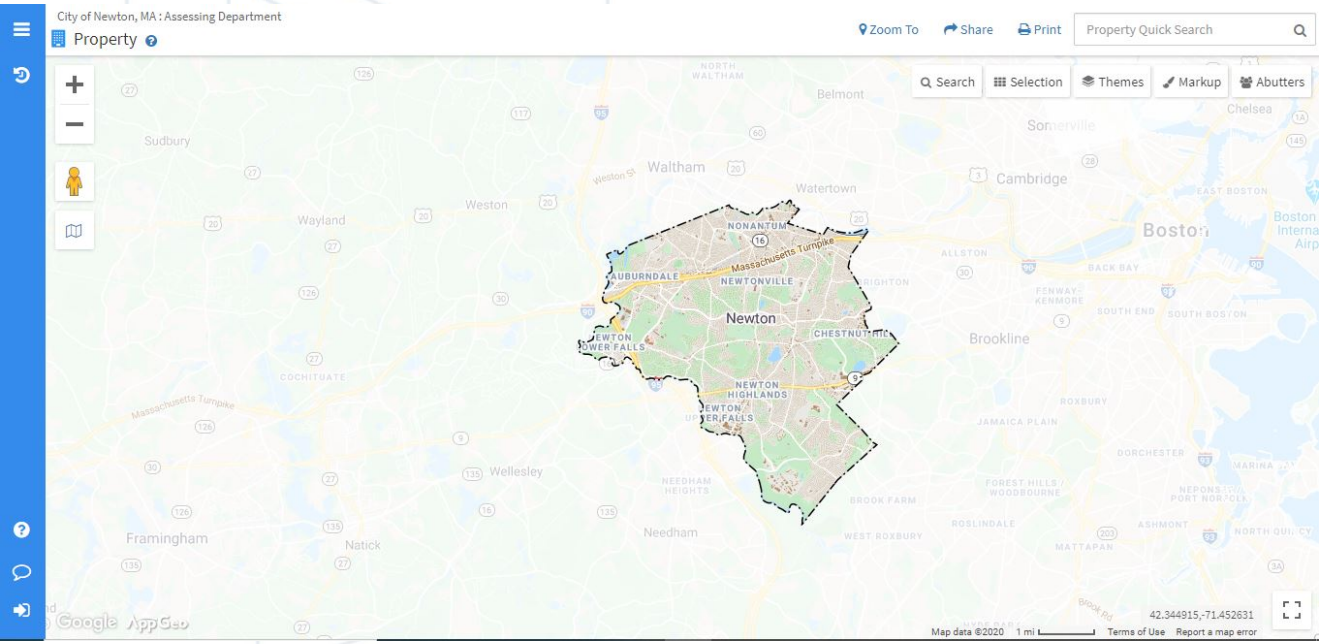
Non-Conforming Lo -

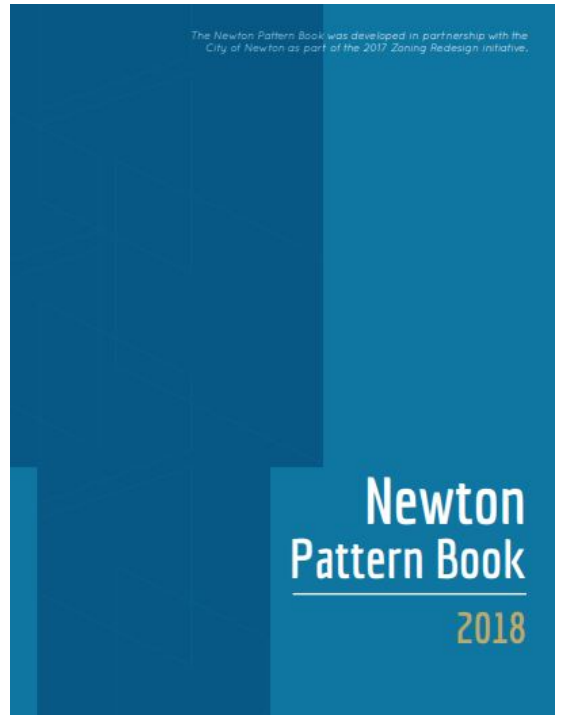
Allow enhancements that build from what exists today and achieves Newton's Goals



Pattern Book, Google Maps/Satellite, Assessor's Database, Current Zoning Map





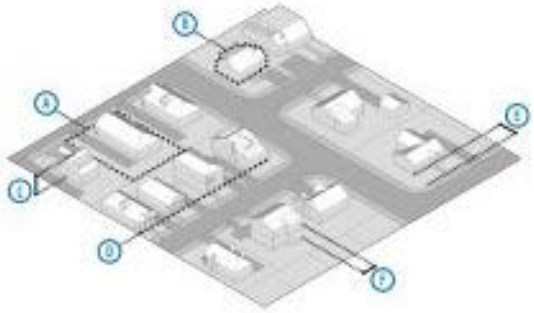


Standards – How they were derived

Mapping the residence districts

1. Traditional -Small

Small traditional neighborhoods have a grid-like street structure with a relatively high frequency of intersections, creating small, walkable blocks. They are characterized by their small lot size and short, mostly uniform front setbacks, which contribute to a continuous streetwall defining the public realm. These neighborhoods often have contiguous sidewalks on both sides of the street, interrupted for driveway curb cuts that are most typically wide enough for one car.

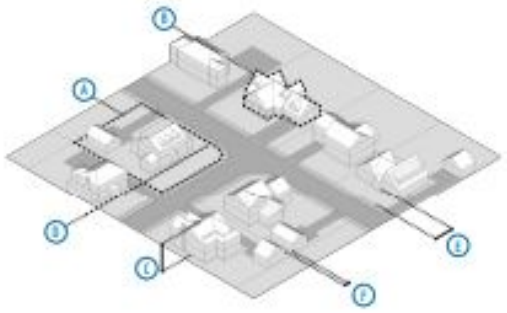


Typical Dimensions

A LOT SIZE	3,500 - 6,500 SF
B DEVELOPMENT SIZE	1,500 - 2,700 SF
C HEIGHT	1.0 - 1.75 stories
D STREETWALL	Continuous
E FRONT SETBACK	20 - 30 FT
F SIDE SETBACK	10 - 20 FT
DEVELOPMENT ERA	Consistent presence
DEVELOPMENT FORM	Buildings are relatively small for Newton. They range from single-story to 1.75 stories, which are as tall as two-story homes but have steeply pitched roofs which limit the habitable space on the second floor. They may be accentuated with window dormers that allow for light, but are not large enough to accommodate significant additional habitable space.

4. Traditional - Large

Large traditional neighborhoods have a grid-like street structure with a high frequency of intersections, creating small, walkable blocks. They have medium lot sizes, ranging in size from 15,000 gross square feet to 25,000 gross square feet. This range of lot size often allows for a driveway and side yards large enough to accommodate some landscaping and a pathway around the building, while maintaining a building width to lot width ratio that contributes to a continuous streetwall. Contiguous sidewalks and uniform building setbacks ranging from 25 feet to 60 feet also enhance the pedestrian character of the public realm.



Typical Dimensions

A LOT SIZE	15,000 - 25,000 SF
B DEVELOPMENT SIZE	4,000 - 6,500 SF
C HEIGHT	2.5 - 3.0 stories
D STREETWALL	Continuous
E FRONT SETBACK	25 - 60 FT
F SIDE SETBACK	20 - 40 FT
DEVELOPMENT ERA	1850 - Present
DEVELOPMENT FORM	These buildings range in height from 2.5 stories to 3 stories. A 2.5 story building is as tall as a three story building, but has a steeply pitched roof, limiting the habitable space on the third floor. It is not uncommon for shed dormers to increase the habitable space on the third floor. These are mostly single family homes, two family homes, and two family homes that have been converted into condominiums, though a few offices and corner stores are notably present. This pattern subset is often situated between village centers and neighborhoods, providing a transition across the intensity of uses.

Mapping the residence districts

- **Other Considerations**
  - **Units per lot**
  - **Prioritized completeness**
  - **Outliers incorporated into base district (typically as non-conforming)**

Standards – How they were derived

Building Type Standards

Duplex/Three-Family
Large Traditional - 2-3 level, long

GSF: 2,500 - 4,500
Lot Size: 5,000 - 10,000
Front Setback: 15' - 30'
Lot Coverage: 20% - 50%
Common Features:
- driveway/accessory structure parking

Single Family
Small Traditional - 1 level

GSF: 1,000 - 2,500
Lot Size: 7,000 - 20,000
Front Setback: 25' - 35'
Lot Coverage: 15% - 35%
Common Features:
- bar/L-shape
- low-slung hip/gable roof
- no garage/one-car integrated garage

Single Family
Small Traditional - 1.5 level

GSF: 1,500 - 2,500
Lot Size: 5,000 - 10,000
Front Setback: 25' - 35'
Lot Coverage: 15% - 25%
Common Features:
- driveway parking
- dormers

Single Family
Medium Traditional - 2 level, regular

GSF: 1,500 - 2,500
Lot Size: 5,000 - 10,000
Front Setback: 15' - 35'
Lot Coverage: 10% - 30%
Common Features:
- driveway/accessory structure parking

Single Family
Medium Traditional - 2/2.5 level, long

GSF: 2,000 - 3,500
Lot Size: 5,000 - 7,500
Front Setback: 15' - 30'
Lot Coverage: 25% - 50%
Common Features:
- driveway/accessory structure parking

Single Family
Medium Traditional - 2/2.5 level, wide

GSF: 2,000 - 4,000
Lot Size: 7,000 - 12,500
Front Setback: 25' - 35'
Lot Coverage: 10% - 25%
Common Features:
- driveway/accessory structure parking

Duplex/Three-Family
Large Traditional - 2-3 level, wide

GSF: 3,000 - 6,000
Lot Size: 5,000 - 12,500
Front Setback: 25' - 35'
Lot Coverage: 10% - 25%
Common Features:
- driveway/accessory structure parking

Building Type Standards

	Existing Conditions		Proposed Standards	
House Types (R1-N, Existing and Allowed)	Median Footprint (sf)	Average Footprint (sf)	Proposed Max Footprint, By-Right	Proropsed Max Footprint, SP
House Type A (3271)	2409	2573	2400	3000
House Type B (9642)	1373	1401	1400	2000
House Type C (2445)	1367	1351	1200	1800
House Type D (1845)	1798	2448	3500	4000
Two-Unit Residence (3691)	1671	1738	2000	2200
3-Unit Building (381)	1774	1790	1600	1800
Townhouse Section (26)	1133	1347	1500	1800
4-8 Unit Building (135)	3038	3236	2500	#N/A
Shop House (32)	2021	3011	2000	2500
Small Multi-Use Building (71)	5399	6118	12000	#N/A
Small Shop (116)	2641	3027	7000	#N/A
Civic (166)	2840	6030	30000	#N/A

- **Needs further refinement**

Adjustments from Build Out Analysis

- **District and Building Type Standards adjusted to increase conformity and reduce teardown vulnerability**

Case Study Review

Next Steps

Looking Ahead

- Using case studies at ZAP
- Scheduling more focus groups
- Architects/Builders presenting at ZAP
- Other

Thank You!