



# Article - 3 Residence Districts

Overview

03.09.20 - ZAP Committee



# Presentation Tonight

- **Deeper dive into Article 3 and supporting Zoning text**
- **Begin the workshops all on the same page**

# Agenda

Intent & Purpose

Article Overview

Questions & Ideas

Next Steps



# Intent & Purpose

# Intent

**To provide a clear and predictable set of rules for development in Newton's residential neighborhoods.**





# Background

- **Began with the Pattern Book**
  - **Ongoing refinement**
  - **Time for policy questions to be resolved**
- **Looks to balance competing interests**



# Goals

- **Easy to use**
- **Minimize tear down vulnerability and reduce non-conformities**
- **Simplify process for minor modifications**
- **Allow for neighborhood evolution in a controlled and consistent manner**



# Residential Districts



# Building Types

Building Type	By-Right Building Footprint Max. Square Feet	By-Right Number of Stories Max.
A	2,400	2.5
B	1,400	2.5
C	1,200	1.5
D	3,500	1
Two-unit	2,000	3
3-Unit	1,600	2.5
Townhouse Section	1,500	3
4-8 Unit	2,500	3

# Districts and Building Types

## By-Right

Residence 1  
District  
(3.1.2)

House A  
(3.2.3)

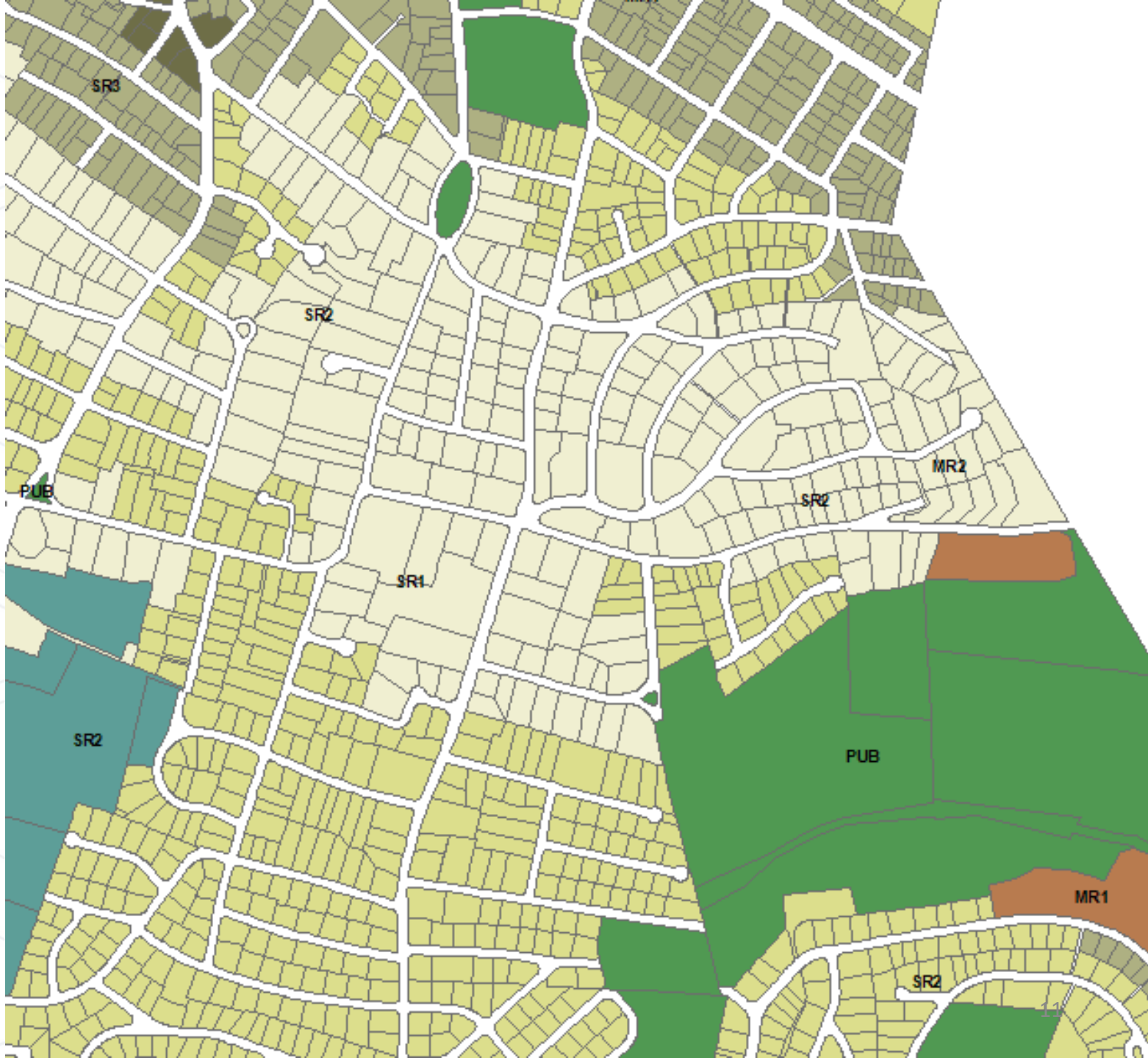
House B  
(3.2.4)

House C  
(3.2.5)

House D  
(3.2.6)

Civic Building  
(3.2.14)

# R1



# Districts and Building Types

Residence 1  
District  
(3.1.2)



# Districts and Building Types

Residence 1  
District  
(3.1.2)



# Districts and Building Types

Residence 2  
District  
(3.1.3)

By-Right

House B  
(3.2.4)

House C  
(3.2.5)

Special Permit

House D  
(3.2.6)

Civic Building  
(3.2.14)

# R2



# Districts and Building Types

Residence 2  
District  
(3.1.3)



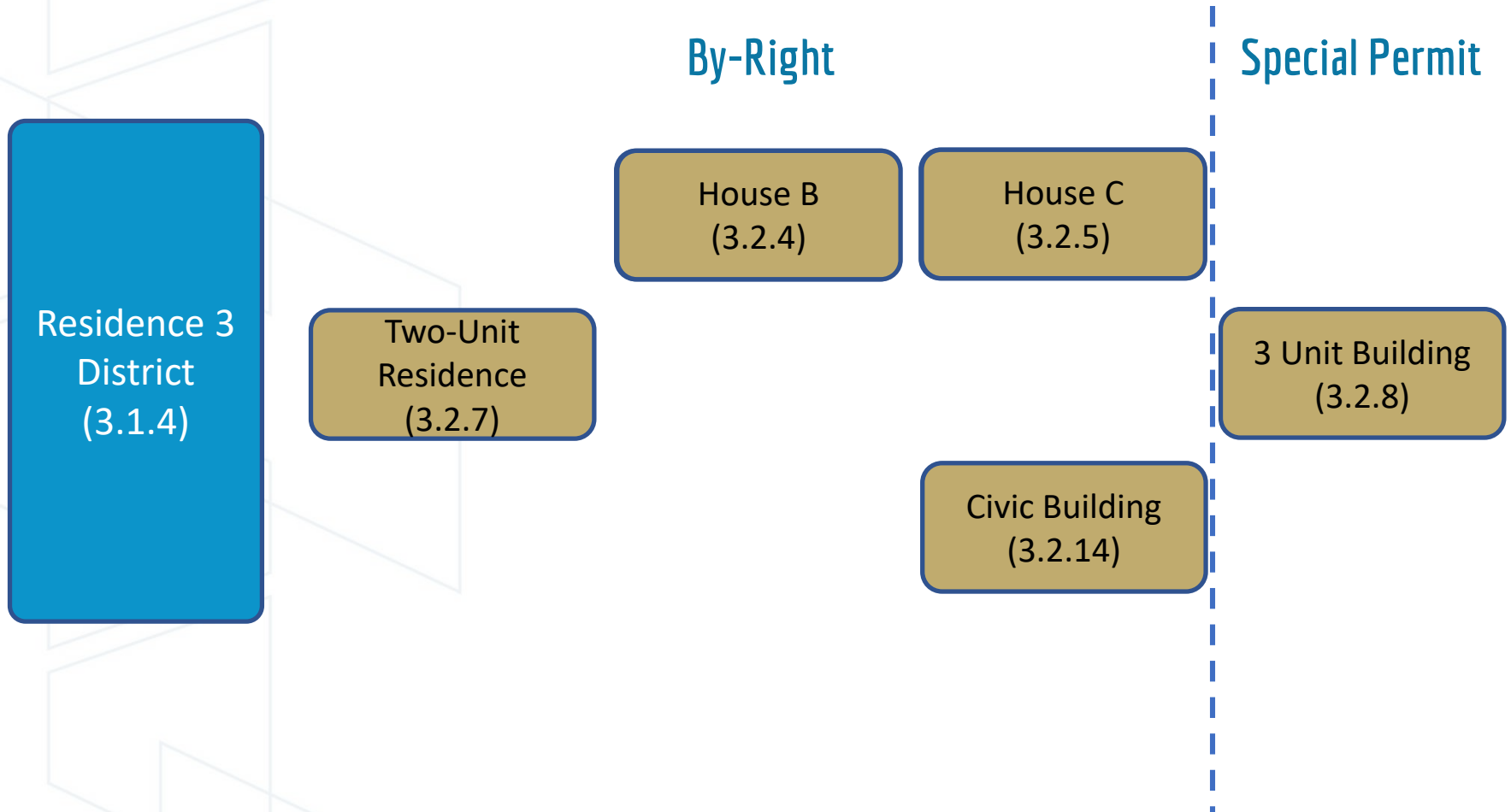


# Districts and Building Types

Residence 2  
District  
(3.1.3)



# Districts and Building Types



# R3



# Districts and Building Types

Residence 3  
District  
(3.1.4)

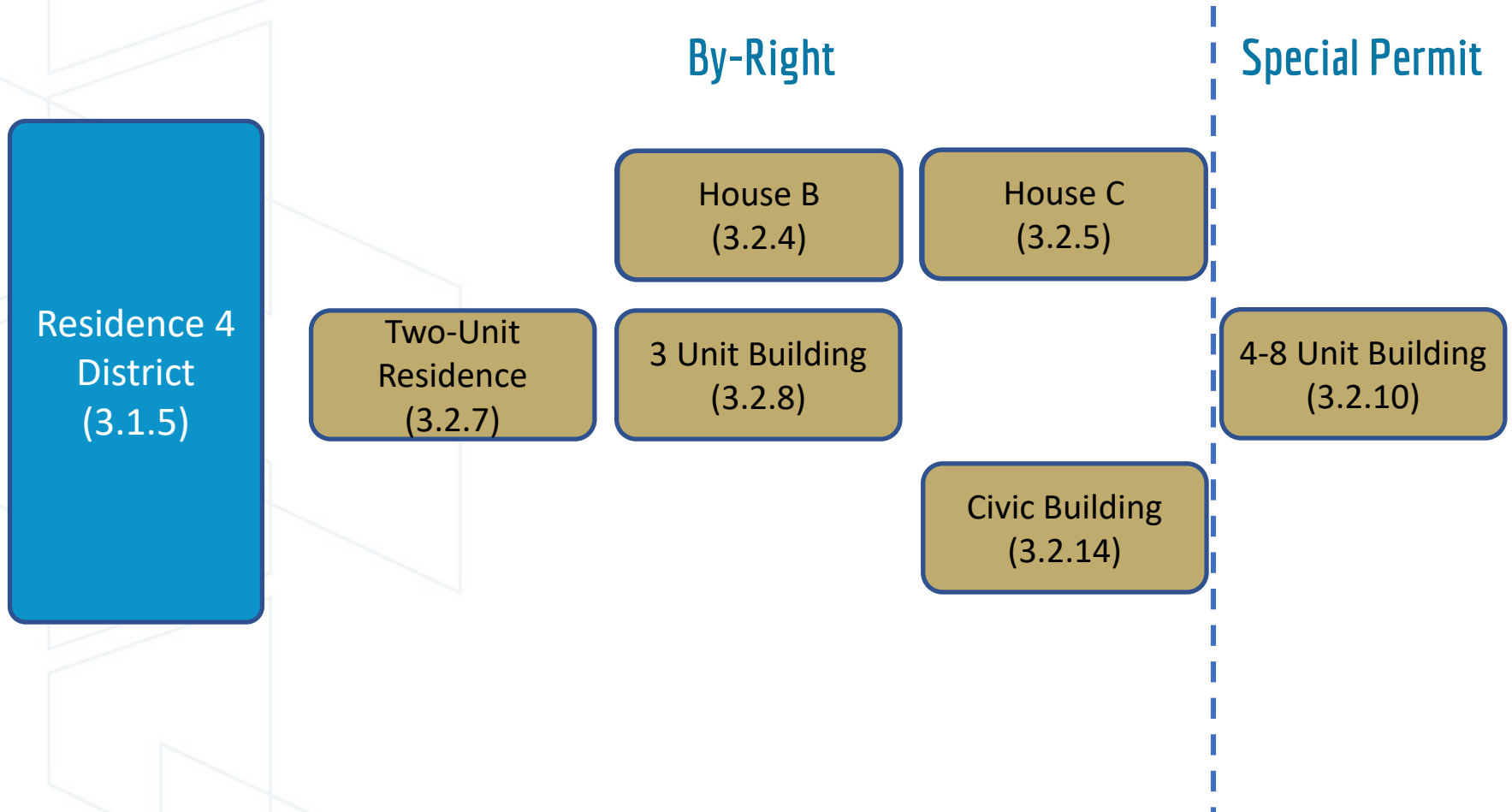


# Districts and Building Types

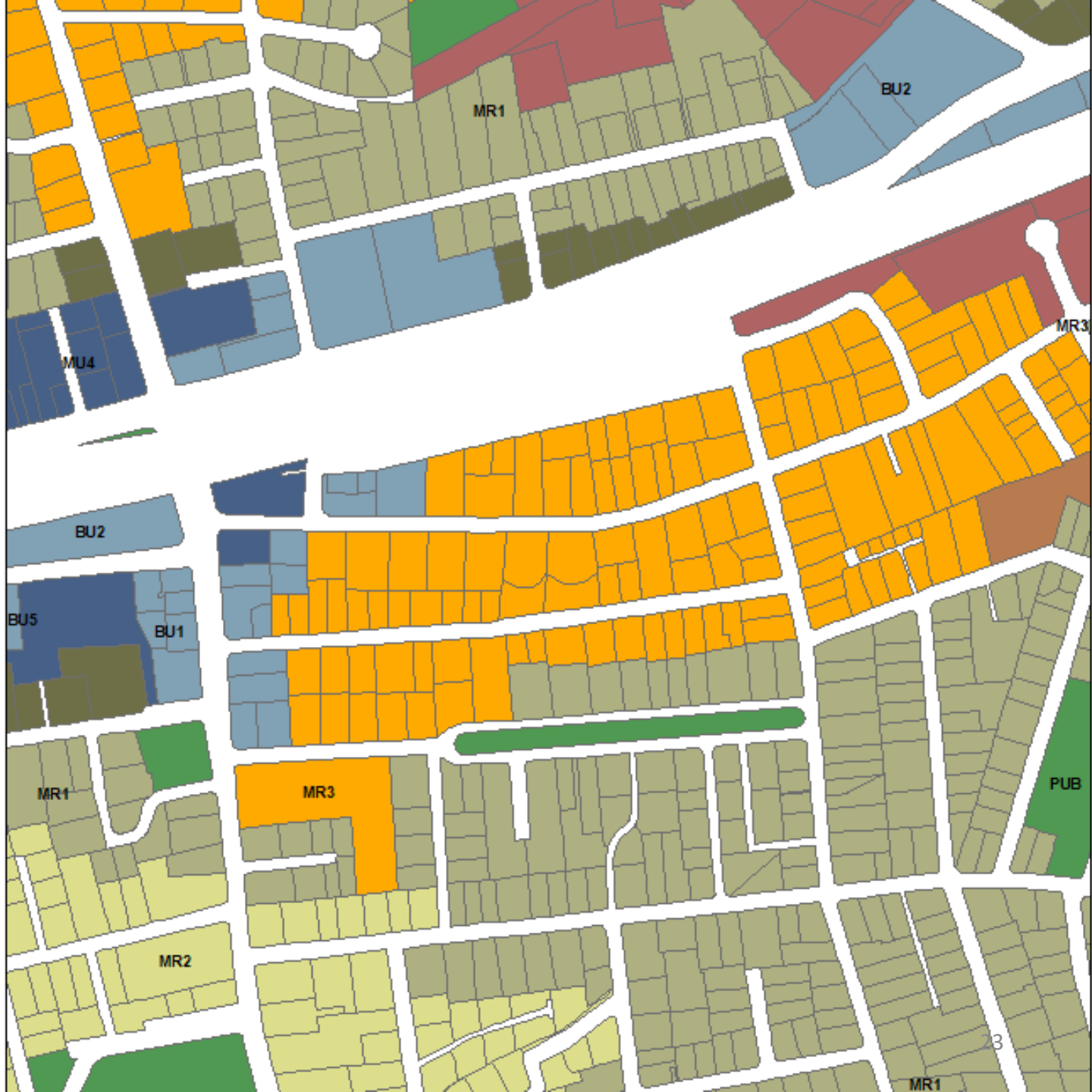
Residence 3  
District  
(3.1.4)



# Districts and Building Types



# R4



# Districts and Building Types

Residence 4  
District  
(3.1.5)





# Districts and Building Types

Residence 4  
District  
(3.1.5)

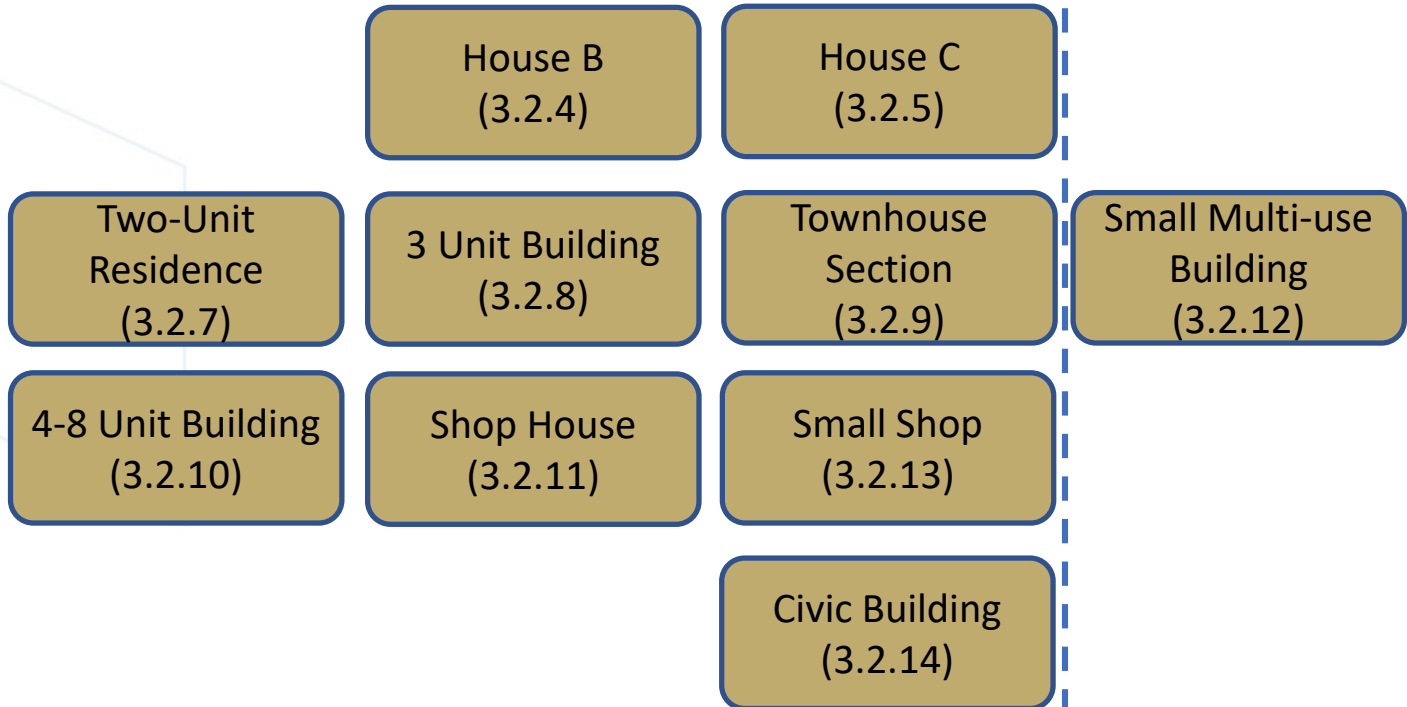


# Districts and Building Types

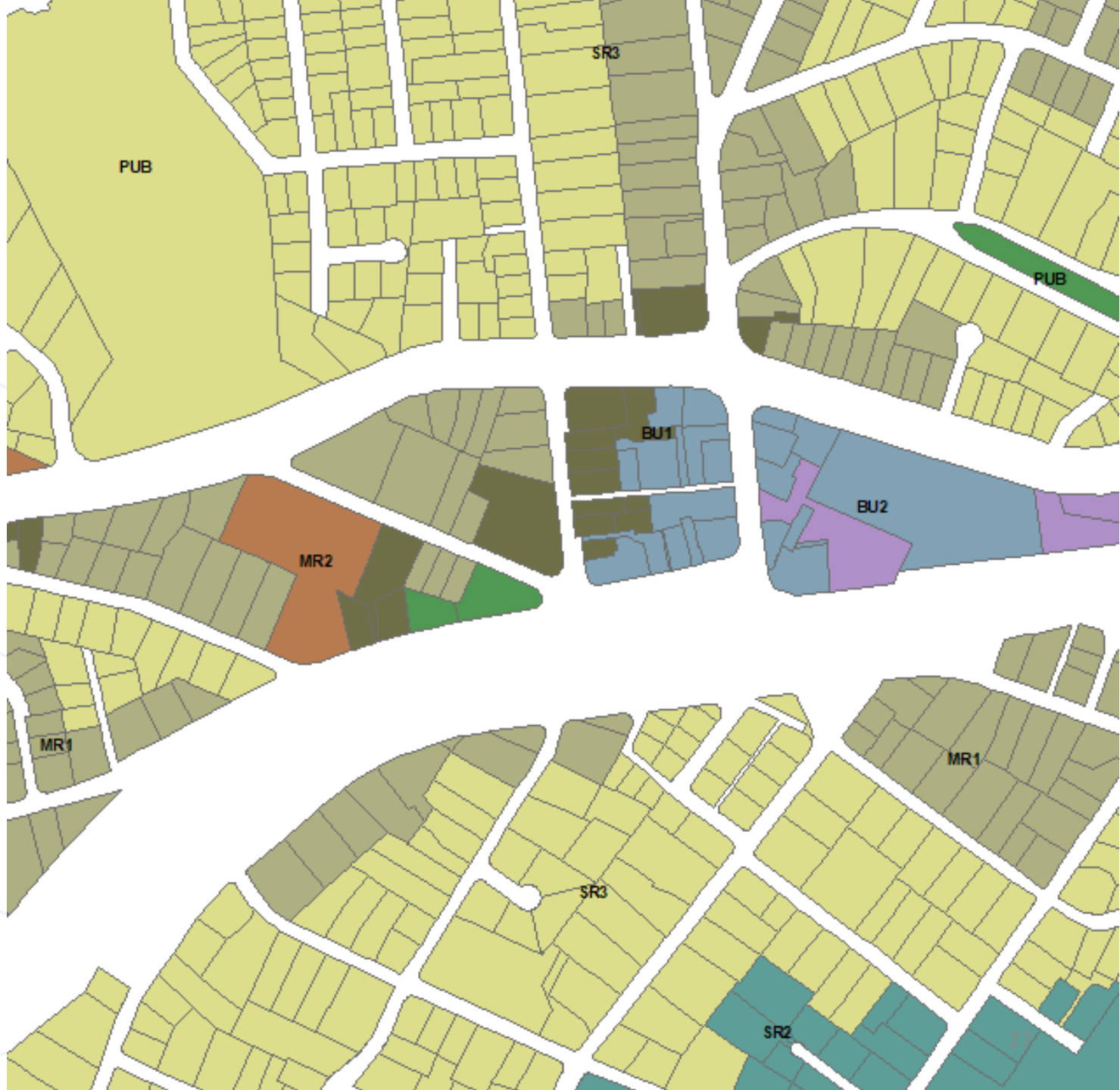
## By-Right

## Special Permit

Neighborhood  
General  
District  
(3.1.6)



N



# Districts and Building Types

Neighborhood  
General  
District  
(3.1.6)



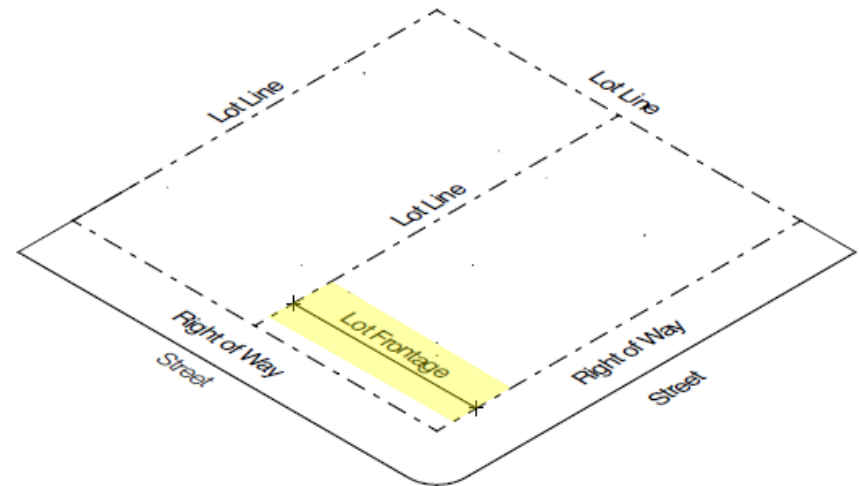
# Districts and Building Types

Neighborhood  
General  
District  
(3.1.6)



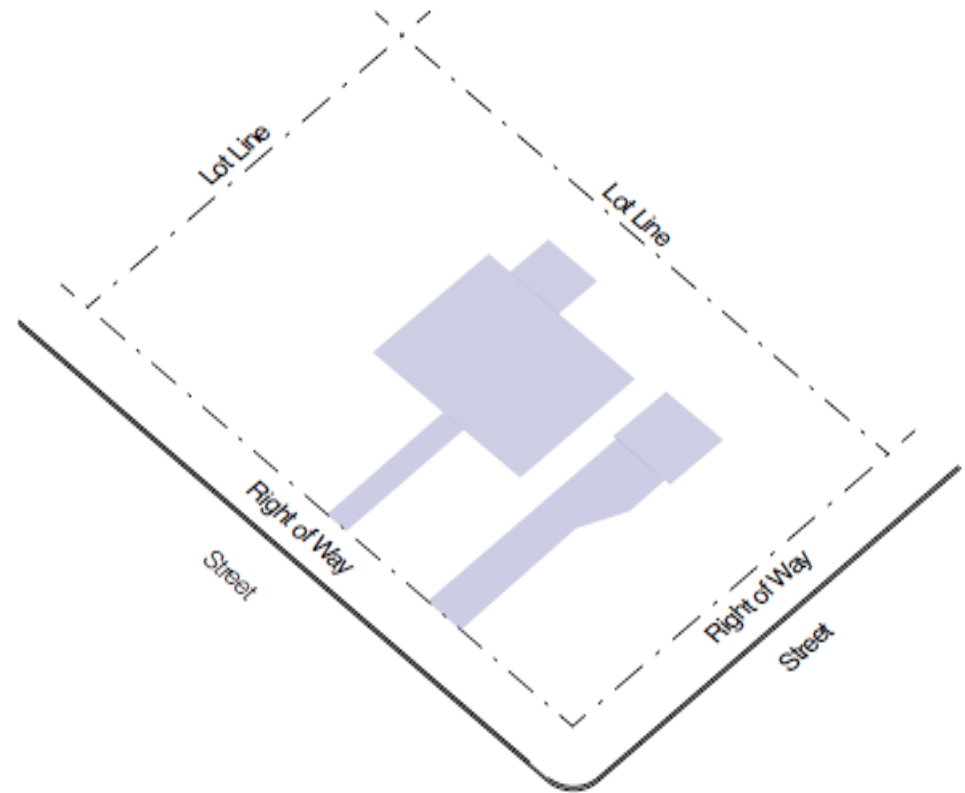
# Lot Characteristics

- **Lot Frontage (sec. 2.3.1)**
  - **Proposes minimums and maximums**
  - **Current ordinance only has minimums**
  - **Current ordinance also requires minimum lot area**



# Lot Characteristics

- **Lot Coverage (sec. 2.2.1)**
  - **Includes all impervious surfaces**
    - **Decks**
    - **Driveways,**
    - **Walkways**



# Lot Coverage

- Existing (sec. 1.5.2.D)

“The percentage of the lot area which is covered by buildings, including accessory buildings.”

- Proposed (sec. 2.2.1)

“The percentage of lot area that is covered by structures, impermeable surfaces, paving, pavers, and decking...Any area used for parking, no matter the surface material is counted in the lot coverage.”



# 45 Beethoven Ave

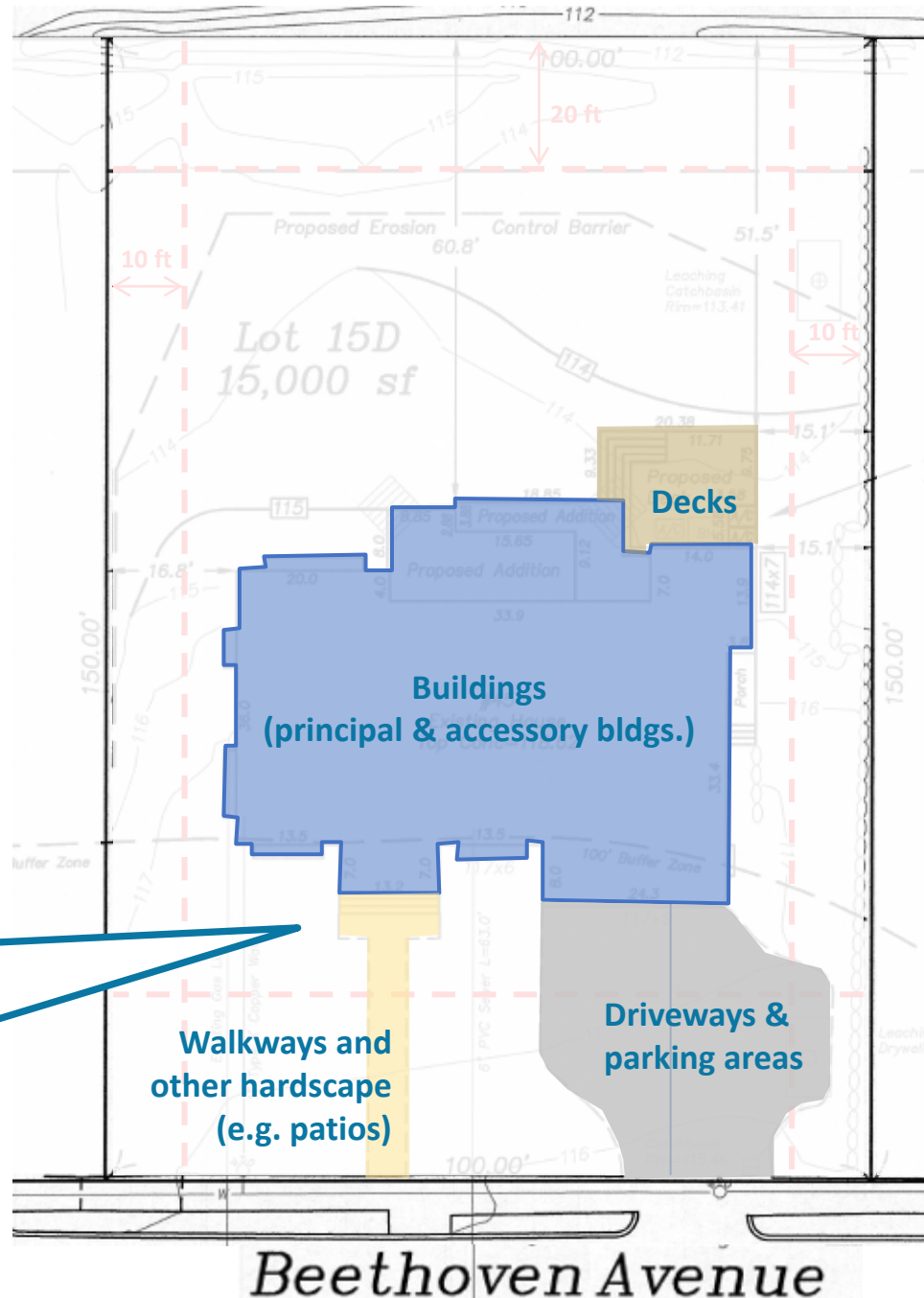
SBL 44029 0010

District:

- Current **SR3**
- Draft **R2**

## Demonstrated Features:

- Contextual front setback
- Footprint size
- **Lot coverage elements**
- Garage placement



Lot Coverage includes all  
"built" features

Inverse is "unbuilt"  
landscaped areas

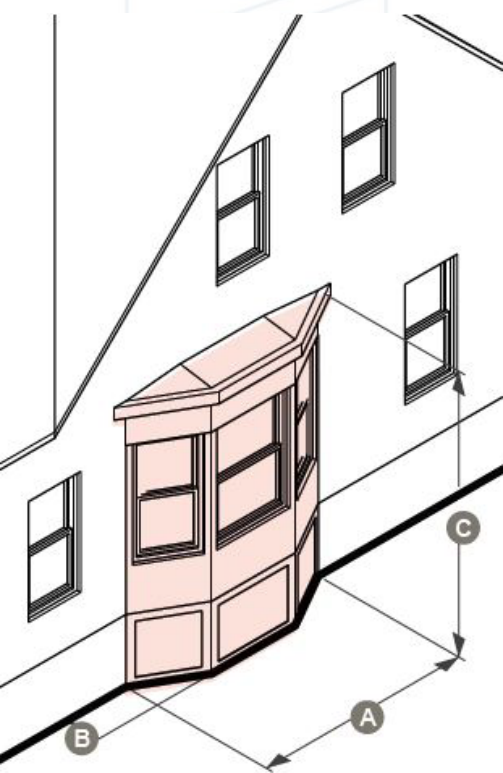
Should decks, patios, pools,  
and tennis courts be  
exempted from in lot  
coverage?

# Lot Characteristics

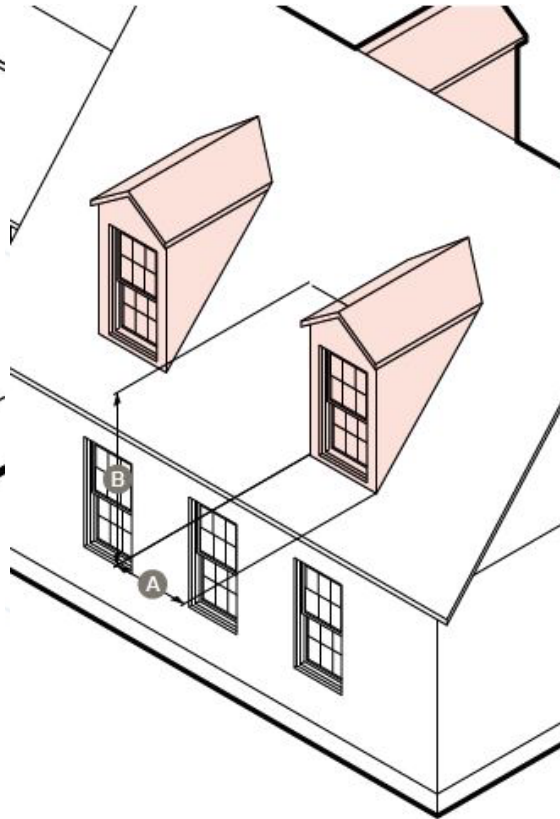
- **Setbacks (sec. 2.3.3)**
  - Front setback maximum proposed per district
  - Contextual front setback is the standard (sec. 3.4.1.A)
  - Existing ordinance only has minimum setback and contextual setback is optional



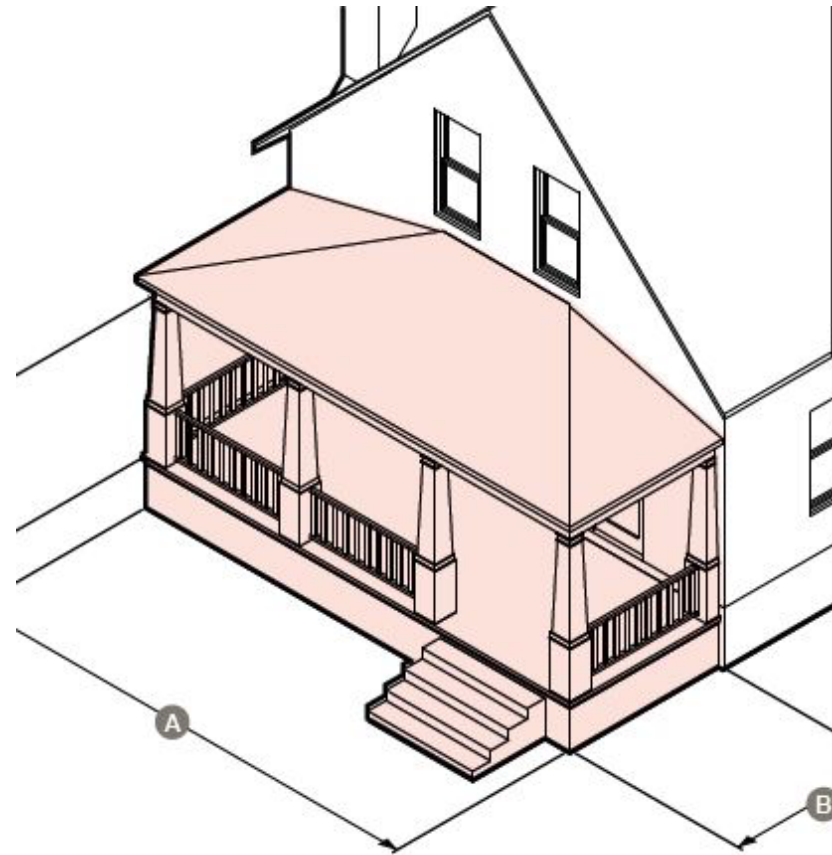
# Building Components (sec. 3.3)



Bay Window



Dormer



Porch



# Alternative Buildings / Design Approaches



# Overview

- **To offer alternative layouts that preserve value for larger lots and create alternatives that can promote preservation of existing buildings.**

# Rear Lots (sec. 3.5.1)

- **Creation of a rear lot requires a Special Permit**
- **Only smallest building type is allowed**
- **Sec. 3.1.10 in current ordinance**



# Multi-Unit Conversion (sec. 3.5.2)

- Requires a special permit and limited to House Type A and Civic Building
- More units allowed in larger buildings (sec. 2.8)
- Sec. 3.1.11 in current ordinance



# Courtyard Cluster (sec. 3.5.3)

- Allowed in all Residence Districts, but with modified smaller building type footprints
- Replaces single-family attached in R1-R3 Districts





# 1-19 Elm St

Townhouses vs. Courtyard Cluster  
an R3 District Example

# 1-19 Elm St

SBL 33023 0009  
33023 0016B

District:

- current **MR2, MR1**
- 1<sup>st</sup> draft **R3**



2007, 2015– Approved townhouse development

	Current Ordinance		First Draft Ordinance	
	Required	Approved Project	Required	Approved Project
Frontage	80 ft	120 ft and 185 ft	40 - 100 ft	<b>120 ft and 185 ft – nonconforming</b>
Lot Coverage*	25%	22.3%	60%	48.5%
Setbacks				
Front (Elm St)	25 ft	26 ft	12-52 ft	26 ft
Side (north)	25 ft	25.5 ft	7.5 ft	25.5 ft
Side (south)	25 ft		7.5 ft	
Rear	25 ft	28.4 ft	15 ft	28.4 ft
Lot Size	10,000 sf	57,266 sf	Min 32,670 sf for courtyard cluster	57,266 sf
Min. Open Space*	50%	86.1%	-	-
Frontage Buildout	-	-	12 ft	
Footprint	-	-	<b>Townhouses not allowed in R3</b>	
Height (Max Stories)	2.5 stories	2.5 stories	Townhouses not allowed in R3	
FAR	FAR doesn't apply		-	-

# 1-19 Elm St

SBL 33023 0009

33023 0016B

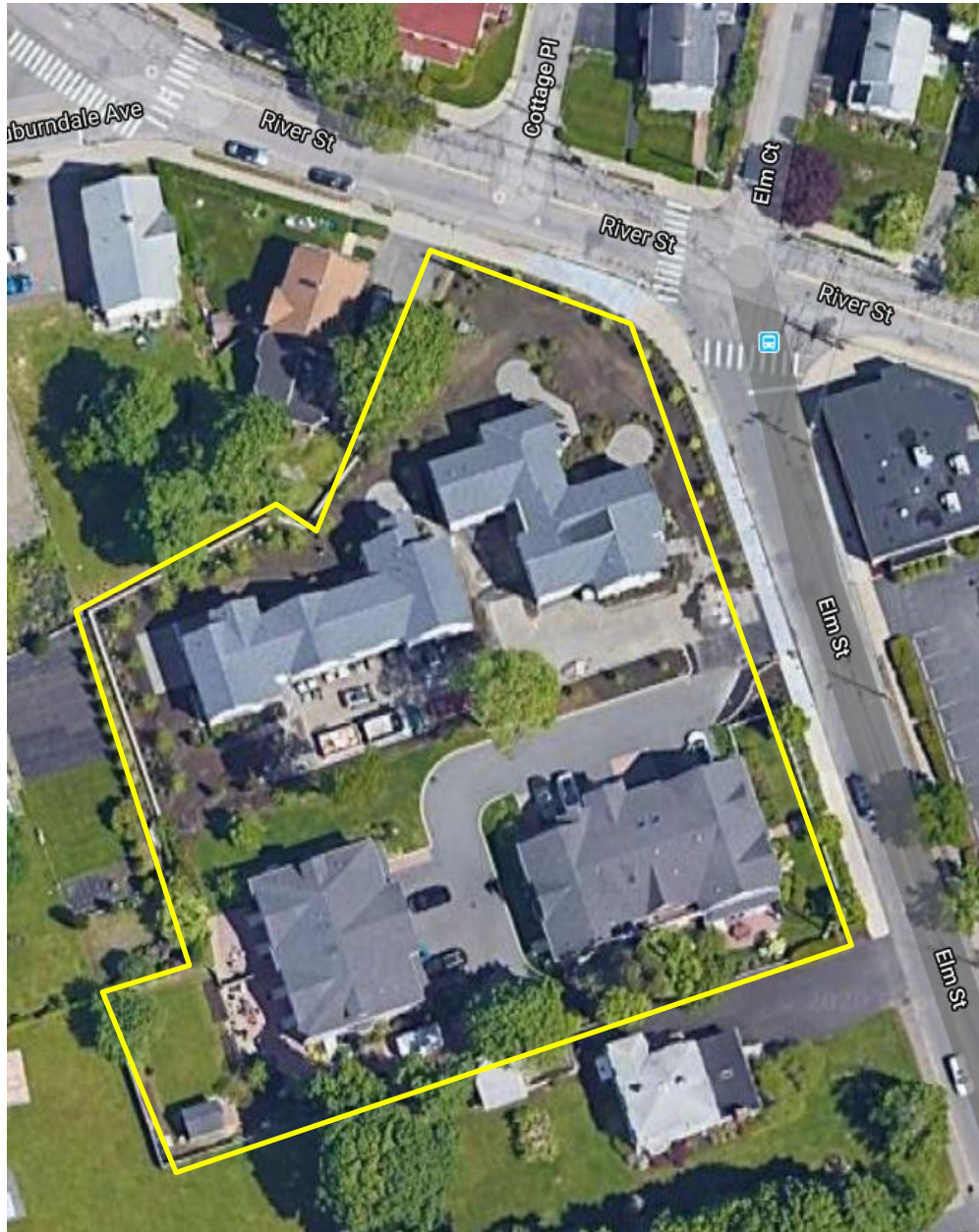
## Allowed Building Types & Alternative Lot Configurations:

### By Right Options

- House B or C (1 unit household living)
- Two-Unit Residence
- Civic Building (civic institution)

### Special Permit Options

- Larger footprints
- Apartment House
- Small Apartment Building
- Courtyard Cluster
- Rear Lot



## Courtyard Cluster:

- Central courtyard
- Must meet lot standards
- Separate buildings with smaller than typical building footprints
- In the R3 district the following building types are allowed:
  - House C
  - House B
  - 2-Unit Res.

*(all limited to 1200 sf footprints in R3)*

# 1-19 Elm St

SBL 33023 0009

33023 0016B

## Example Courtyard Cluster:

- Setbacks:
  - Front: contextual 12-52 ft  
max 35 ft
  - Sides: 7.5 ft
  - Rear: 15 ft
- Central courtyard



# 1-19 Elm St

SBL 33023 0009

33023 0016B

## Example Courtyard Cluster:

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  - Front: contextual 12-52 ft  
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SBL 33023 0009

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- Separate buildings with smaller than typical building footprints
- In the R3 district the following building types are allowed:
  - House C
  - House B
  - 2-Unit Res.

*(all limited to 1200 sf footprints in R3)*
- Driveway must not be between the buildings and the courtyard and parking must be screened



# Multi-Building Assemblage (sec. 3.5.4)

- **Only allowed in the Neighborhood General District**
- **By-right if less than 8-units or 8,000 square feet of commercial, Special Permit if higher**



# Questions & Ideas



# Lot Standards

- **Are the Min.-Max. Frontage standards on target?**
- **Does the encompassing lot coverage definition meet City goals?**
- **Are Setback standards meeting goals?**

# Building Type Standards

- **Footprint**
  - Should we allow the footprint to increase by Special Permit?
- **Clearly defining basements and attics (sec. 2.6.3)**
  - FAR focused on living area, building types focus on design.
  - Gamesmanship occurs around basements and attics
  - Draft defines basements and attics from a design perspective within the building type standards, allows flexible use of the interior space.
- **Simpler but sometimes different measures**
  - Architects will need to provide new measurements, e.g.:
    - Fenestration percentage for the front elevation of commercial spaces
    - Roof pitch
- **Need for additional building types**

# Other Topics

- **Incentives for Additions with Historic Preservation**
  - Should the lot standards be relaxed for projects that involve historic preservation? Which standards (e.g. just setbacks or also lot coverage)?
  - 1<sup>st</sup> draft incentivizes preservation in multiunit conversion and courtyard clusters sections
- **Special Permit Criteria for each listed Special Permit**
  - Each Special Permit has listed criteria specific to that permit
  - Tracking if there needs to be stricter/more flexible criteria for each one
  - Clarify standards for special permits and focus attention on key issues
- **Uses**
  - Adaptive reuse, accessory uses, etc.
- **Map**



# Next Steps & Schedule



## Next Steps

March 23<sup>th</sup> Meeting – Case studies on building types and sizes (reducing speculative tear-downs)

Continue with Ward tours

## Homework

Focusing on the building types in Article 3 and the standards of measurement in Article 2

# Thank You!

