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Barney S. Heath
Director

MEMORANDUM

DATE: December 10, 2020

TO: Councilor Deborah Crossley, Chair, Zoning & Planning Committee
Members of the Zoning & Planning Committee

FROM: Barney Heath, Director, Department of Planning and Development
Jennifer Caira, Deputy Director, Department of Planning and Development
Zachery LeMel, Chief of Long Range Planning
Nevena Pilipović-Wengler, Community Engagement Manager
Cat Kemmett, Planning Associate

RE: **#448-20 Discussion and review relative to the draft Zoning Ordinance**
COUNCILOR CROSSLEY, on behalf of the Zoning & Planning Committee proposing to amend Chapter 30, City of Newton Zoning Ordinances, by repealing Ordinance No. A-78 and amending the regulation of garages in residential zoning districts as set forth in Chapter 30, Section 3.4. The objectives are to prevent garages from dominating the streetscape, improve safety along the public way for all modes of travel and achieve consistency with climate action goals.

MEETING: December 14, 2020

CC: City Council
Planning Board
John Lojek, Commissioner of Inspectional Services
Neil Cronin, Chief of Current Planning
Alissa O. Giuliani, City Solicitor
Jonathan Yeo, Chief Operating Officer

Recap of Previous ZAP Meetings

At the November 23 ZAP meeting, the Law Department presented on what triggers a Section 6 finding and the rights afforded to structures made nonconforming by changes to the zoning ordinance. Planning staff presented a case study to further illustrate the options available to owners of pre-existing nonconforming Garages interested in renovating their home under the proposed Garage Ordinance. Planning staff also shared a revised draft of the Garage Ordinance. The Committee discussed the proposed draft, providing feedback and comments on several policy questions posed by staff.

The Committee reached a rough consensus on many aspects of the draft ordinance, including the method of measurement for Garage doors, appropriate maximum widths for Single and Double Garage Doors, fenestration requirements for projecting Side Facing Garages, and other items. Committee

members may review the [November 23 ZAP Report](#) for additional details on areas of consensus and areas that required additional analysis. The Committee requested an analysis of Garages built in the past two years to better understand the potential impact the proposal may have on future Garages should the ordinance pass.

Introduction to Upcoming ZAP Meeting

With the guidance received from the Committee, as well as comments from the building professionals group and other city departments, staff have further revised the draft Garage Ordinance and created draft diagrams for further clarity (Attachment A). Staff also completed an analysis of a significant portion of the Garages built in the past two years to test compliance with the controls in the proposal (Attachment B). The upcoming ZAP meeting on December 14th will include a presentation on the revised ordinance text and this data analysis.

Staff hopes to achieve consensus from ZAP on the overall content and controls outlined in this draft in order to set a public hearing date for January 2021, with the understanding that some further revision of this language may be necessary before the ordinance goes to a vote. Highlighted below are some of the key revisions made to the Garage Ordinance draft. Attached is a redlined version comparing this language with the draft presented in November (Attachment C).

Text Changes

Definitions (Sec. 3.4.4.B)

- Added placeholder for a definition of Rear Facing Garage. A definition will be necessary to explicitly allow for the construction of Rear Facing Garages, and to clarify the range of angles that would constitute a Rear Facing Garage on the lot. (Sec. 3.4.4.B.4)
- Changed the Garage door measurement from exterior of jamb to interior of jamb. The building professionals group and Current Planning recommended making this change to ensure that only the doors would be measured and exclude any decorative trim from the total door calculation. (Sec. 3.4.4.B.5)
- Rather than allow homeowners to determine the Primary Front Lot Line where there are multiple lot lines abutting a street or right of way, the draft now proposes that the Primary Front Lot Line will be the one the main entrance faces. On the recommendation of Current Planning staff, this section was changed to better align with the language and procedures used in the current zoning ordinance. (Sec. 3.4.4.B.8)

Standards for Front Facing Garages (Sec. 3.4.4.C)

- Past drafts of the Garage Ordinance have proposed a requirement that Front Facing Garages be set back from the Front Elevation of the home in order to reduce the prominence of the Garage. The building professionals group has recommended against this, suggesting that controls established elsewhere in the ordinance will be able to effectively limit the prominence of Front Facing Garages without requiring them to be set back. Though not all members agreed, the Committee reached an overall consensus on the decision not to regulate the placement of Front

Facing Garages. To reflect this, the setback requirement included in the previous draft under Sec. 3.4.4.C.1 has been removed.

- Added in language to clarify that whenever there is a Double Door present on a Front Facing Garage, whether there is just a Double Door or both a Double Door and a Single Door, that Garage may be up to a 40% of the total width of the Front Elevation. (Sec. 3.4.4.C.1.b)

Additional Standards for residential buildings with two-units (Sec. 3.4.4.F)

- Established a maximum Garage footprint for each unit in a two-unit residential building to ensure Garages maintain an appropriate size and scale. A maximum footprint of 500 square feet per unit was based upon the maximum of 700 square feet or three cars per unit for a residential building with one-unit and adjusted to reflect a maximum of two cars per unit in two-unit buildings. (Sec. 3.4.4.F.1.a)

Exemptions (Sec. 3.4.4.G)

- Edited language to clarify that where there are multiple lot lines abutting a street or right of way, Garages must be located 70 feet or more from all such lot lines to be exempt. (Sec. 3.4.4.G.1.a)
- Sec. 3.4.4.G.2 was moved from “Standards for Front Facing Garages” to “Exemptions” to better organize exemptions in the ordinance. Sec. 3.4.4.G.2 has also been amended to exempt attached Front Facing Garages set back more than 10 feet from the Front Elevation from the standards for Front Facing Garages (Sec. 3.4.4.C) so as not to disincentivize attached Front Facing Garages to be built further than 10 feet back of the Front Elevation. Upon further analysis, Planning staff found that the definition of Front Elevation, which only includes building mass within the first 10 feet, would unintentionally prohibit Garages in many cases that are set back more than 10 feet. Since the Garage itself would not be included in the overall building width under this scenario, it would result in the Garage being a much larger percentage of the Front Elevation width. In order to encourage the Garage to be setback more than 10 feet, Planning recommends attached Garages be added to the exemption for detached Garages.
- A third exemption was added to create relief for Garages on Rear Lots. A Garage on a Rear Lot would be minimally, if at all, visible from the street, would not have a front lot line that meets the definition of Primary Front Lot Line, and would be reviewed and approved as part of a Special Permit. (Sec. 3.4.4.G.3)

Data Analysis

Using data provided by the Inspectional Services Department, Planning Staff analyzed a sample of 118 of the 202 building permits issued for new construction in 2019 and 2020 of single- and two-family homes to see whether Garages permitted in that timeframe would or would not be allowed under the proposed draft. This survey included permits issued in each ward, each zoning district, and on lots ranging from narrow to wide frontages. The full results of this analysis can be found in Attachment B. Staff’s main takeaways from this analysis include:

- 83 of the 118 homes (70%) would comply with the proposal
- 93 single-family homes were reviewed, and 23 would not comply with the proposal
- 25 two-family homes were reviewed, and 13 would not comply with the proposal
- 95 of the permits (81%) were for new homes with Front Facing Garages
- In most instances, non-complaint buildings could still have comparable Garages with minor revisions

Looking Ahead

Staff will continue to refine the ordinance in anticipation of a possible public hearing in January 2021.

Attachments

Attachment A	Updated draft zoning text and diagrams
Attachment B	Data analysis
Attachment C	Redlined zoning text comparison

3.4.3. Accessory Buildings

- A. Except as provided in Sec. 6.9, accessory buildings shall conform to the following requirements:
1. An accessory building shall be no nearer to any side or rear lot line than 5 feet, and no nearer to any front lot line than the distance prescribed for the principal building.
 2. No portion of any accessory building shall be less than 6 feet from any point on any principal building on the subject lot.
 3. An accessory building with a sloping roof shall have a maximum height of 22 feet. An accessory building with a flat roof shall have a maximum height of 18 feet. An accessory building shall have no more than 1½ stories.
 4. The ground floor area of an accessory building shall not exceed 700 square feet.

3.4.4. Garage Design Standards

A. **Applicability**

Garage Design Standards apply in all Residence Districts

B. **Definitions**

1. **Garage.** An attached or detached structure, or portion of a structure, that is able to be accessed by an automobile or is used or intended to be used primarily for the storage or parking of 1 or more automobiles. A detached Garage is an Accessory Building (See Sec. 3.4.3).
2. **Front Facing Garage.** A Garage with a primary door or doors through which automobiles enter the Garage facing the Primary Front Lot Line at an angle between 0 and 59 degrees.
3. **Side Facing Garage.** A Garage with a primary door or doors through which automobiles enter the Garage facing the Primary Front Lot Line at an angle between 60 and 90 degrees.
4. **Rear Facing Garage.**
5. **Garage Door.** The door to a Garage that provides access for an automobile. Garage door width is measured from the inside face of the door jambs.
 - a. Single Garage Doors are Garage Doors used for a single automobile to access a Garage. A Single Garage Door may be up to 9 feet wide.
 - b. Double Garage Doors are Garage Doors used for 2 automobiles to access a Garage side-by-side. A Double Garage Door may be up to 16 feet wide.
6. **Garage Wall.** Any wall enclosing a Garage including that wall containing the Garage entrance.
7. **Front Elevation.** The exterior wall of a principal building oriented in whole or in part toward the Primary Front Lot Line. The Front Elevation does not include any exterior wall of a building more than 10 feet behind the frontmost exterior wall oriented in whole or in part toward the Primary Front Lot Line.
8. **Primary Front Lot Line.** The lot line abutting a street or right of way. Where there are multiple lot lines abutting a street or right of way, the Primary Front Lot Line shall be the one the main entrance faces.

9. **Fenestration.** The openings in a Garage Wall facing the Primary Front Lot Line, including windows and doors. Fenestration is measured from the inside face of the jambs on any window or door trim.

C. **Standards for Front Facing Garages**

1. The sum of the width of all Garage doors on a Front Facing Garage may be up to the following:
 - a. A Front Facing Garage that includes only Single Garage Doors may be up to 45% of the total width of the Front Elevation.
 - b. A Front Facing Garage that includes a Double Garage Door alone, or both a Double Garage Door and a Single Garage Door, may be up to 40% of the total width of the Front Elevation.

D. **Standards for Side Facing Garages**

1. A Side Facing Garage may be located in front of the Front Elevation, but not within the front setback, if it meets the following:
 - a. A minimum of 10% Fenestration on the Garage Wall facing the Primary Front Lot Line as measured from the exterior.

E. **Standards for residential buildings with one unit**

1. There may be no more than 700 square feet in total Garage area on a lot providing for no more than 3 automobiles. A lot may contain no more than one attached Garage and one detached Garage.

F. **Additional Standards for residential buildings with two-units**

1. Parking spaces in Garages are counted toward the minimum number of accessory parking spaces required by Sec. 5.1.4. Garages may be attached or detached.
 - a. For each residential unit, there shall be no more than 500 square feet in total Garage area, no more than one Garage and each Garage shall provide for no more than 2 automobiles.

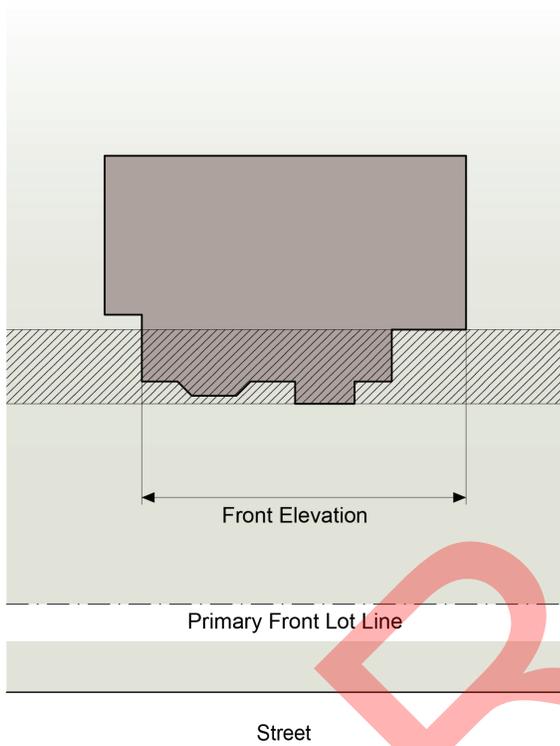
G. **Exemptions**

1. Garages located 70 feet or more from the Primary Front Lot Line are exempt from the standards for Front Facing Garages (Sec. 3.4.4.C) and standards for Side Facing Garages (Sec. 3.4.4.D).
 - a. Where there are multiple lot lines abutting a street or right of way, Garages must be located 70 feet or more from all such lot lines to be exempt.
2. A detached or attached Front Facing Garage that is set back more than 10 feet from the Front Elevation is exempt from the standards for Front Facing Garages (Sec. 3.4.4.C).
3. Garages located on Rear Lots are exempt from the standards for Front Facing Garages (Sec. 3.4.4.C) and standards for Side Facing Garages (Sec. 3.4.4.D).

H. **By Special Permit**

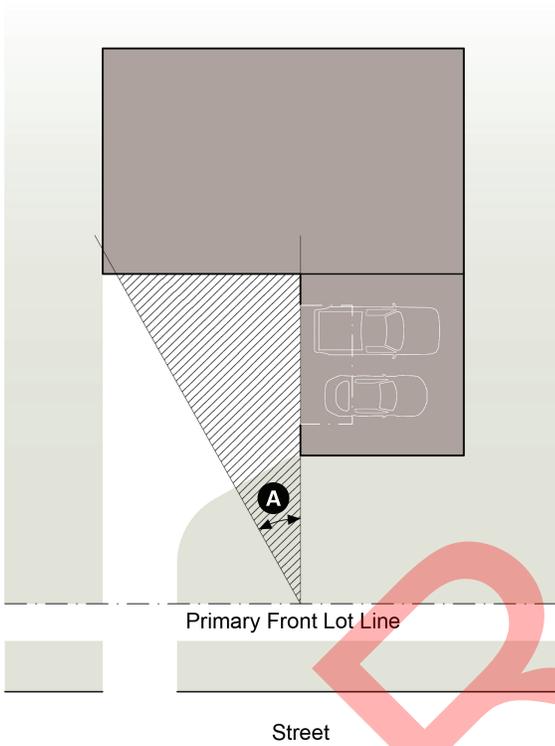
1. For residential buildings with one unit: a Garage with provision for more than 3 automobiles, or a Garage of more than 700 square feet in area, or more than 2 Garages.

Front Elevation. The exterior wall of a principal building oriented in whole or in part toward the Primary Front Lot Line. The Front Elevation does not include any exterior wall of a building more than 10 feet behind the frontmost exterior wall oriented in whole or in part toward the Primary Front Lot Line.



Front Elevation	min	max
A Depth from frontmost exterior wall		10 ft

Side-Facing Garage. A Garage with a primary door or doors through which automobiles enter the Garage facing the Primary Front Lot Line at an angle between 60 and 90 degrees.

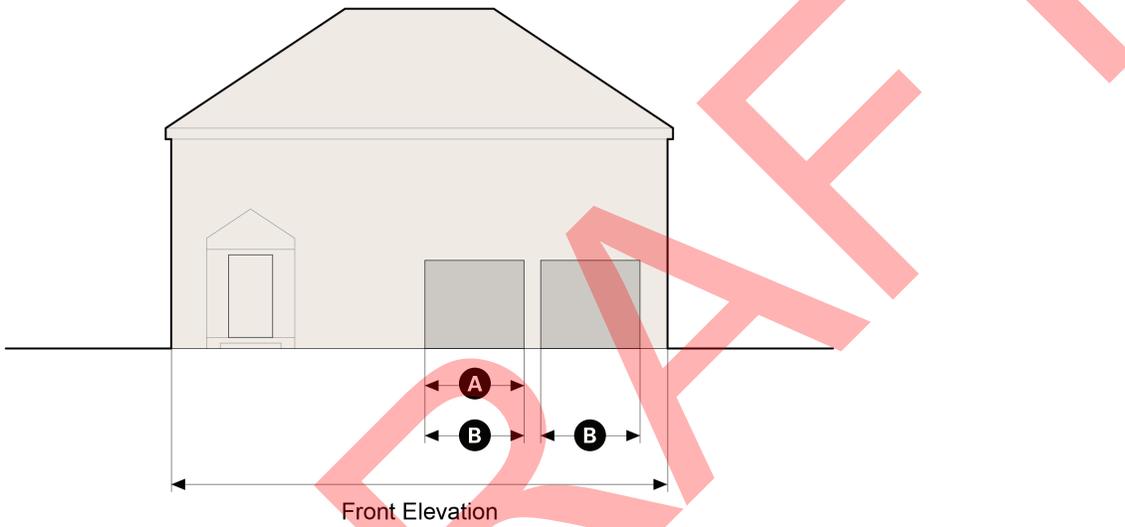


Side-Facing Garage Door Location	min	max
A Angle allowed within (angle from Primary Front Lot Line)	60 degrees	90 degrees

Standards for Front-Facing Garages.

1. The sum of the width of all Garage Doors on a Front Facing Garage may be up to the following:

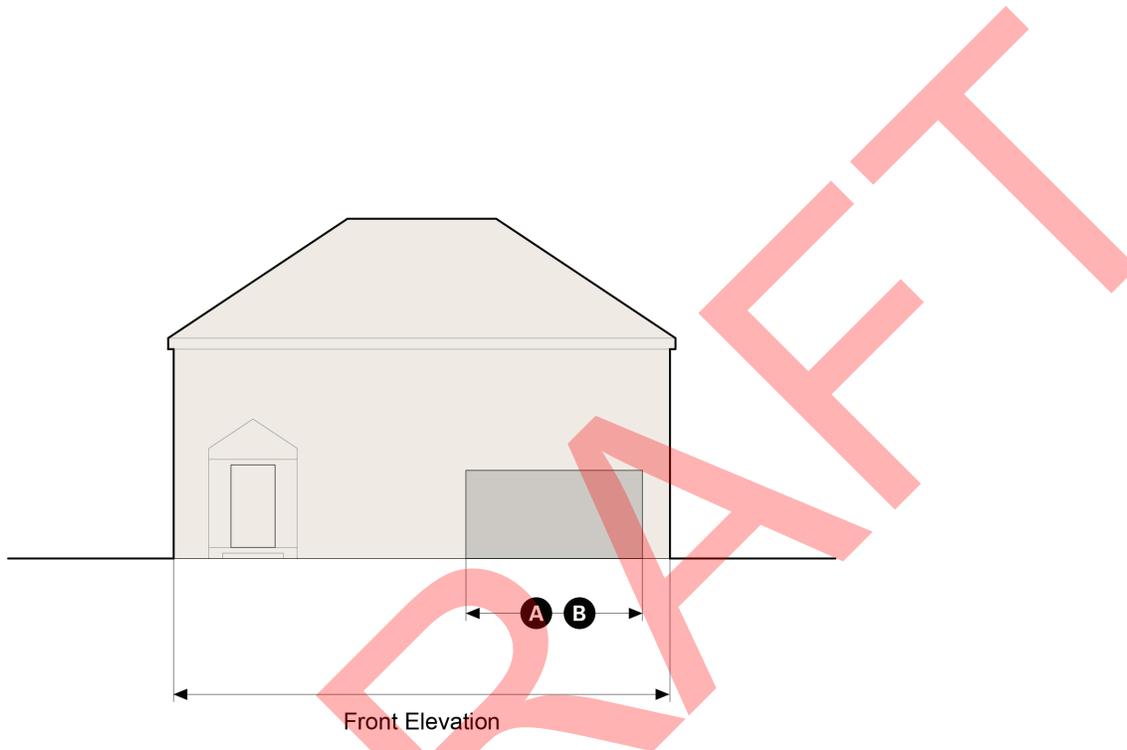
- a. A Front Facing Garage that includes only Single Garage Doors may be up to 45% of the total width of the Front Elevation.
- b. A Front Facing Garage that includes a Double Garage Door may be up to 40% of the total width of the Front Elevation.



Front-Facing Garage - Single Garage Doors	min	max
A Width of an Individual Single Garage Door		9 ft
B Sum of Width of Single Garage Door(s)		45% of Front Elevation

Standards for Front-Facing Garages.

1. The sum of the width of all Garage Doors on a Front Facing Garage may be up to the following:
 - a. A Front Facing Garage that includes only Single Garage Doors may be up to 45% of the total width of the Front Elevation.
 - b. A Front Facing Garage that includes a Double Garage Door may be up to 40% of the total width of the Front Elevation.



Front-Facing Garage - Double Garage Door	min	max
A Width of an Individual Double Garage Door		16 ft
B Sum of Width of Double Garage Door		40% of Front Elevation

Parcel Information							Garage Information						
Address	Permit #	Ward	Zoning	Frontage (ft)	Frontage (Narrow, Average, Wide)*	House Type	Orientation	Door Type	Total Garage Door Width (ft)	Front Elevation (ft)	Door Width (ft)	Garage Width (%)	Compliant
33 GREENWOOD ST	20070382	8	SR1	90	Narrow	Single-Family	Front	Single	18.0	58.7	9	30.7%	YES
44 MIGNON RD	20040141	3	SR1	95	Narrow	Single-Family	Front	Double/Single	27.0	50.7	18/9	53.3%	NO
32 ELIZABETH CIR	20040106	3	SR1	75	Narrow	Single-Family	Side - Behind	Single	27.0	N/A	9	N/A	YES
819 DEDHAM ST	19010476	8	SR1	105	Average	Single-Family	Front	Single	18.0	73.9	9	24.4%	YES
197 BALDPATE HILL RD	19040373	8	SR1	120	Average	Single-Family	Front	Single	27.0	83.0	9	32.5%	YES
811 DEDHAM ST	18120294	8	SR1	100	Average	Single-Family	Front	Single	18.0	50.8	9	35.4%	YES
31 GREENWOOD ST	20070252	8	SR1	100	Average	Single-Family	Front	single	18.0	48.9	9	36.8%	YES
6 CLIFTON RD	19090592	8	SR1	110	Average	Single-Family	Side - Behind	Double/Single	26.3	N/A	17.7/8.7	N/A	NO
22 COLUMBINE RD	19080228	8	SR1	102	Average	Single-Family	Side - Behind	Single	27.0	N/A	9	N/A	YES
832 DEDHAM ST	20040252	8	SR1	112	Average	Single-Family	Side - behind	Single	18.0	N/A	9	N/A	YES
241 BROOKLINE ST	20080053	8	SR1	100	Average	Single-Family	Side - Forward	Single	18.0	N/A	9	N/A	YES
190 BALDPATE HILL RD	20030626	8	SR1	145	Wide	Single-Family	Front		27.0	77.0	9	35.1%	YES
170 HARTMAN RD	20100389	8	SR2	72	Narrow	Single-Family	Front	Double	16.0	47.9	16	33.4%	YES
66 HARTMAN RD	20020243	8	SR2	64	Narrow	Single-Family	Front	Single	18.0	51.0	9	35.3%	YES
19 HYDE AVE	20010578	7	SR2	65	Narrow	Single-Family	Front	Single	18.0	50.0	9	36.0%	YES
46 COLUMBUS ST	20090034	5	SR2	72	Narrow	Single-Family	Side - Forward	Single	18.0	N/A	9	N/A	YES
80 PURITAN RD	20040270	5	SR2	90	Average	Single-Family	Front	Double	16.0	64.2	16	24.9%	YES
50 PLAINFIELD ST	19110446	5	SR2	90	Average	Single-Family	Front	Single	18.0	72.0	9	25.0%	YES
71 REDWOOD RD	19060099	8	SR2	90	Average	Single-Family	Front	Double	18.0	71.4	18	25.2%	NO
1270 COMMONWEALTH AVE	20071004	5	SR2	81	Average	Single-Family	Front	Single	18.0	69.2	9	26.0%	YES
50 GOULD RD	20100298	5	SR2	90	Average	Single-Family	Front	Single	18.0	68.0	9	26.5%	YES
192 COTTON ST	19090756	7	SR2	82	Average	Single-Family	Front	Single	18.0	65.0	9	27.7%	YES
24 STANLEY RD	19060800	5	SR2	90	Average	Single-Family	Front	Single	18.0	64.0	9	28.1%	YES
54 MCCARTHY RD	20080353	8	SR2	80	Average	Single-Family	Front	Double	16.0	56.0	16	28.6%	YES
43 SHARPE RD	20080606	8	SR2	88	Average	Single-Family	Front	Double	16.0	51.3	16	31.2%	YES
17 VALLEY SPRING RD	20060427	7	SR2	82	Average	Single-Family	Front	Double	16.0	49.3	16	32.5%	YES
11 CALDON PATH	19090482	8	SR2	80	Average	Single-Family	Front	Double	16.0	48.0	16	33.3%	YES
32 VAN ROOSEN RD	19101014	8	SR2	80	Average	Single-Family	Front	Double	16.0	47.0	16	34.0%	YES
45 FOX HILL RD	19070929	8	SR2	92	Average	Single-Family	Front	Double	16.0	44.0	16	36.4%	YES
145 PINE RIDGE RD	20040003	5	SR2	86	Average	Single-Family	Front	Double	16.0	43.5	16	36.8%	YES
21 SHUMAKER PATH	19090674	8	SR2	80	Average	Single-Family	Front	Single	18.0	47.0	9	38.3%	YES
93 HANSON RD	19080549	8	SR2	80	Average	Single-Family	Front	Single	19.3	50.0	9.7	38.7%	NO
157 ALLEN AVE	19040297	5	SR2	81	Average	Single-Family	Front	Single	18.0	45.0	9	40.0%	YES
35 WAYNE RD	18120414	8	SR2	80	Average	Single-Family	Front	Double	16.0	39.9	16	40.1%	NO
6 VAUGHN AVE	20060206	5	SR2	90	Average	Single-Family	Front	Single	18.0	25.0	9	72.0%	NO
54 WINDSOR RD	19040234	5	SR2	80	Average	Single-Family	Front	Single	18.0	24.0	9	75.0%	NO
21 PARK LN	20010771	6	SR2	88	Average	Single-Family	Front	Double	20.0	25.0	20	80.0%	NO
45 CLAREMONT ST	18090861	1	SR2	87	Average	Single-Family	Side - Forward		27.0	N/A	9	N/A	YES
135 WABAN HILL RD NORTH	20020403	6	SR2	80	Average	Single-Family	Side - Forward	Single	18.7	N/A	9.3	N/A	NO
6 WISWALL RD	19110522	8	SR2	80	Average	Single-Family	Side - Behind	Double	18.0	N/A	18	N/A	NO
119 MCCARTHY RD	18120192	8	SR2	90	Average	Single-Family	Front	Single	18.0	N/A	9	N/A	YES
210 UPLAND AVE	19030325	8	SR2	85	Average	Single-Family	Side - Behind	Single	18.0	N/A	9	N/A	YES
162 WABAN AVE	19100435	5	SR2	110	Wide	Single-Family	Front	Single	18.0	69.5	9	25.9%	YES

*Based on quartiles within each Zoning District, see November 23, 2020 ZAP Memo (<https://www.newtonma.gov/home/showpublisheddocument?id=48261>)

Parcel Information							Garage Information						
Address	Permit #	Ward	Zoning	Frontage (ft)	Frontage (Narrow, Average, Wide)*	House Type	Orientation	Door Type	Total Garage Door Width (ft)	Front Elevation (ft)	Door Width (ft)	Garage Width (%)	Compliant
22 OBER RD	20050060	8	SR2	100	Wide	Single-Family	Front	single	18.0	69.0	9	26.1%	YES
21 NOD HILL RD	20080706	8	SR2	100	Wide	Single-Family	Front		18.0	69.0	9	26.1%	YES
61 LAKEVIEW AVE	20060207	2	SR2	110	Wide	Single-Family	Front	Double	17.0	61.8	17	27.5%	NO
27 LITTLEFIELD RD	19120431	8	SR2	100	Wide	Single-Family	Front	Single	18.0	60.0	9	30.0%	YES
25 BELLEVUE ST	20060447	1	SR2	102	Wide	Single-Family	Front	Double/Single	27.0	79.0	18/9	34.2%	NO
95 ROSALIE RD	18110613	8	SR2	102	Wide	Single-Family	Front	Double	16.0	45.6	16	35.1%	YES
36 WALSH RD	19040025	8	SR2	100	Wide	Single-Family	Front	double	18.0	47.8	18	37.7%	NO
34 MORTON RD	20060464	2	SR2	100	Wide	Single-Family	Front	Single	18.0	38.2	9	47.2%	NO
72 KAREN RD	19070572	5	SR2	105	Wide	Single-Family	Side - Behind	Doub,e/Single	24.5	N/A	16/8.5	N/A	YES
78 FERNCROFT RD	20050282	5	SR2	110	Wide	Single-Family	Side - Behind	Single	27.0	N/A	9	N/A	YES
935 BEACON ST	20070485	6	SR2	102	Wide	Single-Family	Side - Behind	Single	18.0	N/A	9	N/A	YES
44 BERNARD ST	19030355	8	SR3	50	Narrow	Single-Family	Front	Single	9.0	32.0	9	28.1%	YES
19 MOODY ST	19120518	6	SR3	65	Narrow	Single-Family	Front	Double	16.0	43.0	16	37.2%	YES
125 ADAMS AVE	19010178	4	SR3	65	Narrow	Single-Family	Front	Single	16.0	40.5	8	39.5%	YES
25 LARKIN RD	19110608	3	SR3	60	Narrow	Single-Family	Front	Double	16.0	20.0	16	80.0%	NO
44 HERWARD RD	19060615	6	SR3	60	Narrow	Single-Family	Front	Double	16.0	N/A	16	N/A	YES
1376 WALNUT ST	20070960	8	SR3	67	Narrow	Single-Family	Side - Behind	Double	18.0	N/A	18	N/A	NO
593 SAW MILL BROOK PKWY	20010260	8	SR3	70	Average	Single-Family	Front	Double	16.0	54.0	16	29.6%	YES
19 SHUTE PATH	20010158	8	SR3	70	Average	Single-Family	Front	Double	16.0	52.5	16	30.5%	YES
30 KELLER PATH	20100472	8	SR3	70	Average	Single-Family	Front	Double	16.0	52.0	16	30.8%	YES
146 FAIRWAY DR	19090100	3	SR3	70	Average	Single-Family	Front	Single	18.0	53.5	9	33.6%	YES
266 SPIERS RD	20080052	8	SR3	72	Average	Single-Family	Front	Double	16.0	44.3	16	36.2%	YES
88 JACKSON ST	18120141	6	SR3	70	Average	Single-Family	Front	Double	16.0	42.5	16	37.6%	YES
116 UPLAND AVE	19010066	8	SR3	76	Average	Single-Family	Front	Double	16.0	42.0	16	38.1%	YES
52 SPIERS RD	19020357	8	SR3	70	Average	Single-Family	Front	Double	18.0	39.2	18	45.9%	NO
36 MAYNARD ST	18110177	3	SR3	67	Average	Single-Family	Side - Behind	Single	17.0	N/A	8.5	N/A	YES
269 JACKSON ST	19110713	6	SR3	68	Average	Single-Family	Side - Forward	Single	18.0	N/A	9	N/A	YES
39 MOODY ST	19120506	6	SR3	94	Wide	Single-Family	Front	Double	16.0	67.4	16	23.7%	YES
31 MOODY ST	19120501	6	SR3	90	Wide	Single-Family	Front	Double	16.0	66.0	16	24.2%	YES
52 ADAMS AVE	19100991	4	SR3	86	Wide	Single-Family	Front	Double	18.0	65.0	18	27.7%	NO
131 WALLACE ST	19070121	8	SR3	90	Wide	Single-Family	Front	Single	18.0	65.0	9	27.7%	YES
86 MOULTON ST	20060815	4	SR3	80	Wide	Single-Family	Front	Single	18.0	64.0	9	28.1%	YES
1 MALVERN TER	19090673	4	SR3	92	Wide	Single-Family	Front	Double	18.0	63.5	18	28.3%	NO
120 CORNELL ST	20020293	4	SR3	91	Wide	Single-Family	Front	Single	18.0	63.0	9	28.6%	YES
47 MOODY ST	19120517	6	SR3	90	Wide	Single-Family	Front	Double	16.0	55.0	16	29.1%	YES
40 MOODY ST	20030346	6	SR3	85	Wide	Single-Family	Front	Double	16.0	55.0	16	29.1%	YES
22 MOODY ST	19120507	6	SR3	80	Wide	Single-Family	Front	Double	16.0	53.0	16	30.2%	YES
45 RANGELEY RD	20080795	3	SR3	80	Wide	Single-Family	Front	Single	12.0	38.8	12	30.9%	NO
55 UPHAM ST	20050015	3	SR3	80	Wide	Single-Family	Front	Single	18.0	58.0	9	31.0%	YES
33 WARREN RD	19070381	6	SR3	87	Wide	Single-Family	Front	Single	18.0	56.5	9	31.9%	YES
22 ESTY FARM RD	20080043	8	SR3	81	Wide	Single-Family	Front	Single	18.0	56.0	9	32.1%	YES
80 HATFIELD RD	20030166	3	SR3	80	Wide	Single-Family	Front	Double	16.0	44.7	16	35.8%	YES
11 BAKER PL	19100084	4	SR3	80	Wide	Single-Family	Front	Single	18.0	48.0	9	37.5%	YES

*Based on quartiles within each Zoning District, see November 23, 2020 ZAP Memo (<https://www.newtonma.gov/home/showpublisheddocument?id=48261>)

Parcel Information							Garage Information						
Address	Permit #	Ward	Zoning	Frontage (ft)	Frontage (Narrow, Average, Wide)*	House Type	Orientation	Door Type	Total Garage Door Width (ft)	Front Elevation (ft)	Door Width (ft)	Garage Width (%)	Compliant
148 DERBY ST	19100890	3	SR3	82	Wide	Single-Family	Side - Behind	Single	18.0	N/A	9	N/A	YES
45 ALBERT RD	20070992	4	SR3	80	Wide	Single-Family	Front	Sinlge	18.0	N/A	9	N/A	YES
148 LEXINGTON ST	20100181	4	SR3	80	Wide	Single-Family	Side - Behind	Double	16.0	N/A	16	N/A	YES
11 SHUTE PATH	19070577	8	SR3	80	Wide	Single-Family	Front	Double	16.0	N/A	16	N/A	YES
134 SPIERS RD	19120243	8	SR3	91	Wide	Single-Family	Side - Behind	Double	16.2	N/A	16.2	N/A	NO
23 OHIO AVE	19060785	5	MR1	50	Narrow	Two-Family	Front	Double	32.0	71.0	16	45.1%	NO
21 CLOELIA TER (25)	19070728	2	MR1	50	Narrow	Two-Family	Front	Double	32.0	57.7	16	55.5%	NO
19 THURSTON RD	20080736	5	MR1	50	Narrow	Single-Family	Front	Double	20.7	30.0	20.7	68.9%	NO
439 LOWELL AVE (441)	18120202	2	MR1	70	Average	Two-Family	Front	Single	16.0	54.0	8	29.6%	YES
67 RIPLEY ST (69)	20090831	6	MR1	65	Average	Two-Family	Front		18.0	47.0	9	38.3%	YES
96 EAST SIDE PKWY	19010734	1	MR1	60	Average	Two-Family	Front	Single	18.0	36.0	9	50.0%	NO
46 HILLTOP ST (48)	18110873	1	MR1	70	Average	Two-Family	Front	Single	24.0	41.0	12	58.5%	NO
58 COTTAGE ST	18120398	5	MR1	68	Average	Two-Family	Side - Behind	Double	33.3	N/A	16.7	N/A	NO
40 ATHELSTANE RD (42)	20060587	6	MR1	70	Average	Two-Family	Side - Behind	Single	18.0	N/A	9	N/A	YES
92 THURSTON RD	20090696	5	MR1	80	Wide	Two-Family	Front	Sinlge	18.0	56.8	9	31.7%	YES
210 EVELYN RD	20090380	5	MR1	85	Wide	Two-Family	Front	Single	18.0	50.0	9	36.0%	YES
16 CRAGMORE RD (18)	20030519	5	MR1	90	Wide	Two-Family	Front	Single	18.0	46.8	9	38.4%	YES
187 LINWOOD AVE	19090159	1	MR1	85	Wide	Two-Family	Front	Single	16.0	41.5	8	38.6%	YES
117 NORWOOD AVE NVL (119)	19050687	2	MR1	80	Wide	Two-Family	Front	Double	32.0	61.4	16	52.1%	NO
32 MAPLE AVE	18120117	1	MR1	87	Wide	Two-Family	Front	Double	32.0	40.0	16	80.0%	NO
321 LAKE AVE CTR	20010152	5	MR1	85	Wide	Two-Family	Front	Double	32.0	56.0	16	57.1%	NO
62 AUBURN ST (64)	20060849	3	MR1	80	Wide	Two-Family	Front	Double/Single	25.0	41.8	16/9	59.8%	NO
960 WALNUT ST (962)	19050094	6	MR1	88	Wide	Two-Family	Front	Double	32.0	43.0	16	74.4%	NO
73 BEACONWOOD RD	19120281	5	MR1	86	Wide	Two-Family	Rear	Single	36.0	N/A	9	N/A	YES
211 WEBSTER ST	19030175	3	MR2	50	Narrow	Two-Family	Front	Single	17.0	57.0/41.0	8.5	14.9%/20.7%	Yes
30 THORNTON ST	19120757	1	MR2	65	Average	Two-Family	Front	Single	18.0	93.9	9	19.2%	Yes
35 DALBY ST	20010726	1	MR2	60	Average	Two-Family	Front	Single	18.0	44.3	9	40.6%	Yes
32 CHANDLER ST	19030574	1	MR2	70	Wide	Single-Family	Front	Single	10.0	33.1	10	30.2%	NO
129 FARWELL ST (131)	19100342	2	MR2	75	Wide	Two-Family	Front	Single	18.0	48.7	9	37.0%	YES
28 CIRCUIT AVE (30)	19051119	5	MR2	80	Wide	Two-Family	Rear	Single	20.0	N/A	10	N/A	NO
33 GLENLAND RD	20060106	8	MR3	30	Narrow	Two-Family	Front	Single	36.0	89.0	9	40.4%	YES
991 WASHINGTON ST (993)	20020103	2	MR3	50	Average	Two-Family	Front	Single	18.0	28.0	9	64.3%	NO

*Based on quartiles within each Zoning District, see November 23, 2020 ZAP Memo (<https://www.newtonma.gov/home/showpublisheddocument?id=48261>)

3.4.3. Accessory Buildings

- A. Except as provided in Sec. 6.9, accessory buildings shall conform to the following requirements:
1. An accessory building shall be no nearer to any side or rear lot line than 5 feet, and no nearer to any front lot line than the distance prescribed for the principal building.
 2. ~~No portion of~~ any accessory building shall be less than ~~six~~6 feet from any point on any ~~other accessory building or~~ principal building on the subject lot.
 3. An accessory building with a sloping roof shall have a maximum height of 22 feet. An accessory building with a flat roof shall have a maximum height of 18 feet. An accessory building shall have no more than 1½ stories.
 4. The ground floor area of an accessory building shall not exceed 700 square feet.

3.4.4. Garage Design Standards

A. Applicability

Garage Design Standards apply in all Residence Districts

B. Definitions

1. **Garage.** An attached or detached structure, or portion of a structure, that is able to be accessed by an automobile ~~and/or~~ is used or intended to be ~~or~~ used primarily for the storage or parking of ~~one~~1 or more automobiles. A detached Garage is an Accessory Building (See Sec. 3.4.3).
2. **Front Facing Garage.** A Garage with a primary door or doors through which automobiles enter the Garage facing the Primary Front Lot Line at an angle between 0 and 59 degrees.
3. **Side Facing Garage.** A Garage with a primary door or doors through which automobiles enter the Garage facing the Primary Front Lot Line at an angle between 60 and 90 degrees.

4. Rear Facing Garage.

4.5. Garage Door. The door to a Garage that provides access for an automobile. Garage door ~~length~~width is measured ~~as the exposed dimension between the door jambs~~ from the ~~exterior~~inside face of the ~~jamb~~door jambs.

- a. Single Garage Doors are Garage Doors used for a single automobile to access a Garage. A Single Garage Door may be up to 9 feet wide.
- b. Double Garage Doors are Garage Doors used for 2 ~~or more~~ automobiles to access a Garage side-by-side. A Double Garage Door may be up to 16 feet wide.

5.6. Garage Wall. Any wall enclosing a Garage including that wall containing the Garage entrance.

~~6.7.~~ **Front Elevation.** The exterior wall of a principal building oriented in whole or in part toward the Primary Front Lot Line. The Front Elevation does not include any exterior wall of a building more than 10 feet behind the frontmost exterior wall oriented in whole or in part toward the Primary Front Lot Line.

~~7.~~ **Primary Front Lot Line.** ~~Any~~The lot line abutting a street or right of way ~~is a front lot line.~~ Where there are multiple ~~front~~ lot lines, ~~one is designated a~~ abutting a street or right of way, the Primary Front Lot Line.

~~At time of application for a building permit or other municipal approval for which the location of the Front Lot Line must shall be established, the one the property owner of such a lot may designate a Primary Front Lot Line.~~ main entrance faces.

8. **Fenestration.** The openings in a Garage Wall facing the Primary Front Elevation of a building Lot Line, including windows and doors, ~~but excluding entrances for parking, loading, and service facilities.~~ Fenestration is measured from the ~~exterior edge of~~ inside face of the jambs on any window or door trim.

C. Standards for Front Facing Garages

~~1.—A Garage Wall of a Front Facing Garage may be no closer to the Primary Front Lot Line than 2 feet behind a minimum of 50% of the Front Elevation.~~

1. The sum of the length~~width~~ of all Garage doors on a Front Facing Garage may be up to the following:

a. A Front Facing Garage that includes only Single Garage Doors may be up to 45% of the total width of the Front Elevation.

b. A Front Facing Garage that includes a Double Garage Door alone, or both a Double Garage Door and a Single Garage Door, may be up to 40% of the total width of the Front Elevation.

~~a.—A detached Front Facing Garage that is set back more than 10 feet from the frontmost wall of the Front Elevation is exempt from this requirement.~~

D. Standards for Side Facing Garages

1. A Side Facing Garage may be located in front of the ~~building~~ Front Elevation, but not within the front setback, if it meets the following:

~~a.—A minimum of 10% Fenestrations~~ Fenestration on the Garage Wall ~~elevation~~ facing the Primary Front Lot Line as measured from the exterior.

~~1.—On Corner Lots, a garage facing a Front Lot Line that is not the Primary Front Lot Line is considered a Side Facing Garage.~~

E. Standards for residential buildings with one unit

1. There may be no more than 700 square feet in total Garage space~~area~~ on a lot providing for no more than 3 automobiles, ~~between a maximum of.~~ A lot may contain no more than one attached Garage and one detached Garage.

F. Additional Standards for residential buildings with two-units

1. Parking spaces in Garages are counted toward the minimum number of accessory parking spaces required by Sec. 5.1.4. Garages may be attached or detached.
 - a. For each residential unit, there shall be no more than 500 square feet in total Garage area, no more than one Garage and each Garage shall provide for no more than 2 automobiles.

G. Exemptions

1. Garages ~~that are~~ located ~~more than~~ 70 feet or more from the Primary Front Lot Line are exempt from the standards ~~of this section for Front Facing Garages (Sec. 3.4.4.C) and standards for Side Facing Garages (Sec. 3.4.4.D).~~
 - a. Where there are multiple lot lines abutting a street or right of way, Garages must be located 70 feet or more from all such lot lines to be exempt.
2. A detached or attached Front Facing Garage that is set back more than 10 feet from the Front Elevation is exempt from the standards for Front Facing Garages (Sec. 3.4.4.C).
3. Garages located on Rear Lots are exempt from the standards for Front Facing Garages (Sec. 3.4.4.C) and standards for Side Facing Garages (Sec. 3.4.4.D).

H. By Special Permit

1. ~~A private~~For residential buildings with one unit: a Garage with provision for more than 3 automobiles, or a ~~private~~ Garage of more than 700 square feet in area, or more than 2 ~~private garages per single family dwelling~~Garages.