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Barney S. Heath
Director

MEMORANDUM

DATE: February 11, 2021

TO: City Council

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
Cat Kemmett, Planning Associate

RE: **Effective date for #448-20 Garage Ordinance**

MEETING: February 16, 2021

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

On February 8, 2021, the Zoning and Planning Committee voted to approve the Garage Ordinance as amended, which would repeal Ordinance No. A-78 and amend the regulation of garages in residential zoning districts as set forth in Chapter 30, Section 3.4. At that meeting Planning staff recommended setting an effective date of no earlier than April 1, 2021 for the ordinance to ensure homeowners and building professionals would have time in between adoption and implementation to make any necessary updates to bring planned garages into compliance with the new rules. However, after consulting with the Law and Inspectional Services Departments, staff recommends further delaying the effective date to June 1.

If April 1, 2021 is set as the effective date, any project that is issued a building permit starting from that date would need to comply with the new Garage Ordinance. This could pose issues for applicants that submit projects for review prior to that date. Applications must first be signed off by the Engineering Department and then the Inspectional Services Department typically has 30 days to issue a building permit once they accept an application (this may take longer if there is an influx of applications due to the new regulations). It is likely that projects being submitted now would need to assume that they will be subject to the new Garage Ordinance.

To ensure a smooth implementation process, Planning staff recommend pushing back the effective date of the Garage Ordinance to June 1. This extended timeframe will allow time for design professionals to

familiarize themselves with the new regulations and is less likely to impact projects that are close to submitting for building permits, or currently under review.