



Newton 1st Draft Zoning Ordinance Village Districts

Zoning and Planning Committee
01.14.19

Agenda

Overview

Village Districts & Building Types

Alternative Development Configurations

Allowed Uses





Overview

Overview

Village Districts provide the rules for development in Newton's village centers and many other commercial areas.

- 1. District Lot Standards – Setbacks, Lot Coverage, Frontage**
- 2. Building Types – Massing & Height**
- 3. Alternative Configurations**
- 4. Land Use**

Mapping the Village Districts

Newton Corner

Residence Districts

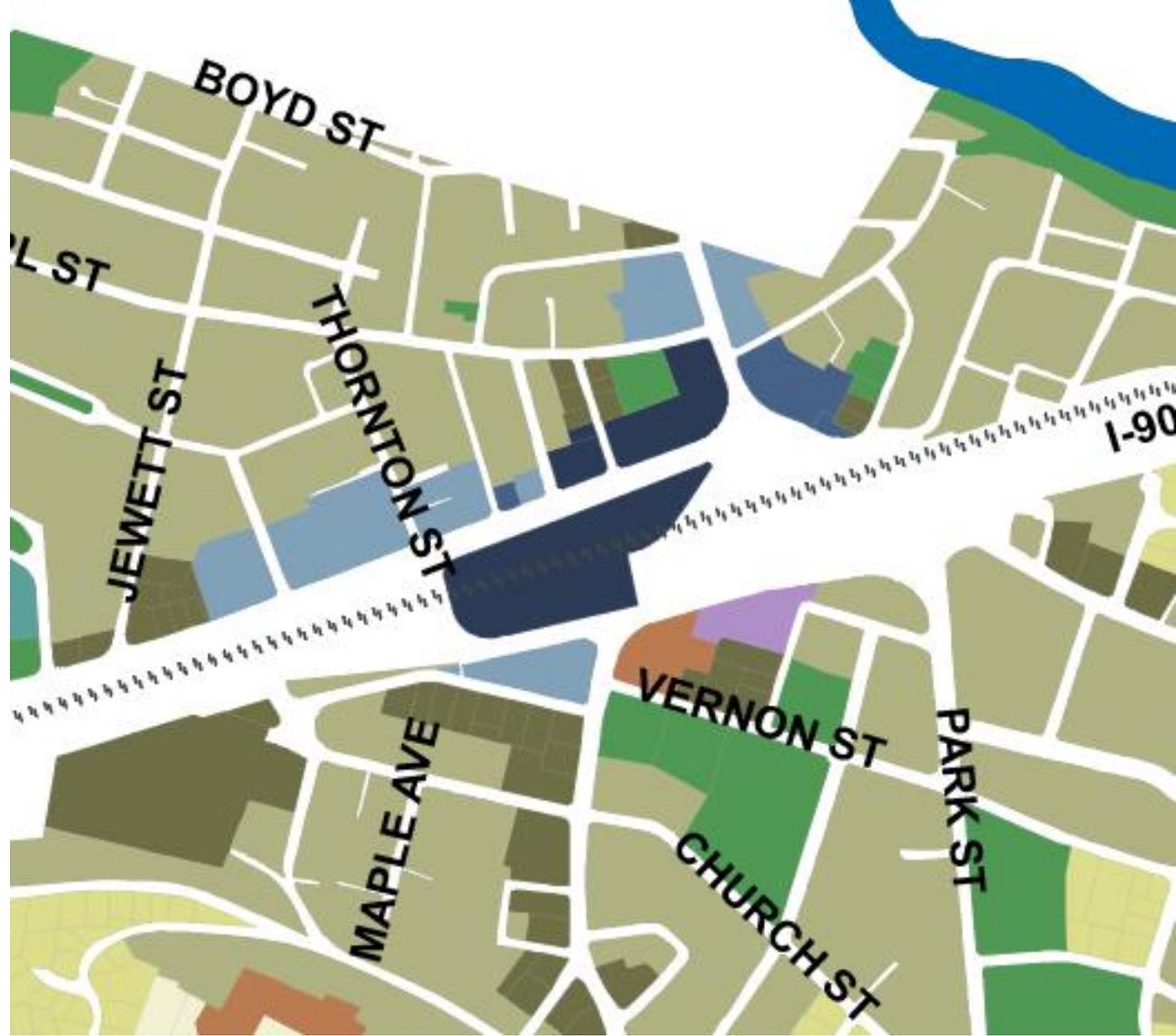
-  R1 Residence 1
-  R2 Residence 2
-  R3 Residence3
-  N Neighborhood General

Village Districts

-  V1 Village 1
-  V2 Village 2
-  V3 Village 3

Single Purpose Districts

-  Public Use
-  Recreation
-  Office
-  Fabrication
-  Non-Contextual Multi-Unit Residence
-  Regional Retail
-  Campus / Institutional



Newton's village centers typically follow a concentric circle model (more intense activity at the center, stepping down to surrounding neighborhoods)

Mapping the Village Districts Newton Centre

Residence Districts

- R1 Residence 1
- R2 Residence 2
- R3 Residence3
- N Neighborhood General

Village Districts

- V1 Village 1
- V2 Village 2
- V3 Village 3

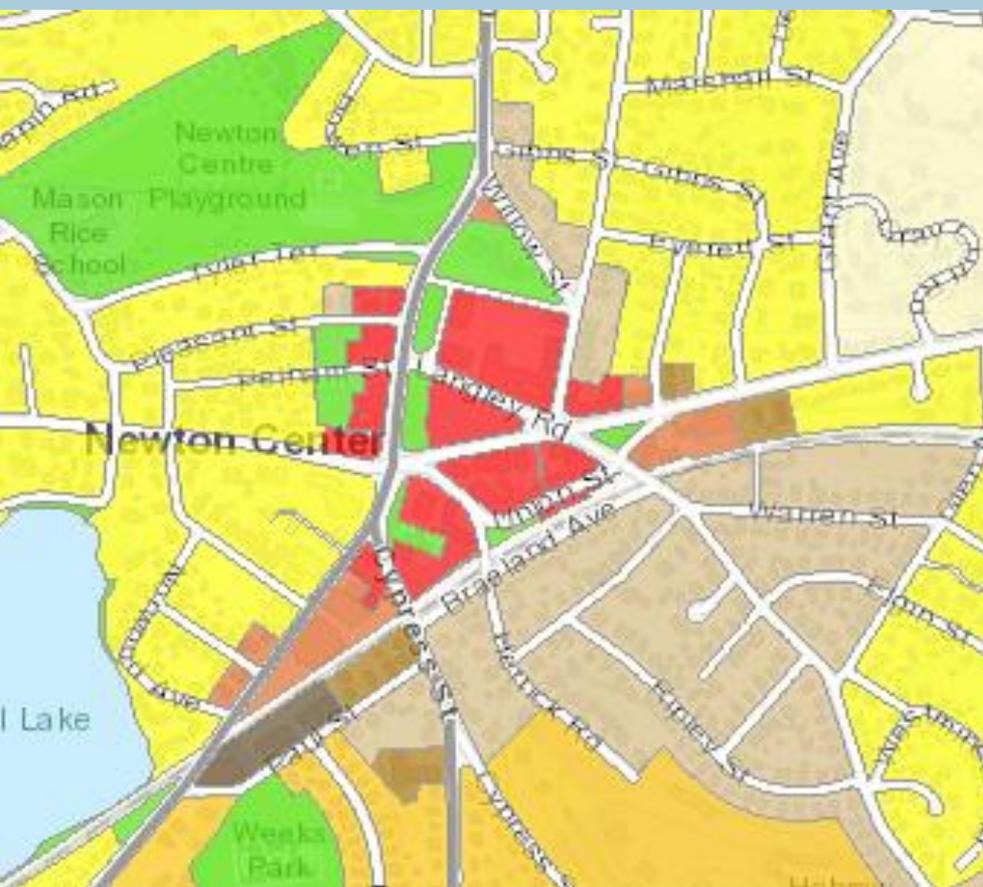
Single Purpose Districts

- Public Use
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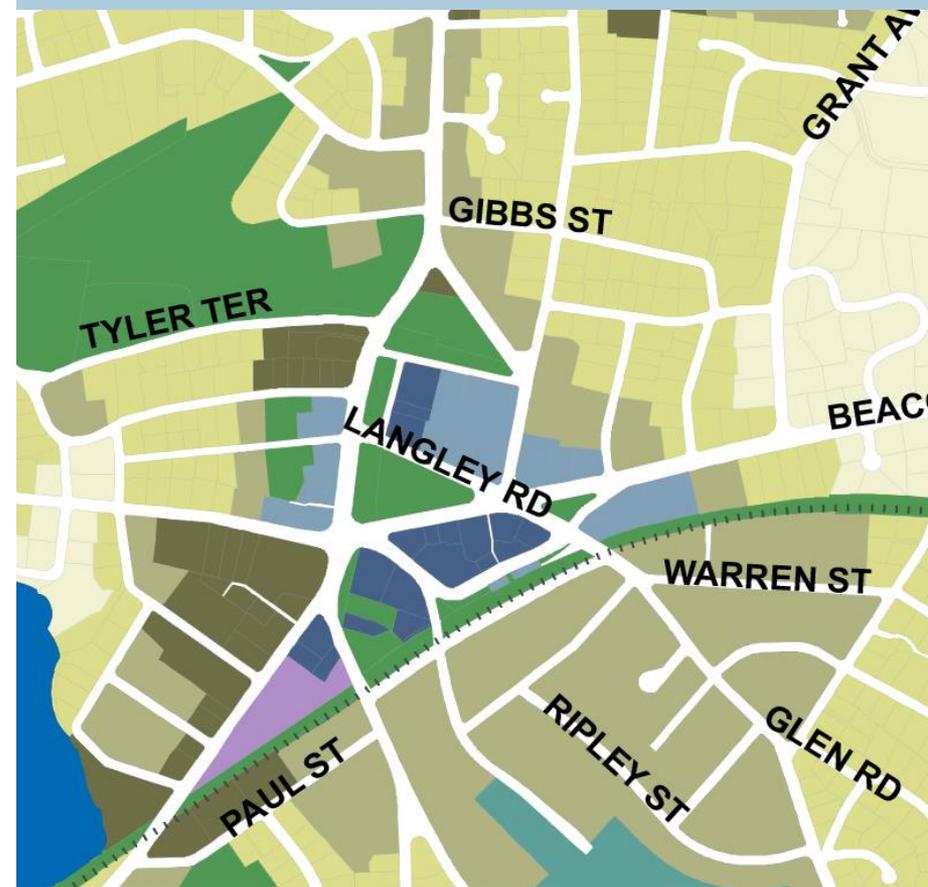
Newton's village centers typically follow a concentric circle model (more intense activity at the center, stepping down to surrounding neighborhoods)

Comparing Current and First Draft Maps



Current Ordinance

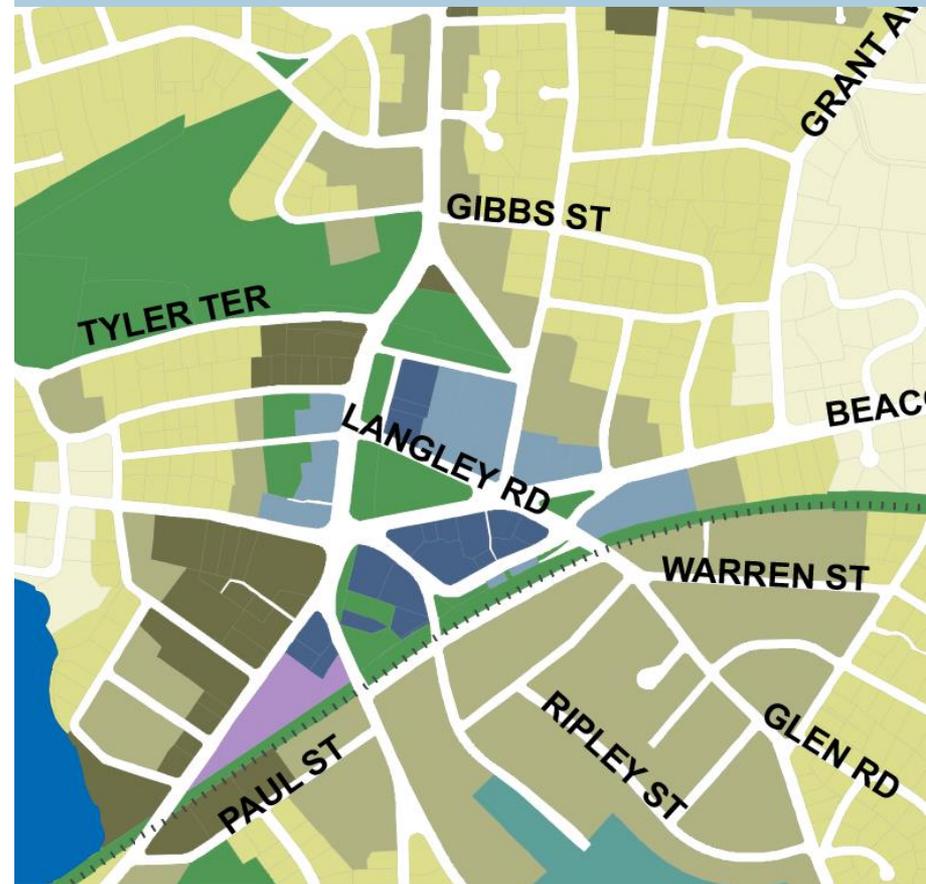
- Primarily BU1
- Some BU2 at edges
- MR1, MR2, MR3, SR2, & SR3 in neighborhoods

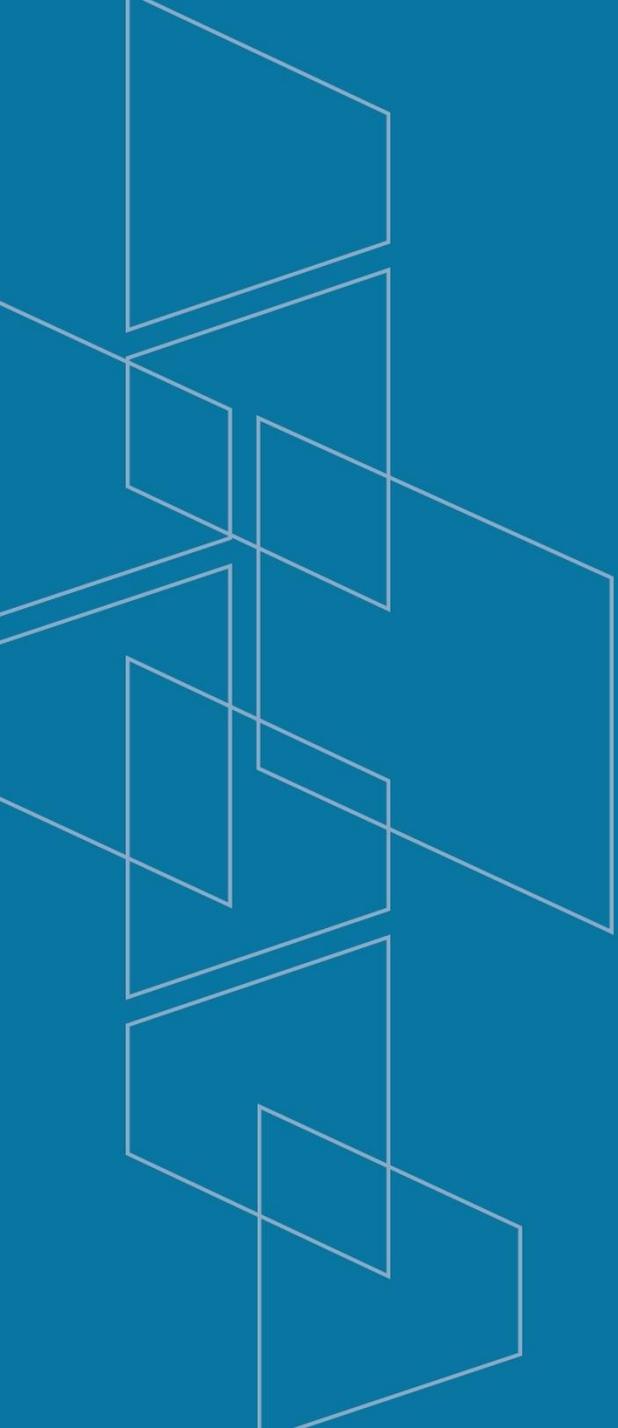


First Draft Ordinance

- Mix of Village 2 and Village 1
- Neighborhood General at transition
- R3 and R2 in surrounding neighborhoods

Comparing Current and First Draft Maps





Village Districts and Building Types

Lot Standards

V1 Village 1								
Lot Standards (Sec. 4.1.2)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Frontage Buildout	Min Side Setback	Min Rear Setback	Lot Coverage
	30 ft	200 ft	0 ft	15 ft	60%, except min driveway	5 ft	15 ft	80% SP: 90%

V2 Village 2								
Lot Standards (Sec. 4.1.3)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Frontage Buildout	Min Side Setback	Min Rear Setback	Lot Coverage
	30	200	0	15	75%, except min driveway	5	15	85% SP: 95%

V3 Village 3								
Lot Standards (Sec 4.1.4)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Frontage Buildout	Min Side Setback	Min Rear Setback	Lot Coverage
	30	200	0	15	75%, except min driveway	5	15	85% SP: 95%

Lot Standards

V1 Village 1		
Lot Standards (Sec. 4.1.2)	Min Frontage	Max Frontage
	30 ft	200 ft

V2 Village 2		
Lot Standards (Sec. 4.1.3)	Min Frontage	Max Frontage
	30	200

V3 Village 3		
Lot Standards (Sec 4.1.4)	Min Frontage	Max Frontage
	30	200



In residential development there is typically one building on one lot.

In commercial the lot and building relationship is more complex.

Lot Standards

V1 Village 1								
Lot Standards (Sec. 4.1.2)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Frontage Buildout	Min Side Setback	Min Rear Setback	Lot Coverage
	30 ft	200 ft	0 ft	15 ft	60%, except min driveway	5 ft	15 ft	80% SP: 90%

V2 Village 2								
Lot Standards (Sec. 4.1.3)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Frontage Buildout	Min Side Setback	Min Rear Setback	Lot Coverage
	30	200	0	15	75%, except min driveway	5	15	85% SP: 95%

V3 Village 3								
Lot Standards (Sec 4.1.4)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Frontage Buildout	Min Side Setback	Min Rear Setback	Lot Coverage
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Lot Standards

V1 Village 1

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	30 ft	200 ft	0 ft	15 ft	60%, except min driveway	5 ft	15 ft	80% SP: 90%



0% frontage buildout

75-80% frontage buildout

Village 1 District

V1 Village 1								
Lot Standards (Sec. 4.1.2)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Frontage Buildout	Min Side Setback	Min Rear Setback	Lot Coverage
	30 ft	200 ft	0 ft	15 ft	60%, except min driveway	5 ft	15 ft	80% SP: 90%
Building Types	Min Building Width	Max Building Width	Max Building Depth	Max Building Footprint	Max Stories	Ground Story Height (min-max)	Upper Story Height (min-max)	Units & Notes
Shop House	20 ft	40 ft	80 ft	2,000 sf SP: 2,500 sf	2.5	12 ft -24 ft	Max 12 ft SP: 14 ft	RU Factor: base=1000 incentive = 750
Small Shop	18 ft	100 ft	100 ft	7,000 sf	1.5	12 ft -24 ft	-	no residential
Shop	30 ft	150 ft	150 ft	15,000 sf	1.5	12 ft -24 ft	-	no residential
Small Multi-use building	40 ft	100 ft	150 ft	12,000 sf	3	14 ft - 24 ft	10 ft -14 ft SP: +/- 2 ft	RU Factor: base=1000 incentive = 750
Small Apartment Building*	20 ft	80 ft	80 ft	4,200 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	RU Factor: base=1000 incentive= 750
Fabrication Building*	-	175 ft	200 ft	30,000 sf SP: 40,000 sf	3	16 ft - 24 ft	14 ft - 20 ft	no residential
Civic Building	14 ft	300 ft	200 ft	30,000 sf	4.5	12 ft - 18 ft	12 ft - 18 ft	



Shop House



Small Shop



Small Apartment Building

Village 2 District

V2 Village 2								
Lot Standards (Sec. 4.1.3)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Frontage Buildout	Min Side Setback	Min Rear Setback	Lot Coverage
	30	200	0	15	75%, except min driveway	5	15	85% SP: 95%
Building Types	Min Facade Build Out	Max Facade Width	Max Building Depth	Max Building Footprint	Max Stories	Ground Story Height (min-max)	Upper Story Height (min-max)	Units & Notes
Shop House	20 ft	40 ft	80 ft	2,000 sf SP: 2,500 sf	2.5	12 ft - 24 ft	Max 12 ft SP: 14 ft	RU Factor: base=1000 incentive = 750
Small Shop	18 ft	100 ft	100 ft	7,000 sf	1.5	12 ft - 24 ft	-	no residential
Shop	30 ft	150 ft	150 ft	15,000 sf	1.5	12 ft - 24 ft	-	no residential
Small Multi-use Building	40 ft	100 ft	150 ft	12,000 sf	3	14 ft - 24 ft	10 ft - 14 ft SP: +/- 2 ft	RU Factor: base=1000 incentive = 750
Medium Multi-use Building	40 ft	200 ft	200 ft	20,000 sf	3 SP: 4	14 ft - 24 ft	10 ft - 14 ft SP: +/- 2 ft	RU Factor: base=1000 incentive = 750
Lab Building	40 ft	200 ft	300 ft	40,000 sf	3 SP: 4	16 ft - 24 ft	12 - 20 ft	no residential
Small Apartment Building*	20 ft	80 ft	80 ft	4,200 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	RU Factor: base=1000 incentive = 750
Lined Garage*	-	300 ft	300 ft	75,000 sf	3 SP: 5	16 ft - 24 ft	Max: 14 ft	RU Factor: base=1000 incentive = 750
Civic Building	14 ft	300 ft	200 ft	30,000 sf	4.5	12 ft - 18 ft	12 ft - 18 ft	



Village 3 District

V3 Village 3								
Lot Standards (Sec 4.1.4)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Frontage Buildout	Min Side Setback	Min Rear Setback	Lot Coverage
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Shop	30 ft	150 ft	150 ft	15,000 sf	1.5	12 ft - 24 ft	-	no residential
Small Multi-use Building	40 ft	100 ft	150 ft	12,000 sf	3	14 ft - 24 ft	10 ft - 14 ft SP: +/- 2 ft	RU Factor: base=1000 incentive = 750
Medium Multi-use Building	40 ft	200 ft	200 ft	20,000 sf	5 SP: 6	14 ft - 24 ft	10 ft - 14 ft SP: +/- 2 ft	RU Factor: base=1000 incentive = 750
Large Multi-use Building	60 ft	200 ft	250 ft	30,000 sf SP: 40,000 sf	5 SP: 7	16 ft - 24 ft	12 ft - 16 ft	RU Factor: base=1000 incentive = 750
Lab Building	40 ft	200 ft	300 ft	40,000 sf	6 SP: 7	16 ft - 24 ft	12 - 20 ft	no residential
Tall Multi-use Building*	60 ft	200 ft	250 ft	30,000 sf SP: 40,000 sf	10	14 ft - 24 ft	10 ft - 14 ft SP: +/- 2 ft	RU Factor: base=1000 incentive = 750
Lined Garage*	-	300 ft	300 ft	75,000 sf	6 SP: 8	16 ft - 24 ft	Max: 14 ft	RU Factor: base=1000 incentive = 750
Civic Building	14 ft	300 ft	200 ft	30,000 sf	4.5	12 ft - 18 ft	12 ft - 18 ft	

Village 3 District

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Lot Standards (Sec 4.1.4)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Frontage Buildout	Min Side Setback	Min Rear Setback	Lot Coverage
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Shop House	20 ft	40 ft	80 ft	2,000 sq ft SP: 100%	2	10-12 ft	Max 12 ft	RU Factor: base=1000 incentive = 750
Small Shop	18 ft	30 ft	100 ft	1,000 sq ft	2	10-12 ft	Max 12 ft	no residential
Shop	30 ft	150 ft	150 ft	10,000 sq ft	2	10-12 ft	Max 12 ft	residential
Small Multi-use Building	40 ft	100 ft	100 ft	10,000 sq ft	3	10-12 ft	Max 12 ft	RU Factor: base=1000 incentive = 750
Medium Multi-use Building	40 ft	200 ft	100 ft	10,000 sq ft	3	10-12 ft	Max 12 ft	RU Factor: base=1000 incentive = 750
Large Multi-use Building	60 ft	200 ft	100 ft	10,000 sq ft	3	10-12 ft	Max 12 ft	RU Factor: base=1000 incentive = 750
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Civic Building	14 ft	300 ft	200 ft	10,000 sq ft	2	10-12 ft	Max 12 ft	RU Factor: base=1000 incentive = 750

With each district, we would like feedback on the building types proposed and if additional building types are needed

Reading the Building Types

Height & Massing

Small Multi-Use Building

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights	
Min	Max	Max	Max	Max	Ground Story	Upper Stories
40 ft	100 ft	150 ft	12,000 sf	3 stories	Min 14 ft Max 24 ft	Min 10 ft Max 14 ft SP: +/- 2 ft

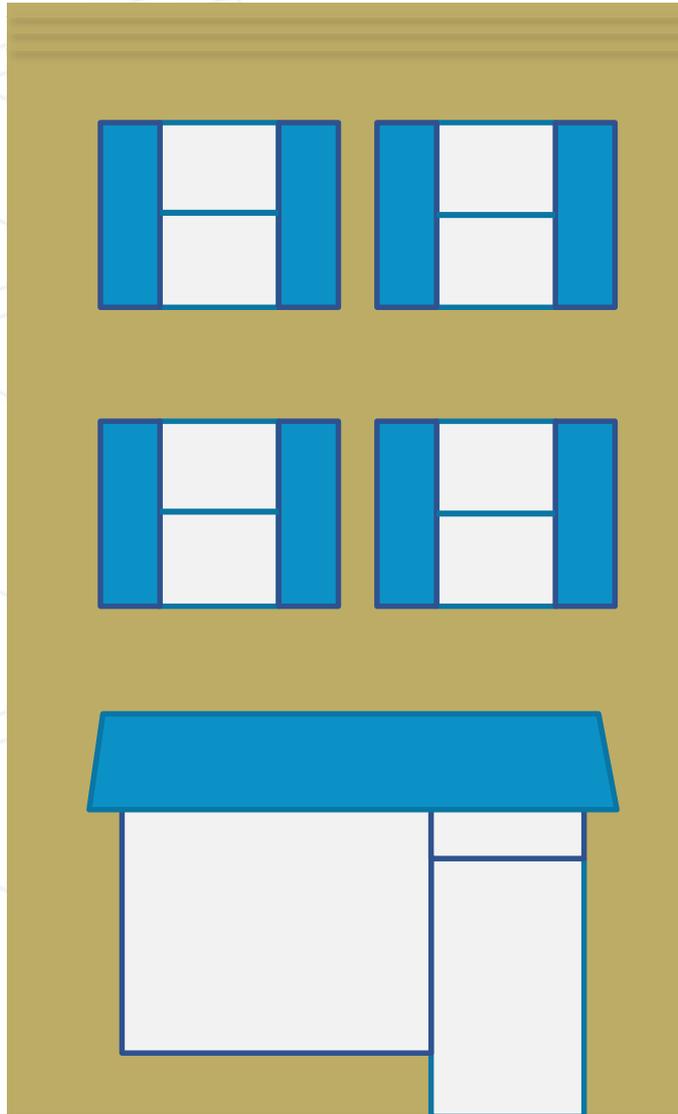
SP = Special Permit with mandatory design review (See Sec. 4.2.2)



- Building width: 66 ft ✓
- Building depth: 30 ft ✓
- Building footprint: ~ 3600 sf ✓
- Stories: 3 ✓
- Ground story height: ~15 ft ✓
- Upper stories: ~10 ft ✓

Reading the Building Types

Height & Massing



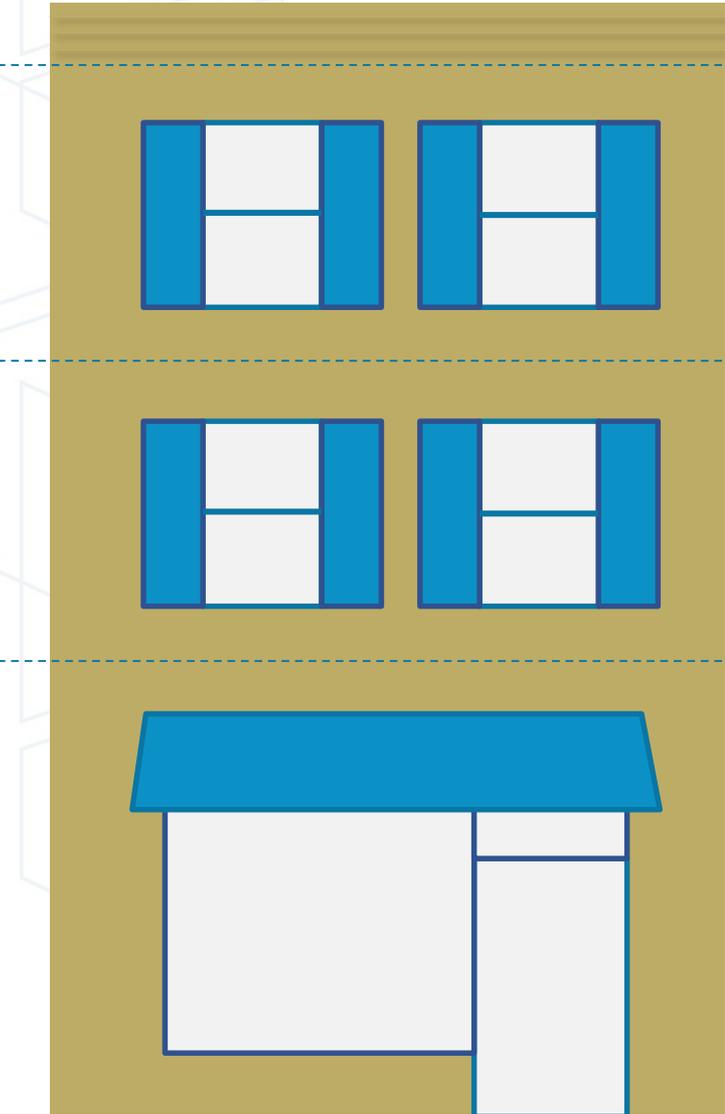
Small Multi-Use Building

Story Heights	
Ground Story	Upper Stories
Min 14 ft Max 24 ft	Min 10 ft Max 14 ft SP: +/- 2 ft

Reading the Building Types

Height & Massing

Small Multi-Use Building



The upper story height range is meant to encourage flexibility over time (residential or office uses)

Office typically needs slightly higher floor to floor heights

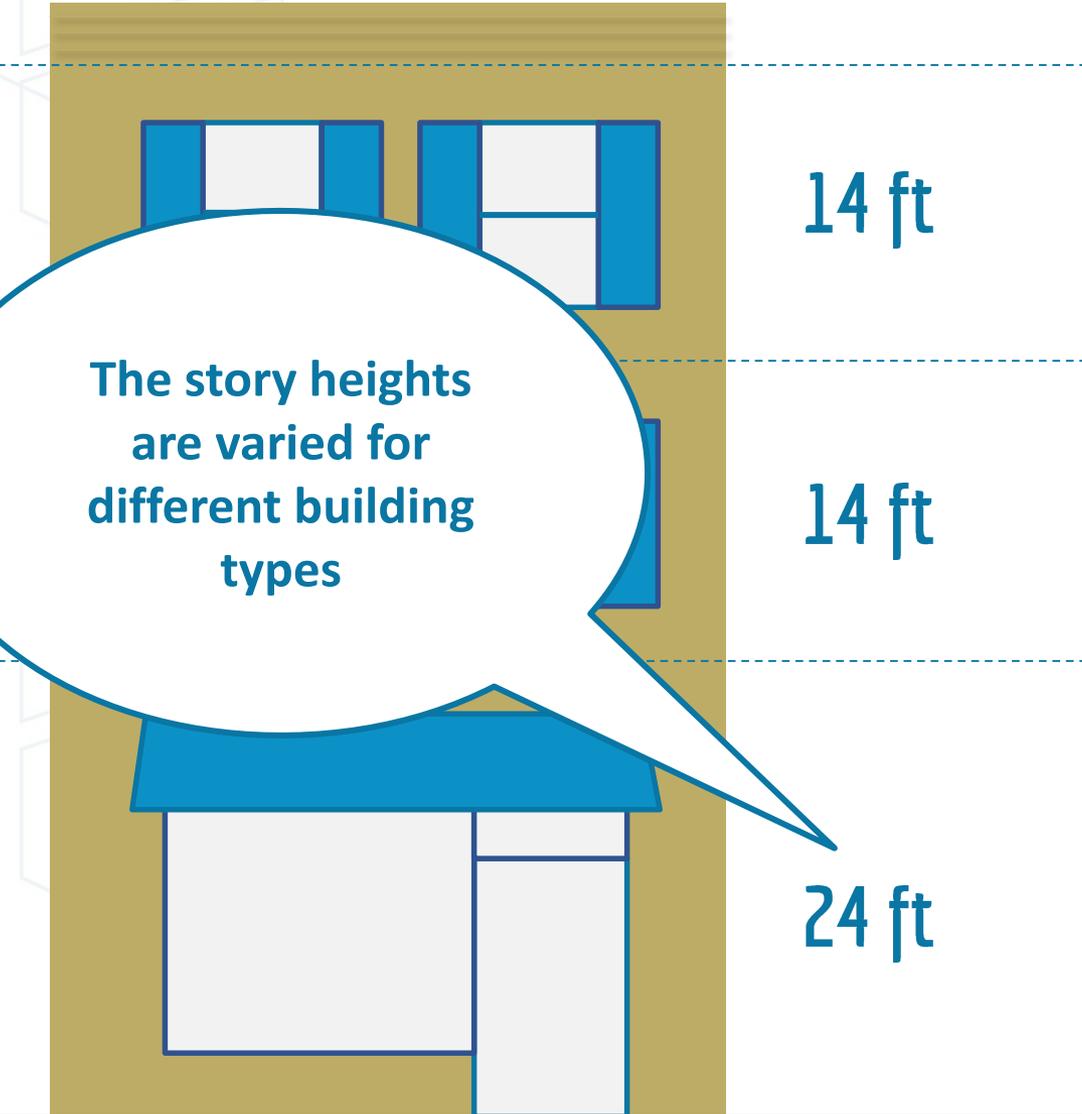
Restaurants & Retail Uses need a higher floor to floor height than Residential Uses

Story Heights	
Ground Story	Upper Stories
Min 14 ft Max 24 ft	Min 10 ft Max 14 ft SP: +/- 2 ft

Reading the Building Types

Height & Massing

Small Multi-Use Building



Max. by right height for a Small Multi-Use Building is 52 ft

Story Heights	
Ground Story	Upper Stories
Min 14 ft Max 24 ft	Min 10 ft Max 14 ft SP: +/- 2 ft

Reading the Building Types

Fenestration



Visual connections between buildings and the sidewalk enhance the walking environment

Reading the Building Types

Fenestration



Visual and physical connections are particularly symbiotic between sidewalks and ground floor retail and restaurants

Reading the Building Types

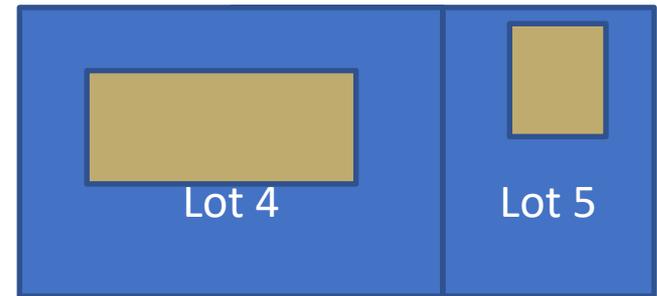
Ground Story Non-Residential Use Standards & Residential Units Factor

Current Ordinance

- **Lot size determines building size** for single unit projects
- **Lot size determines number of units** in multi-unit and mixed-use projects



Street

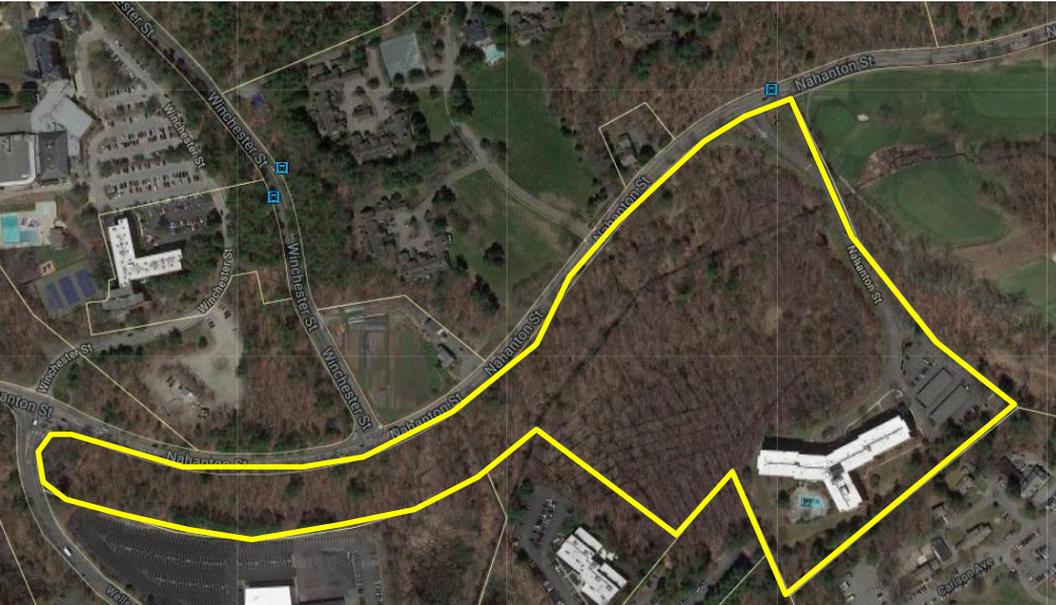


Reading the Building Types

Ground Story Non-Residential Use Standards & Residential Units Factor

Current Ordinance

- **Lot size determines building size** for single unit projects
- **Lot size determines number of units** in multi-unit and mixed-use projects

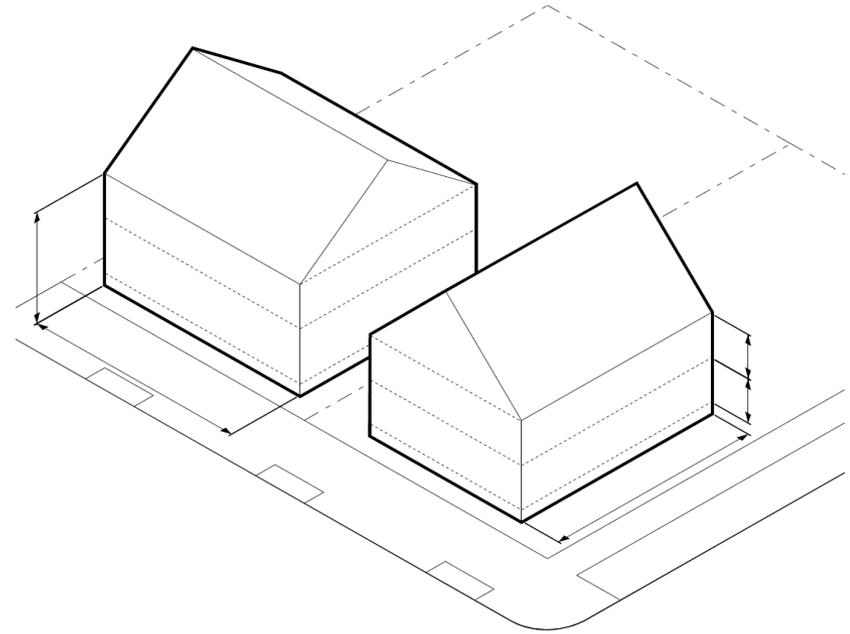


Reading the Building Types

Ground Story Non-Residential Use Standards & Residential Units Factor

First Draft Ordinance

- **Building types determine building size** for single unit projects
- **Building size determines number of units** in multi-unit and mixed-use projects



Small Multi-Use Building Examples



Reading the Building Types

Ground Story Non-Residential Use Standards & Residential Units Factor

Residential Units Factor:

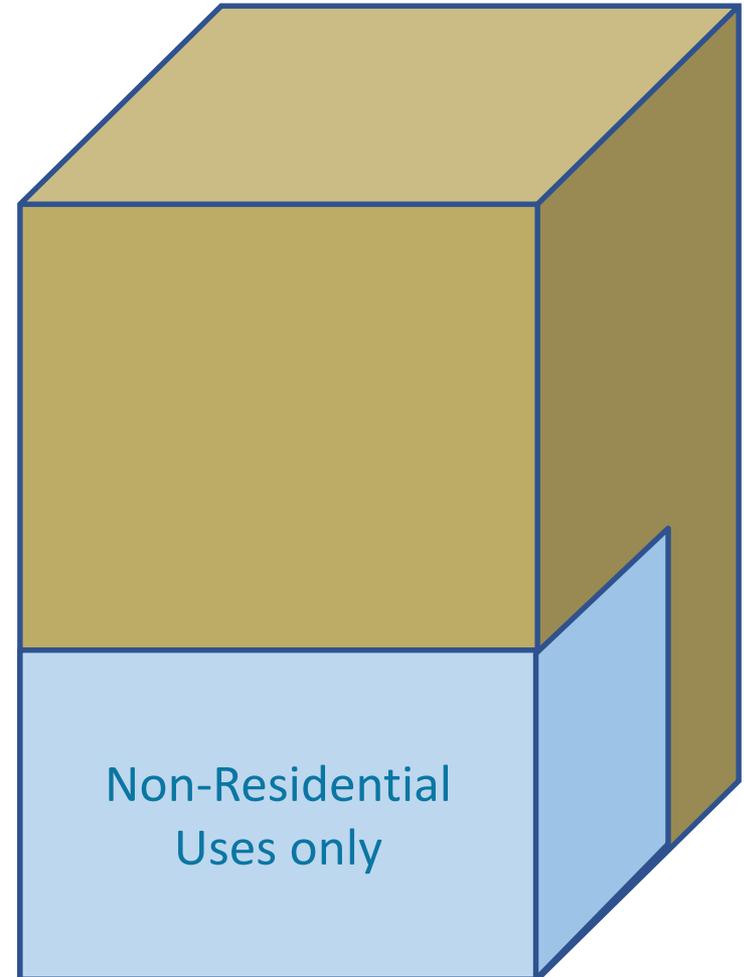
The maximum number of residential units is calculated from the proposed building volume dedicated to residential uses

**Total Sq. Ft. devoted
to Residential Uses**

Residential Units Factor

**= Max.
number
of Units**

Small Multi-Use Building

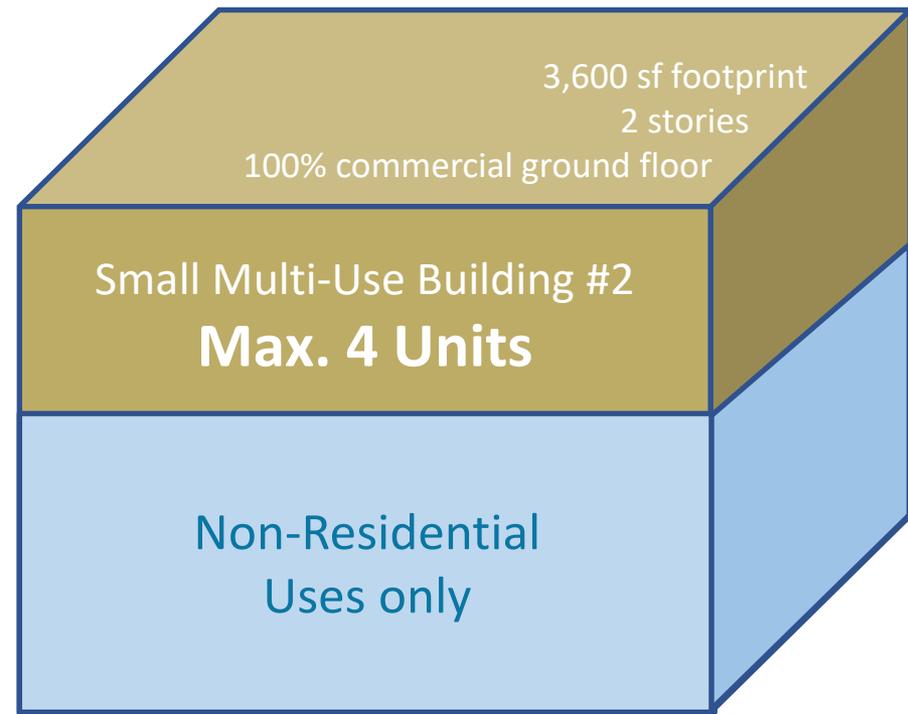
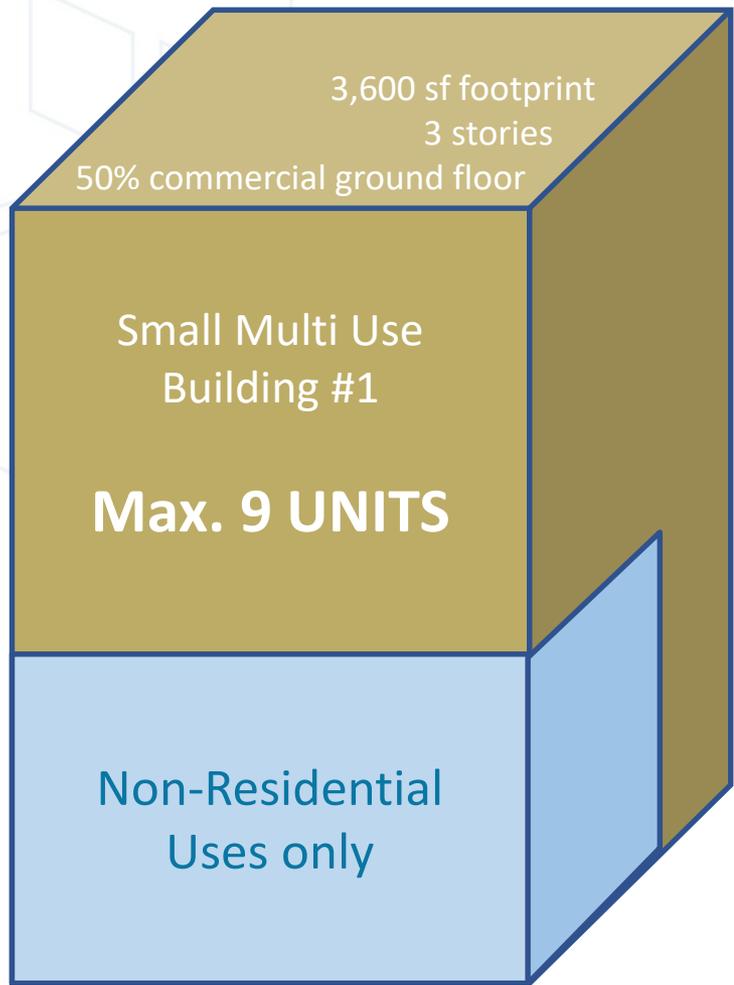


Reading the Building Types

Ground Story Non-Residential Use Standards & Residential Units Factor

Small Multi-Use Building

$$\frac{\text{Total Sq. Ft. devoted to Residential Uses}}{\text{Residential Units Factor}} = \text{Max. number of Units}$$



Reading the Building Types

Ground Story Non-Residential Use Standards & Residential Units Factor

Building Type	Footprint Stories * (has ground floor comm. requirement)	Base RU Factor	Max Units		Incentive RU Factor	Max Units	
Small Apartment Building	4,200 3 stories	1000	13		750	17	
Shop House	2,000 3 stories* (max. total res. space = 3,600)	1000	4		750	5	
Small Shop	-	-	-		-	-	
Shop	-	-	-		-	-	
Small Multi-Use Building	12,000 3 stories* (max. total res. space = 30,000)	1000	30		750	40	
Medium Multi-Use Bldg.	20,000 3/5 stories* (max. total res. space: V2 = 48,000, V3 = 88,000)	1000	48 (V2)	88 (V3)	750	64 (V2)	117 (V3)
Large Multi-Use Bldg.	30,000 5* (max. total res. space = 129,000)	1000	129		750	172	
Tall Multi-Use Bldg.	30,000 10* (max. total res. space = 279,000)	1000	279		750	372	
Lined Garage	75,000 3/6* (max. total res. space: V2= 86,480, V3= 199,280)	1000	86 (V2)	199 (V3)	750	115 (V2)	266 (V3)
Lab Building	-	-	-		-	-	
Fabrication Bldg.	-	-	-		-	-	
Civic Building Conversion	30,000 4.5	1000	135		750	180	

Reading the Building Types

Ground Story Non-Residential Use Standards & Residential Units Factor

Small Multi-Use Building

Building Type	Footprint Stories * (has ground floor comm. requirement)	Base RU Factor	Max Units		Incentive RU Factor	Max Units	
Small Apartment Building	4,200 3 stories	1000	13		750	17	
Shop House	2,000 3 stories* (max. total res. space = 3,600)	1000	4		750	5	
Small Shop	-	-	-		-	-	
Shop	-	-	-		-	-	
Small Multi-Use Building	12,000 3 stories* (max. total res. space = 30,000)	1000	30		750	40	
Medium Multi-Use Bldg.	20,000 3/5 stories* (max. total res. space: V2 = 48,000, V3 = 88,000)	1000	48 (V2)	88 (V3)	750	64 (V2)	117 (V3)
Large Multi-Use Bldg.	30,000 5* (max. total res. space = 129,000)	1000	129		750	172	
Tall Multi-Use Bldg.	30,000 10* (max. total res. space = 279,000)	1000	279		750	372	
Lined Garage	75,000 3/6* (max. total res. space: V2= 86,480, V3= 199,280)	1000	86 (V2)	199 (V3)	750	115 (V2)	266 (V3)
Lab Building	-	-	-		-	-	
Fabrication Bldg.	-	-	-		-	-	
Civic Building Conversion	30,000 4.5	1000	135		750	180	

Reading the Building Types

Ground Story Non-Residential Use Standards & Residential Units Factor

Small Multi-Use Building

The Residential Unit Factor does not dictate unit size but maximum number of units

A building is still anticipated to have a mix of smaller and larger units

Building Type	Residential Units Factor	Max Units	Incentive RU Factor	Max Units	
Small Multi-Use Bldg.	3	3	750	17	
Small Multi-Use Bldg.	5	5	750	5	
Small Multi-Use Bldg.	-	-	-	-	
Small Multi-Use Bldg.	-	-	-	-	
Small Multi-Use Bldg.	4	4	750	40	
Medical Office Use Bldg.	8	88 (V2)	750	64 (V2) 117 (V3)	
Large Multi-Use Bldg.	1000	129	750	172	
Tall Multi-Use Bldg.	30,000 10* (max. total res. space = 279,000)	1000	279	750	372
Lined Garage	75,000 3/6* (max. total res. space: V2= 86,480, V3= 199,280)	1000	86 (V2) 199 (V3)	750	115 (V2) 266 (V3)
Lab Building	-	-	-	-	
Fabrication Bldg.	-	-	-	-	
Civic Building Conversion	30,000 4.5	1000	135	750	180

Reading the Building Types

Ground Story Non-Residential Use Standards & Residential Units Factor

Small Multi-Use Building

Ground Story Non-Residential Use:

- a. A **minimum of 50%** of the ground story must be utilized for non-residential uses
- b. Non-residential use must be located along the **front elevation**
- c. Non-residential use must be at least **50 ft deep or 60% of the building depth**, whichever is less
- d. Non-residential use dimensional standards may be varied by Special Permit

Residential Unit Factor:

1. Base RU Factor = 1000
2. 100% Affordable/Sustainable Design Standard = 750

Reading the Building Types

Outdoor Amenity Space

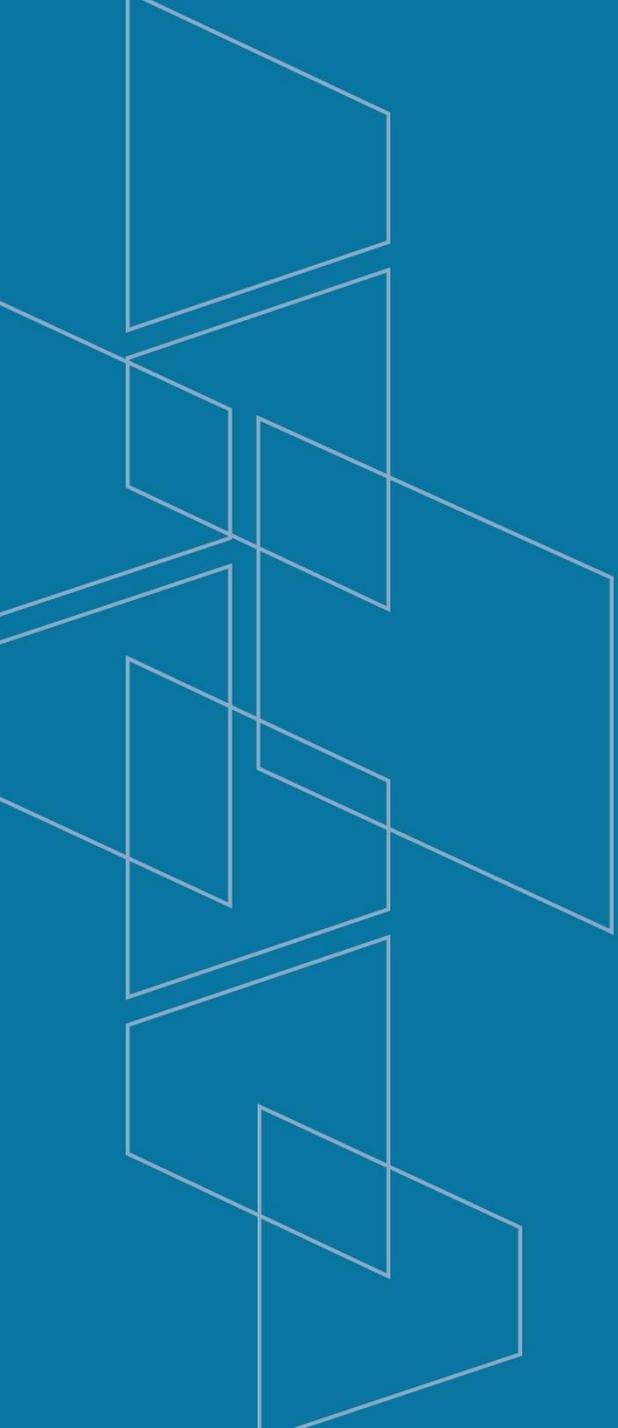
Small Multi-Use Building

Outdoor Amenity Space Required:

- 1/residential unit, may be shared

24
square feet





Alternative Development Options

What to do with lots with multiple buildings?

What to do with buildings and complexes that cross lot lines?

How to ensure variety in building shape, size, form, and height?



Multi-Building Assemblage

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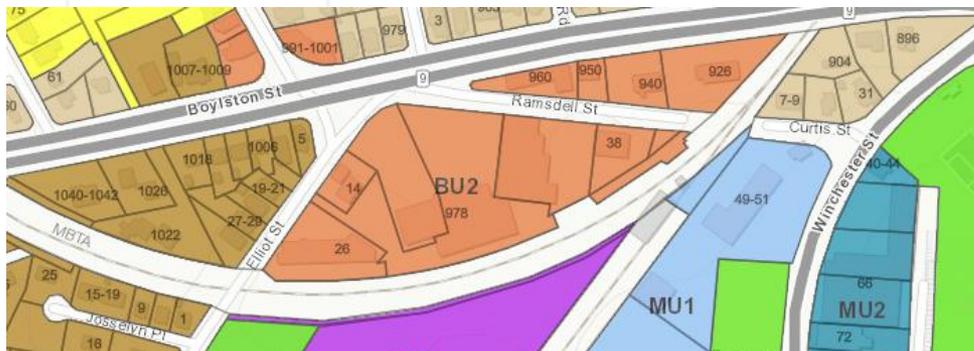
Specific standards for allowing multiple buildings on a lot or for buildings to cross lot lines

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Intent is to maintain character of village centers with design diversity of adjacent buildings

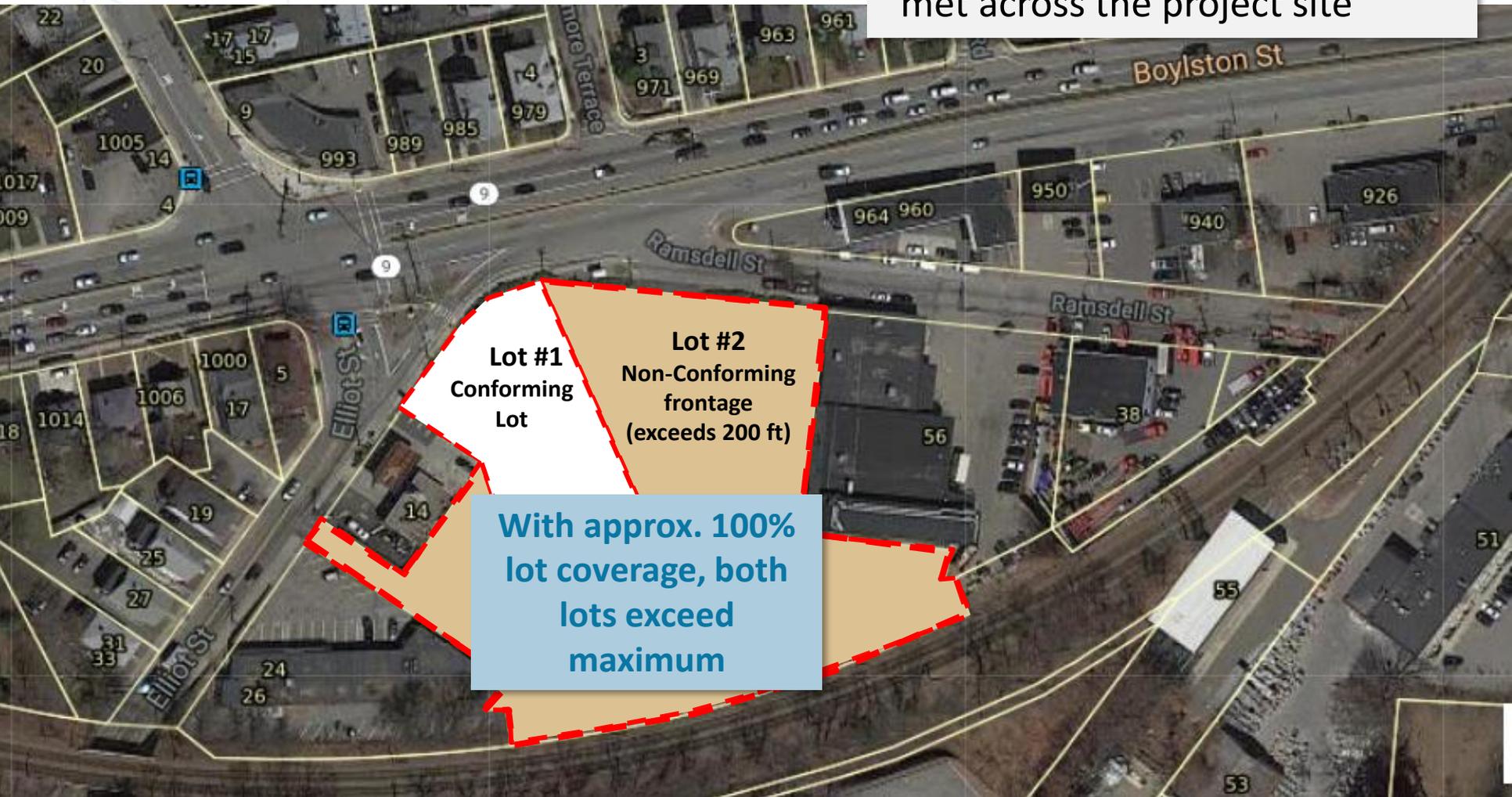


Multi-Building Assemblage



Multi-Building Assemblage

1. All Lot Standards must be met across the project site



With approx. 100% lot coverage, both lots exceed maximum

Multi-Building Assemblage

1. All Lot Standards must be met across the project site

Village 2 lot standards:

- Frontage = nonconforming
- Lot Depth = 50 ft min, 350 ft max
- Lot coverage = nonconforming
- Front setback = 0 ft min,
15 ft max
- Side setback = 5 ft
- Rear setback = 15 ft
- Parking front setback = 15 ft
- Frontage Buildout = 75% or min.
driveway



Multi-Building Assemblage

3. All buildings must be allowed building types in the district

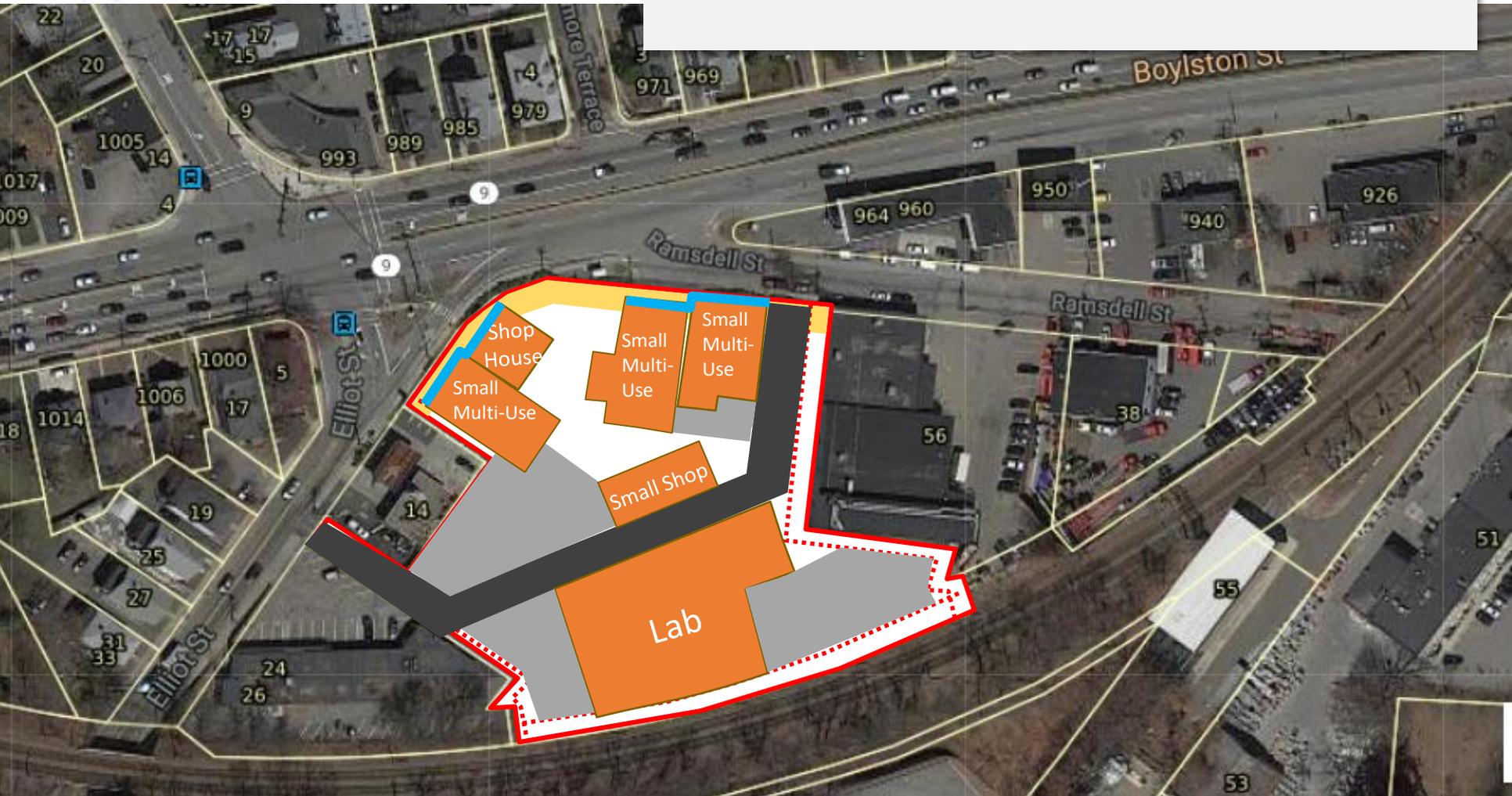


Village 2 Building Types:

- Shop House
- Small Shop
- Shop
- Small Multi-Use Building
- Medium Multi-Use Building
- Lab Building
- Civic Building

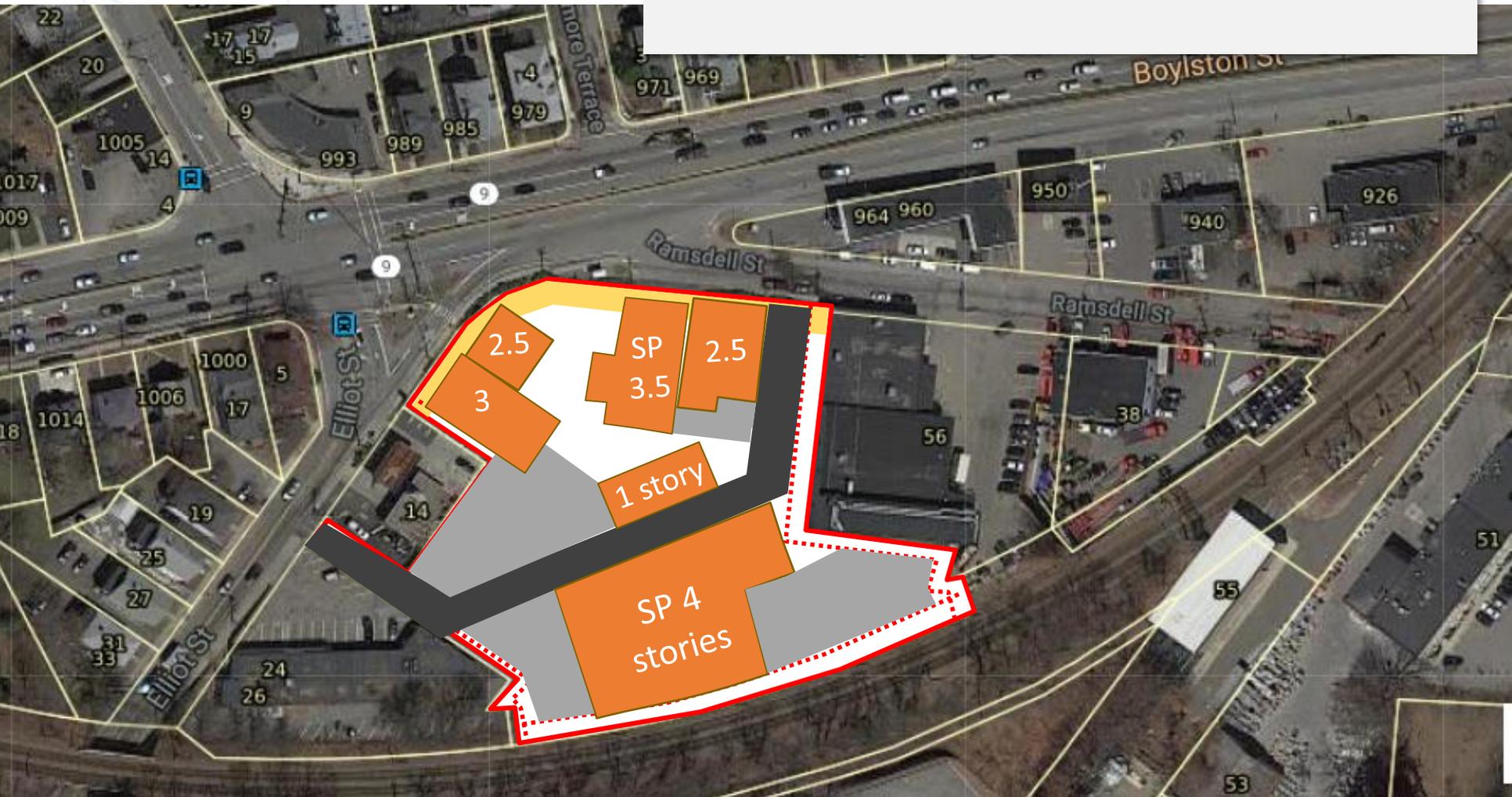
Multi-Building Assemblage

4. Building front setbacks must be varied



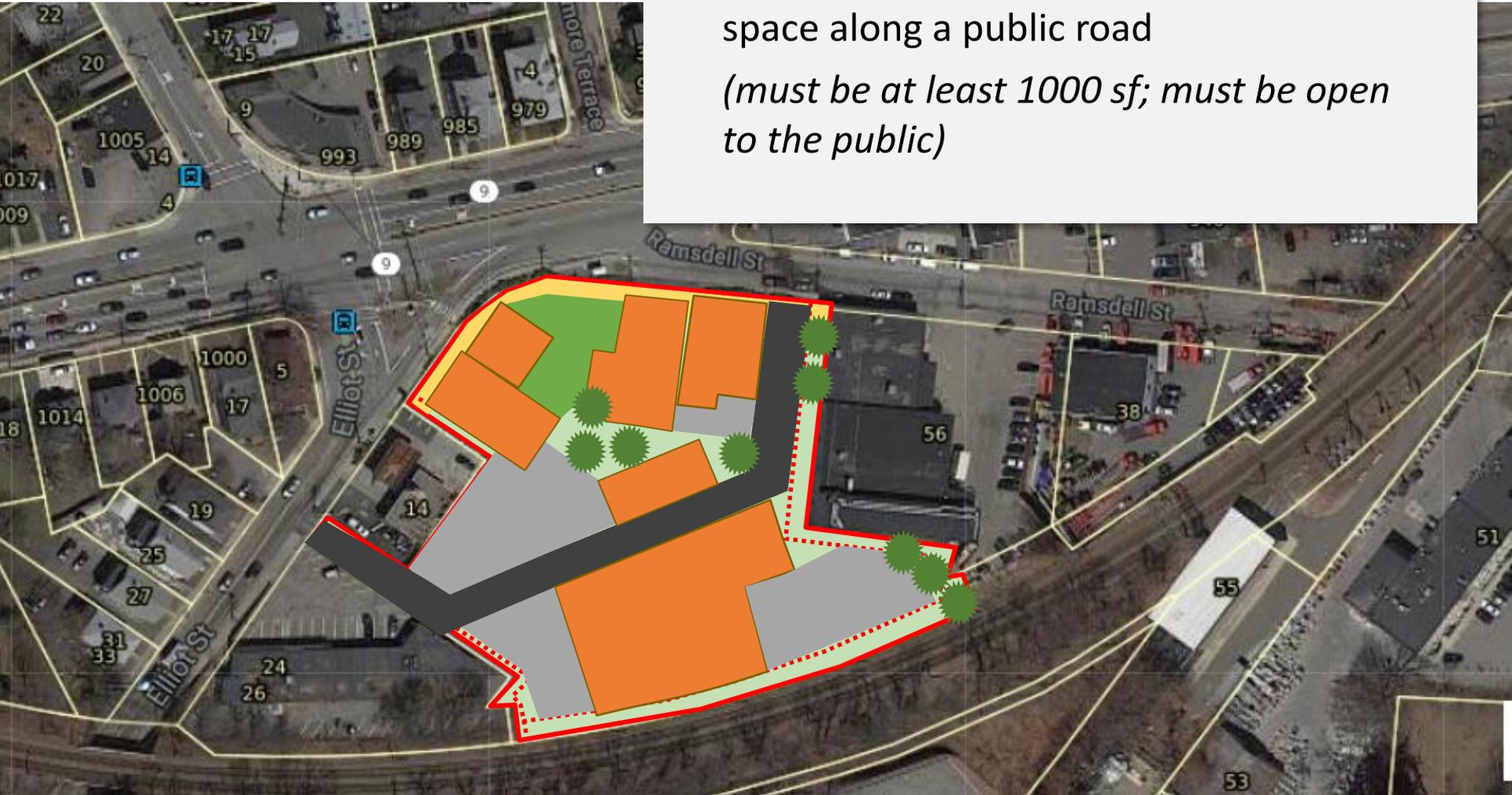
Multi-Building Assemblage

5. Heights need to be varied as well



Multi-Building Assemblage

6. There needs to be at least 1 public open space along a public road
(must be at least 1000 sf; must be open to the public)





Land Use

Arts Uses



Banks



Capital One Official Photo –from Eater Austin

Formula Restaurants & Retail



Office



Thank You!

