

Zoning Reform Phase 2

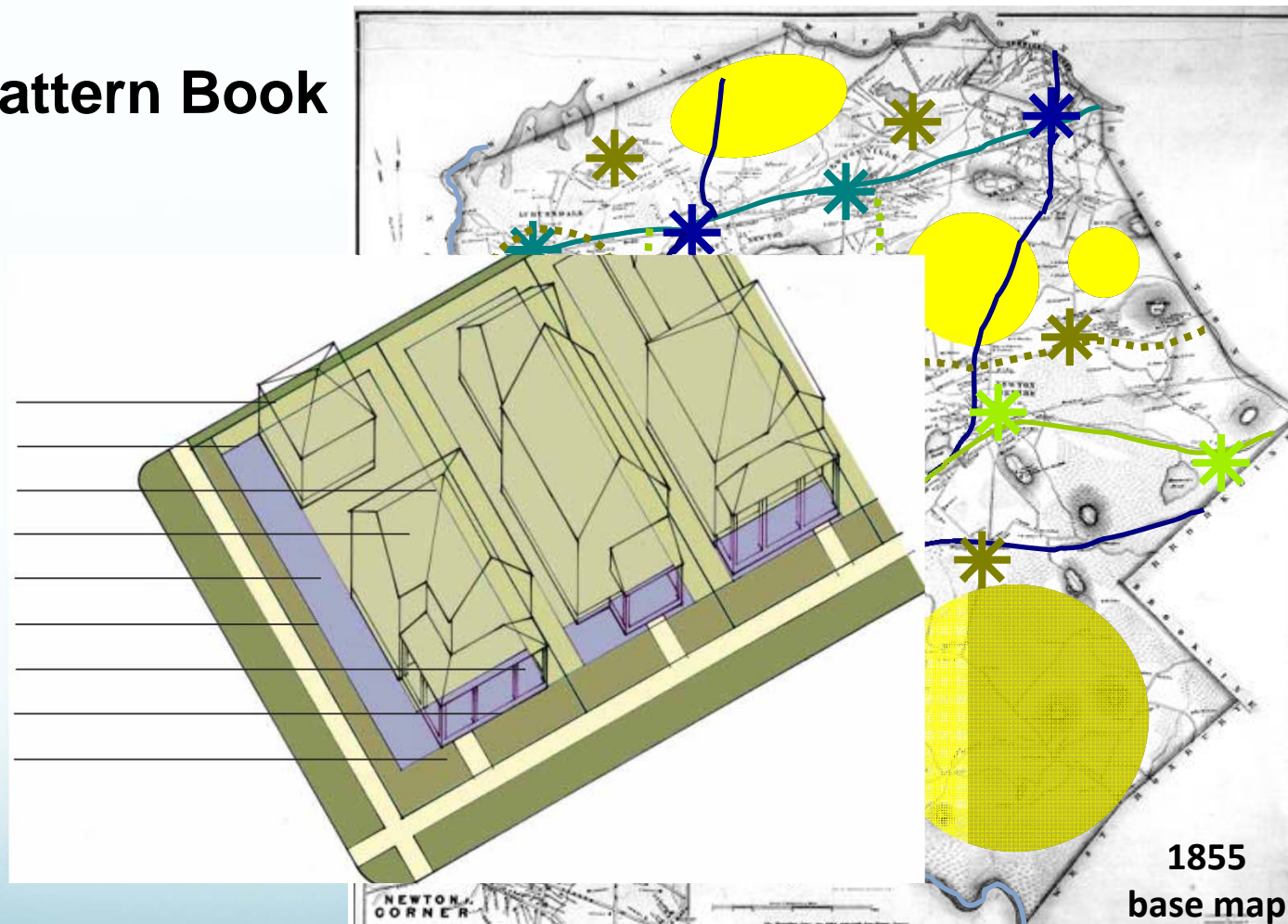
“It takes a lot of hard work to make something simple, to truly understand the underlying challenges and come up with elegant solutions.”

- Steve Jobs

Understanding the Challenges

Newton Pattern Book

- Property Line
- Rear Alley Setback Line
- Side Yard Setback Line
- Buildable Area
- Side Street Facade Zone
- Side Street Setback Line
- Front Facade Zone
- Front Yard Setback Line
- Front Yard
(Front Terrace for ground floor commercial uses)



Elegant Solutions

- The Zoning Toolbox
 - Dimensional Controls
 - Use Controls
 - Development Standards
 - Special Permits

Adding to the Toolbox

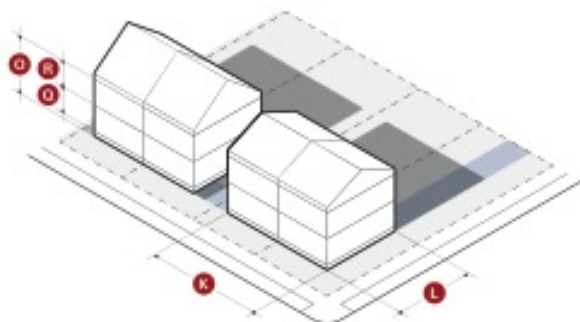
- Building Types
- Build-to-lines
- Separating the “box” from the “attachments”

PAIRED HOUSE (cont.)

A moderate floor plate, semi-detached, residential building type with up to two vertically stacked dwelling units. A paired house is attached on one side to another paired house.

c. Height & Massing

d. Uses & Features



MAIN BODY

J Facade Build Out (min)	50%
K Width (min/max)	22' min. 28' max.
L Depth (min/max)	28' min. 48' max.
N Building Height (max)	2.5 stories (28 ft.)
P Story Height (min/max)	9 ft. 12 ft.
First Floor Elevation (min)	2 ft.

PERMITTED BUILDING COMPONENTS

Awning	See §3.D.2
Entry Canopy	See §3.D.3
Bay	See §3.D.4
Balcony	See §3.D.5
Deck	See §3.D.6
Dormer Window	See §3.D.8
Cross Gable	See §3.D.9
Side Wing	See §3.D.10
Rear Addition	See §3.D.11

FACADE COMPOSITION

S Ground Story Fenestration (min/max)	20% min. 50% max.
T Upper Story Fenestration (min/max)	20% min. 50% max.

PERMITTED BUILDING FRONTAGE

	(1 required)
Stoop	See §3.E.2
Portico	See §3.E.3
Porch, Projecting	See §3.E.4
Porch, Engaged	See §3.E.5

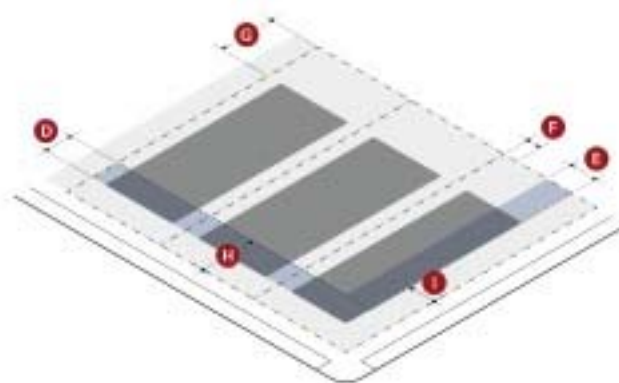
USE & OCCUPANCY

Use Category	Residential
Dwelling Units (max)	2
Outdoor Amenity Space (min)	1/ Dwelling Unit



District
Building
Type
Land
Use

Build-to-Lines



BUILDING SETBACKS

	Contextual Front Setback (see §.3.B.2.b)	Required
D Primary Front Setback (min/max)	10 feet	20 feet
E Secondary Front Setback (min/max)	10 feet	20 feet
F Side Setback (min)		5 feet
G Rear Setback (min)		20 feet

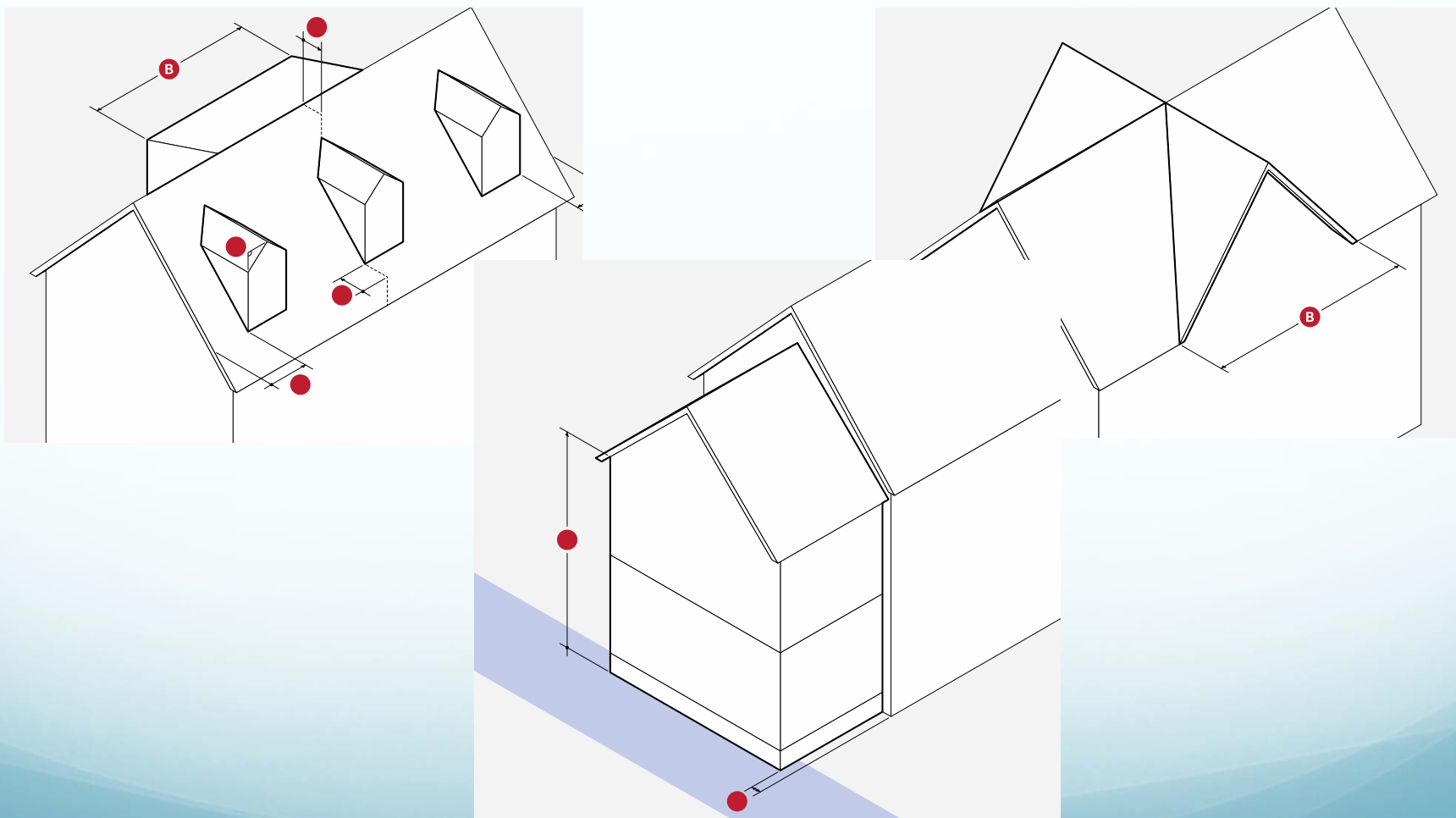
PARKING SETBACKS

H Primary Front Setback (min)	20 feet
I Secondary Front Setback (min)	10 feet

Box & Attachments

HOBBY SEARCH





Discussion

