



# Workshop Six - Alternative Lot/Building Configurations, Uses, and Parking

Article 3

06.15.20 - ZAP Committee

# Presentation Tonight

- **Part I: ZAP Summer Schedule**
- **Part II: Outreach & Engagement Update**
- **Part III: Alternative Lot/Building Configurations, Uses, and Parking**

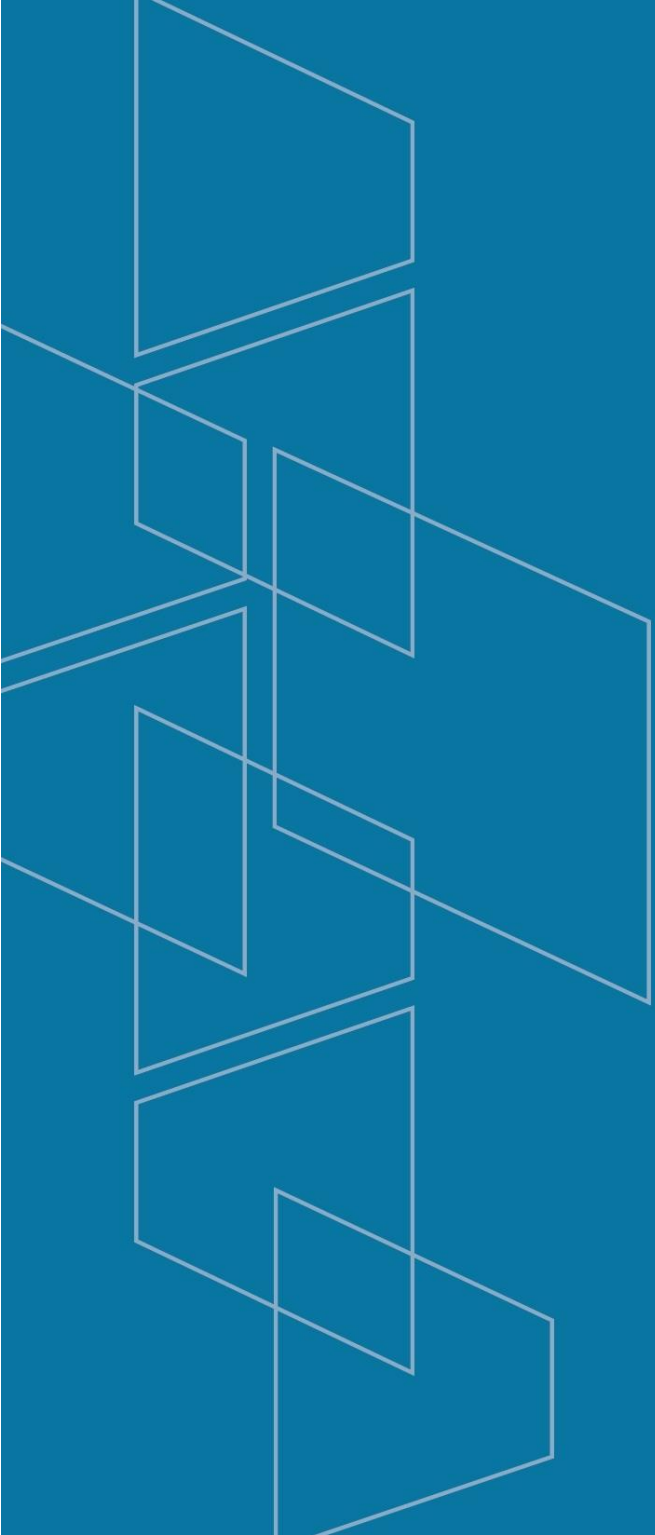


# Part I: ZAP Summer Schedule

# Goals

- **Discuss potential dates for Summer ZAP meetings**
- **Finalize dates for Summer ZAP meetings**

# Discussion: Schedule



# Part II: Outreach & Engagement Update

# Since Previous Meeting

- **6/3 - Design/Building Professional Focus Group**
  - **17 participants**
  - **Case study review by architects**
  - **Plan to meet regularly for sustained participation**

# Since Previous Meeting

- **6/8 – Public Office Hours**
  - **12 participants**
  - **Topics included**
    - **ADUs**
    - **Draft Special Permit process and making more things by-right**
    - **Village District standards and impact on national retailers**



# Upcoming Events

- **Design/Building Professional Focus Group**
  - **Looking to schedule events for the weeks of 6/29 and 7/13**
- **Public Office Hours**
  - **Next scheduled for 6/24, 7/8, and 7/22**



# Part III: Alternative Lot/Building Configurations, Uses, and Parking

# Alternative Lot/Building Configurations:

Multi-Unit Conversion (sec. 3.5.2)

Multi-Building Assemblage (sec. 3.5.4)

# Multi-Unit Conversion

## Goals Achieved

- **Preserve homes and neighborhood character**
- **Increase housing opportunity and diversity**
- **Development opportunities for empty nesters that realizes value and allows them to stay**



# Multi-Unit Conversion

## Preserving Homes and Neighborhood Character/Increase Housing Opportunity & Diversity





## Multi-Unit Conversion

### Preserving Homes and Neighborhood Character/Increase Housing Opportunity & Diversity



**Two Family**



**Single Family**



**Three Family**



**Two Family**



# Multi-Unit Conversion Preserving Homes and Neighborhood Character/Increase Housing Opportunity & Diversity





## Multi-Unit Conversion

# Preserving Homes and Neighborhood Character/Increase Housing Opportunity & Diversity



**Two Family**



**Single Family**



## Multi-Unit Conversion

Development Opportunities for Empty Nesters that Realizes Value and Allows them to Stay



**Single-Family - \$21k/year  
property tax**



**6-units - \$6k/year property  
tax per unit**

10/26/2017 10:30

- **Newton has an aging population**
- **Fewer families are moving to Newton**

# Multi-Unit Conversion

## Current Code

### 3.1.11. Conversion of a Structure

A. **Single Residence Districts.** The conversion of a structure in a Single Residence 1, 2, or 3 district in existence on December 2, 1974, to occupancy by more than one family, is allowed by special permit, provided that there shall be no exterior alterations of the structure, other than those necessary to comply with applicable Health, Building and Fire codes, and subject to the following conditions:

1. Minimum lot area per unit and lot frontage:

	SR1	SR2	SR3
<b>Lot Dimensions</b>			
Lot Area per Unit (min)	25,000 sf	15,000 sf	10,000 sf
Lot Frontage (min)	140'	100'	80'

### 3.2.13. Conversion of a Structure

A. **Multi-Residence 1 Districts.** The conversion of a structure in a Multi-Residence 1 district in existence on May 7, 1979, to more than two families, is allowed by special permit by the City Council, provided that there shall be no exterior alterations of the structure, other than those necessary to comply with applicable Health, Building and Fire codes, and subject to the following condition:

1. Minimum lot area of 5,000 square feet per family.



# Multi-Unit Conversion

## Draft Code

### 3.5.2. Multi-Unit Conversion

- A. An existing House A or Civic building type may be altered or renovated to install or increase the permitted number of residential units by special permit in accordance with the procedures described in Article 11.
- B. The Special Permit Granting Authority is determined by the scale of the project (See Secs. 3.1).
- C. The building must have been built at least 10 years prior to the date of application.
- D. The maximum number of residential units allowed in a building is subject to the following residential unit factors:
  - 1. Base RU Factor = 1250
  - 2. 100% Affordable/Sustainable Design Standard RU Factor = 900

# Multi-Unit Conversion

## Questions on the Draft Code

- **Make by-right?**
- **Allow in more Building Types?**
- **Additional flexibility needed to make these work?**

# Multi-Building Assemblage

## Goals Achieved

- **Additional typology to create transitions between Village Centers and surrounding neighborhoods**
- **Stricter standards than existing single-family attached**

# Multi-Building Assemblage

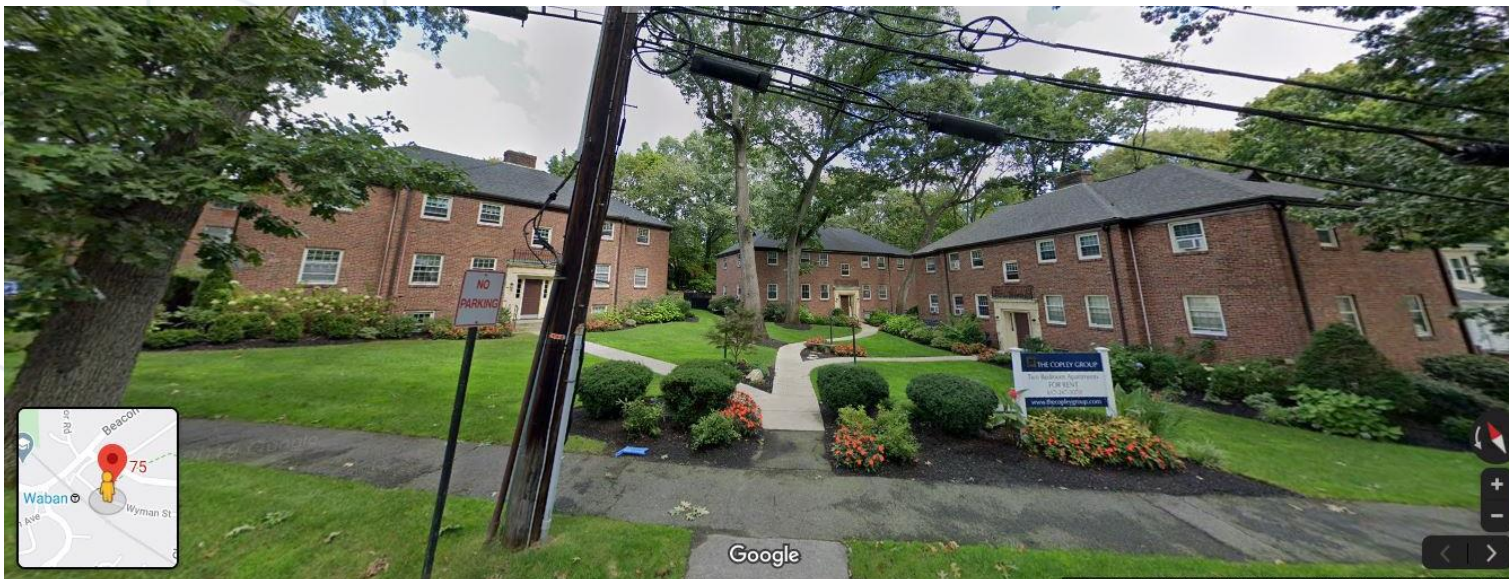
## Draft Code (sec. 3.5.4)

- **Neighborhood General (N) only**
- **Front facades must face the street**
- **Mixed-use allowed**
- **Attached or detached**
- **Scale determines by-right or Special permit**



# Multi-Building Assemblage #88-20

## Existing Examples



# Multi-Building Assemblage <sup>#88-20</sup>

## Questions on the Draft Code

- **Only the N District?**
- **Add more building types?**
- **Incorporate the flexibility needed to make these work**
- **100% affordable by-right?**



# Allowed Uses (sec. 3.6)

## Uses (Current and Proposed)

- **Generally, uses within the proposed Residence Districts match uses within the current ordinance**
- **N district allows for a mix of uses by-right**
- **Updated format – from discrete uses to use categories**

# Uses

- **Uses in residential districts largely focus on compatibility – ensuring neighborliness, quiet enjoyment, etc.**
  - Recognizes the values in Newton’s mixed-use history – enhancing walkability by providing nearby destinations.



# Accessory Uses

- **What are these?**
  - Supporting and subsidiary uses to an allowed principal use (e.g. household living)
- **Proposed revisions:**
  - **Home Businesses**
    - Allow more than 1 per unit
    - Clarify standards for ensuring home businesses are invisible
    - Allow SP for adaptive reuse to mixed-use if they grow beyond home business size
  - **Short Term Rentals**
    - Limit the number of guests
    - Requires primary use as owner's residence
  - **Commercial Event Rentals**
    - Cannot coincide with short term rental
- **No substantive changes to accessory apartments, but should there be?**

# Adaptive Reuse (Sec. 3.6.1.B)

- **Allows controlled evolution within neighborhoods**
- **Allows some uses we already allow in residential districts (ex. museums and daycare centers)**
- **Allows reuse for some broader use categories:**
  - Arts Exhibition
  - Art Sales and Services
  - Community Center
  - Museum
  - Shared Workspaces & Arts Education
  - Restaurant/Café
  - General Office

# Parking Requirements (sec. 3.7)

# Updates and Intent



- **Standards within each Article**
- **Reduce minimums and introduce maximums**
- **Require bicycle parking where relevant**

# Updates and Intent

↓ Reduce \$\$

↑ Development  
Diversity

## No parking requirements:

- One- and two-unit residences
- Non-residential use less than 5,000 sf
- Accessory uses



# Parking Requirements

## Questions/Issues on the Draft Code

- **Allow street parking to count for all uses (sec. 3.7.1.A.5)?**
- **Special Permit to increase parking beyond maximum requires no increase in impervious surface (sec. 3.7.2.B.4)**

# Discussion

# Next Steps & Schedule

## Next Steps

6/24 – Office Hours

6/29 – ZAP Meeting

7/1 – Professional Focus Group

## Homework

Will be provided in the next ZAP memo

# Thank You!

#88-20

