

## APPENDIX B – CHANGELOG ISSUES

### 3.1.2. Residence 1 District (R1)

#### A. Context Description.

The Residence 1 District is composed of neighborhoods characterized typically by larger homes on larger parcels of land. These neighborhoods consist almost entirely of single unit residences and frequently feature architecturally distinctive homes and significant areas of landscaping and trees. Where other uses exist or may be proposed, the City would like to preserve the existing building stock by allowing, to a limited extent, for existing buildings to be converted to multiple units or to a civic institution.

#### B. Purpose.

1. To preserve the scale of these neighborhoods throughout the City.
2. To permit the development of single unit detached residential buildings on individual lots.
3. To permit contextual modifications of existing single unit detached residential buildings.
4. To create a mechanism for the preservation and continued use of architecturally significant homes.

8/7/20 version which reads very different

Not a red line of version of 2/28/20. Page 6 states:

In addition, all the changes to Article 3 made between the draft shared in March 2020 and the latest draft shared here are documented in a changelog (Attachment B).

3.1.2.B was changed but it was not noted in the change log.

Zoning Redesign  
Article 3 - Residence District, Change Log

#88-20  
Attachment B

The table below represents the revisions and updates made to Article 3 - Residence Districts from the draft shared in the March 9, 2020 ZAP memo, titled **Version 2 - 02/28/20**. The original draft of Article 3 - Residence Districts was released in October 2018.

Section	Previous Recommendation	Proposed Recommendation	Goal, Problem Addressed, or Reasoning
3.1.1.D	Table specified the Special Permit Granting Authority depending on the scale/threshold of proposed development	Make this a [Reserved] section to be discussed as part of the larger discussion on Article 11 - Administration	To simplify and streamline the permitting review process remains an overall goal. However, attempting to tackle development review and overhauling the zoning code at the same time does not allow for the necessary focus each item needs individually.
3.1.2.C - 3.1.2.D	Lot and Setback Standards were split into two different bullets. "Contextual Front Setback (sec. 3.4.1.A)" states as a rule.	Combine 3.1.2.C (Lot Standards) and 3.1.2.D (Setback Standards) into one bullet titled "Dimensional Standards". Remove "Contextual Front Setback" and instead make the minimum-maximum range of front setback the rule.	"Dimensional Standards" is the language used in the current Zoning Ordinance. Being consistent with language, when possible, will simplify the transition to the new code. Similarly, Contextual Front Setback is an option found in the current Zoning Ordinance. Making it a rule in the draft is not necessary because each district sets a minimum and a maximum front setback (range), that is contextual. This recommendations simplifies the code.

2/28/20 version:

Version 2 – 02/28/2020

3.1.2. Residence 1 District (R1)

A. Context Description.

The Residence 1 District is composed of neighborhoods characterized typically by larger homes on larger parcels of land. These neighborhoods consist almost entirely of single-unit residences with significant areas of landscaping and trees. Where other uses exist or may be proposed, the City would like to preserve the existing building stock by allowing for existing buildings to be renovated or converted to multiple dwelling units or to a civic institution.

B. Purpose.

1. To permit the development of detached residential buildings on individual lots in scale and context with these neighborhoods throughout the City.
2. To permit contextual modifications of existing detached residential buildings in a predictable manner for homeowners and neighbors.
3. To create a mechanism for the preservation and continued use of existing building stock architecturally-significant homes by allowing for existing buildings to be renovated or converted to multiple dwelling units or ~~to a~~ civic institution.
4. To promote, through building and lot design, community connections.

Issue with data in 3.2.7.B. This is for the duplex –changed the max number of stories. It was 3 in version 2 and 2.5 in version 3 but nowhere did it say it changed.

<p>3.2.7.B See 3.2.3.B "Building Dimensional Standards", and maximum footprint = 2,000 sf</p>	<p>See 3.2.3.B "Building Dimensional Standards", and maximum footprint = 1,800 sf (smaller footprint)</p>	<p>See 3.2.3.B. And the new maximum footprint more closely aligns with existing two-unit (Duplex) developments in Newton, and New England generally. It also, will promote smaller development, which will help to lower costs and help achieve certain goals around sustainability. Also, this differentiates between a Duplex and a Townhouse Section. A Townhouse Section is two-units (or more) side-by-side.</p>
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Version 2

Version 2 – 02/28/2020

3.2.7. Two-Unit Residence

A. Description.

The two-unit residence building type is common in Newton’s traditional mill village areas like the Upper Falls and Nonantum, as well as in early commuter neighborhoods near transit like West Newton, Newtonville and Auburndale. Two-unit residence types can be organized with one unit above and one below, two units side-by-side, or a combination as in the case of a “Philadelphia-style” duplex.

B. Building Dimensional Standards.

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
20 ft	65 ft	80 ft	2,000 sf SP: 2,200 sf	3 stories	Max 12 ft SP: 14 ft

SP = Special Permit with mandatory Design Review (See Sec. 3.2.2)

And now version 3:

3.2.7. Duplex Two-Unit Residence

A. Description.

The ~~two-unit residence~~ Duplex building type is common in Newton's traditional mill village areas like the Upper Falls and Nonantum, as well as in early commuter neighborhoods near transit like West Newton, Newtonville and Auburndale. ~~Two-unit residence Duplex building types are can be organized with one unit above and one below, two units side-by-side, or the second floor is split between the two units—a combination~~ as in the case of a "Philadelphia-style" duplex.

B. Building Dimensional Standards.

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
20-ft	65-ft	80-ft	1,800 <del>2,000</del> sf	2.5 stories	Max 12 ft SP: 14 ft

SP = Special Permit with mandatory Design Review (See Sec. 3.2.2)

Another discrepancy version 2 vs 3 and not all in attachment B in 3.1.6.C for the N district. All the setbacks became smaller from version 2 but it doesn't look like it in version 3.

Section	Previous Recommendation	Proposed Recommendation	Goal, Problem Addressed, or Reasoning
3.1.6.C	Front Setback = 5ft (min.), Side Setback = 10ft, Rear Setback = 20ft	Front Setback = 0ft (min.), Side Setback = 7.5ft, Rear Setback = 15ft	The recommended changes to setback requirements within the N district more closely align with the goal of providing more housing opportunities closest to village centers and public transit in a form is appropriate for these transition areas between residential neighborhoods and village centers.

3.1.6.C N district

C. Dimensional Standards.

The following table contains lot standards for the Neighborhood General District:

Lot Characteristics	
Frontage:	40 <del>30</del> ft Min., 100 ft Max
Lot Depth:	-
Lot Coverage:	70% Max; +10% by SP (See Sec. 2.3.2)

Version 2 limits

this change not in attachment B

was 50 not 30

smaller setbacks compared to version 2

The following table contains setback standards for the Neighborhood General District:

Setbacks	Min	Max
Front:	Contextual Front Setback (See Sec. 3.4.1A) Absolute Min: 0 ft	25 ft
Side:	7.5 ft	-
Rear:	15 ft	-
Frontage Buildout	Minimum greater of 12 ft or 40% of the lot frontage, whichever is greater; nonconforming lots exceeding the max. frontage have a min. of 40 ft	-

was 5

was 10

was 20

3.5.3.B.1 R4 lot coverage for courtyard cluster went from 60% in version 2 to 50% in version 3 but no red line or anything in app. B about the change. It's noted as "added" but it was already in version 2.