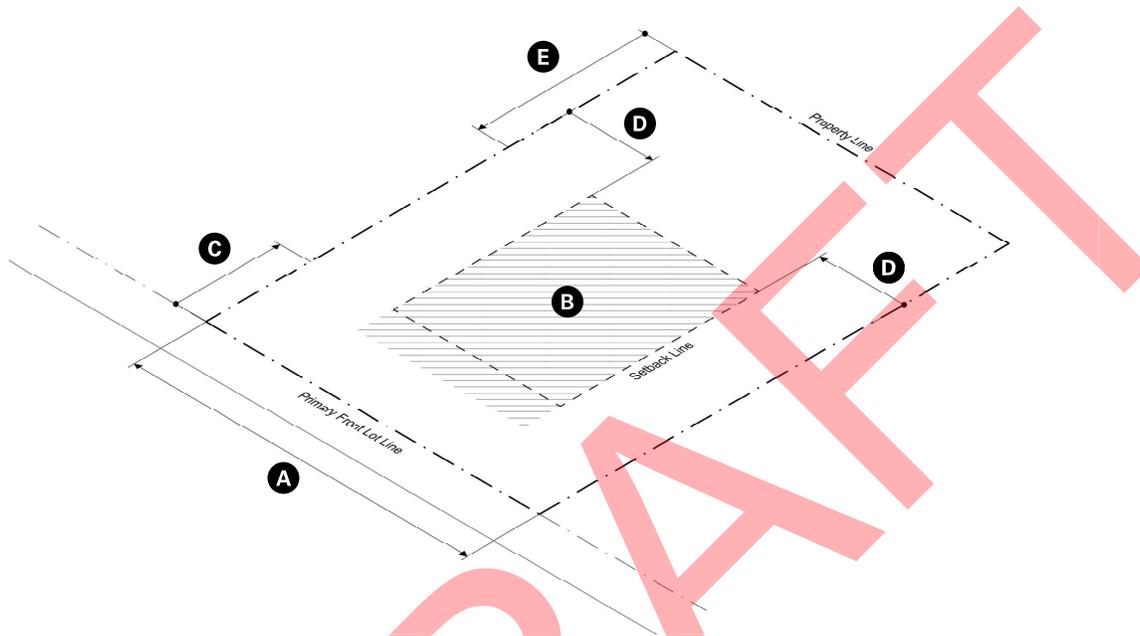


3.1.2. Residence 1 District (R1)

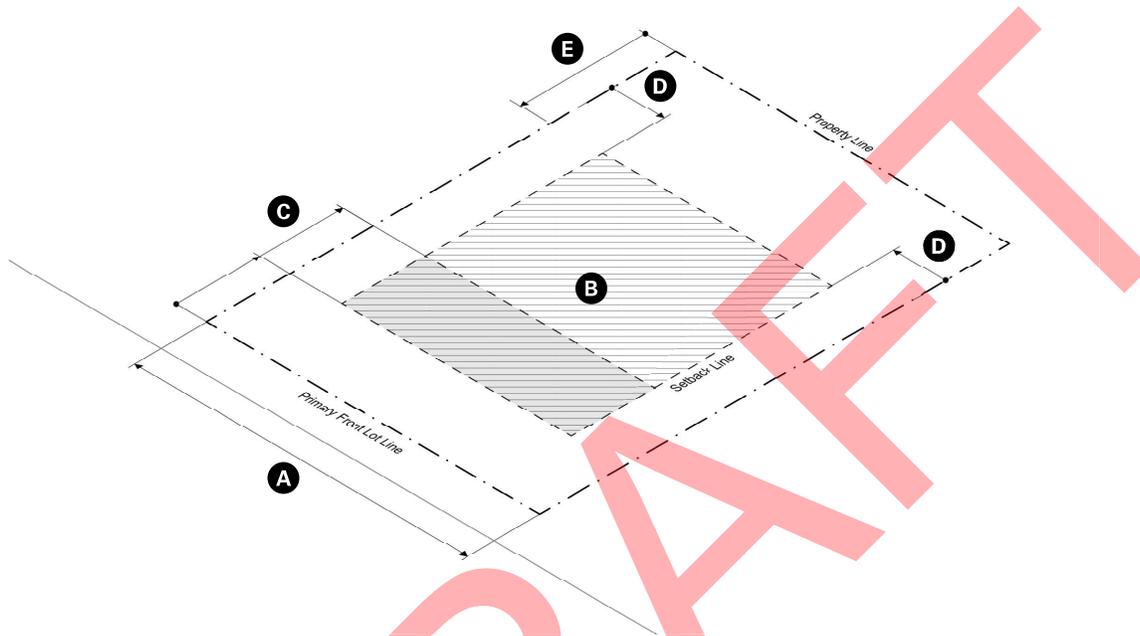
The Residence 1 District is composed of neighborhoods characterized typically by larger homes on larger parcels of land. These neighborhoods consist almost entirely of single-unit residences with significant areas of landscaping and trees. Where other uses exist or may be proposed, the City would like 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.



Lot Characteristics		min	max
A Frontage		80 ft	--
B Lot Coverage		--	25% 35% by special permit
Setbacks		min	max
C Front		25 ft	--
D Side		20 ft	--
E Rear		40 ft	--

3.1.3. Residence 2 District (R2)

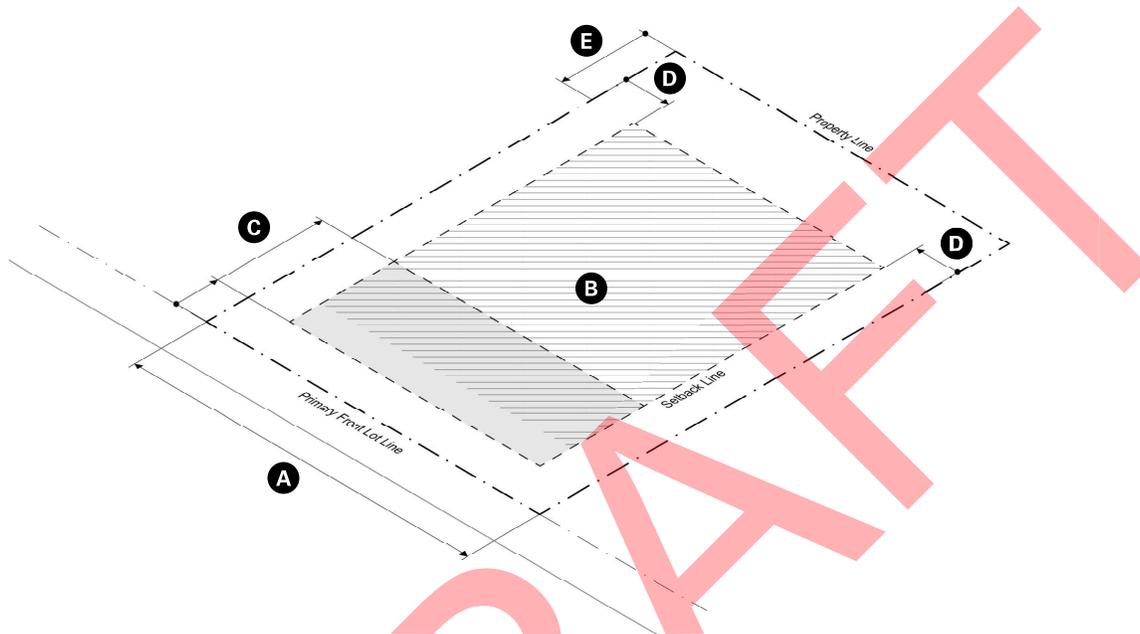
The Residence 2 District contains quintessentially suburban neighborhoods with ample lawns and mostly single-unit residences, developed primarily in the 20th Century in areas between Newton's villages. Many of these neighborhoods are remote from the walkable village centers of the City and therefore do not have nearby gathering places, shops, or services.



Lot Characteristics	min	max
A Frontage	60 ft	110 ft
B Lot Coverage	--	30% 40% by special permit
Setbacks	min	max
C Front	20 ft	40 ft
D Side	12.5 ft	--
E Rear	30 ft	--

3.1.4. Residence 3 District (R3)

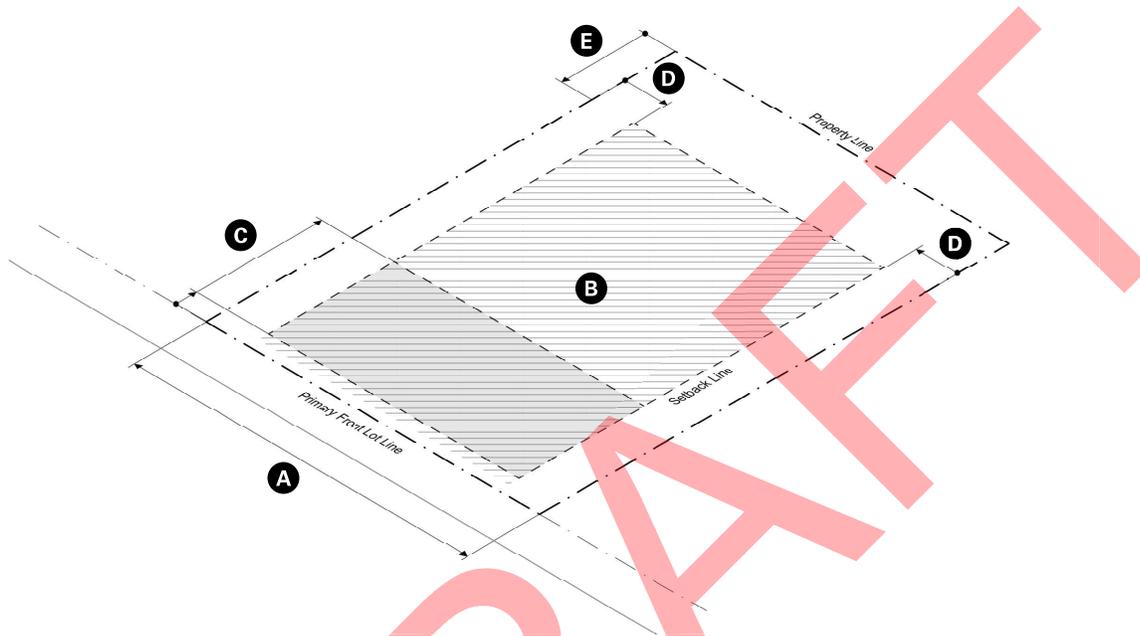
The Residence 3 District includes neighborhoods composed of single, two, and three-unit homes, frequently within walking distance to transit and activity centers. The intent of this district is to increase predictability for homeowners in how they may modify their homes and integrate appropriately scaled new homes into the fabric of the neighborhoods that make up this district.



Lot Characteristics	min	max
A Frontage	50 ft	100 ft
B Lot Coverage	--	50% 60% by special permit
Setbacks	min	max
C Front	10 ft	35 ft
D Side	10 ft	--
E Rear	20 ft	--

3.1.5. Residence 4 District (R4)

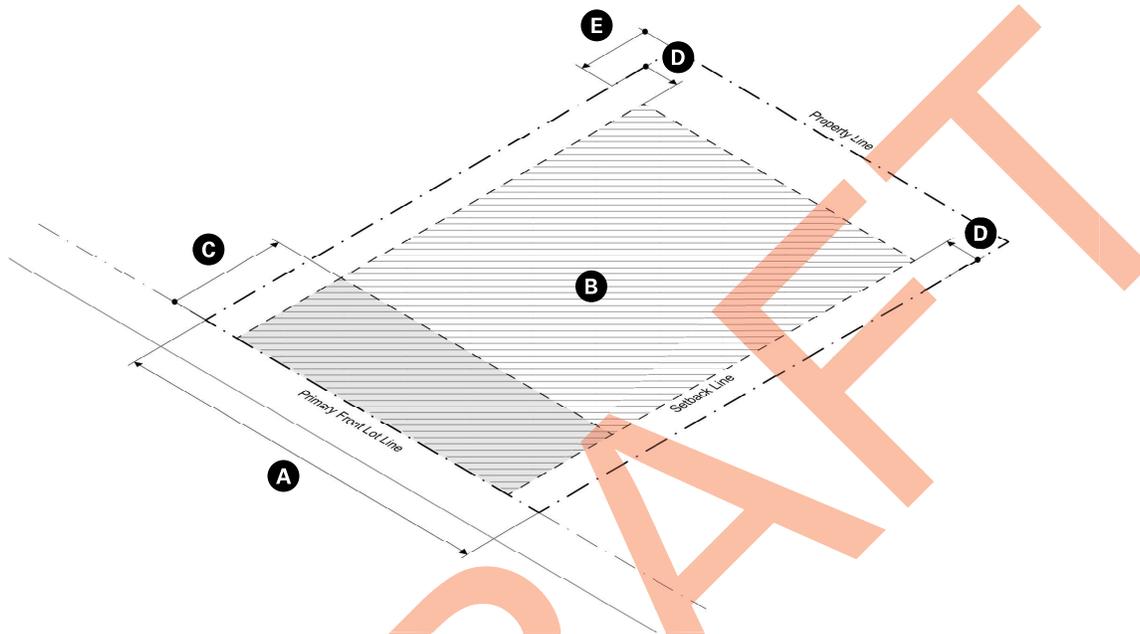
The Residence 4 District includes neighborhoods composed mostly of multi-unit buildings, with single-unit residences as well, frequently within walking distance to transit and activity centers.



Lot Characteristics		min	max
A Frontage		50 ft	100 ft
B Lot Coverage		--	60% 70% by special permit
Setbacks		min	max
C Front		5 ft	35 ft
D Side		10 ft	--
E Rear		20 ft	--

3.1.6. Neighborhood General District (N)

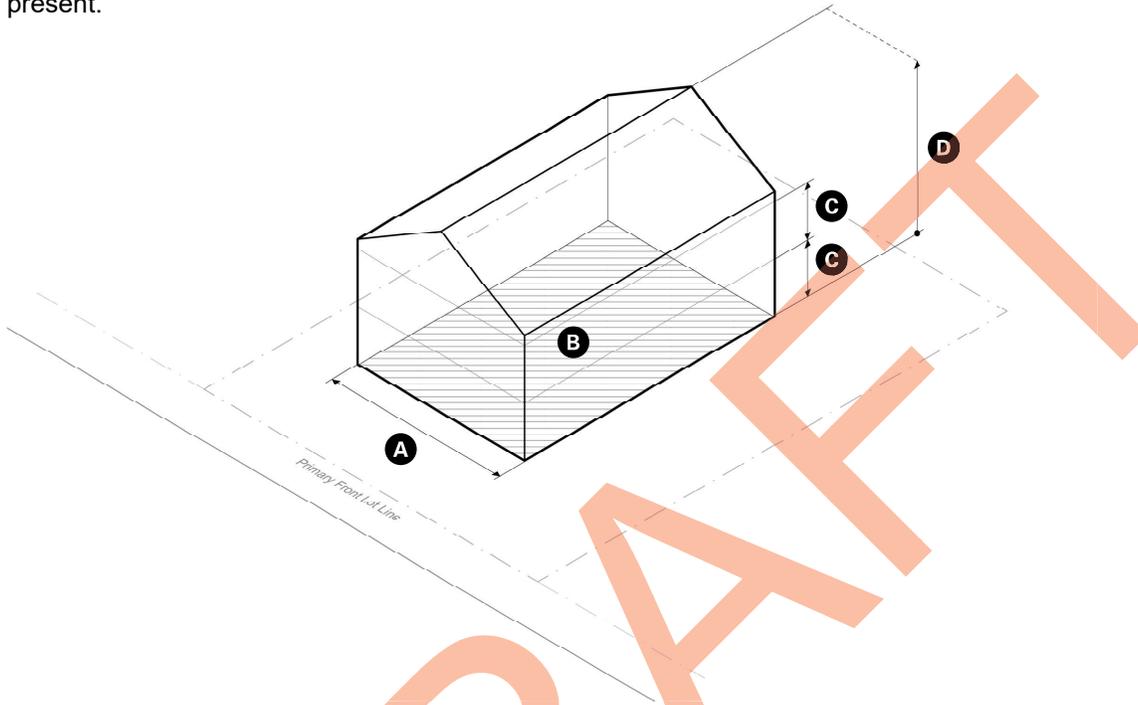
Within a short walk of the amenities, mixture of uses, and transit options found in Newton's village centers, the Neighborhood General District serves as a transition from the village centers to the adjoining neighborhoods. With easy access to the above amenities, these areas are appropriate for a wider range of housing types, including small multi-unit residential buildings and townhouses, as well as a range of small-scale neighborhood-serving commercial spaces.



Lot Characteristics	min	max
A Frontage	40 ft	100 ft
B Lot Coverage	--	70% 80% by special permit
Setbacks	min	max
C Front	0 ft	25 ft
D Side	7.5 ft	--
E Rear	15 ft	--

3.2.4. House A

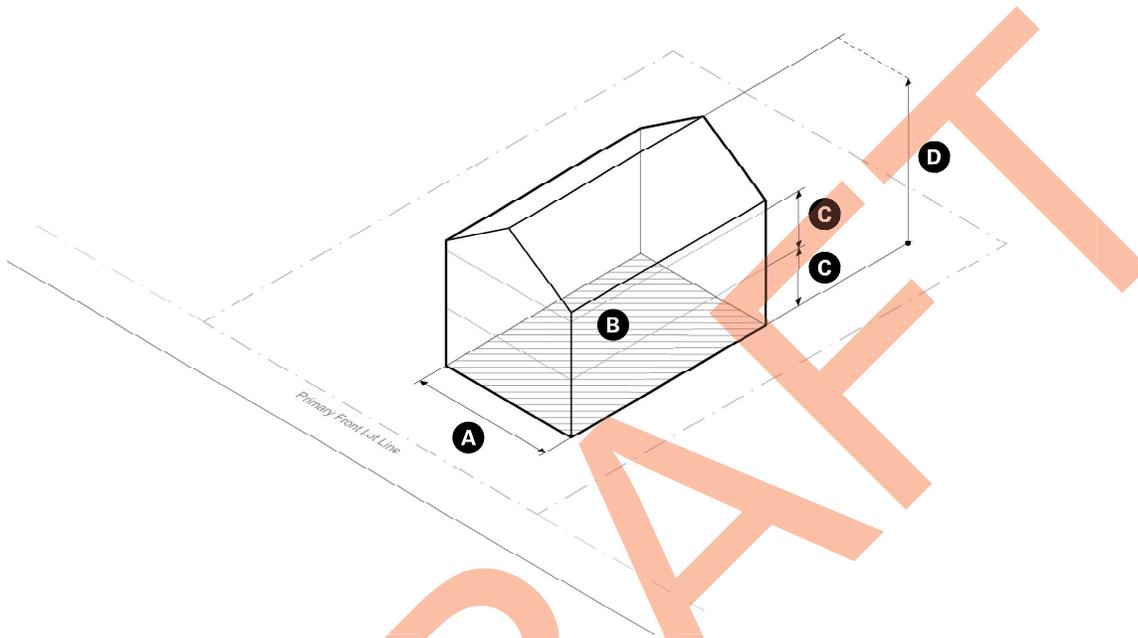
A house with a large footprint and up to 2.5 stories. House A building types are common in several Newton neighborhoods like Chestnut Hill, Waban, and West Newton Hill. House A types may have been built in several eras of Newton's development history from the era when Newton was a destination for country estates to the modern development period of the 1980s to the present.



Building Dimensions	min	max
A Front Elevation Width R1	none	--
B Building Footprint	--	2,400 sf
C Story Heights	--	12 ft
D Number of Stories	--	2.5 stories

3.2.5. House B

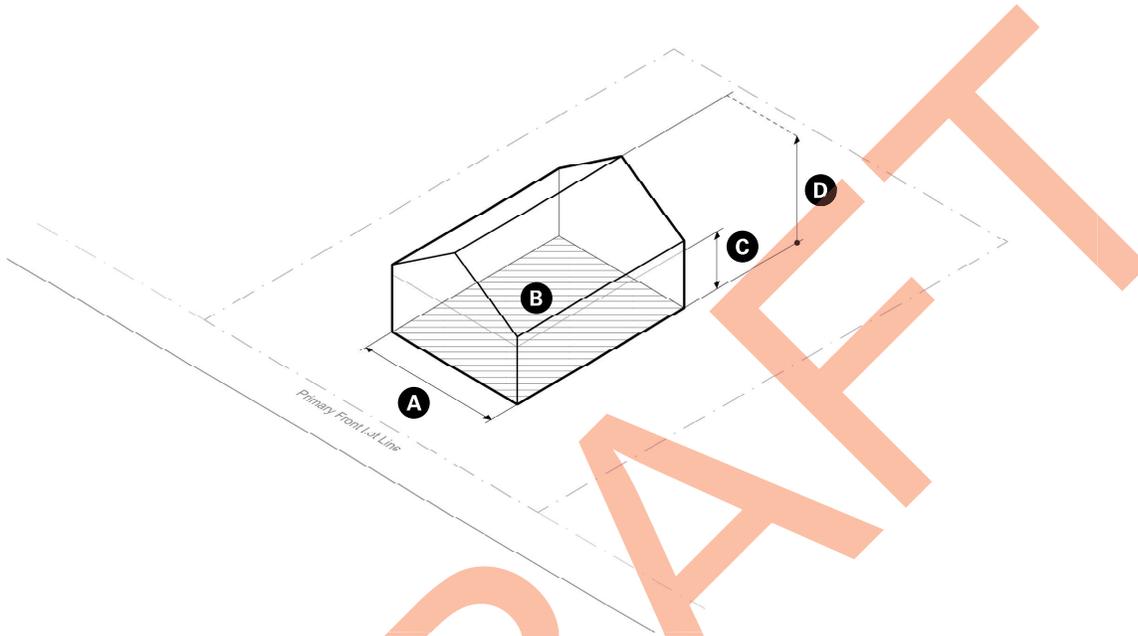
A house with a medium footprint and up to 2.5 stories. House B building types can be found throughout Newton. The House B type includes typical midscale Victorian homes close to village centers, and midscale Colonial homes frequently built in the era of suburban infill between Newton's historic village centers.



Building Dimensions	min	max
A Front Elevation Width		
R1	none	--
R2	12 ft or 25% of the lot width, whichever is greater	--
R3		
R4		
N	12 ft or 40% of the lot width, whichever is greater	--
B Building Footprint	--	1,400 sf
C Story Heights	--	12 ft
D Number of Stories	--	2.5 stories

3.2.6. House C

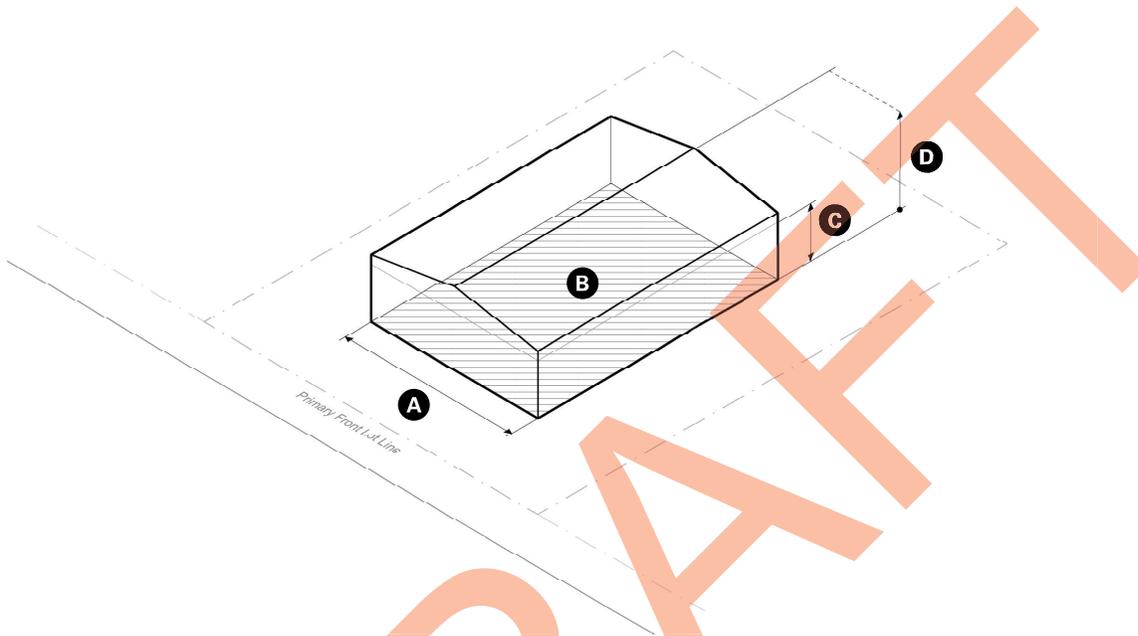
A house with a small footprint and up to 1.5 stories. House C building types are located across Newton and are most typified by the bungalow or cape house style. House C building types are most likely to have been built between the 1920s when the bungalow style gained popularity through the post-war construction boom of the 1950s.



Building Dimensions	min	max
A Front Elevation Width		
R1	none	--
R2	12 ft or 25% of the lot width, whichever is greater	--
R3		
R4		
N	12 ft or 40% of the lot width, whichever is greater	--
B Building Footprint	--	1,200 sf
C Story Height	--	12 ft
D Number of Stories	--	1.5 stories

3.2.7. House D

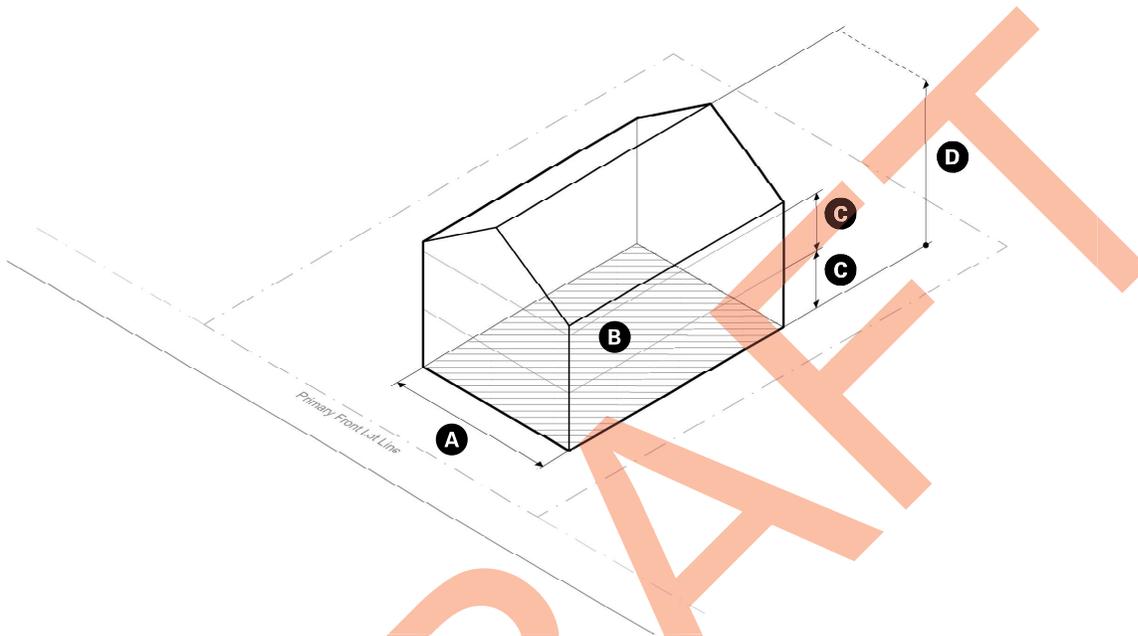
A house with a large footprint and no more than 1 story. House D building types are best known as Ranch houses – and are characterized by 1-floor living with or without a basement. The House D building type is most common in southern Newton and is typical of mid-20th century development.



Building Dimensions	min	max
A Front Elevation Width R1	none	--
R2 (Special Permit)	12 ft or 25% of the lot width, whichever is greater	--
B Building Footprint	--	2,300 sf
C Story Heights	--	12 ft
D Number of Stories	--	1 story

3.2.8. Duplex

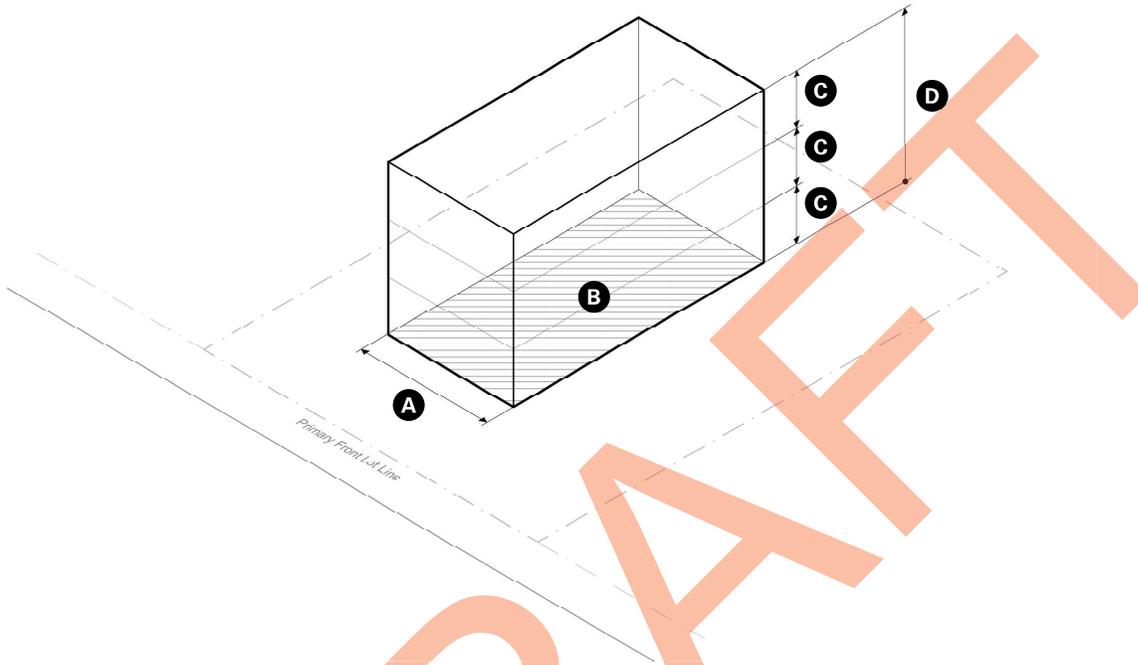
The Duplex building type is common in Newton's traditional mill village areas like the Upper Falls and Nonantum, as well as in early commuter neighborhoods near transit like West Newton, Newtonville and Auburndale. Duplex building types are organized with one unit above and one below, or the second floor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



Building Dimensions	min	max
A Front Elevation Width R3 R4 N	12 ft or 25% of the lot width, whichever is greater	--
B Building Footprint	--	1,800 sf
C Story Heights	--	12 ft
D Number of Stories	--	2.5 stories

3.2.9. Triple Decker

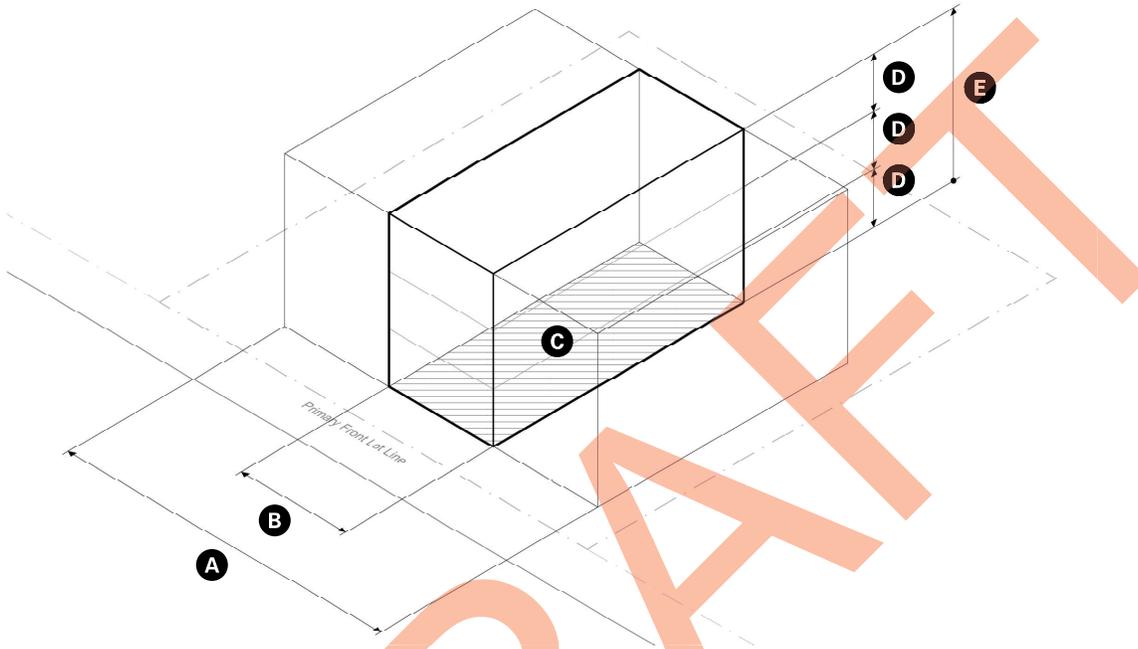
A small multi-unit residential building containing 3 units, vertically stacked. The scale of a Triple Decker is similar to 1- and 2-unit building types nearby, just with a few smaller than average units. Triple Decker building types were commonly built during the industrial revolution, a building type unique to New England communities.



Building Dimensions	min	max
A Front Elevation Width R3 (Special Permit) R4 N	12 ft or 25% of the lot width, whichever is greater 12 ft or 40% of the lot width, whichever is greater	-- --
B Building Footprint	--	1,800 sf
C Story Heights	--	12 ft
D Number of Stories	--	3 stories

3.2.10. Townhouse Section

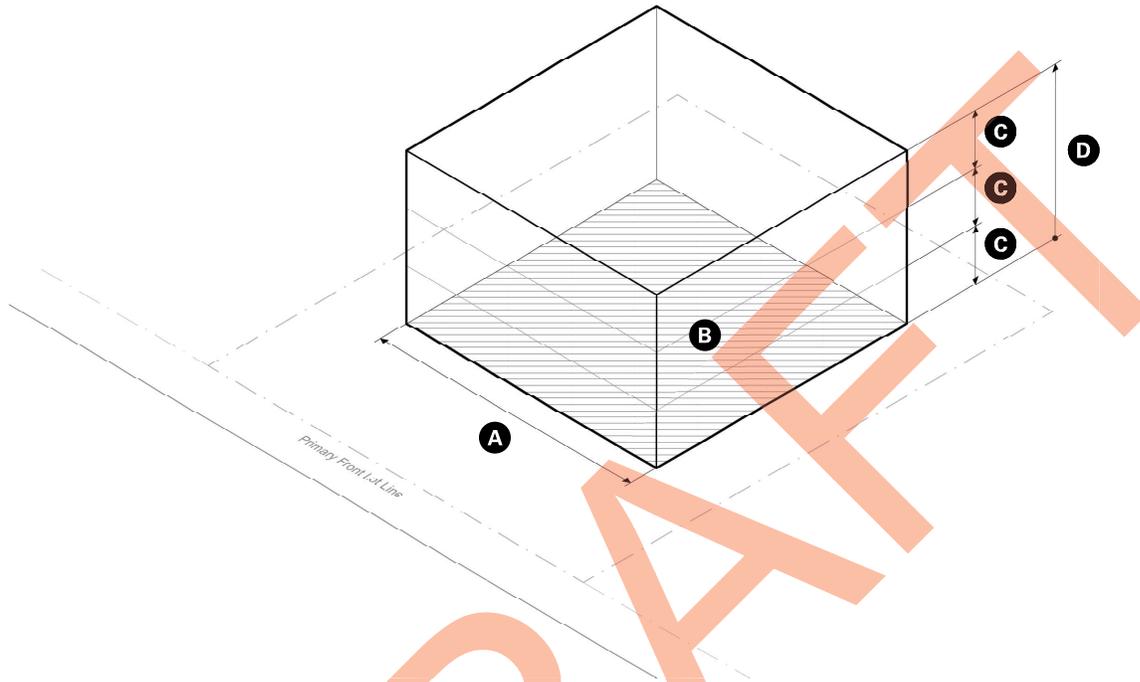
A series of connected one- to two-unit houses, called townhouse sections, with separate entrances. The townhouse section building type first are seen in Newton in the late -18th century, but most townhouses in Newton date from the late 20th and early 21st century. Traditional townhouses come up to the street with alley access from the rear. Assemblages of 3 or 4 townhouse sections are found in neighborhoods across Newton. Large townhouse complexes are more typically found in southern Newton.



Building Dimensions	min	max
A Front Elevation Width N	12 ft or 40% of the lot width, whichever is greater	--
B Building Width	--	28 ft
C Building Footprint	--	1,500 sf
D Story Heights	--	12 ft
E Number of Stories	--	3 stories

3.2.11. Small Apartment House

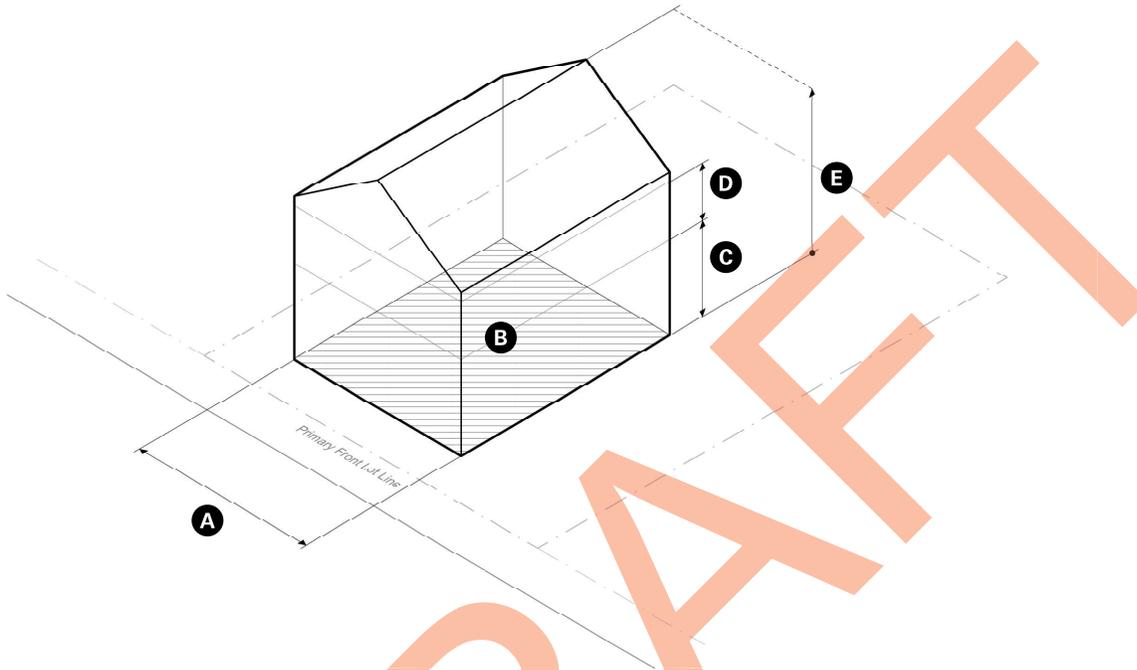
A Small Apartment House is small multi-unit residential building. Whether built as a stand-alone building or as part of a complex, small apartment buildings typically are no taller than the peak of the roof of houses in the surrounding neighborhood and approximately the footprint of two mid-large attached house building types.



Building Dimensions		min	max
A Front Elevation Width R4 (Special Permit)		12 ft or 25% of the lot width, whichever is greater	--
	N	12 ft or 40% of the lot width, whichever is greater	--
B Building Footprint	--	3,600 sf	
C Story Heights	--	12 ft	
D Number of Stories	--	3 stories	

3.2.12. Shop House

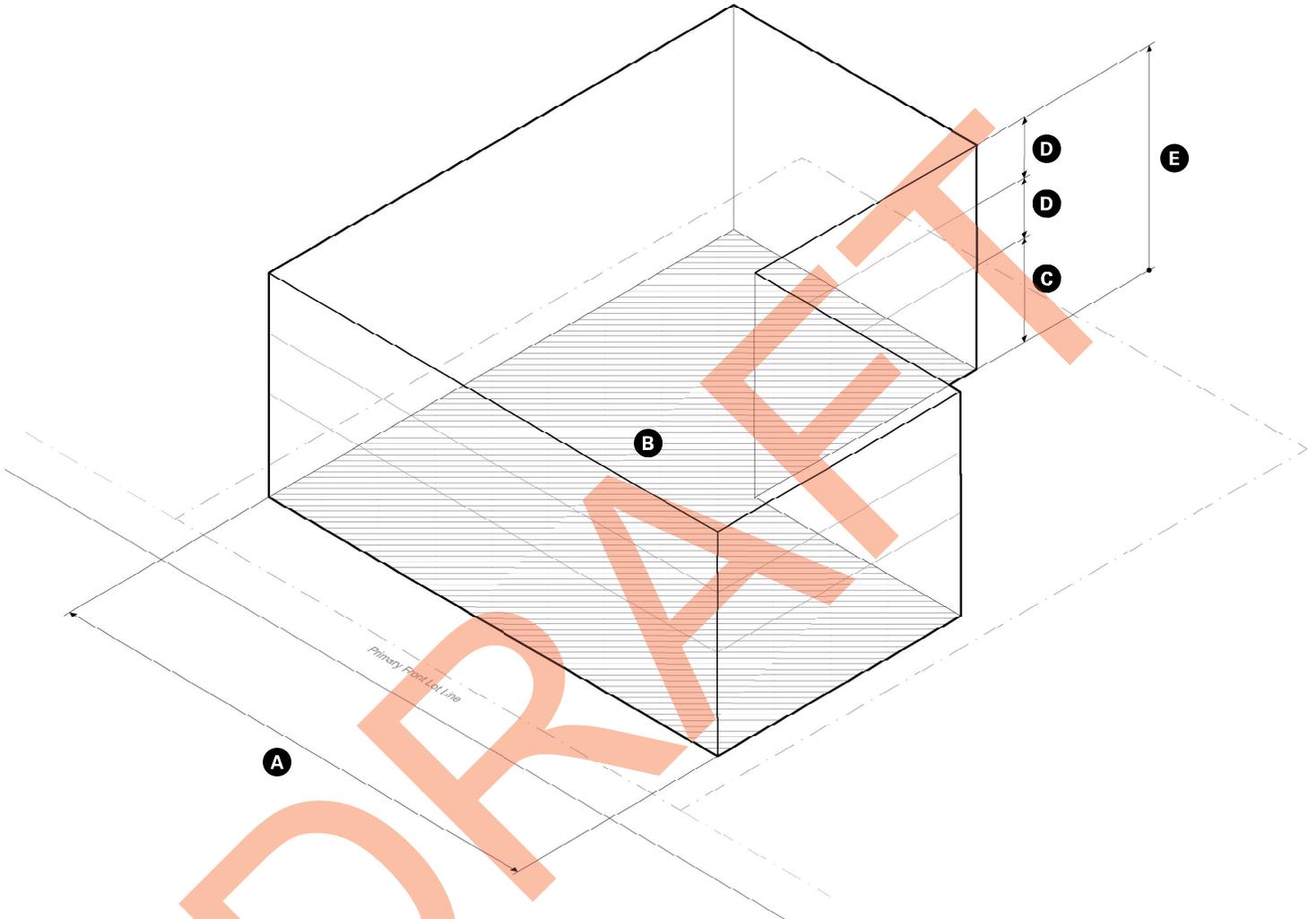
A small mixed-use building, typically a house with a ground floor shopfront containing a commercial use. Shop houses typically start as house or townhouse section building types with a shopfront added to the front elevation. Shop houses are commonly found at the edges of Newton's traditional village centers and can contain a variety of uses. Often shop houses are grouped together as multi-building assemblages.



Building Dimensions	min	max
A Front Elevation Width N	12 ft or 40% of the lot width, whichever is greater	--
B Building Footprint	--	2,000 sf
C Ground Story Height	--	20 ft
D Upper Story Heights	--	12 ft
E Number of Stories	--	2.5 stories

3.2.13. Small Multi-Use Building

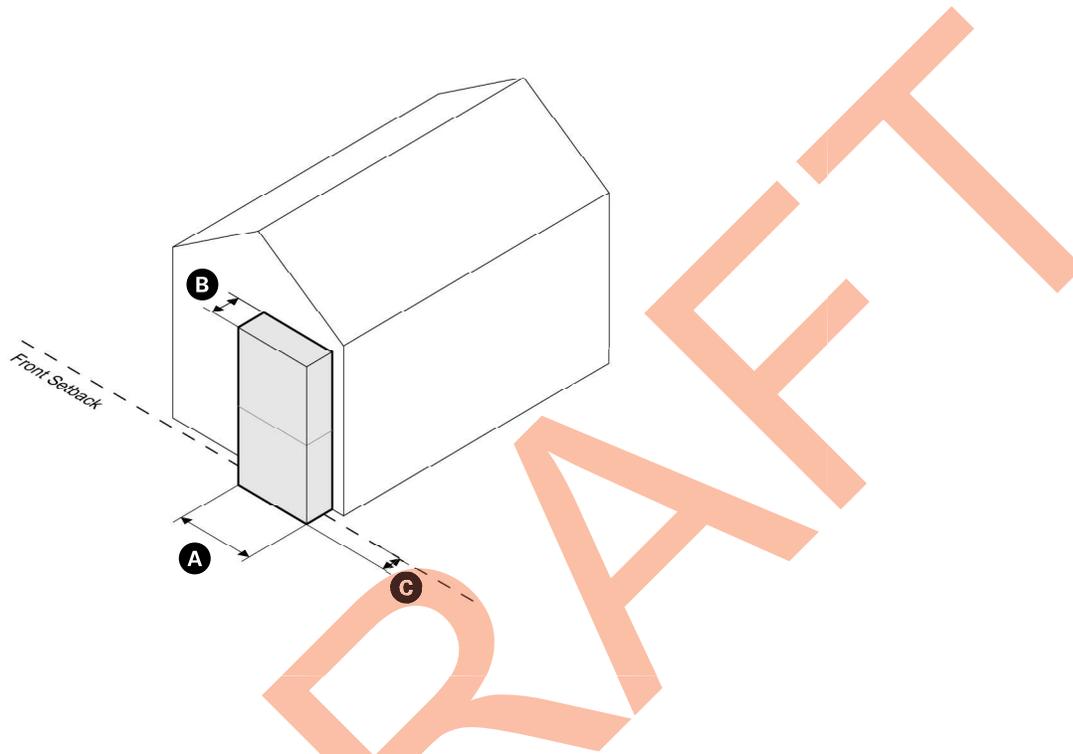
A small mixed-use building that has ground floor commercial activity along the frontage and either residential or commercial uses on the upper floors. Small multi-use building types are found in many village centers in Newton.



Building Dimensions	min	max
A Front Elevation Width N (Special Permit)	12 ft or 40% of the lot width, whichever is greater	--
Building Width	--	100 ft
B Building Footprint	--	12,000 sf
C Ground Story Height	14 ft	24 ft
D Upper Story Heights	10 ft	14 ft
E Number of Stories	--	3 stories

3.3.2.A Bay

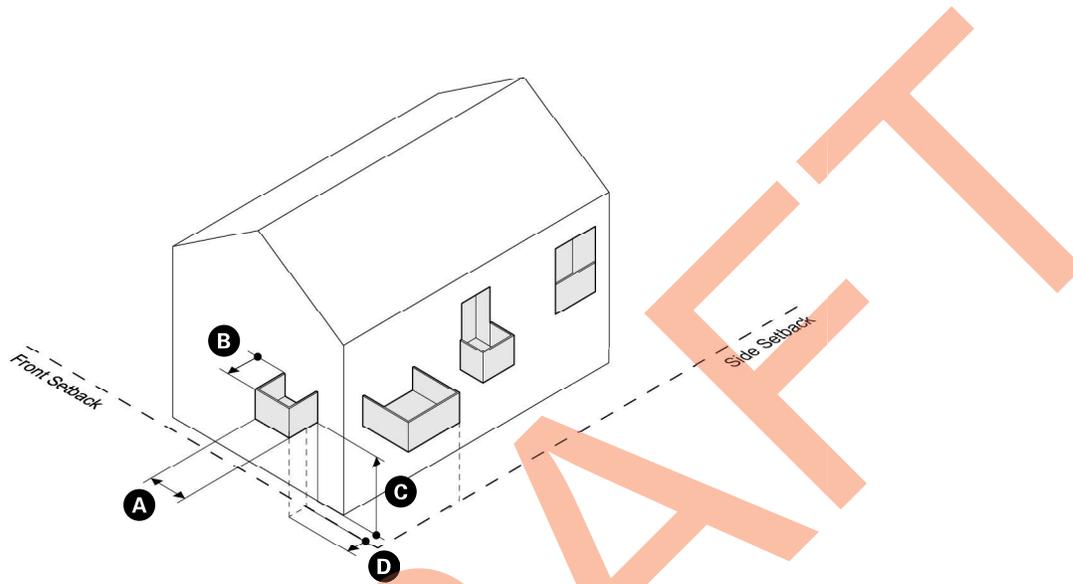
A bay is a window assembly extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building wall. Two Bays can connect around corners to create distinctive living space or terminate in an important axis.



Dimensions	min	max
A Width (each bay)	--	Greater than 20% of wall length or 12 ft
B Depth	--	6 ft
C Front Setback Encroachment	--	3 ft
Side & Rear Setback Encroachment	--	0 ft

3.3.2.B Balcony

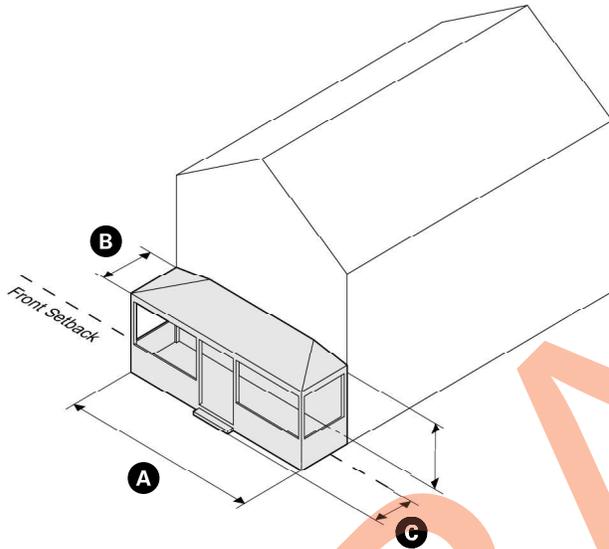
An unenclosed platform with a railing that provides outdoor amenity space on upper stories.



Dimensions	min	max
A Width (each balcony)	5 ft	Greater than 20% of wall length or 12 ft
B Depth	3 ft	8 ft
C Clearance	10 ft	--
D Front Setback Encroachment	--	3 ft
Side & Rear Setback Encroachment	--	0 ft

3.3.2.C Porch

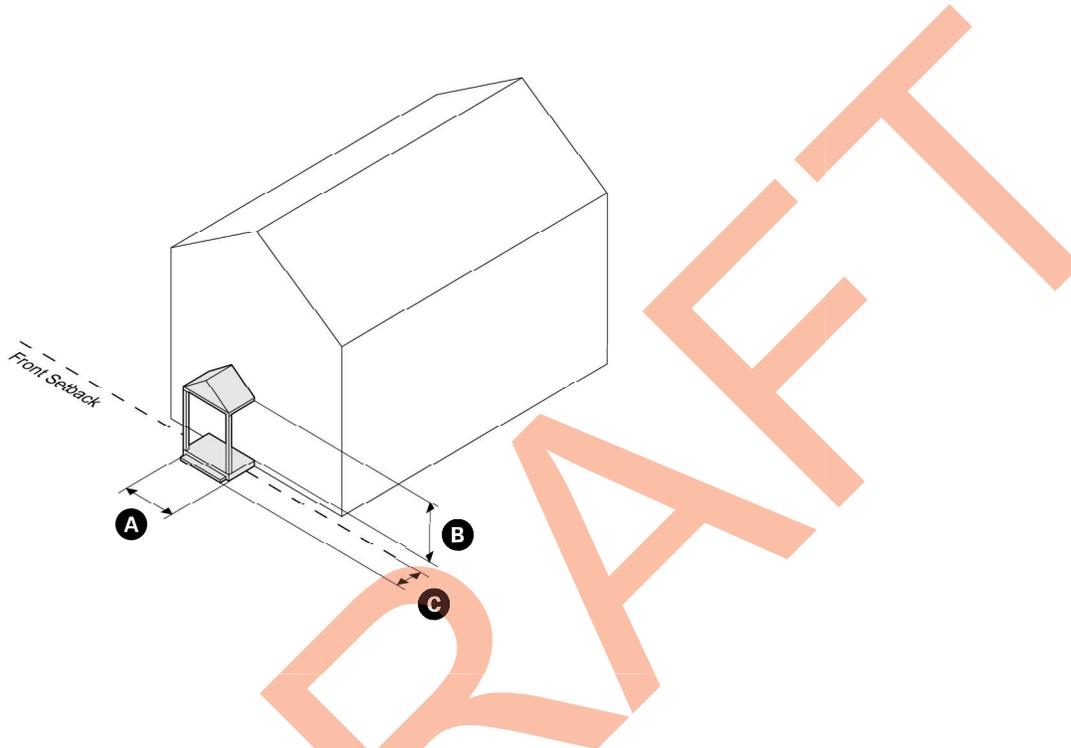
An unenclosed platform connected to a principal building that provides outdoor amenity space forward of the front elevation.



Dimensions	min	max
A Width	8 ft	Same as Principal Building elevation width
B Depth	6 ft	--
C Front Setback Encroachment	--	6 ft
Side & Rear Setback Encroachment	--	0 ft

3.3.2.D Projecting Entry

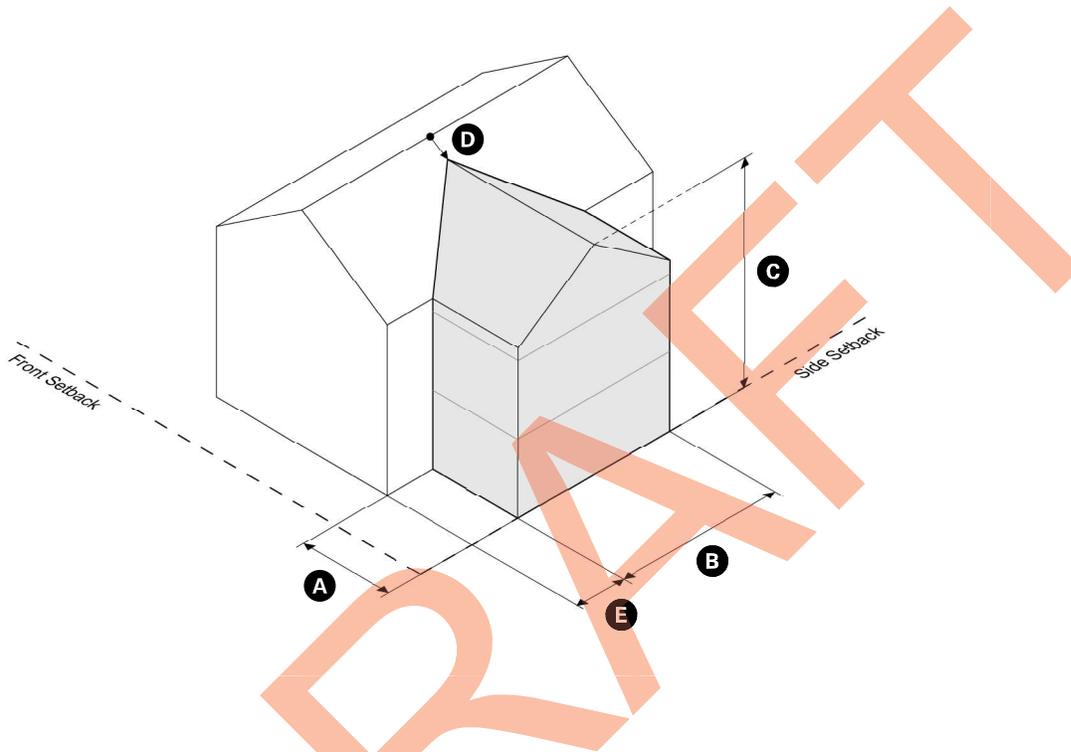
An enclosed or unenclosed entry to a principal building.



Dimensions	min	max
A Width	4 ft	8 ft or 20% of the Principal Building elevation whichever greater
B Ceiling Height	--	12 ft
C Front Setback Encroachment	--	4 ft
Side & Rear Setback Encroachment	--	0 ft

3.3.2.E Side Wing

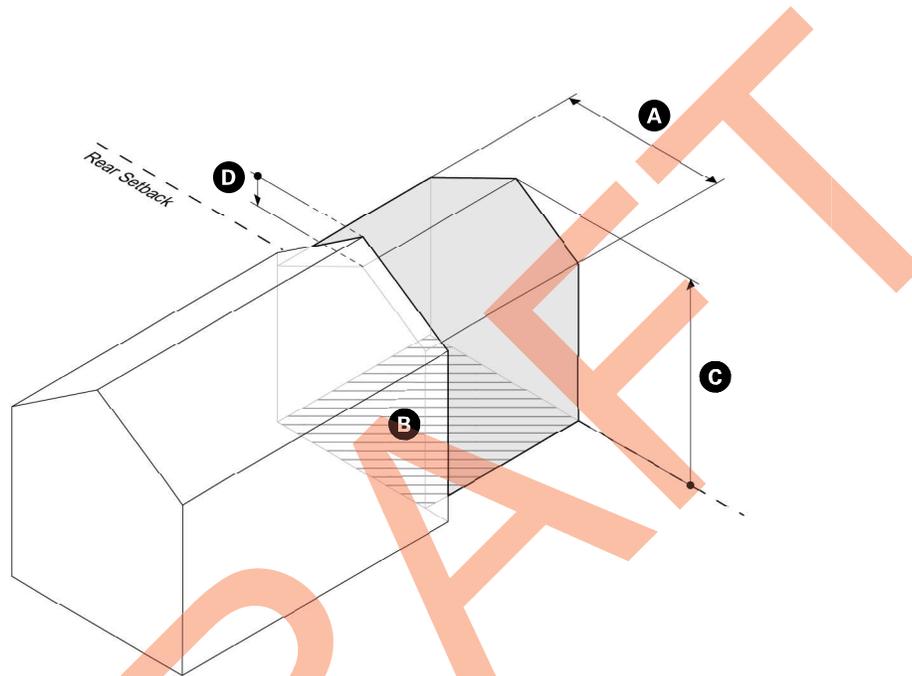
A multi-story extension from one or more side walls of a building. A Side Wing constitutes a Building Component only if its addition to the Main Massing of a Principal Building would exceed the maximum Building Footprint for that Building Type. A Side Wing added to a Principal Building that does not exceed the maximum Building Footprint for that Building Type shall be part of the Main Massing of the building.



Dimensions	min	max
A Width	--	50% of Front Elevation width
B Depth	--	100% of Front Elevation width
C Height	--	Stories equal to the principal building type
D Roof Ridge Offset	4 ft	--
E Setback from Front Elevation	8 ft	--
Front Setback Encroachment	--	0 ft
Side & Rear Setback Encroachment	--	0 ft

3.3.2.G Rear Addition

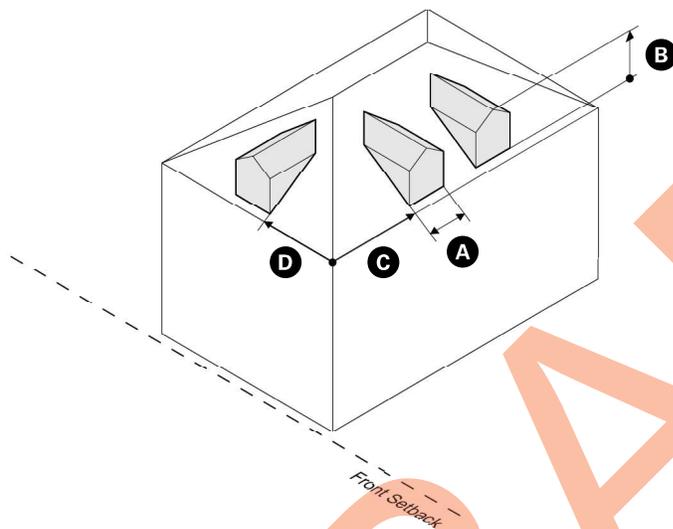
A rear addition is an extension from the rear wall of a building. A Rear Addition constitutes a Building Component only if its addition to the Main Massing of a Principal Building would exceed the maximum Building Footprint for that Building Type. A rear addition added to a Principal Building that does not exceed the maximum Building Footprint for that Building Type shall be part of the Main Massing of the building.



Dimensions	min	max
A Width	--	Max width of rear wall less 2 ft
B Footprint	--	50% of Principal Building Footprint
C Height	--	Stories equal to the principal building type
D Roof Ridge Offset	--	4 ft
Front Setback Encroachment	--	0 ft
Side & Rear Setback Encroachment	--	0 ft

3.3.3.A Dormer

A Dormer is a windowed roof form that projects vertically from a sloped roof to provide light into and increase the habitable space of a half-story. A Dormer constitutes a Building Component only if its addition to the Main Massing of a Principal Building would exceed the maximum Number of Stories or Story Height for that Building Type. A dormer added to a Principal Building that does not exceed the maximum Number of Stories or Story Height for that Building Type shall be part of the Main Massing of the building.

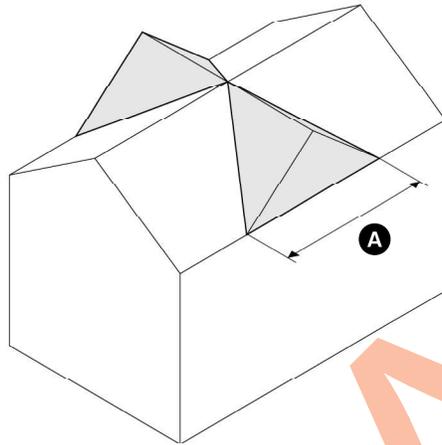


Dimensions	min	max
A Width of each Dormer	--	Window(s) width + 18 in. No dormer may be wider than 50% of the length of the exterior wall of the story next below
Width of all Dormers on the same side of the roof combined	--	must not exceed 50% of the length of the exterior wall next below
B Height of Dormer	--	may not extend above the roof ridge line

Dimensions	min	max
C Side Wall Setback Roof with eave Roof without eave	0 ft 1 ft	-- --
D Front and Rear Wall Setback	3 ft	--
Front Setback Encroachment	--	0 ft
Side & Rear Setback Encroachment	--	0 ft

3.3.3.B Cross Gable

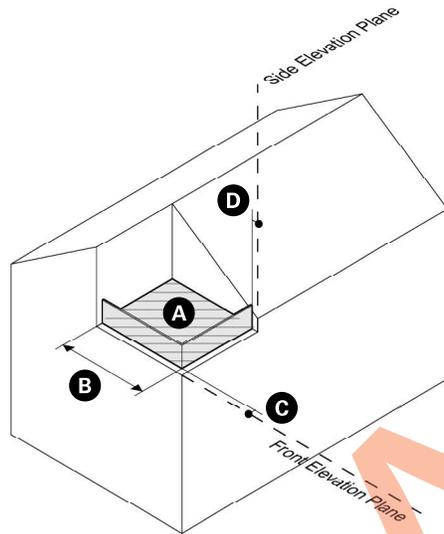
A cross gable is a sloped roof that projects perpendicularly from the main roof of a building to increase the habitable space of a half story or add architectural distinction to a half-story.



Dimensions	min	max
A Width	--	may not exceed 50% of the eave length of the roof to which it connects

3.3.3.C Roof Deck

A raised uncovered platform with a railing on the roof of a building that provides outdoor amenity space and access to views.



Dimensions	min	max
A Area	--	the lesser of 400 sf or 20% of the footprint of the building
B Width	--	50% of the building width, except on a flat roof it may extend up to the full width of the roof
Setback from building elevation		
C Front	10 ft	--
D Side and Rear	5 ft	--
	*waived if the parapet wall is utilized as the roof deck guardrail, provided it is sufficient height.	