

## Article 4 Village Districts

### 4.1. Village Districts

The provisions of Article 4 apply to all real property within the Village Districts as shown on the Newton Zoning Map.

#### 4.1.1. Development Review.

Development on any lot, by right or by discretionary permit, requires the submittal of development review materials as required in Article 11.

- A. A pre-submittal discussion or meeting with the Planning Department and/or Inspectional Services Department is recommended for all development (See Sec. 11.2.2).
- B. Proposed development may or may not necessitate Site Plan Approval, a Special Permit or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 11.
- C. Upon completion of the required development review or verification that no additional development review is necessary, the Commissioner of ISD shall issue a Zoning Consistency Determination indicating compliance with the provisions and procedures of this Ordinance.
- D. The Special Permit Granting Authority is determined by the scale of the proposed development in accordance with the table below, or by the uses on the lot (See Article 9).

| Criteria                                                                                                           | Scale at which the<br>Planning Board as<br>Special Permit<br>Granting Authority | Scale at which the<br>City Council is the<br>Permit Granting<br>Authority |
|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| Number of Residential Units                                                                                        | Up to 20 units                                                                  | 21 units or more                                                          |
| Square footage of<br>Commercial Space                                                                              | Up to 20,000 sf of<br>floor area                                                | More than 20,000 sf<br>of floor area                                      |
| Varying the dimensional<br>standards of a building type<br>(i.e. SP for additional story,<br>additional footprint) | Adding no more<br>than 20,000 sf of<br>floor area                               | Adding more than<br>20,000 sf of floor<br>area                            |
| Increase in Lot Coverage                                                                                           | Up to 20,000 sf of<br>additional lot<br>coverage                                | More than 20,000 sf<br>of additional lot<br>coverage                      |

#### 4.1.2. Village 1 District

##### A. Context Description.

The Village 1 District consists of the smallest village centers in Newton, exemplified by such places as Waban and Newton Highlands. The Village 1 District also encompasses the outer portions of larger villages and mixed-use districts that abut residential neighborhoods, where the Village 1 District functions as a transition from the more intense village center districts. This district generally has buildings no taller than three stories that front directly on sidewalks with active storefronts and small commercial spaces that accommodate local businesses.

##### B. Purpose.

1. To preserve the scale of these areas throughout the City.
2. To permit the development of commercial spaces oriented mostly towards the local community.
3. To permit the development of mixed-use buildings with upper stories that contain residential or office uses.
4. To permit contextual modifications of existing buildings.

##### C. Lot Standards.

The following table contains lot standards for the Village 1 District:

| Lot Characteristics |                                      |
|---------------------|--------------------------------------|
| Frontage:           | Min. 30 ft, Max. 200 ft              |
| Lot Depth:          | Min. 50 ft, Max. 250 ft              |
| Lot Coverage:       | 80% Max; +10% by SP (See Sec. 2.3.2) |

##### D. Setback Standards

The following table contains setback standards for the Village 1 District:

| Setbacks           | Min                                                                         | Max   |
|--------------------|-----------------------------------------------------------------------------|-------|
| Front:             | 0 ft                                                                        | 15 ft |
| Side:              | 5 ft                                                                        | -     |
| Rear:              | 15 ft                                                                       | -     |
| Frontage Buildout: | 60% of the frontage, except to allow a min. driveway required by Article 8. |       |
| Parking Setback    | 15 ft                                                                       | -     |

##### E. Building Types.

1. The following principal building types are permitted in the Village 1 District:
  - a. Shop House (Sec. 4.2.4)
  - b. Small Shop (Sec. 4.2.5)
  - c. Shop (Sec. 4.2.6)
  - d. Small Multi-Use Building (Sec. 4.2.7)
  - e. Civic (Sec. 4.2.14)

2. The following principal building types are permitted, subject to Special Permit, in the Village 1 District:
  - a. Small Apartment Building (Sec. 4.2.3)
  - b. Fabrication Building (Sec. 4.2.13)

**F. Alternate Lot/Building Configurations.**

The following alternate lot/building configurations are permitted by Special Permit in the Village 1 District:

1. Multi-Building Assemblage (Sec. 4.5.1)

**G. Review Criteria.** In its discretion to approve or deny a special permit authorizing a new small apartment building, fabrication building, or a multi-building assemblage, the Special Permit Granting Authority must find that the application meets the following criteria:

1. The criteria for all Special Permits specified in Sec. 11.4.3.
2. Design and management strategies achieve compatibility with the neighborhood and adjacent residential properties.
3. Transportation management and design strategies intend to reduce reliance on single-occupant automobiles.
4. On and off-street parking available provides an adequate supply of parking (drawing guidance from existing standards in the Newton Zoning Ordinance) while also minimizing the presence of large parking areas and extensive areas of pavement.
5. Preservation and/or enhancement of landscaped areas and trees, especially to serve as a buffer to neighboring lots.

**H. Allowed Uses.**

Uses permitted in buildings in the Village 1 District are described in Sec. 4.6 and subject to further restrictions as described in each building type.

### 4.1.3. Village 2 District

#### A. Context Description.

The Village 2 District consists of the centers of the middle-sized villages in Newton, exemplified by the central parts of Newton Centre and West Newton. This district generally has buildings ranging from two-four stories that front directly on the sidewalk with active storefronts. The Village 2 District contains a mixture of small and medium sized commercial spaces to accommodate mostly local businesses along with some regional or national companies. The intent of this district is to maintain a vibrant mixed-use village atmosphere with a significant residential population and primarily local serving office space. The Village 2 District also serves as a shopping destination for residents of Newton and neighboring municipalities.

#### B. Purpose.

1. To preserve the scale of these areas throughout the City.
2. To permit the development of commercial spaces oriented mostly towards the local community.
3. To permit the development of mixed-use buildings with upper stories that contain residential or office uses.
4. To permit contextual modifications of existing buildings.

#### C. Lot Standards.

The following table contains lot standards for the Village 2 District:

| Lot Characteristics |                                     |
|---------------------|-------------------------------------|
| Frontage:           | Min. 30 ft, Max. 200 ft             |
| Lot Depth:          | Min. 50 ft, Max. 350 ft             |
| Lot Coverage:       | 85% Max; +10% by SP (See Sec 2.3.2) |

#### D. Setback Standards

The following table contains setback standards for the Village 2 District:

| Setbacks           | Min                                                                         | Max   |
|--------------------|-----------------------------------------------------------------------------|-------|
| Front:             | 0 ft                                                                        | 15 ft |
| Side:              | 5 ft                                                                        | -     |
| Rear:              | 15 ft                                                                       | -     |
| Frontage Buildout: | 75% of the frontage, except to allow a min. driveway required by Article 8. | -     |
| Parking Setback    | 15 ft                                                                       | -     |

#### E. Building Types.

1. The following principal building types are permitted in the Village 2 District:
  - a. Shop House (Sec. 4.2.4)
  - b. Small Shop (Sec. 4.2.5)
  - c. Shop (Sec. 4.2.6)
  - d. Small Multi-Use Building (Sec. 4.2.7)



- e. Medium Multi-Use Building (Sec. 4.2.8)
- f. Lab Building (Sec. 4.2.12)
- g. Civic (Sec. 4.2.14)
- 2. The following principal building types are permitted, subject to Special Permit, in the Village 2 District:
  - a. Small Apartment Building (Sec. 4.2.3)
  - b. Lined Garage (Sec. 4.2.11)

#### F. Alternate Lot/Building Configurations.

The following alternate lot/building configurations are permitted by Special Permit in the Village 2 District:

- 1. Multi-Building Assemblage (Sec. 4.5.1)

#### G. Review Criteria. In its discretion to approve or deny a special permit authorizing a new small apartment building, lined garage, or a multi-building assemblage, the Special Permit Granting Authority must find that the application meets the following criteria:

- 1. The criteria for all Special Permits specified in Sec. 11.4.3.
- 2. Design and management strategies achieve compatibility with the neighborhood and adjacent residential properties.
- 3. Transportation management and design strategies intend to reduce reliance on single-occupant automobiles.
- 4. On and off-street parking available provides an adequate supply of parking (drawing guidance from existing standards in the Newton Zoning Ordinance) while also minimizing the presence of large parking areas and extensive areas of pavement.
- 5. Preservation and/or enhancement of landscaped areas and trees, especially to serve as a buffer to neighboring lots.

#### H. Allowed Uses.

Uses permitted in buildings in the Village 2 District are described in Sec. 4.6 and subject to further restrictions as described in each building type.

#### 4.1.4. Village 3 District

##### A. Context Description.

The Village 3 District consists of the core area of larger villages such as Newton Corner. Buildings range in height from three to ten stories and front directly on the sidewalk with active storefronts. The Village 3 District contains a mixture of small and medium sized commercial spaces to accommodate mostly local businesses along with some regional or national companies. The intent of this district is to maintain a vibrant mixed-use village atmosphere with a significant residential population and office space targeted towards regional or national companies. The Village 3 District also serves as a shopping destination for residents of Newton and neighboring municipalities.

##### B. Purpose.

1. To allow for increases in the scale of these areas throughout the City.
2. To permit the development of commercial spaces suitable for corporate headquarters or major offices for regional and national companies.
3. To permit the development of mixed-use buildings with upper stories that contain residential or office uses.
4. To permit contextual modifications of existing buildings.

##### C. Lot Standards.

The following table contains lot standards for the Village 3 District:

| Lot Characteristics |                              |
|---------------------|------------------------------|
| Frontage:           | Min. 30 ft., Max. 200 ft     |
| Lot Depth:          | Min. 50 ft, Max. 350 ft      |
| Lot Coverage:       | 85% Max; + 10% by SP (2.3.2) |

##### D. Setback Standards

The following table contains setback standards for the Village 3 District:

| Setbacks           | Min                                                                         | Max   |
|--------------------|-----------------------------------------------------------------------------|-------|
| Front:             | 0 ft                                                                        | 15 ft |
| Side:              | 5 ft                                                                        | -     |
| Rear:              | 15 ft                                                                       | -     |
| Frontage Buildcut: | 75% of the frontage, except to allow a min. driveway required by Article 8. | -     |
| Parking Setback    | 15 ft                                                                       | -     |

##### E. Building Types.

1. The following principal building types are permitted in the Village 3 District:
  - a. Shop House (Sec. 4.2.4)
  - b. Small Shop (Sec. 4.2.5)
  - c. Shop (Sec. 4.2.6)
  - d. Small Multi-Use Building (Sec. 4.2.7)
  - e. Medium Multi-Use Building (Sec. 4.2.8)

- f. Large Multi-Use Building (Sec. 4.2.9)
- g. Lab Building (Sec. 4.2.12)
- h. Civic (Sec. 4.2.14)
- 2. The following principal building types are permitted, subject to Special Permit, in the Village 3 District:
  - a. Tall Multi-Use Building (Sec. 4.2.10)
  - b. Lined Garage (Sec. 4.2.11)

#### F. Alternate Lot/Building Configurations.

The following alternate lot/building configurations are permitted by Special Permit in the Village 3 District:

- 1. Multi-Building Assemblage (Sec. 4.5.1)

#### G. Review Criteria.

In its discretion to approve or deny a special permit authorizing a new tall multi-use building, lined garage, or a multi-building assemblage, the Special Permit Granting Authority must find that the application meets the following criteria:

- 1. The criteria for all Special Permits specified in Sec. 11.4.3.
- 2. Design and management strategies achieve compatibility with the neighborhood and adjacent residential properties.
- 3. Transportation management and design strategies intend to reduce reliance on single-occupant automobiles.
- 4. On and off-street parking available provides an adequate supply of parking (drawing guidance from existing standards in the Newton Zoning Ordinance) while also minimizing the presence of large parking areas and extensive areas of pavement.
- 5. Preservation and/or enhancement of landscaped areas and trees, especially to serve as a buffer to neighboring lots.

#### H. Allowed Uses.

Uses permitted in buildings in the Village 3 District are described in Sec. 4.6 and subject to further restrictions as described in each building type.

## 4.2. Building Types.

### 4.2.1. Introduction to Building Types.

This Ordinance uses building types as a tool to regulate development within each zoning district.

- A. Building types are a way of organizing standards for the size, shape, and scale of principal buildings. Standards should be read in conjunction with Article 2, which includes rules of measurement.
- B. Building type standards apply to all principal buildings, whether new construction, renovation or addition to an existing structure, and redevelopment.
- C. In contrast to applying generic dimensional standards to all principal structures, the use of Building Types as a regulatory tool allows dimensional standards to differ from one class or kind of structure to another within the same district and is authorized by M.G.L. Chapter 40A, Section 4. d.
- D. The selection of building types permitted within a zoning district combine with the mix of permitted uses to define the intended character of each zoning district.

### 4.2.2. Special Permit to Vary the Dimensional Standards of a Building Type.

A Special Permit may be granted to vary the dimensions of a building type within the standards specified and in accordance with Sec. 11.4.

- A. Special Permits to vary the dimensions of a building type require review by the Urban Design Commission.
- B. **Review Criteria.** In its discretion to approve or deny a special permit authorizing a variation in the dimensional standards of a building type, the Special Permit Granting Authority must find that the application meets the following criteria:
  1. The criteria for all Special Permits specified in Sec. 11.4.3.
  2. Design strategies achieve compatibility with the scale of neighboring properties.
  3. Design strategies break up the massing and modulate the roof line.

### 4.2.3. Small Apartment Building

#### A. Description.

A 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 and apartment houses in the surrounding neighborhood and about the footprint of two mid-large attached house building types.

#### B. Building Dimensional Standards.

| Building Width                                                    |       | Building Depth | Building Footprint | Number of Stories | Story Heights          |
|-------------------------------------------------------------------|-------|----------------|--------------------|-------------------|------------------------|
| Min                                                               | Max   | Max            | Max                | Max               | All Stories            |
| 20 ft                                                             | 80 ft | 80 ft          | 4,200 sf           | 3 stories         | Max 12 ft<br>SP: 14 ft |
| SP = Special Permit with mandatory design review (See Sec. 4.2.2) |       |                |                    |                   |                        |

#### C. Fenestration on the Front Elevation.

1. Ground Story Fenestration: 20% Minimum, 70% Maximum
2. Upper Story Fenestration: 10% Minimum, 70% Maximum
4. Max Blank Wall = 20 ft x 20 ft

#### D. Roof Types.

All Roof Types are permitted.

#### E. Additional Standards.

1. Residential Units Factor:
  - a. Base RU Factor = 1,000
  - b. 100% Affordable/Sustainable Design Standard = 750
2. Outdoor Amenity Space: 1/dwelling unit, may be shared.

#### 4.2.4. Shop House.

##### A. Description.

A small mixed-use building, typically a house with a ground floor shopfront containing a commercial use. Shop houses typically start as house types with a shopfront added to the frontage. Shop houses are commonly found at the edges of Newton's traditional village centers and can contain a variety of uses.

##### B. Building Dimensional Standards.

| Building Width                                                    |       | Building Depth | Building Footprint       | Number of Stories | Story Heights          |                        |
|-------------------------------------------------------------------|-------|----------------|--------------------------|-------------------|------------------------|------------------------|
| Min                                                               | Max   | Max            | Max                      | Max               | Ground Story           | Upper Stories          |
| 20 ft                                                             | 40 ft | 80 ft          | 2,000 sf<br>SP: 2,500 sf | 2.5 stories       | Min 12 ft<br>Max 24 ft | Max 12 ft<br>SP: 14 ft |
| SP = Special Permit with mandatory design review (See Sec. 4.2.2) |       |                |                          |                   |                        |                        |

##### C. Fenestration on the Front Elevation.

1. Ground Story Fenestration: 40% Minimum
2. Upper Story Fenestration: 10% Minimum, 70% Maximum
3. Max Blank Wall = 20 ft x 20 ft

##### D. Roof Types.

All Roof Types are permitted.

##### E. Additional Standards.

1. Ground Story Non-residential Use Dimensional Standards:
  - a. Non-residential uses must occupy a minimum of 30% of the ground story
  - b. Non-residential use space must have a minimum depth of 25 ft
2. Residential Units Factor:
  - a. Base RU Factor = 1,000
  - b. 100% Affordable/Sustainable Design Standard = 750
3. Outdoor Amenity Space: 1/dwelling unit, may be shared.



#### 4.2.5. Small Shop.

##### A. Description.

A single-story commercial building, typically for a retail or service use. Small shops generally contain one, but may contain a few, smaller commercial establishments with an active frontage.

##### B. Building Dimensional Standards.

| Building Width |        | Building Depth | Building Footprint | Number of Stories | Story Heights          |
|----------------|--------|----------------|--------------------|-------------------|------------------------|
| Min            | Max    | Max            | Max                | Max               | Ground Story           |
| 18 ft          | 100 ft | 100 ft         | 7,000 sf           | 1.5 stories       | Min 12 ft<br>Max 24 ft |

##### C. Fenestration on the Front Elevation.

1. Ground Story Fenestration: 60% Minimum
2. Max Blank Wall = 20 ft x 30 ft
3. Principal Entrance Spacing: min. 1 entrance in each 40 ft of front elevation

##### D. Roof Types.

All Roof Types with an equivalent of 0 or 0.5 stories are permitted.

##### E. Additional Standards.

1. **Loading and Garage Bays.** Loading and Garage doors are considered blank walls.
2. No residential uses.

#### 4.2.6. Shop.

##### A. Description.

A single-story commercial building, typically for a retail or service use. Shop building types generally contain one, but may contain a few, smaller commercial establishments with an active frontage.

##### B. Building Dimensional Standards.

| Building Width |        | Building Depth | Building Footprint | Number of Stories | Story Heights          |
|----------------|--------|----------------|--------------------|-------------------|------------------------|
| Min            | Max    | Max            | Max                | Max               | Ground Story           |
| 30 ft          | 150 ft | 150 ft         | 15,000 sf          | 1.5 stories       | Min 12 ft<br>Max 24 ft |

##### C. Fenestration.

1. Ground Story Fenestration: 70% Minimum
2. Max Blank Wall = 20 ft x 30 ft
3. Principal Entrance Spacing: min. 1 entrance in each 40 ft of front elevation

##### D. Roof Types.

All Roof Types with an equivalent of 0 or 0.5 stories are permitted.

##### E. Additional Standards.

1. **Loading and Garage Bays.** Loading and Garage doors are considered blank walls.
2. No residential uses.

#### 4.2.7. Small Multi-Use Building.

##### A. Description.

A small mixed-use building 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.

##### B. Building Dimensional Standards.

| 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<br>Max 24 ft | Min 10 ft<br>Max 14 ft<br>SP: +/- 2 ft |

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

##### C. Fenestration.

1. Ground Story Fenestration: 50% Minimum
2. Upper Story Fenestration: 20% Minimum, 70% Maximum
3. Max Blank Wall = 20 ft x 30 ft
4. Principal Entrance Spacing: min. 1 entrance in each 40 ft of front elevation

##### D. Roof Types.

All Roof Types are permitted.

##### E. Additional Standards.

1. Ground Story Non-residential Use Dimensional Standards:
  - a. A minimum of 50% of the ground story must be utilized for non-residential uses.
  - b. Ground story non-residential uses must be located along the front elevation.
  - c. Ground story non-residential use space must be a minimum depth of 50 ft or 60% of the building depth whichever is less.
  - d. The ground story non-residential use dimensional standards may be varied by Special Permit in accordance with Sec. 4.2.2.
2. Residential Units Factor:
  - a. Base RU Factor = 1,000
  - b. 100% Affordable/Sustainable Design Standard = 750
3. Outdoor Amenity Space: 1/dwelling unit, may be shared.

#### 4.2.8. Medium Multi-Use Building.

##### A. Description.

A medium mixed-use building with the ground story designed for commercial activity along the frontage and either residential or commercial uses on the upper floors. Medium multi-use building types are found in many village centers in Newton as well as along Needham Street.

##### B. Building Dimensional Standards.

| Building Width                                                    |        | Building Depth | Building Footprint | Number of Stories                                | Story Heights          |                                          |                        |
|-------------------------------------------------------------------|--------|----------------|--------------------|--------------------------------------------------|------------------------|------------------------------------------|------------------------|
| Min                                                               | Max    | Max            | Max                | Max                                              | Ground Story           | 2 <sup>nd</sup> -3 <sup>rd</sup> Stories | Upper Stories          |
| 40 ft                                                             | 200 ft | 200 ft         | 20,000 sf          | V2: 3 stories<br>V3: 5 stories<br>SP: +1 stories | Min 14 ft<br>Max 24 ft | Min 10 ft<br>Max 14 ft<br>SP: +/- 2 ft   | Max 14 ft<br>SP: +2 ft |
| SP = Special Permit with mandatory design review (See Sec. 4.2.2) |        |                |                    |                                                  |                        |                                          |                        |

##### C. Fenestration.

1. Ground Story Fenestration: 70% Minimum
2. Upper Story Fenestration: 20% Minimum, 70% Maximum
3. Max Blank Wall = 20 ft x 20 ft
4. Principal Entrance Spacing: min. 1 entrance in each 40 ft of front elevation

##### D. Roof Types.

All Roof Types are permitted.

##### E. Additional Standards.

1. Ground Story Non-residential Use Dimensional Standards:
  - a. A minimum of 60% of the ground story must be utilized for non-residential uses.
  - b. Ground story non-residential uses must be located along the front elevation.
  - c. Ground story non-residential use space must be a minimum depth of 75 ft or 60% of the building depth whichever is less.
  - d. The ground story non-residential use dimensional standards may be varied by Special Permit in accordance with Sec. 4.2.2.
2. Residential Units Factor:
  - a. Base RU Factor = 1,000
  - b. 100% Affordable/Sustainable Design Standard = 750
3. Outdoor Amenity Space: 1/dwelling unit, may be shared.

#### 4.2.9. Large Multi-Use Building.

##### A. Description.

A large footprint mid-rise mixed-use building with the ground story designed for commercial activity along the frontage and either residential or commercial uses on the upper floors. Large multi-use building types are found in a select few locations in Newton's village centers and commercial areas, like Newton Corner and Needham Street.

##### B. Building Dimensional Standards.

| Building Width                                                    |        | Building Depth | Building Footprint         | Number of Stories          | Story Heights          |                                           |                        |
|-------------------------------------------------------------------|--------|----------------|----------------------------|----------------------------|------------------------|-------------------------------------------|------------------------|
| Min                                                               | Max    | Max            | Max                        | Max                        | Ground Story           | 2 <sup>nd</sup> – 3 <sup>rd</sup> Stories | Upper Stories          |
| 60 ft                                                             | 200 ft | 250 ft         | 30,000 sf<br>SP: 40,000 sf | 5 stories<br>SP: 7 stories | Min 14 ft<br>Max 24 ft | Min 10 ft<br>Max 14 ft<br>SP: +/- 2 ft    | Max 14 ft<br>SP: +2 ft |
| SP = Special Permit with mandatory design review (See Sec. 4.2.2) |        |                |                            |                            |                        |                                           |                        |

##### C. Fenestration.

1. Ground Story Fenestration: 70% Minimum
2. Upper Story Fenestration: 20% Minimum, 70% Maximum
3. Max Blank Wall = 20 ft x 20 ft
4. Principal Entrance Spacing: min. 1 entrance in each 40 ft of front elevation

##### D. Roof Types.

All roof types are permitted.

##### E. Additional Standards.

1. Ground Story Non-Residential Use Dimensional Standards:
  - a. A minimum of 70% of the ground story must be utilized for non-residential uses.
  - b. Ground story non-residential uses must be located along the front elevation.
  - c. Ground story non-residential use space must be a minimum depth of 75 ft or 60% of the building depth whichever is less.
  - d. The ground story non-residential use dimensional standards may be varied by Special Permit in accordance with Sec. 4.2.2.
2. Residential Units Factor:
  - a. Base RU Factor = 1,000
  - b. 100% Affordable/Sustainable Design Standard = 750
3. Outdoor Amenity Space: 1/dwelling unit, may be shared.

#### 4.2.10. Tall Multi-Use Building.

##### A. Description.

A large footprint tall mixed-use building with the ground story designed for commercial activity along the front elevation and either residential or commercial uses on the upper floors. Tall multi-use building types are found in a select few locations in Newton's village centers and commercial areas, like Newton Corner and Needham Street. The standards for tall multi-use buildings are intended to require that new buildings of this type present as a 5-story building to the street with the upper stories stepped back from the front elevation with smaller floor plates than the lower floors.

##### B. Building Dimensional Standards.

| Building Width                                                    |        | Building Depth | Building Footprint         | Number of Stories | Story Heights          |                                          |                        |
|-------------------------------------------------------------------|--------|----------------|----------------------------|-------------------|------------------------|------------------------------------------|------------------------|
| Min                                                               | Max    | Max            | Max                        | Max               | Ground Story           | 2 <sup>nd</sup> -3 <sup>rd</sup> Stories | Upper Stories          |
| 60 ft                                                             | 200 ft | 250 ft         | 30,000 sf<br>SP: 40,000 sf | 10 stories        | Min 14 ft<br>Max 24 ft | Min 10 ft<br>Max 14 ft<br>SP: +/- 2 ft   | Max 14 ft<br>SP: +2 ft |
| SP = Special Permit with mandatory design review (See Sec. 4.2.2) |        |                |                            |                   |                        |                                          |                        |

##### C. Fenestration.

1. Ground Story Fenestration: 70% Minimum
2. Upper Story Fenestration: 20% Minimum, 70% Maximum
3. Max Blank Wall = 40 ft x 40 ft
4. Principal Entrance Spacing: min. 1 entrance in each 40 ft of front elevation

##### D. Roof Types.

All Roof Types are permitted.

##### E. Additional Standards.

1. Ground Story Commercial Use Dimensional Standards:
  - a. A minimum of 70% of the ground story must be utilized for non-residential uses.
  - b. Ground story non-residential uses must be located along the front elevation.
  - c. Ground story non-residential use space must be a minimum depth of 75 ft or 60% of the building depth whichever is less.
  - d. The ground story non-residential use dimensional standards may be varied by Special Permit in accordance with Sec. 4.2.2.
2. Residential Units Factor:
  - a. Base RU Factor = 1,000
  - b. 100% Affordable/Sustainable Design Standard = 750
3. Outdoor Amenity Space: 1/residential unit, may be shared.
4. Stories over the fifth story.
  - a. Stories over the fifth story must be set back at least 15 ft from the front elevation
  - b. The maximum floor plate size is 20% smaller than the building footprint on all stories over the fifth story.



#### 4.2.11.Lined Garage.

##### A. Description.

A large building chiefly designed for the storage of vehicles, while providing leasable non-garage space along the front elevation.

##### B. Building Dimensional Standards.

| Building Width |        | Building Depth | Building Footprint | Number of Stories                                | Story Heights                                                            |                                                             |
|----------------|--------|----------------|--------------------|--------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------|
| Min            | Max    | Max            | Max                | Max                                              | Ground Story                                                             | Upper Stories                                               |
| -              | 300 ft | 300 ft         | 75,000 sf          | V2: 3 stories<br>V3: 6 stories<br>SP: +2 stories | Liner:<br>Min 16 ft<br>Max 24 ft<br><br>Garage:<br>Min 9 ft<br>Max 12 ft | Liner:<br>Max 14 ft<br><br>Garage:<br>Min 9 ft<br>Max 12 ft |

##### C. Fenestration.

1. Ground Story Fenestration: 70% Minimum
2. Upper Story Fenestration: 20% Minimum, 70% Maximum
3. Max Blank Wall = 20 ft x 20 ft
4. Principal Entrance Spacing: min. 1 entrance in each 40 ft of front elevation

##### D. Roof Types.

All Roof Types are permitted.

##### E. Additional Standards.

1. Standards for the Leasable Liner (non-garage) portion:
  - a. Leasable liner must extend the full length of the front elevation
  - b. Leasable liner must have a minimum depth of 30 ft and a maximum depth of 80 ft
  - c. Ground Story Commercial Use Dimensional Standards:
    - i. A minimum of 70% of the ground story must be utilized for non-residential uses.
    - ii. Ground story non-residential uses must be located along the front elevation.
    - iii. Ground story non-residential use space must be a minimum depth of 30 ft or 75% of the leasable liner whichever is more.
    - iv. The ground story non-residential use dimensional standards may be varied by Special Permit in accordance with Sec. 4.2.2.
  - d. Residential Units Factor applies to the area of the leasable liner only:
    - i. Base = 1,000, 100%
    - ii. Affordable/Sustainable Design Standard = 750

2. Standards for the garage portion:
  - a. There may be one additional story in the parking garage portion than in the liner building provided that the total height of the garage is screened by the liner building.
  - b. Rooftop parking is allowed if screened from view of the public-way with a parapet wall, trellis, etc. with at least 50% opacity. Rooftop parking must be set back at least 10 ft from the front elevation.
  - c. Story height min and max for the garage portion is waivable by Special Permit.
3. Outdoor Amenity Space: 1/dwelling unit, may be shared.

#### 4.2.12. Lab Building.

##### A. Description.

A multi-story building type purpose built for laboratory and research & development uses. Floor space is mechanically intensive labs, and a higher floor height is anticipated to accommodate lab mechanical equipment.

##### B. Building Dimensional Standards.

| Building Width                                                    |        | Building Depth | Building Footprint | Number of Stories                                | Story Heights          |                        |
|-------------------------------------------------------------------|--------|----------------|--------------------|--------------------------------------------------|------------------------|------------------------|
| Min                                                               | Max    | Max            | Max                | Max                                              | Ground Story           | Upper Stories          |
| 40 ft                                                             | 200 ft | 300 ft         | 40,000 sf          | V2: 3 stories<br>V3: 6 stories<br>SP: +1 stories | Min 16 ft<br>Max 24 ft | Min 12 ft<br>Max 20 ft |
| SP = Special Permit with mandatory design review (See Sec. 4.2.2) |        |                |                    |                                                  |                        |                        |

##### C. Fenestration on the Front Elevation.

1. Ground Story Fenestration: 60% Minimum
2. Upper Story Fenestration: 20% Minimum, 70% Maximum
3. Max Blank Wall = 30 ft x 30 ft

##### D. Roof Types.

All Roof Types are permitted.

##### E. Additional Standards.

1. **Loading and Garage Bays.** Loading and Garage doors on the front elevation are considered blank walls.

#### 4.2.13. Fabrication Building.

##### A. Description.

A one- to two- story building built to house fabrication and manufacturing uses that require higher than typical ceiling heights. Newton's historic mills, like in Upper and Nonantum, and 20<sup>th</sup> century manufacturing buildings along Needham Street are typical of the Fabrication Building Type.

##### B. Building Dimensional Standards.

| Building Width |        | Building Depth | Building Footprint         | Number of Stories | Story Heights          |                        |
|----------------|--------|----------------|----------------------------|-------------------|------------------------|------------------------|
| Min            | Max    | Max            | Max                        | Max               | Ground Story           | Upper Stories          |
| -              | 175 ft | 200 ft         | 30,000 sf<br>SP: 40,000 sf | 3 stories         | Min 16 ft<br>Max 24 ft | Min 14 ft<br>Max 20 ft |

##### C. Fenestration on the Front Elevation.

1. Ground Story Fenestration: 30% Minimum
2. Upper Story Fenestration: 10% Minimum, 70% Maximum
3. Max Blank Wall = 30 ft x 60 ft

##### D. Roof Types.

All Roof Types are permitted.

##### E. Additional Standards.

1. **Loading and Garage Bays.** Loading and Garage doors are considered blank walls.

#### 4.2.14.Civic Building.

##### A. Description.

A landmark community building with a limited range of community-oriented uses, such as a building constructed for a religious or educational institution, or as a community center.

##### B. Building Dimensional Standards.

| Building Width |        | Building Depth | Building Footprint | Number of Stories | Story Heights          |
|----------------|--------|----------------|--------------------|-------------------|------------------------|
| Min            | Max    | Max            | Max                | Max               | All Stories            |
| 14 ft          | 300 ft | 200 ft         | 30,000 sf          | 4.5 stories       | Min 12 ft<br>Max 18 ft |

##### C. Fenestration on the Front Elevation.

1. Ground Story Fenestration: 20% Minimum, 70% Maximum
2. Upper Story Fenestration: 10% Minimum, 70% Maximum

##### D. Roof Types.

All Roof Types are permitted.

##### E. Additional Standards.

1. A Civic Building Type may only be occupied by Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3 or Public Service Uses.
2. **Civic Building Conversion.**
  - a. An existing Civic building type may be converted to any of the permitted uses allowed in the district by special permit with design review in accordance with the procedures described in Article 11.
  - b. The maximum number of residential units allowed in a building is subject to the following residential unit factors: Base RU Factor = 1000, 100% Affordable/Sustainable Design Standard = 750
  - c. **Review Criteria.** In its discretion to approve or deny a special permit authorizing the conversion of a civic building, the Special Permit Granting Authority must find that the application meets the following criteria:
    - i. The criteria for all Special Permits specified in Sec. 11.4.3.
    - ii. Preservation of the existing building's design integrity, with special attention to important historic features or components of the building.
    - iii. Design and landscaping are compatible with the neighborhood and adjacent properties.
    - iv. Preservation and/or enhancement of landscaped areas and trees, especially to serve as a buffer to neighboring lots.
    - v. On and off-street parking available provides an adequate supply of parking (drawing guidance from existing standards in the Newton Zoning Ordinance) while also minimizing the presence of large parking areas and extensive areas of pavement.

## 4.3. Building Components and Accessory Structures.

### 4.3.1. General Standards.

Building components are accessory features that attach to the building type and increase the habitable square footage or enhance the usefulness of a building. These components provide an important means for achieving variety and individuality in design of building front elevations and are permitted as indicated for each building type.

### 4.3.2. Architectural Components on the Front Elevation.

Any architectural components may be utilized in any design if fully compliant with the setbacks.

A. Architectural components utilizing the standards below, in total, may not exceed 40% of the width of the front elevation.

#### B. Bay.

1. **Description.** 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.
2. **Dimensions.**

|                                         | Min                                    | Max                                    |
|-----------------------------------------|----------------------------------------|----------------------------------------|
| Width (each bay)                        | -                                      | Greater of 20% of wall length or 12 ft |
| Depth                                   | -                                      | 3 ft                                   |
| Fenestration                            | 80% ground story,<br>30% upper stories | -                                      |
| Permitted Front Setback<br>Encroachment | -                                      | 3 ft                                   |

#### 3. Required Standards.

- a. Bays may not cover more than 40% of the width of the front elevation on any story.
- b. In all Village districts, bays may project over the sidewalk of a public-way under the following circumstances:
  - i. Bay must have a minimum of 20 ft clearance.
  - ii. Permits for new bays over the public-way require written permission from the Commissioner of Public Works, verifying that the bay does not interfere with public infrastructure and maintenance needs.

#### C. Canopy or Awning.

1. **Description.**
  - a. **Canopy, defined.** A permanent overhanging shelter projecting from the face of a building and entirely supported by the building.
  - b. **Awning, defined.** A lightweight shade structure made of fabric or other stretched material on a retractable frame.

## 2. Required Standards.

- a. In all Village districts, a canopy or awning may project over the sidewalk of a public-way under the following circumstances:
  - i. The base of the awning must be at least 90" above the surface of the sidewalk.

### 4.3.3. Roof Components.

#### A. Dormer.

1. **Description.** 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.
2. **Dimensions.**
  - a. A dormer may be no wider than 50 percent of the length of the exterior wall of the story next below. Where more than one dormer is located on the same side of the roof, the width of all dormers combined may not exceed 50 percent of the length of the exterior wall next below.
    - i. A dormer on the rear wall of a House C may extend up to 75% of the length of the building wall below.
  - a. The vertical plane of the side wall of any dormer shall not be closer than 3 feet from the vertical plane of the intersection of the roof and the main building end wall nearest the dormer.
3. **Standards.**
  - a. Dormers may be used with any roof type, except the flat roof.
  - b. No dormer may extend above the roof ridge line.

#### F. Cross Gable.

1. **Description.** A cross gable is a pitched 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 low gabled roof.
2. **Dimensions.**
  - a. A cross gable may not exceed 50% of the eave length of the roof to which it connects.
3. **Additional Standards.**
  - a. A cross gable may only be used with a gable or low gable roof type.

#### G. Roof Deck.

1. **Description.** A raised uncovered platform with a railing on the roof of a building that provides outdoor amenity space and access to views.
2. **Dimensions.**
  - a. In the Village districts, the maximum area of a roof deck is up to 60% of the footprint of the building.
  - b. The width of a roof deck may not exceed 50% of the building width, except that on a flat roof it may extend up to the full width of the roof.
  - c. A roof deck must be set at least 5 ft in from all building edges. Roof decks built on a flat roof may extend to the building parapet and use the parapet as a guardrail provided it is of sufficient height.



### 3. Additional Standards.

- a. The railing must be constructed with posts and rails spaced so that it does not exceed 50% opacity, except when built on a flat roof.
- b. The guardrail may be higher than the highest point of the roof of the primary building, up to the minimum height required by building code.

### D. Penthouse.

1. **Description.** A rooftop structure, considerably smaller than the footprint of the primary building.
2. **Dimensions.**

|              | Min | Max                    |
|--------------|-----|------------------------|
| Width        | -   | 40% of the floor below |
| Depth        | -   | 40% of the floor below |
| Height       | -   | 12 ft                  |
| Fenestration | 20% | -                      |

- a. A penthouse must be set back at least 15 ft of the front elevation.
- b. No penthouse may extend beyond the walls of the building to which it attaches.

### 3. Additional Standards.

- a. Penthouses may only attach to a flat roof type.
- b. Penthouses are only allowed on the following building types:
  - i. Small Apartment Building
  - ii. Small Multi-use Building
  - iii. Medium Multi-use Building
  - iv. Large Multi-use Building
  - v. Tall Multi-use Building
  - vi. Lab Building
  - vii. Lined Garage
- c. Penthouses solely used for enclosing mechanical equipment are exempt from fenestration requirements

### 4.3.4. Accessory Structures.

#### A. General Standards.

##### 1. Definitions.

- a. **Accessory Structure.** A non-enclosed structure accessory to the principal building on the lot, such as a swing set, play structure, or pergola.
- b. **Accessory Building.** An accessory building is a fully enclosed structure accessory to the principal building on the lot. (See Sec. 4.3.5)
- c. **Bounding Box.** The smallest rectangle that can enclose the accessory structure.

## 2. Accessory Structure Placement.

- a. Unless otherwise specified, an accessory structure may encroach any side or rear setback, provided that at least 3 feet is maintained from any lot line.
- b. Unless otherwise specified, accessory structures may be no nearer to any front lot line than the front elevation of the principal building.
- c. Unless otherwise specified, any accessory structure, exceeding a bounding box of 150 sf, must meet the setbacks for a principal building.

## B. Drive-through Business Structures.

1. **Drive-through, defined.** Any structure intended to be interacted with, by a per driver or passenger without parking in a parking stall, such as a fueling station, or convenience kiosk or lockers.
2. **Required Standards.**
  - a. No drive-through structure may be located between the front elevation and the street.
  - b. The maneuvering aisle providing access to a drive-through structure must be screened from neighboring properties.
3. **Fueling.**
  - a. Gasoline pumps and canopies.
    - i. Gasoline pumps and canopies must meet the setbacks for a primary building.
  - b. Electric Vehicle Charging equipment.
    - i. Electric vehicle charging equipment affiliated with any accessory parking space is exempt from the standards of a drive-through business structure.

## C. Accessory Art Structures.

1. Any artwork within any setback may not exceed 12 ft in height.
2. Any artwork fitting within a bounding box of 100 sf may be forward of the front elevation and may encroach the front setback, provided that at least 5 feet is maintained from any front lot line.
3. Determination of whether an item qualifies as an artwork is to be made by the Director of the Mayor's Office of Arts and Culture or their designee.

## D. Accessory Athletic Structures.

1. Any permanent sport court or swimming pool must meet the setbacks for a principal building.

### 4.3.5. Accessory Buildings.

#### A. General Standards.

1. **Definition.** An accessory building is a fully enclosed structure accessory to the principal building on the lot.

2. Accessory buildings shall conform to the following dimensions:

| Building Footprint | Number of Stories | Story Heights |            |
|--------------------|-------------------|---------------|------------|
| Max                | Max               | Ground Story  | Half Story |
| 700 sf             | 1.5 stories       | Max 18 ft     | Max 11 ft  |

- a. No accessory building may exceed 22 ft in height from average grade to the peak of the roof.
3. **Accessory Building Placement.**
- a. An accessory building shall be no nearer to any side or rear lot line than 5 feet, and no nearer to any front lot line than the front elevation of the principal building.
- b. Accessory structures other than accessory buildings referenced above must conform to the applicable setback requirements for the principal building.
- c. Accessory buildings must be separated from the principal building by at least 6 feet.

## 4.4. Design Standards

### 4.4.1. Garage Design Standards

#### A. Standards for building types with two or more units.

Parking spaces in garages are counted toward the minimum number of accessory parking spaces required by Sec. 4.7. Garages may be attached or detached.

1. **Attached Garages.** The length of an attached garage facing the primary front lot line may be up to 50% of the total front elevation or 24 feet, whichever is greater.
2. **Detached Garages.** Centralized and underground garages are encouraged.
  - a. The number of detached garages on a property may not exceed one half of the number of units on the property, rounded down.
  - b. A detached garage of more than 700 sf and providing for more than 3 vehicles is allowed by right if it meets the setbacks for a principal building.
  - c. By Special Permit, a detached garage of more than 700 sf may be located within the setback, but not more than 5 ft from the property line. In addition to the criteria described in Article 11, the Special Permit Granting Authority shall consider the following criteria:
    - i. Design and management strategies to achieve compatibility with the neighborhood and adjacent residential properties.
    - ii. Screening and landscaping between the proposed dwelling on the rear lot and buildings on abutting lots.

## 4.5. Alternative Building Configurations

### 4.5.1. Multi-building Assemblages

- A. **Purpose.** The intent of this section is to allow multiple principle building types to be built on a single lot. Buildings in an assemblage present and function as individual structures with varied character in order to lend visual interest and vibrancy to the mixed-use areas in which they are built.

- B. Assemblage, defined.** An assemblage is a series of attached or related buildings, assembling multiple principal building types on one lot.

**C. Standards.**

Multi-building Assemblage is allowed in the Village Districts in accordance with the following standards:

1. All lot standards must be met.
2. Buildings may be attached within the setbacks.
3. Each building in the assemblage must meet the standards for a building type allowed in the district.
4. All building front elevations must front on private- or public-ways.
5. If buildings are attached, the front elevation setback from the front lot line must vary after every 3 adjacent buildings by at least 4 feet.
6. All buildings must have individual entrances. Except as allowed below, no building may be accessed through an adjacent building.
  - a. Underground parking may be connected and shared.
  - b. Ground floor non-residential spaces may be connected between adjacent buildings.
  - c. Floor-to-floor connections on upper stories may be allowed between attached buildings in an assemblage by special permit from the Planning Board in accordance with the procedures described in Article 11. In addition to the criteria described in Article 11, the Special Permit Granting Authority shall consider the purpose of this section.
5. No more than 2 adjacent buildings, with the exception of a series of townhouses, may have the same primary roof orientation and/or type.
6. Each assemblage must contain a minimum of 1 public gathering space adjacent to a public-way, in accordance with Sec. 2.10.

- D. Development Review.** In the Village Districts, a Multi-Building Assemblage requires a special permit.

1. In addition to the criteria described in Article 11, the Special Permit Granting Authority shall consider the purpose of this Sec. 4.5.1.

## 4.6. Allowed Uses.

### 4.6.1. General Standards for Allowed Uses in the Village Districts.

**A. Permitted Uses**

1. The use of real property is subject to the provisions of Article 9 Use Regulations.
2. Uses are permitted as specified in Sec. 4.6.2.
3. Use categories not expressly authorized are prohibited.
4. Uses permitted by Special Permit require additional development review in accordance with Article 11.

**B. Permitted Accessory Uses**

1. The use of real property is subject to the provisions of Article 9 Use Regulations.
2. Accessory Uses are permitted as specified in Sec. 4.6.2.
3. Accessory Uses not expressly authorized are prohibited.
4. Accessory Uses permitted by Special Permit require additional development review in accordance with Article 11.

#### 4.6.2. Use Table.

| Use Category<br>• Specific Use                                  | V1 | V2 | V3 | Definitions &<br>Use Specific<br>Standards |
|-----------------------------------------------------------------|----|----|----|--------------------------------------------|
| Residential Use Categories                                      |    |    |    |                                            |
| Household Living Uses                                           | P  | P  | P  |                                            |
| Group Living Uses (except as follows)                           | SP | SP | SP |                                            |
| • Community / Group Residence                                   | P  | P  | P  |                                            |
| • Dormitory, Student Residences                                 | SP | SP | SP |                                            |
| • Homeless Shelter                                              | SP | SP | SP |                                            |
| • Lodging House                                                 | SP | SP | SP |                                            |
| • Nursing Home / Assisted Living Facility                       | SP | SP | SP |                                            |
| Arts & Creative Enterprise Use Categories                       |    |    |    |                                            |
| Artisan Production Uses                                         | P  | P  | P  |                                            |
| Arts Exhibition Uses                                            | P  | P  | P  |                                            |
| Arts, Sales & Service Uses                                      | P  | P  | P  |                                            |
| Shared Workspaces & Arts Education Uses                         | P  | P  | P  |                                            |
| Work/Live Creative Studio Uses                                  | P  | P  | P  | upper stories only                         |
| Civic & Institutional Use Categories                            |    |    |    |                                            |
| Community Center Uses                                           | P  | P  | P  |                                            |
| Minor Utility Uses                                              | SP | SP | SP |                                            |
| Museum Uses                                                     | SP | SP | SP |                                            |
| Private, Non-profit Club or Lodge Uses                          | SP | SP | SP |                                            |
| Public Service Uses                                             | P  | P  | P  |                                            |
| Religious & Educational Uses Protected by<br>M.G.L. 40A. Sec. 3 | L  | L  | L  |                                            |
| Commercial Service Use Categories                               |    |    |    |                                            |
| Animal Service Uses                                             | SP | SP | N  |                                            |
| • Pet Day Care & Training                                       | SP | SP | N  |                                            |
| • Pet Grooming                                                  | P  | P  | P  |                                            |
| • Veterinarian                                                  | SP | SP | SP |                                            |
| Assembly & Entertainment Uses                                   | SP | SP | SP |                                            |
| Banking & Financial Service Uses                                | L  | L  | L  |                                            |
| Broadcast/Recording Studio Uses                                 | P  | P  | P  |                                            |
| Building & Home Repair Service Uses                             |    |    |    |                                            |
| Business Support Service Uses                                   | P  | P  | P  |                                            |
| Caterer/Wholesale Food Production Uses                          |    |    |    |                                            |



|                                                |     |     |     |  |
|------------------------------------------------|-----|-----|-----|--|
| Day Care Service Uses (as noted below)         | --  | --  | --  |  |
| • Adult Day Care Center                        | SP  | SP  | SP  |  |
| • Child Day Care Center                        | P   | P   | P   |  |
| Educational Institution Uses                   | SP  | SP  | SP  |  |
| Maintenance & Repair of Consumer Goods Uses    | P   | P   | P   |  |
| Personal Service Uses                          | SP  | SP  | SP  |  |
| • Gym or Health Club                           | SP  | SP  | SP  |  |
| • Funeral Home                                 | SP  | N   | N   |  |
| • Health Care Provider                         | SP  | SP  | SP  |  |
| Recreation Uses                                | SP  | SP  | SP  |  |
| Eating and Drinking Use Categories             |     |     |     |  |
| Restaurant/Café Uses                           | P   | P   | P   |  |
| • Formula Eating and/or Drinking Establishment | SP  | SP  | SP  |  |
| Brewery Uses                                   | SP  | SP  | SP  |  |
| Lodging Use Categories                         |     |     |     |  |
| Hotel Uses                                     | N   | SP  | SP  |  |
| Motor Vehicle-Oriented Use Categories          |     |     |     |  |
| Gasoline Station Uses                          | SP  | SP  | SP  |  |
| Motor Vehicle Parking Uses (as noted below)    | --  | --  | --  |  |
| • Off-Site Accessory Parking                   | SP  | SP  | SP  |  |
| • Public Parking                               | SP  | SP  | SP  |  |
| Personal Vehicle Repair & Maintenance Uses     | SP  | SP  | SP  |  |
| Vehicle Sale Uses                              | N   | SP  | SP  |  |
| Office Use Categories                          |     |     |     |  |
| Co-Working Uses                                | P   | P   | P   |  |
| General Office Uses                            | P   | P   | P   |  |
| Research & Development and/or Laboratory Uses  | N   | P   | P   |  |
| Open Space Use Categories                      |     |     |     |  |
| Farming Uses                                   | P   | P   | P   |  |
| Retail Sales Use Categories                    |     |     |     |  |
| Building/Home Supplies & Equipment Uses        | SP  | P   | P   |  |
| Consumer Goods Uses (Except as Follows)        | P   | P   | P   |  |
| • Formula Retail                               | SP  | SP  | SP  |  |
| • Fresh Food Market or Grocery Store           | P   | P   | P   |  |
| • Farmer/Vendor Market                         | P   | P   | P   |  |
| Restricted Use Categories                      |     |     |     |  |
| Gambling Uses                                  | SP  | SP  | SP  |  |
| Marijuana Establishment Uses                   | TBD | TBD | TBD |  |

| Accessory Uses                                                                    | V1 | V2 | V3 |  |
|-----------------------------------------------------------------------------------|----|----|----|--|
| Uses typically found as accessory to permitted principal uses.                    | P  | P  | P  |  |
| Uses typically found as accessory to household living.                            | P  | P  | P  |  |
| A.T.M.                                                                            | P  | P  | P  |  |
| Car Share & Bike Share                                                            | P  | P  | P  |  |
| Fueling Station                                                                   | SP | SP | SP |  |
| Commercial Vehicle Parking                                                        | P  | P  | P  |  |
| Home Business Uses                                                                | P  | P  | P  |  |
| • Day Care                                                                        | L  | L  | L  |  |
| Short Term Rental                                                                 | P  | P  | P  |  |
| P = Permitted, N = Not Allowed, L = Allowed with Limitations, SP = Special Permit |    |    |    |  |

## 4.7. Parking Requirements in the Village Districts.

### 4.7.1. General Standards.

#### A. Required Accessory Parking Spaces.

Bicycle and vehicular parking must be provided as specified in Sec. 4.7.3, except as follows:

1. Existing non-conforming 1- and 2-unit residential buildings are exempt from the requirements of Sec. 4.7.3.
2. Ground story non-residential uses with 5,000 square feet or less of gross leasable floor area are exempt from the requirements of Sec. 4.7.3.
3. There are no parking requirements for accessory uses.
4. Parking may be shared between uses on the same lot and buildings within 500 linear feet as measured along the street in accordance with Article 8.

#### B. Vehicular Parking Types.

Motor vehicle parking may be provided as off-street surface parking spaces, structured parking spaces, and on-street parking spaces.

#### C. Unbundled Market Rate Parking.

1. Off-street motor vehicle parking spaces must be rented, leased, or sold as a separate option rather than a requirement of the rental, lease, or purchase of a residential unit or non-residential floor space.
2. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.

#### D. Parking Design.

The design of all parking is subject to Article 8 of this Ordinance.



#### E. Driveway Access.

1. Driveways may provide access from a front, side, or rear lot line and may be located within a required front, side, and rear setback areas, but are prohibited between the front elevation of a building and any front lot line.
2. Unless otherwise specified, only one curb cut is permitted per front lot line.
3. Driveways may be no wider than 12 feet if providing one-way access to a parking area and no wider than 24 feet if providing two-way access to a parking area.
4. Driveway curb cuts must be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs.
5. Driveway curb cuts must be located to minimize conflict with pedestrians, bicyclists, and motor vehicles on the thoroughfare they provide access to and from.
6. Driveways and alleys traversing sidewalks must be designed to maintain the grade and clear width of the walkway they cross and must include returned curbs.
7. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists among all affected property owners and is recorded at the Registry of Deeds.

#### F. Off-site Parking on a Contiguous Lot.

Required accessory vehicular parking spaces, excluding required parking for disabled persons, may be provided on a contiguous lot under the same ownership as the lot that the parking will serve with a Special Permit.

1. The following additional standards apply:
  - a. Pedestrian access to off-site vehicular parking must be via a paved sidewalk or walkway.
  - b. A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or Commissioner of ISD and executed and filed with the Registry of Deeds.

### 4.7.2. Parking Relief.

- A. Relief from the number of required accessory parking spaces in Sec. 4.7.3. requires a Special Permit from the Planning Board.

- B. **Review Criteria.** In its discretion to approve or deny a special permit authorizing relief from the parking standards of Sec. 4.7.3, the Special Permit Granting Authority must find that the application meets the following criteria:

1. The supply and demand of on-street parking in the neighborhood, as determined through a parking study.
2. Mobility management programs and services provided by the applicant to reduce the demand for parking.
3. That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.

#### 4.7.3. Required Number of Accessory Parking Spaces.

The following standards for accessory bicycle and motor vehicle parking spaces are associated with the use categories permitted in the Village Districts:

| Use Category                                                 | Bicycle Parking |                | Motor Vehicle  |                |
|--------------------------------------------------------------|-----------------|----------------|----------------|----------------|
|                                                              | Short (min)     | Long (min)     | Min            | Max            |
| Residential Use Categories                                   |                 |                |                |                |
| Household Living Uses                                        | 0.5 / DU        | 0.1 / DU       | 1.0 / DU       | 2.0 / DU       |
| Group Living Uses                                            | 0.5 / DU        | 0.1 / DU       | 1.0 / DU       | 2.0 / DU       |
| Arts & Creative Enterprise Use Categories                    |                 |                |                |                |
| Artisan Production Uses                                      | -               | 1.0 / 2,500 sf | 1.0 / 1,000 sf | 2.0 / 1,000 sf |
| Arts Exhibition Uses                                         | 1.0 / 10,000 sf | 1.0 / 3,000 sf | 1.0 / 1,000 sf | 4.0 / 1,000 sf |
| Arts, Sales & Service Uses                                   | 1.0 / 10,000 sf | 1.0 / 3,000 sf | 1.0 / 1,000 sf | 4.0 / 1,000 sf |
| Shared Workspaces & Arts Education Uses                      | 1.0 / 10,000 sf | 1.0 / 3,000 sf | 1.0 / 1,000 sf | 4.0 / 1,000 sf |
| Work/Live Creative Studio Uses                               | 0.5 / DU        | 0.1 / DU       | 1.0 / DU       | 2.0 / DU       |
| Civic & Institutional Use Categories                         |                 |                |                |                |
| Community Center Uses                                        | 1.0 / 5,000 sf  | 1.0 / 2,500 sf | 2.0 / 1,000 sf | 4.0 / 1,000 sf |
| Minor Utility Uses                                           | -               | -              | -              | -              |
| Museum Uses                                                  | 1.0 / 10,000 sf | 1.0 / 3,000 sf | 2.0 / 1,000 sf | 4.0 / 1,000 sf |
| Private, Non-profit Club or Lodge Uses                       | 1.0 / 5,000 sf  | 1.0 / 2,500 sf | 2.0 / 1,000 sf | 3.0 / 1,000 sf |
| Public Service Uses                                          | -               | -              | -              | -              |
| Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3 | 1.0 / 1,000 sf  | 1.0 / 2,500 sf | 2.0 / 1,000 sf | 5.0 / 1,000 sf |
| Commercial Services Use Categories                           |                 |                |                |                |
| Animal Services Uses                                         | 1.0 / 5,000 sf  | 1.0 / 2,500 sf | 2.0 / 1,000 sf | 3.0 / 1,000 sf |
| Assembly & Entertainment Uses                                | 1.0 / 1,000 sf  | 1.0 / 5,000 sf | 2.5 / 1,000 sf | 3.0 / 1,000 sf |
| Banking & Financial Services Uses                            | 1.0 / 5,000 sf  | 1.0 / 2,000 sf | 1.5 / 1,000 sf | 3.5 / 1,000 sf |
| Broadcast/Recording Studio Uses                              | -               | 1.0 / 2,500 sf | 1.0 / 1,000 sf | 2.0 / 1,000 sf |
| Building & Home Repair Service Uses                          | -               | 1.0 / 2,500 sf | 1.0 / 1,000 sf | 2.0 / 1,000 sf |
| Business Support Service Uses                                | 1.0 / 2,000 sf  | 1.0 / 2,500 sf | 1.0 / 1,000 sf | 2.0 / 1,000 sf |
| Caterer/Wholesale Food Production Uses                       | -               | 1.0 / 2,500 sf | 1.0 / 1,000 sf | 2.0 / 1,000 sf |

|                                                  |                    |                   |                    |                   |
|--------------------------------------------------|--------------------|-------------------|--------------------|-------------------|
| Day Care Service Uses                            | 1.0 /<br>5,000 sf  | 1.0 /<br>1,000 sf | 1.5 /<br>1,000 sf  | 2.5 /<br>1,000 sf |
| Educational Institution Uses                     | 1.0 /<br>1,000 sf  | 1.0 /<br>2,000 sf | 1.0 /<br>1,000 sf  | 4.0 /<br>1,000 sf |
| Maintenance & Repair of<br>Consumer Goods Uses   | 1.0 /<br>5,000 sf  | 1.0 /<br>2,500 sf | 1.0 /<br>1,000 sf  | 3.0 /<br>1,000 sf |
| Personal Service Uses                            | 1.0 /<br>1,000 sf  | 1.0 /<br>2,500 sf | 2.0 /<br>1,000 sf  | 4.0 /<br>1,000 sf |
| Recreation Uses                                  | 1.0 /<br>1,000 sf  | 1.0 /<br>5,000 sf | 2.5 /<br>1,000 sf  | 3.0 /<br>1,000 sf |
| Eating and Drinking Use Categories               |                    |                   |                    |                   |
| Restaurant/Café Uses                             | 1.0 /<br>2,000 sf  | 1.0 /<br>2,000 sf | 4.0 /<br>1,000 sf  | 5.0 /<br>1,000 sf |
| Brewery Uses                                     | 1.0 /<br>2,000 sf  | 1.0 /<br>2,000 sf | 4.0 /<br>1,000 sf  | 5.0 /<br>1,000 sf |
| Lodging Use Categories                           |                    |                   |                    |                   |
| Hotel Uses                                       | 1.0 /<br>10,000 sf | 1.0 /<br>5,000 sf | 1.0 /<br>1,000 sf  | 2.0 /<br>1,000 sf |
| Motor Vehicle Oriented Uses                      |                    |                   |                    |                   |
| Gasoline Station Uses                            | 1.0 /<br>5,000 sf  | 1.0 /<br>2,500 sf | 0.25 /<br>1,000 sf | 2.0 /<br>1,000 sf |
| Motor Vehicle Parking Uses                       | -                  | -                 | -                  | -                 |
| Personal Vehicle Repair &<br>Maintenance Uses    | 1.0 /<br>5,000 sf  | 1.0 /<br>2,500 sf | 0.25 /<br>1,000 sf | 2.0 /<br>1,000 sf |
| Vehicle Sale Uses                                | 1.0 /<br>5,000 sf  | 1.0 /<br>2,500 sf | 0.25 /<br>1,000 sf | 2.0 /<br>1,000 sf |
| Office Use Categories                            |                    |                   |                    |                   |
| Co-Working Uses                                  | 1.0 /<br>5,000 sf  | 1.0 /<br>2,000 sf | 1.5 /<br>1,000 sf  | 3.5 /<br>1,000 sf |
| General Office Uses                              | 1.0 /<br>5,000 sf  | 1.0 /<br>2,000 sf | 1.5 /<br>1,000 sf  | 3.5 /<br>1,000 sf |
| Research & Development<br>and/or Laboratory Uses | 1.0 /<br>5,000 sf  | 1.0 /<br>2,000 sf | 1.5 /<br>1,000 sf  | 3.5 /<br>1,000 sf |
| Open Space Use Categories                        |                    |                   |                    |                   |
| Farming Uses                                     | -                  | -                 | -                  | -                 |
| Retail Sales Use Categories                      |                    |                   |                    |                   |
| Building/Home Supplies &<br>Equipment Uses       | 1.0 /<br>5,000 sf  | 1.0 /<br>2,500 sf | 1.0 /<br>1,000 sf  | 3.0 /<br>1,000 sf |
| Consumer Goods Uses                              | 1.0 /<br>2,000 sf  | 1.0 /<br>2,500 sf | 1.0 /<br>1,000 sf  | 3.0 /<br>1,000 sf |
| Restricted Use Categories                        |                    |                   |                    |                   |
| Gambling Uses                                    | 1.0 /<br>1,000 sf  | 1.0 /<br>5,000 sf | 2.5 /<br>1,000 sf  | 5.0 /<br>1,000 sf |
| Marijuana Establishment Uses                     | 1.0 /<br>5,000 sf  | 1.0 /<br>2,500 sf | 1.5 /<br>1,000 sf  | 2.0 /<br>1,000 sf |