

6.1.7. Campus/Institutional District

This section is applicable to all real property within the Campus/Institutional District as shown on the Newton Zoning Map.

A. Context Description.

The Campus/Institutional District represents Newton's large school, hospital, and institution campuses. These areas are characterized by buildings at different scales, greenspaces, parking facilities, and other structures with most of these features internally oriented rather than relating to the public street network.

B. Purpose.

1. To permit modifications to existing buildings, structures, and land uses of the campus.
2. To permit development and redevelopment of new buildings and structures.
3. To provide a process whereby review of changes to a given campus over time can be understood within the context of a long-range campus master plan.

C. Lot Standards.

The following table contains lot standards for the Campus/Institutional District:

	Min	Max
Lot Frontage:	40 ft	-
Lot Coverage:	-	50% max

D. Setback Standards.

The following table contains setback standards for the Campus/Institutional District:

	Min	Max
Front:	10 ft	25 ft
Side:	15 ft	-
Rear:	30 ft	-

E. Building Types.

The following principal building types are permitted in the Campus/Institutional District:

1. General Commercial Building (See Sec. 6.2.3)
2. Large Multi-Use Building (See Sec. 6.2.5)
3. Lab Building (See Sec 6.2.10)
4. Recreation Activity Center (See Sec.6.2.12)
5. Civic Building (See Sec.6.2.13)

F. Alternate Lot/Building Configurations.

A Multi-Building Assemblage (Sec. 6.4.1) is permitted in the Non-contextual Multi-unit Residence District. Depending on the scale of the project, a Special Permit may be required.

- G. **Review Criteria.** In its discretion to approve or deny a special permit authorizing a new 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 Campus/Institutional District are described in Sec. 6.6 and subject to further restrictions as described in each building type.

6.2. Building Types.

6.2.1. 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.
- 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.

6.2.2. 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.

6.2.3. General Commercial Building

A. Description.

A large floorplate multi-story building built for commercial operations with limited accessory retail or no retail space on the ground floor, such as an office building for a one or more tenant companies.

B. Building Dimensional Standards.

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights	
Min	Max	Max	Max	Max	Ground Story	Upper Stories
100 ft	400 ft	400 ft	75,000 sf	5 stories	Min 12 ft Max 24 ft	Min 10 ft Max 16 ft

C. Fenestration on the Front Elevation.

1. Ground Story Fenestration: 30% Minimum
6. Upper Story Fenestration: 20% Minimum
7. Max Blank Wall = 40 ft x 60 ft

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.

6.2.4. 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 Lower Falls, and 20th 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 SP: 40,000 sf	3 stories	Min 16 ft Max 24 ft	Min 14 ft Max 20 ft
SP = Special Permit with mandatory design review (See Sec. 6.2.2)						

C. Fenestration on the Front Elevation.

1. Ground Story Fenestration: 40% Minimum
2. Upper Story Fenestration: 20% 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.

6.2.5. Large Multi-Use Building.

A. Description.

A large footprint mid-rise mixed-use building with the ground story designed for commercial activity.

B. Building Dimensional Standards.

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights		
Min	Max	Max	Max	Max	Ground Story	2 nd – 3 rd Stories	Upper Stories
60 ft	200 ft	250 ft	30,000 sf SP: 40,000 sf	5 stories SP: 7 stories	Min 14 ft Max 24 ft	Min 10 ft Max 14 ft SP: +/- 2 ft	Max 14 ft SP: +2 ft
SP = Special Permit with mandatory design review (See Sec. 6.2.2)							

C. Fenestration on the Front Elevation.

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 waived with a Special Permit in accordance with the procedures of Article 11.
2. Residential Units Factor: Base = 1,250, 100% Affordable/Sustainable Design Standard = 900
3. Outdoor Amenity Space: 1/dwelling unit, may be shared.

6.2.6. 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. In the Single Purpose Districts, tall multi-use buildings typically present as residential towers, like Chestnut Hill Towers or Nahanton Woods.

B. Building Dimensional Standards.

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights	
Min	Max	Max	Max	Max	Ground Story	Upper Stories
60 ft	200 ft	250 ft	30,000 sf SP: 40,000 sf	10 stories	Min 14 ft Max 24 ft	Max 14 ft SP: +2 ft
SP = Special Permit with mandatory design review (See Sec. 6.2.2)						

C. Fenestration on the Front Elevation.

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

D. Roof Types.

All Roof Types are permitted.

E. Additional Standards.

1. Except in the Non-contextual Residence District, the following Ground Story Commercial Use Dimensional Standards apply:
 - 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 waived with a Special Permit from the Planning Board in accordance with the procedures of Article 11.
2. Residential Units Factor: Base = 1,250, 100% Affordable/Sustainable Design Standard = 900
3. Outdoor Amenity Space: 1/dwelling unit, may be shared.

6.2.7. 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	5 stories SP: +2 stories	Liner: Min 16 ft Max 24 ft Garage: Min 10 ft Max 12 ft	Liner: Min 12 ft Max 16 ft Garage: Min 10 ft Max 12 ft
SP = Special Permit with mandatory design review (See Sec. 6.2.2)						

C. Fenestration on the Front Elevation.

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 75 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 75 ft or 60% of the building depth whichever is less.
 - iv. The ground story non-residential use dimensional standards may be waived with a Special Permit from the Planning Board in accordance with the procedures of Article 11.
 - d. Residential Units Factor applies to the area of the leasable liner only:
 - i. Base = 1,250
 - ii. 100% Affordable/Sustainable Design Standard = 900

- e. Outdoor Amenity Space: 1/dwelling unit, may be shared.

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.

6.2.8. 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 Max 35 ft

C. Fenestration on the Front Elevation.

1. Ground Story Fenestration: 70% Minimum
2. Max Blank Wall = 20 ft x 30 ft
8. 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.

6.2.9. Box Building

A. Description.

A single story, large footprint, commercial building, for one or more tenants, that is typically setback by vehicle parking. Box building types are common in strip type shopping malls, and are found on properties along Route 9 and Needham Street, typically with large surface parking lots.

B. Building Dimensional Standards.

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	Ground Story
-	400 ft	400 ft	65,000 sf	1 story	Min 12 ft Max 35 ft

C. Fenestration on the Front Elevation.

1. 50% Minimum First Floor Fenestration
2. Max Blank Wall = 50ft x 50 ft
3. Principal Entrance Spacing: min. 1 entrance in each 150 ft of front elevation

D. Roof Types.

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

E. Additional Standards.

1. **Loading and Garage Bays.** Loading and Garage doors on the front elevation are considered blank walls.
2. Building Components may not be utilized on a Box Building.
3. No residential uses.

6.2.10. 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 SP: 50,000 sf	Office: 5 stories Fab.: 3 stories SP: +1 stories	Min 16 ft Max 24 ft	Min 12 ft Max 20 ft
SP = Special Permit with mandatory design review (See Sec. 6.2.2)						

C. Fenestration on the Front Elevation.

1. Ground Story Fenestration: 70% Minimum
2. Upper Story Fenestration: 20% Minimum, 70% Maximum
3. Max Blank Wall = 40 ft x 70 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.
2. No residential uses

6.2.11. Townhouse Section

A. Description.

A series of connected one- to two-unit houses (called “townhouse sections”) with separate entrances. The townhouse 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. Townhouse building types with 3 or 4 sections are found in neighborhoods across Newton. Large townhouse complexes are more typically found in southern Newton.

B. Building Dimensional Standards.

The following standards apply to each townhouse section.

Building Width		Building Depth	Building Footprint	Number of Stories	Story Heights
Min	Max	Max	Max	Max	All Stories
14 ft	28 ft	-	1,500 sf SP: 1,800 sf	3 stories	Max 12 ft SP: 14 ft
SP = Special Permit with mandatory design review (See Sec. 6.2.2)					

C. Fenestration on the Front Elevation.

The following standards apply to each townhouse section:

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. Only residential use categories are permitted.
2. Maximum of 2 Residential Units are permitted per townhouse section.
3. Outdoor Amenity Space: 1/dwelling unit
4. In no case may an attached series of townhouses contain more than 8 townhouse sections.

6.2.12. Recreation Activity Center.

A. Description.

A building providing for indoor recreational activities including sport courts, swimming pools, club houses, and similar spaces for events.

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 SP: 50,000 sf	2.5 stories SP: 3.5 stories	Max 20 ft
SP = Special Permit with mandatory design review (See Sec. 6.2.2)					

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 Recreation Activity Center Building Type may be occupied by the following use categories:
 - a. Civic and Institutional Use Categories
 - b. Recreation Uses
 - c. Assembly/Entertainment Uses
2. Additional use categories permitted in the district may be allowed by Special Permit in accordance with Article 9 and Article 11.

6.2.13. 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 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 dwelling units allowed in a building is subject to the following Residential Unit Factors:
 - i. Base = 1250
 - ii. 100% Affordable/Sustainable Design Standard = 900
 - 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.