

Newton, MA

TABLE 1—DENSITY & DIMENSIONAL CONTROLS IN RESIDENCE DISTRICTS AND FOR RESIDENTIAL USES

MINIMUM LOT TOTAL MAXIMUM MAXIMUM MINIMUM

REQUIRED AREA FLOOR NUMBER BUILDING AMOUNT

LOT PER SET BACKS: AREA BLDG. OF LOT OF OPEN

AREA UNIT¹ FRONTAGE FRONT SIDE REAR RATIO^{5,6 & 7} HEIGHT^{2,8} STORIES⁴ COVERAGE SPACE

ZONING DISTRICT

SINGLE RESIDENCE 1

	MINIMUM LOT	TOTAL	MAXIMUM	MAXIMUM	MINIMUM	REQUIRED AREA	FLOOR NUMBER	BUILDING AMOUNT	LOT PER SET BACKS:	AREA BLDG. OF LOT	OF OPEN
Single Dwelling Units	25,000	25,000	140	40	20	25	.2	30	2.5	15%	70%
Lots created before 12/7/53	15,000	25,000	100	25	12.5	25	.25	30	2.5	20%	65%

Special Permits:

Single Att. Dwelling Units (30-8(b)(13))	3 acres	25,000	140	40	25	25	-	30	2.5	15%	70%
Single Family Detached (30-15(k))*	5 acres	15,000	50	15	7.5	15	-	30	2.5	20%	65%

SINGLE RESIDENCE 2

Single Dwelling Units	15,000	15,000	100	30	15	15	.3	30	2.5	20%	65%
Lots created before 12/7/53	10,000	15,000	80	25	7.5	15	.3	30	2.5	30%	50%

Special Permits:

Single Att. Dwelling Units (30-8(b)(13))	2 acres	15,000	100	30	25	25	-	30	2.5	20%	65%
Single Family Detached (30-15(k))*	5 acres	10,000	50	15	7.5	15	-	30	2.5	30%	50%

SINGLE RESIDENCE 3

Single Dwelling Units	10,000	10,000	80	30	10	15	.35	30	2.5	30%	50%
Lots created before 12/7/53	7,000	10,000	70	25	7.5	15	.35	30	2.5	30%	50%

Special Permits:

Single Att. Dwelling Units (30-8(b)(13))	1 acre	10,000	80	30	25	25	-	30	2.5	30%	50%
Single Family Detached (30-15(k))*	5 acres	7,000	50	15	7.5	15	-	30	2.5	30%	50%

MULTI-RESIDENCE 1

Single & Two Family Dwellings	10,000	5,000	80	30	10	15	.4	30	2.5	30%	50%
Lots created before 12/7/53 ³	7,000	5,000	70	25	7.5	15	.4	30	2.5	30%	50%

Special Permits:

Attached Dwellings (30-9(b)(5))	15,000	4,000	80	25	25	25	-	30	2.5	25%	50%
Single & Two Family Detached (30-15(k))*	5 acres	7,000	50	15	7.5	15	-	30	2.5	30%	50%

MULTI-RESIDENCE 2

Single & Two Family Dwellings	10,000	5,000	80	25	10	15	.4	30	2.5	30%	50%
Lots created before 12/7/53 ³	7,000	3,500	70	25	7.5	15	.4	30	2.5	30%	50%

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MINIMUM LOT TOTAL MAXIMUM MAXIMUM MINIMUM

REQUIRED AREA FLOOR NUMBER BUILDING AMOUNT

LOT PER SET BACKS: AREA BLDG. OF LOT OF OPEN

AREA UNIT¹ FRONTAGE FRONT SIDE REAR RATIO^{5,6 & 7} HEIGHT^{2,8} STORIES⁴ COVERAGE SPACE

ZONING DISTRICT

Special Permits:

Attached Dwellings	15,000	4,000	80	25	25	25	-	30	2.5	25%	50%
Multi-Family Dwelling	10,000	3,000	80	25	7.5	15	-	30	3	30%	50%
Garden Apartments (30-9(d))	24,000	2,000	80	20	14	15	-	30	3	35%	35%
Single & Two Family Detached (30-15(k))*	5 acres	7,000	80	15	7.5	15	-	30	2.5	30%	50%

MULTI-RESIDENCE 3

Single & Two Family Dwellings	10,000	5,000	80	15	7.5	15	.4	30	2.5	30%	50%
Lots created before 12/7/53	7,000	3,500	70	15	7.5	15	.4	30	2.5	30%	50%

Special Permits:

Attached Dwellings	15,000	4,000	80	25	10	15	-	30	2.5	25%	50%
Multi-Family Dwelling	10,000	1,200	80	15	½ bldg. ht.	½ bldg.ht.	-	36	3	45%	30%
Single & Two Family Detached (30-15(k))*	5 acres	7,000	50	15	7.5	15	-	30	2.5	30%	50%
Residential Care Facility (30-9(f))	10,000	1,200	80	15	½ bldg. ht.	½ bldg.ht.	1.0	36	3	45%	30%

MULTI-RESIDENCE 4

Single & Two Family Dwellings	10,000	5,000	80	15	10	15	.4	30	2.5	30%	50%
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Special Permits:

Multi-Family Dwelling	3 acres	1,000	-	50	50	50	-	-	3	20%	30%
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Residential Care Facility	3 acres	1,200	-	15	½ bldg. ht	½ bldg.ht.	1.0	36	3	45%	30%
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BUSINESS #1, #2, #3 & #4 10,000 1,200 80 SEE TABLE 3 AND 30-15(h)

MIXED USE 1 AND 2 10,000 10,000 80 SEE TABLE 3 AND 30-15(h)

1 This column is used for purposes of determining residential density in cases where more than one dwelling unit is provided on a lot.

2 Building height shall also regulate structures.

3 Notwithstanding anything to the contrary in Table 1, an existing single-family dwelling may be converted to a two-family dwelling as provided in 30-15(1)

4 Allow three stories by special permit if the proposed structure is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood.

5 Allow an increased FAR by special permit if the proposed structure is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood.

6 An additional FAR of .05 shall be allowed for construction on pre-1953 lots when post-1953 lot setback and lot coverage requirements are met.

7 FAR requirements shall apply only to (1) all above-grade new construction; (2) total demolition of a single family residential structure or dwelling when the owner seeks to replace it with a two family structure or dwelling; (3) reconstruction where more than fifty (50) per cent of an existing structure is demolished; and (4) in a multi-residence zoning district, construction of a second residential dwelling unit which lies in whole or in part outside the walls, i.e., the existing footprint, of any existing residential dwelling unit.

8 No space above the maximum height established in Table 1 shall be habitable.

* Editor's note—"Open Space Preservation Development" was formerly called "Cluster Development"