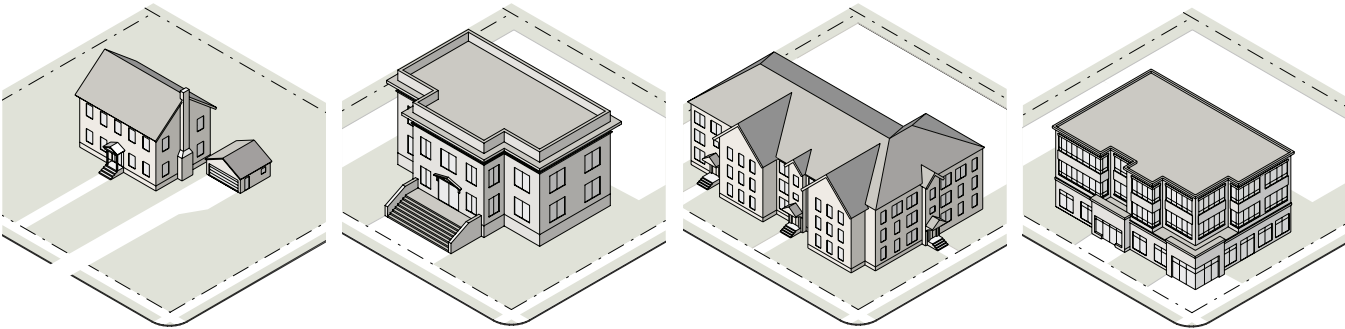


Newton City Ordinances Volume II



Newton, Massachusetts Chapter 30: Zoning Ordinance

December 31, 2017



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Article 1. General Provisions

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Sec. 1.1. Short Title

This ordinance may be cited as the “City of Newton Zoning Ordinance.”

Sec. 1.2. Purpose of Chapter

The provisions of this Chapter are ordained by the City for the purpose of promoting the health, safety, convenience and welfare of its inhabitants by:

- A. Encouraging the most appropriate use of land, including the consideration of the comprehensive plan adopted by the Planning Board and the City Council;
- B. Preventing overcrowding of land and undue concentration of population;
- C. Conserving the value of land and buildings, including the conserving of natural resources and the preventing of blight and pollution of the environment;
- D. Efficiently using and conserving of natural resources and energy;
- E. Lessening the congestion of traffic;
- F. Assisting in the adequate provision of transportation, water, sewerage, schools, parks, open spaces and other public facilities;
- G. Preserving and increasing the amenities and aesthetic qualities of the City;
- H. Encouraging housing for persons of all income levels;
- I. Reducing hazards from fire and other dangers; and
- J. Providing for adequate light and air.

(Rev. Ords. 1973 §24-2; Ord. No. 284, 06/19/78; Ord. No. Y-17, 05/21/07)

Sec. 1.3. Zoning Districts Established

1.3.1. Establishment

The City is hereby divided into districts, to be known respectively as follows:

Public Use and Open Space Districts
Public Use District
Open Space/Recreation District
Residence Districts
Single Residence 1 District
Single Residence 2 District
Single Residence 3 District
Multi-Residence 1 District
Multi-Residence 2 District
Multi-Residence 3 District
Multi-Residence 4 District
Business, Manufacturing & Mixed Use Districts
Business 1 District
Business 2 District
Business 3 District
Business 4 District
Business 5 District
Manufacturing District
Limited Manufacturing District
Mixed Use 1 District
Mixed Use 2 District
Mixed Use 3/Transit-Oriented District
Mixed Use 4 District

Historic districts (which are not a part of zoning) may apply to property in addition to the regulations in this Chapter 30. See Revised Ordinances, Chapter 22, Article III.

(Ord. No. S-260, 08/03/87; Ord. No. B-27, 04/01/19)

1.3.2. Official Zoning Map

- A. The districts are indicated on the plans entitled “City of Newton, Massachusetts, Amendments to Zoning Plans,” adopted July 21, 1951, as amended from time to time, and these plans and all explanatory matter **on the plans** are hereby made a part of this Chapter. All amendments of zoning plans adopted since July 21, 1951, however styled, shall be deemed to be amendments of such 1951 plans.

- B. The location and boundaries of zoning districts established by this Chapter are also shown and maintained as part of the City's Geographic Information System (GIS).
- C. The zoning districts in the GIS constitute the City of Newton's Official Zoning Map and are part of this Chapter. All notations, references and other information shown shall have the same force and effect as if fully set forth or described in this Chapter.
- D. Upon amendment by the City Council per Sec. 7.2, the Director of Planning and Development is authorized to revise the Official Zoning Map. No unauthorized person may alter or modify the Official Zoning Map.
- E. The City Clerk maintains printed copies of the Official Zoning Map and records of superseded official maps. All changes to the Official Zoning Map shall be identified by updating the original computer digital data of each change, together with the date of the change.
- F. A hard copy of the data and changes to the data will be kept by the Engineering Division of Public Works; all revisions to hard copies will be numbered, dated and signed by the Director of Planning and Development.

(Rev. Ords. 1989 §30-4; Ord. No. A-5, 10/01/12; Ord. No. A-48, 11/17/14; Ord. No. A-57, 02/17/15; Ord. No. A-27, 10/07/13; Ord. No. A-28, 10/07/13)

1.3.3. Interpretation of District Boundaries

- A. The boundaries of the districts are the streets, property or lot lines, or other lines shown on the zoning plans adopted by Sec. 1.3.1. Where boundaries are indicated as property or lot lines and the exact position of such lines are not defined by measurements, the true locations of the property or lot lines shall be taken as the boundary lines. Where boundary lines are fixed by distances from street, property or lot lines, such measurements shall control.
- B. Whenever any uncertainty exists as to the exact location of a boundary line, the location shall be determined by the Commissioner of Inspectional Services in consultation with the Director of Planning and Development; provided, that any person

affected by the decision may appeal to the Zoning Board of Appeals in the manner provided in Sec. 7.1.6.

(Rev. Ords. 1973 §24-3; Ord. No. 190, 12/20/76)

Sec. 1.4. Legal Status Provisions

1.4.1. Effective Date

The effective date of this Chapter shall be November 1, 2015.

1.4.2. Applicability to Public Service Corporations

This Chapter shall not apply in particular respects to any buildings, structures or lands used or to be used by a public service corporation if, upon petition of the corporation, the Commonwealth of Massachusetts Department of Public Utilities shall, after notice given pursuant to M.G.L. Chapter 40A, Section 11, and public hearing in the City, determine the exemptions required and find that the present or proposed use of the buildings, structures or lands is reasonably necessary for the convenience or welfare of the public.

(Rev. Ords. 1973 §24-27; Ord. No. 284, 06/19/78; State Law Reference: exemptions for public service corporations, G. L. c. 40A, §3)

1.4.3. Conflicting Provisions

- A. **Other Regulations.** Nothing contained in this Chapter shall be construed so as to repeal or nullify any existing ordinance or regulation of the City, but shall be in addition thereto. Where the subject matter herein contained is elsewhere regulated, the more stringent provision shall prevail.
- B. **Limitations.** This Chapter shall not be deemed to effect, in any matter whatsoever, any easements, covenants or other agreements between parties; provided that where this Chapter imposes a greater restriction upon the use of buildings or land or upon the erection, construction, enlargement of buildings than is imposed by other provisions of the City's ordinances, rules, regulations, certificates or other authorizations or by easements, covenants or agreements, the provisions of this Chapter shall prevail.

(Ord. No. S-260, 08/03/87)

1.4.4. Validity

Nothing in this Chapter shall be construed as establishing regulations or restrictions which are not uniform for each class or kind of buildings, structures, or land, and for each class or kind of use in each district.

Ord. No. S-260, 08/03/87

1.4.5. Effect of Invalidity

If it is determined by a court of competent jurisdiction that any provision of this Chapter is invalid as applying to any particular land, building or structure by reason of such land, building or structure having been placed in an excessively restrictive district, such land, building or structure shall thereby be zoned in the next least restrictive district created by this Chapter.

(Rev. Ords. 1973 §24-33)

Sec. 1.5. Rules of Measurement

1.5.1. Building Types

- A. **Single-Family, Detached.** A building that contains only one dwelling unit. Accessory apartments shall not be considered a separate dwelling unit for the purposes of this section.
- B. **Two-Family, Detached.** A building that contains 2 dwelling units and is either divided vertically so that the dwelling units are side by side but separated by a shared wall extending the entire maximum height of one or both units, and/or is divided horizontally so that one dwelling unit is above another.

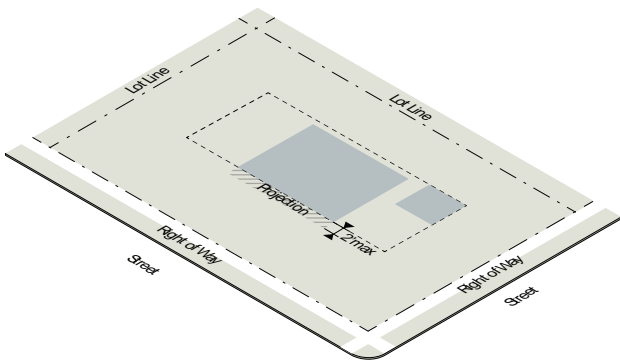


- C. **Single-Family, Attached.** A building or structure that either:
 - 1. Contains 3 or more dwelling units, attached to one another at the ground level and each having a separate primary and secondary access at ground level; or
 - 2. A grouping of principal buildings containing more than two units in total.
- D. **Multi-Family.** A building containing 3 or more dwelling units primarily accessed through a common building entrance.
- E. **Dwelling Unit.** One or more rooms forming a habitable unit for 1 family, with facilities used or intended to be used, in whole or in part, for living, sleeping, cooking, eating and sanitation.

(Ord. No. X-38, 12/02/02; Ord. No. A-81, 07/11/16)

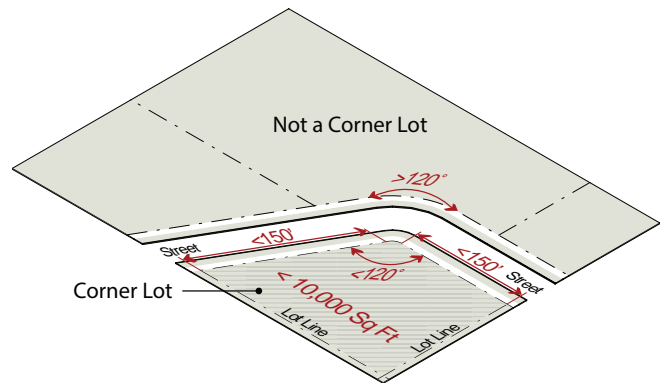
1.5.2. Lot

- A. **Lot Line.** A division line between adjoining properties, including the division line between individual lots established by a plan filed in the registry of deeds, except that the line between land of the Commonwealth used as an aqueduct or land formerly an aqueduct now owned by the City and adjoining land shall not be termed a lot line.
- B. **Lot Area.** Lot area is the horizontal area included within the rear, side and front lot lines. Lot area does not include existing or proposed right-of-way, whether dedicated or not dedicated to public use.
- C. **Lot Area Per Unit.** The minimum lot area required for each residential dwelling unit on the lot.
- D. **Lot Coverage.** The percentage of the lot area which is covered by buildings, including accessory buildings, and structures with roofs, except in the following cases:
 1. The area covered by roof overhangs of up to 2 feet shall not be included in the calculation of lot coverage; and
 2. The lot coverage requirements contained in [Sec. 3.1](#) shall not apply to the erection or construction of a private garage in connection with or accessory to a building which was in existence on December 27, 1922, and designed or used as a single- or two-family residence.



2. In the case of a lot on a street and a public footway, the required lot frontage may be measured along the public footway following approval of a special permit by the City Council; and
3. In the case of corner lots, the frontage when measured on the street line shall run to the point of intersection of the 2 street lines.

- F. **Lot, Corner.** A lot fronting on 2 intersecting streets which form an interior angle of 120 degrees or less; or a lot located on a bend in a street where the street bends so as to form an interior angle of 120 degrees or less; or a lot on a curve in a street or on a curve at the intersection of 2 streets where 2 lines tangent to the street line at the intersection of each side of the lot with the street line form, if prolonged towards the curve, an interior angle of 120 degrees or less. Only that part of a lot contiguous to a corner, bend or curve, and having an area not in excess of 10,000 square feet, and a maximum length on either street, except in case of a bend or curve, of not more than 150 feet, shall be deemed a corner lot. The provisions of this paragraph shall apply to a lot fronting on an open space dedicated to the public use in the same manner as to a lot fronting on a street.



- E. **Lot Frontage.** The required lot frontage shall be measured on the street line, except in the following cases.
 1. In the case of a lot on a street, the line of which has a curve with a radius of less than 200 feet, the required lot frontage shall be measured along the setback line;

G. Rear Lots.

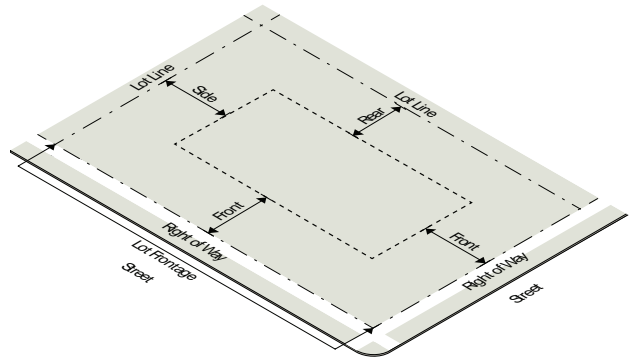
1. A rear lot is defined as a parcel of land not fronting or abutting a street, which does not have the required minimum frontage directly on a street, and which has limited access to a street by either:
 - a. A “flag pole” or “pan-handle” shaped portion of the lot,
 - b. An easement over an adjoining lot possessing frontage directly on the street, or
 - c. A private right-of-way as shown or described in plans or deeds duly recorded with the Registry of Deeds for the Southern District of Middlesex County.

2. Where the City Council issues a special permit, a rear lot may satisfy the minimum frontage requirement for the zoning district in which it is located by measuring lot frontage along the rear line of the lot or lots in front of it.

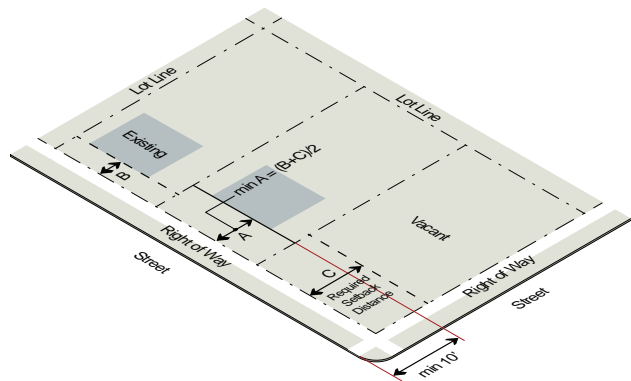
(Rev. Ords. 1973 §24-1; Ord. No. S-260, 08/03/87; Ord. No. S-288, 12/07/07; Ord. No. T-173, 09/16/91; Ord. No. V-92, 10/21/96; Ord. No. X-123, 12/06/04)

1.5.3. Setback

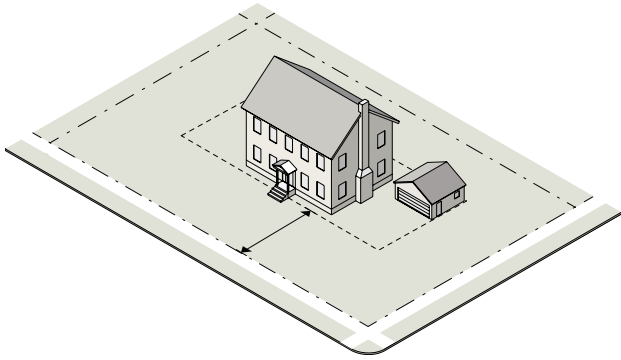
- A. Defined.** A line equidistant from the lot line which establishes the nearest point to the lot line at which the nearest point of a principal building may be erected. In the case of a corner lot, the rear lot line shall be the lot line opposite the street on which the main entrance is located.



- B. No building need be set back more than the average of the setbacks of the buildings on the nearest lot on either side, a vacant lot or a lot occupied by a building set back more than the required distance for its district to be counted as though occupied by a building set back such required distance. Averaging applies only to the front setback. In no case shall any part of a building in a residence district extend nearer the street line than 10 feet.**



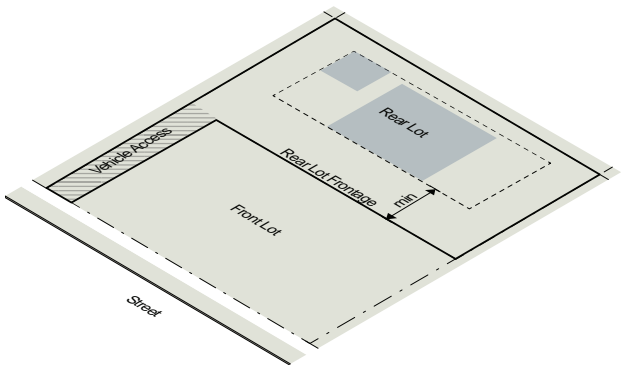
- C. Distances shall be measured from the lot lines to the nearest portion of the structure.



- D. The following structures may project into the setback:

1. Steps, landings and bulkheads;
2. Heat pump compressors, provided that if any portion of the heat pump compressor is located within the setback, the heat pump compressor may not be located more than 5 feet from the exterior wall of the primary structure;
3. Exterior insulation up to 8 inches;
4. Doorway vestibules up to 4 feet with a width no greater than 6 feet, provided a minimum setback of 5 feet is maintained;
5. Cornices, exterior window shades and ornamental features up to 2 feet;
6. Roof overhangs and gutters up to 3 feet.

- E. In the case of rear lots, the setback requirements shall be measured from the rear line of the lot in front. See also the rear lot requirements in [Sec. 3.1.5](#) and [Sec. 3.2.5](#).



- F. Underground structures including, but not limited to, basements or parking facilities, may be located

within the applicable setback distance, provided that any portion of the underground structure which is visible above ground must conform to the applicable setback distance.

- G. In no district shall any obstruction to the view which constitutes a traffic hazard be allowed within the required setback lines. Upon complaint by the City Traffic Engineer, the City Council, after public hearing, may order the removal at the owner's expense of any such obstruction.

(Rev. Ords. 1973 § 24-13; Ord. No. S-260, 08/03/87; Ord. No. S-288, 12/07/07; Ord. No. T-174, 09/16/91; Ord. No. B-50, 12-16-19)

1.5.4. Height

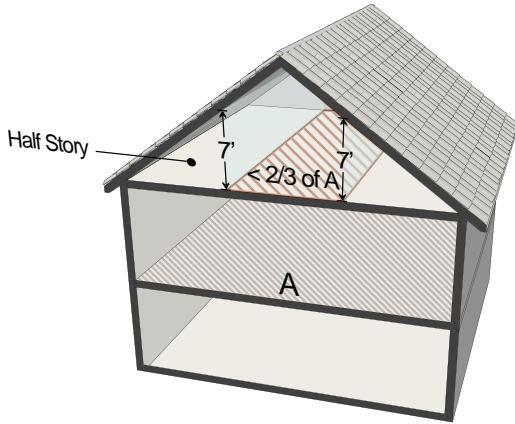
A. Defined:

1. The vertical distance between the elevations of the average grade plane and the highest point of the roof. Not included in such measurements are:
 - a. Cornices which do not extend more than 5 feet above the roof line;
 - b. Chimneys, vents, ventilators and enclosures for machinery of elevators which do not exceed 15 feet in height above the roof line;
 - c. Enclosures for tanks which do not exceed 20 feet in height above the roof line and do not exceed in aggregate area 10 percent of the area of the roof; and
 - d. Solar panels which do not extend more than 1 foot above the ridgeline or in the case of a flat roof, no more than 4 feet above the parapet, unless greater extensions are allowed by special permit; and
 - e. Towers, spires, domes and ornamental features.
2. No space above the maximum height shall be habitable.

- B. **Story.** That portion of a building, any part of which is above the ground elevation, excluding basements, contained between any floor and the floor or roof next above it. No portion of a building shall be erected which exceeds the allowed maximum

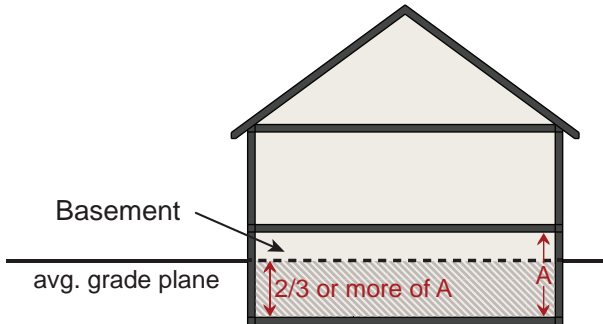
number of stories or exceeds the allowed maximum height, as indicated, except as set forth in Section 1.5.4.A.1. above or in Section 4.2.4.A.3 for buildings in the MU3 district.

- C. **Story, Half.** A story directly under a sloping roof where the area with a ceiling height of 7 feet or greater is less than 2/3 of the area of the story next below.

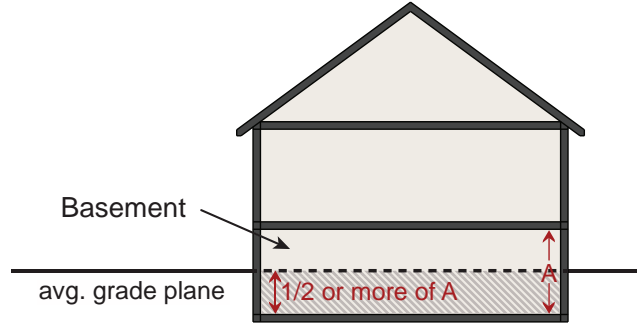


D. **Basement.**

- Any story in a building used for any purpose other than a single- or two-family residential use, in which 2/3 or more of the distance between the floor and the ceiling next above it is below the average grade plane adjacent to the building.



- In the case of single- and two-family residential uses, any story in a building in which 1/2 or more of the distance between the floor and the ceiling next above it is below the average grade plane adjacent to the building.

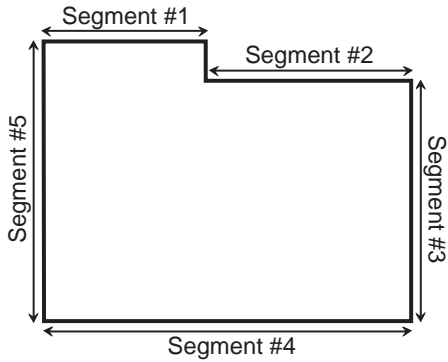


- E. **Grade.** In cases where the walls of the building are more than five (5) feet from the nearest street line, the grade shall mean the mean elevation of the ground adjoining said wall; and in all other cases, the mean elevation of the nearest sidewalk.
- F. **Grade Plane Average.** A horizontal reference plane for a building as a whole representing the average of finished grade elevations around the perimeter of a building, as determined by the length-weighted mean formula below. All walls of length greater than 6 feet shall be included in segments of consistent grade or slope.

$$\bar{\Sigma} = \frac{(e1 + e2) / 2 \times L}{P}$$

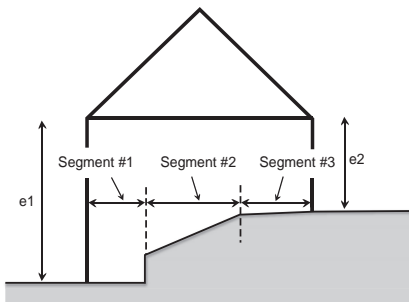
Where:

- Σ sums the weighted average grades of all segments;
- Segments less than 6 feet in length are not included as separate segments;
- e1 and e2 are the elevations of the finished ground level at the respective ends of each segment, determined as the lowest point at each end of the segment within 6 feet of the foundation or the lot line, whichever is closer;
- L is the corresponding horizontal length of the segment; and
- P is total horizontal length of all segments.

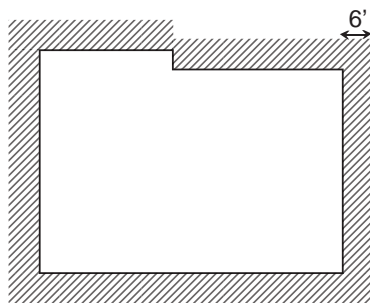


Determining Segments

Plan View
walls less than 6' in length are not included as separate segments

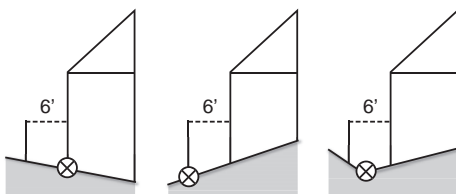


Segments of constant grade or slope
Section View



Segment ends use lowest elevation within 6' of the building

Plan View



Segment ends use lowest elevation within 6' of the building
View along segment

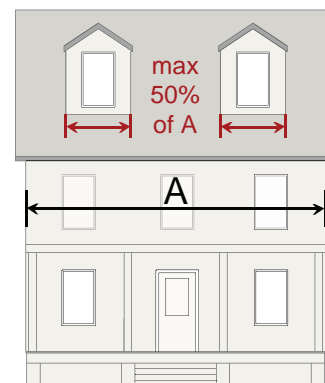
G. Dormers.

1. **Defined.** A projection built out from a sloping roof, usually containing a window or vent.
2. Except as may be allowed by special permit in accordance with Sec. 7.3, the following restrictions apply to dormers above the second story in single- and two-family dwellings and to dormers in accessory structures.

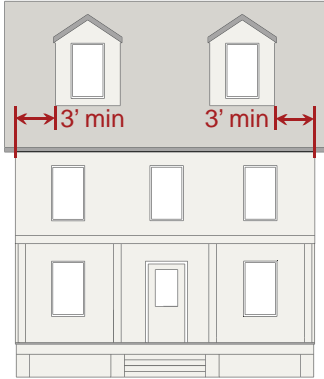
- a. A roof line overhang shall be continued between the dormer and the story next below so as to avoid the appearance of an uninterrupted wall plane extending beyond two stories.



- b. 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.



- c. 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.



- d. No dormer may project above the main ridgeline of the single- or two-family dwelling or the accessory structure.



(Rev. Ords. 1973; Ord. No. S-260, 08/03/87; Ord. No. S-288, 12/07/87; Ord. No. V-111, 04/23/97; Ord. No. V-113, 04/23/97; Ord. No. V-247, 06/07/99; Ord. No. V-253, 07/12/99; Ord. No. Z-16, 12/17/07; Ord. No. Z-20, 04/07/08; Ord. No. Z-34, 11/03/08; Ord. No. Z-90, 06/06/11; Ord. No. B-82, 06-07-21)

1.5.5. Floor Area

A. Floor Area Ratio.

1. The gross floor area of all buildings on the lot divided by the total lot area.
2. FAR tables can be found in Sec. 3.1.9 and Sec. 3.2.11.

B. Floor Area, Gross.

1. **Residential Districts.** The sum of the floor area of all principal and accessory buildings whether or not habitable shall be taken from the exterior face of the exterior walls of each building without deduction for garage space, hallways, stairs, closets, thickness of walls, columns, atria, open wells and other vertical open spaces, or other features as defined in this Sec. 1.5.5, as defined below:

a. Gross floor area shall include:

- i. First and second stories;
- ii. Any floor area above the second story, whether finished or unfinished, that meets all of the following criteria:
 - a. It lies below the area of a horizontal plane that is 5 feet above it and which touches the side walls and/or the underside of the roof rafters;
 - b. Is at least 7 feet in any horizontal dimension, as measured within the area having a wall height of 5 feet or more;
 - c. Has a minimum ceiling height of 7 feet on at least 50 percent of its required floor area; and
 - d. Has a floor area of not less than 70 square feet as measured within the area having a wall height of 5 feet or more;
- iii. Atria, open wells, and other vertical open spaces, where floor area shall be calculated by multiplying the floor level area of such space by a factor equal to the average height in feet divided by 10;

- iv. Enclosed porches;
 - v. Attached garages;
 - vi. Detached garages and any space above the first story of a detached garage that has a ceiling height of 7 feet or greater;
 - vii. Other detached accessory buildings, such as sheds or cabanas, except as exempted in paragraph b. below;
 - viii. A portion of mass below the first story, to be calculated using the formula in paragraph D. below; and
- b. Gross floor area shall not include:
- i. Unenclosed porches;
 - ii. Doorway vestibules up to a maximum floor area of 24 square feet;
 - iii. Exterior insulation added to a building, in which case gross floor area shall be taken from the exterior face of the structural wall;
 - iv. Carports; and
 - v. 1 detached accessory building equal to or less than 120 square feet in size.

2. **All Other Districts.** The sum of the floor area of all principal and accessory buildings whether or not habitable shall be taken from the exterior face of the exterior walls of each building without deduction for hallways, stairs, closets, thickness of walls, columns or other features, except as excluded below:

- a. Gross floor area shall not include any portion of a basement used for storage, parking, or building mechanicals; and
- b. Exterior insulation added to a building, in which case gross floor area shall be taken from the exterior face of the structural wall.

C. Floor Area, Ground. The gross floor area enclosed by the perimeter of the lower-most story of a building above the average grade plane.

D. Mass Below First Story. For the purposes of calculating gross floor area, any cellar, crawl space, basement, or other enclosed area lying directly below a first story in a residential structure.

1. **Standards.** The lesser of 50 percent of the floor area of mass below first story OR:

((X/Y) floor area of mass below first story)

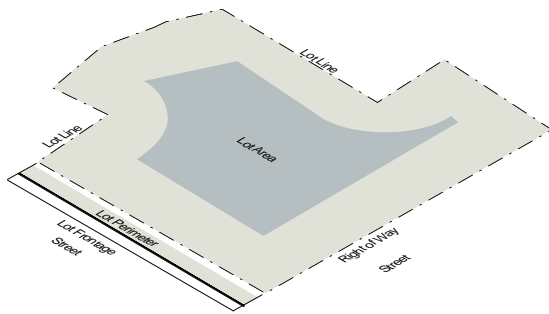
Where:

- X = Sum of the width of those sections of exposed walls below the first story having an exterior height ≥ 4 feet as measured from existing or proposed grade, whichever is lower, to the top of the subfloor of the first story.
- Y = Perimeter of exterior walls below first story.

(Ord. No. S-260, 08/03/87; Ord. No. V-112, 04/23/97; Ord. No. V-122, 07/14/97; Ord. No. Z-35, 11/03/08; Ord. No. Z-77, 02/22/11; Ord. No. B-50, 12-16-19)

1.5.6. Build Factor

- A. **Applicability.** Lots on plans recorded with the Registry of Deeds for the Southern District of Middlesex County or endorsed by the Planning Board acting as a Board of Survey after September 16, 1996 shall be subject to a maximum build factor. The following formula shall apply whether lots are created as a subdivision or as an Approval Not Required (ANR) plan under M.G.L. Chapter 41, Section 81P.
- B. **Formula.** In order to limit the degree to which a lot may have an irregular shape, the following build factor formula shall be used:



$$\frac{\text{Lot perimeter squared}}{\text{Lot Area}} \div \frac{\text{Lot Area}}{\text{Required Lot Area}} = \text{Build Factor}$$

Build Factor (max)	
Single Residence 1 District	30
Single Residence 2 District	25
Single Residence 3 District	20
All Multi-Residence Districts	20

- C. **Special Permit.** The City Council may grant a special permit for the creation of a lot with a build factor in excess of the maximum set out above.

(Ord. No. V-91, 09/16/96; Ord. No. V-102, 01/06/97)

Article 2. Public Use & Open Space Districts

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Sec. 2.1. Zoning District Intent

2.1.1. Public Use District

[reserved]

2.1.2. Open Space/Recreation District

It is the intent of these provisions:

- A. To protect and preserve open space;
- B. To preserve the natural resources of land suitable for agriculture, horticulture and floriculture;
- C. To preserve land for outdoor recreational use, scenic/aesthetic enjoyment, and urban amenity;
- D. To preserve and protect the aquifers and existing and potential ground and surface water supplies;
- E. To provide buffers to reduce storm runoff, noise, odors, and air pollution, as well as to separate and screen incompatible uses; and
- F. To protect and promote the general health, safety, and welfare.

(Ord. No. S-260, 08/03/87)

Sec. 2.2. District Dimensional Standards

2.2.1. Public Use District

- A. Public uses are allowed; provided that such uses shall be subject to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement.
- B. Religious and non-profit educational uses are allowed; provided that such uses shall be subject to administrative site plan review and are subject to the dimensional controls in Sec. 3.1 or Sec. 3.2, as appropriate.

(Ord. No. S-322, 07/11/88; Ord. No. Z-108, 04/17/12)

Sec. 2.3. Allowed Uses

2.3.1. Principal Uses Allowed

Public Use and Open Space/Recreational Districts	PU	OS/R	Definition/ Listed Standards
Residential Uses			
<i>None</i>	--	--	--
Civic/Institutional Uses			
Cemetery, private	SP	P	Sec. 6.3.1
Family child care home, large family child care home, day care center	L	L	Sec. 6.3.4
Library, museum, similar institution	L	--	Sec. 6.3.8
Public use	L	L	Sec. 6.3.10
Religious institution	L	L	Sec. 6.3.12
School or other educational purposes, non-profit	L	L	Sec. 6.3.14
School or other educational purposes, for-profit	SP	SP	Sec. 6.3.14
Scientific research and development activities, accessory	SP	SP	Sec. 6.7.4
Commercial Uses			
Country club facilities	--	SP	Sec. 6.4.10
Indoor recreation facility, private	--	SP	Sec. 6.6.2
Industrial Uses			
<i>Wireless communication equipment</i>	SP	SP	Sec. 6.9
Open Space Uses			
Agriculture, on a parcel of 5 or more acres	P	P	Sec. 6.6.1
Agriculture, on a parcel under 5 acres	SP	P	Sec. 6.6.1
Outdoor recreational activities, private	--	L	Sec. 6.6.3
Resource extraction	SP	SP	Sec. 6.6.4

P = Allowed by Right L = Allowed Subject to Listed Standards SP = Special Permit by City Council Required -- Not Allowed

The Commissioner of Inspectional Services is responsible for determining all uses. If a proposed use is not listed, but is similar or accessory to a listed use, the Commissioner of Inspectional Services may consider the proposed use part of the listed use

2.3.2. Accessory Uses Allowed

A. Open Space/Recreational District.

1. Such accessory uses as are proper and usual with the following uses, whether permitted by right or allowed by special permit, provided that buildings or structures in the Open Space/ Recreation district do not exceed 700 square feet in gross floor area or provide seating facilities, whether permanent or temporary, in excess of 20 seats:
 - a. Agriculture, forestry, horticulture, floriculture, and viticulture;
 - b. Conservation of flora, fauna or natural conditions;
 - c. Control of erosion, sedimentation and storm runoff affecting the lot;
 - d. Privately owned cemeteries; and
 - e. Active and passive outdoor recreational activities.
2. No more than 200 person maximum occupancy facilities are allowed by special permit.
3. The construction or use of a roadway, parking lot or accessory building or structure used in connection with the purposes and functions allowed in this Article which are not authorized under the provisions of paragraph A. above are permitted, provided that site plan approval is obtained. Accessory buildings or structures which may be permitted subject to site plan approval shall include:
 - a. Erosion, sedimentation or flood control structures;
 - b. Golf and/or tennis pro shops or golf cart storage facilities;
 - c. Outdoor swimming pools, outdoor tennis courts or similar outdoor recreational facilities;
 - d. Garages, greenhouses or maintenance or storage facilities;

- e. Refreshment stands, boathouses, bathhouses or recreational shelters; and
- f. Above-ground telephone, telegraph, power or gas transmission lines serving the recreational facilities, where no technically or economically feasible alternative exists to such above-ground installation.

(Ord. No. S-260, 08/03/87)

B. Public Use District.

2.3.3. Temporary Licenses Allowed

The City Council, acting through its Land Use Committee, may vote to approve requests for temporary licenses to use the land and to erect temporary structures in conjunction with such use of the land for the purposes of farmers' markets, fairs, festivals, weddings, sports tournaments and competitions, and other like uses, whether profit or non-profit in nature, upon the request of the owner of such land, without complying with the provisions of Sec. 7.4, except as to a community farm, conservation areas, land, structures or buildings subject to control of the School Committee, and land, structures or buildings subject to control of the Parks, Recreation and Culture Department, where such approval shall be by the Farm Commission, the Conservation Commission, School Committee, or Parks, Recreation and Culture Department, respectively.

(Ord. No. S-260, 08/03/87; Ord. No. S-305, 03/21/88; Ord. No. X-208, 04/18/06; Ord. No. B-53, 03-02-20)

Article 3. Residence Districts

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Sec. 3.1. Single Residence Districts

3.1.1. District Intent

[reserved]

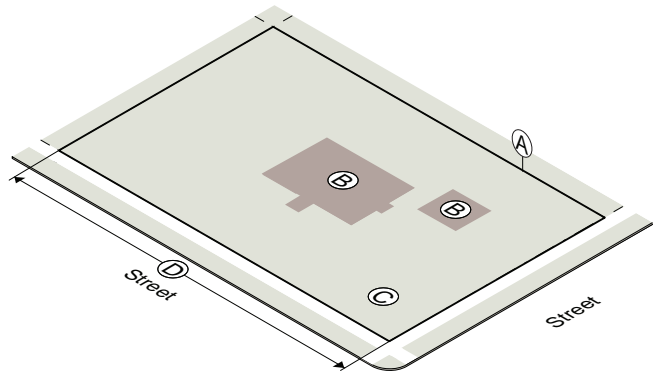
3.1.2. Dimensional Standards

A. Applicability.

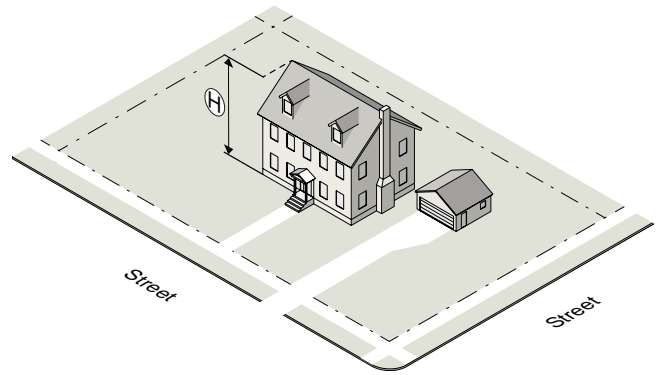
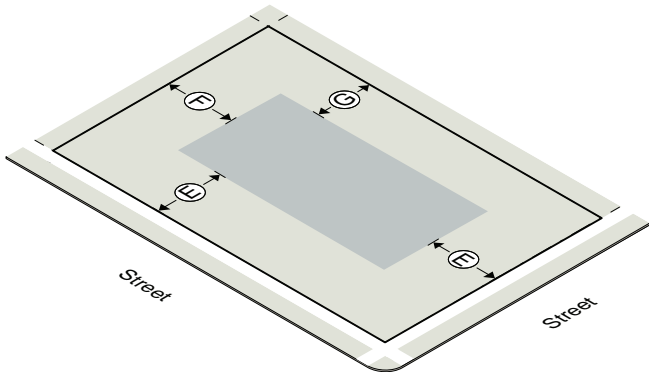
1. The density and dimensional controls in Sec. 3.1 apply to all buildings, structures and uses in each of the listed districts.
2. Lots created before December 7, 1953 (referred to as 'Before 12/7/1953') use a different set of density and dimensional standards than lots created on or after December 7, 1953 (referred to as 'On or After 12/7/1953'), as shown in the tables in Sec. 3.1.3.
3. Where a density or dimensional control is not set forth in this Sec. 3.1 for a use granted by special permit, the most restrictive density or dimensional control applicable to such use in any district where the use is allowed as of right shall be applicable, unless otherwise required in the special permit by the City Council.
4. Where a lot does not meet these standards it is nonconforming (see Sec. 7.8).

(Ord. No. S-260, 08/03/87)

3.1.3. Single-Family Detached



	SR1	SR2	SR3
Lot Dimensions (On or After 12/7/1953)			
Ⓐ Lot Area (min)	25,000 sf	15,000 sf	10,000 sf
Lot Area Per Unit (min)	25,000 sf	15,000 sf	10,000 sf
Ⓑ Lot Coverage (max)	15%	20%	30%
Ⓒ Open Space (min)	70%	65%	50%
Ⓓ Lot Frontage (min)	140'	100'	80'
Build Factor (max)	30	25	20
Lot Dimensions (Before 12/7/1953)			
Ⓐ Lot Area (min)	15,000 sf	10,000 sf	7,000 sf
Lot Area Per Unit (min)	25,000 sf	15,000 sf	10,000 sf
Ⓑ Lot Coverage (max)	20%	30%	30%
Ⓒ Usable Open Space (min)	65%	50%	50%
Ⓓ Lot Frontage (min)	100'	80'	70'
Build Factor (max)	30	25	20



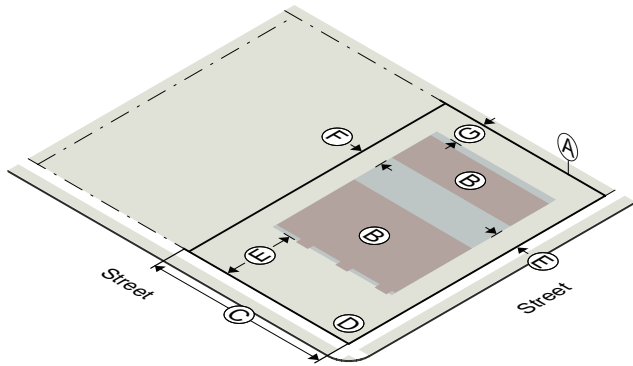
	SR1	SR2	SR3
Principal Building Setbacks (On or After 12/7/1953)			
(E) Front (min)*	40'	30'	30'
(F) Side (min)	20'	15'	10'
(G) Rear (min)	25'	15'	15'
Principal Building Setbacks (Before 12/7/1953)			
(E) Front (min)*	25'	25'	25'
(F) Side (min)	12.5'	7.5'	7.5'
(G) Rear (min)	25'	15'	15'

* See [Sec. 1.5.3](#) for setback averaging requirement.

	SR1	SR2	SR3
Principal Building Height			
Sloped Roof (max)	36'	36'	36'
Flat Roof (max)	30'	30'	30'
(H) Stories (max)	2.5	2.5	2.5
(H) Stories by Special Permit (max)	3	3	3
Floor Area Ratio			
All Lot Sizes	see Sec. 3.1.9		

(Ord. No. S-260, 08/03/87; Ord. No. S-288, 12/07/87; Ord. No. T-173, 09/16/91; Ord. No. V-112, 04/23/97; Ord. No. V-113, 04/23/97; Ord. No. V-122, 07/14/97; Ord. No. Z-77, 02/22/11; Ord. No. A-73, 04/04/16; Ord. No. A-99, 01/17/17; Ord. No. B-2, 02-20-18)

3.1.4. Single-Family Attached Dwelling



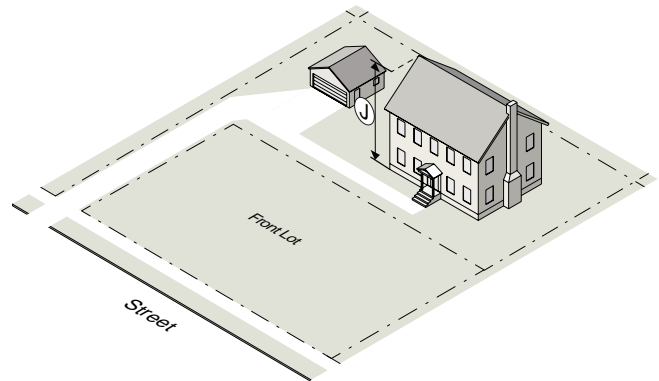
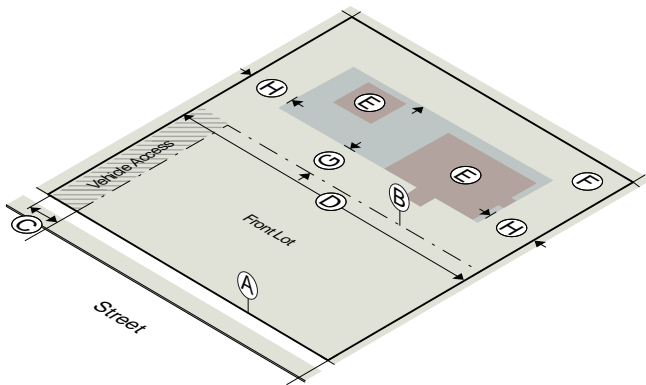
	SR1	SR2	SR3
Lot Dimensions			
Ⓐ Lot Area (min)	3 ac	2 ac	1 ac
Lot Area Per Unit (min)	25,000 sf	15,000 sf	10,000 sf
Ⓑ Lot Coverage (max)	15%	20%	30%
Ⓒ Lot Frontage	140'	100'	80'
Ⓓ Usable Open Space (min)	70%	65%	50%
Principal Building Setbacks			
Ⓔ Front (min) *	40'	30'	30'
Ⓕ Side (min)	25'	25'	25'
Ⓖ Rear (min)	25'	25'	25'

	SR1	SR2	SR3
Building Height			
Sloped Roof (max)	36'	36'	36'
Flat Roof (max)	30'	30'	30'
Ⓗ Stories (max)	2.5	2.5	2.5
Ⓗ Stories by special permit (max)	3	3	3

(Ord. No. S-260, 08/03/87; Ord. No. S-288, 12/07/87; Ord. No. T-173, 09/16/91; Ord. No. V-112, 04/23/97; Ord. No. V-113, 04/23/97; Ord. No. V-122, 07/14/97; Ord. No. Z-77, 02/22/11; Ord. No. A-99, 01/17/17)

*See Sec. 1.5.3 for setback averaging requirement.

3.1.5. Single-Family Detached: Rear Lot



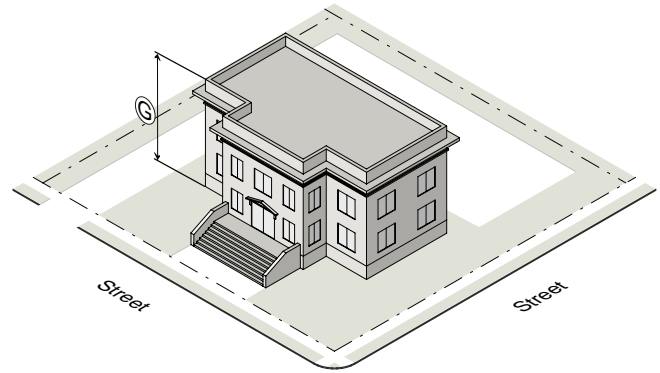
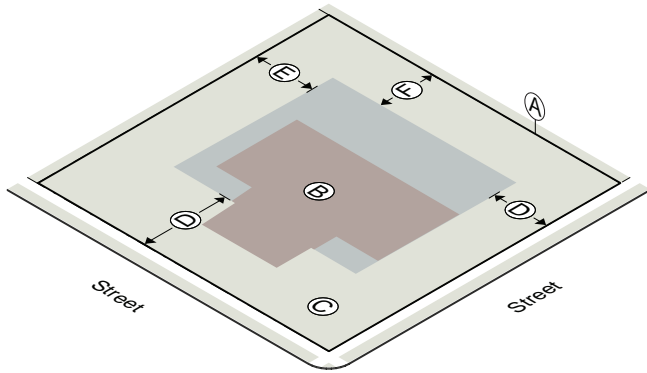
	SR1	SR2	SR3
Lot Dimensions			
Ⓐ Lot Area, Front Lot plus Rear Lot (min)	55,000 sf	33,000 sf	22,000 sf
Ⓑ Lot Area (min)	30,000 sf	18,000 sf	12,000 sf
Ⓒ Vehicle Access (min)	20'	20'	20'
Ⓓ Frontage (min)	140'	100'	80'
Ⓔ Lot Coverage (max)	13%	17%	25%
Ⓕ Usable Open Space (min)	70%	65%	50%
Principal Building Setbacks			
Ⓖ Front (min)	40'	30'	30'
Ⓗ Side (min)	30'	23'	15'
Ⓘ Rear (min)	38'	23'	23'
Alternate Side Building Separation			
Side Separation (min)	60'	46'	30'
Distance to Side Lot Line (min)	20'	15'	10'
Rear Separation (min)	76'	46'	46'
Distance to Rear Lot Line (min)	25'	15'	15'

	SR1	SR2	SR3
Building Height			
Sloped Roof (max)	36'	36'	36'
Flat Roof (max)	30'	30'	30'
⓵ Stories (max)	2.5	2.5	2.5
⓶ Stories by special permit	3	3	3
Floor Area Ratio			
Floor Area Ratio (max)	0.12	0.20	0.24

For additional requirements, see [Sec. 3.1.10](#)

(Ord. No. S-260, 08/03/87; Ord. No. S-288, 12/07/87; Ord. No. T-173, 09/16/91; Ord. No. V-112, 04/23/97; Ord. No. V-113, 04/23/97; Ord. No. V-122, 07/14/97; Ord. No. Z-77, 02/22/11; Ord. No. A-99, 01/17/17)

3.1.6. Single-Use Institution



	SR1	SR2	SR3
Lot Dimensions			
(A) Lot Area (min)	25,000 sf	15,000 sf	10,000 sf
(B) Lot Coverage (max)	30%	30%	30%
(C) Usable Open Space (min)	50%	50%	50%
Principal Building Setbacks			
(D) Front (min)*	40'	30'	30'
(E) Side (min)	20'	15'	10'
(F) Rear (min)	25'	15'	15'

* See [Sec. 1.5.3](#) for setback averaging requirement.

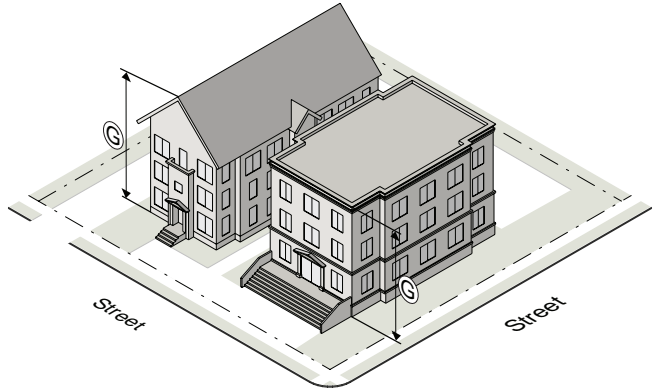
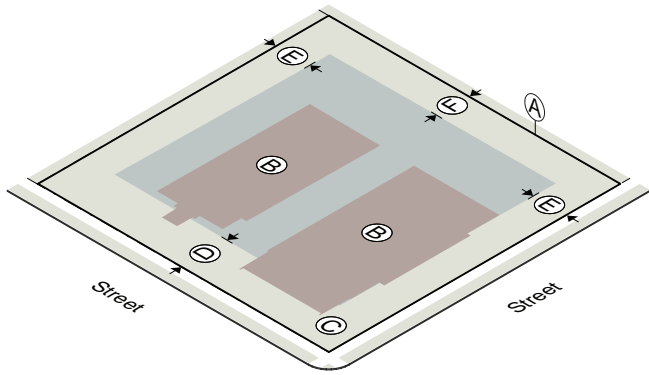
	SR1	SR2	SR3
Building Height*			
Flat/Sloped Roof (max)	36'	36'	36'
(G) Stories (max)	3	3	3
Floor Area Ratio**			
Floor Area Ratio (max)	0.2	0.33	0.5

* Building and structure height may be increased by one story for every 150 feet of distance from streets and abutting properties, but not to exceed 6 stories or 60 feet.

** Floor area ratio may be increased by 0.1 for each additional 10 percent of the lot area that is devoted to usable open space up to a maximum floor area ratio of 1.0.

(Ord. No. S-260, 08/03/87; Ord. No. S-288, 12/07/87; Ord. No. T-173, 09/16/91; Ord. No. V-112, 04/23/97; Ord. No. V-113, 04/23/97; Ord. No. V-122, 07/14/97; Ord. No. Z-77, 02/22/11; Ord. No. A-99, 01/17/17)

3.1.7. Multi-Use Institution: With or Without Dormitory



	SR1	SR2	SR3
Lot Dimensions			
(A) Lot Area (min)	50,000 sf	30,000 sf	20,000 sf
(B) Lot Coverage (max)	30%	30%	30%
(C) Usable Open Space (min)	30%	30%	30%
Principal Building Setbacks			
(D) Front (min)*	60'	50'	40'
(E) Side (min)	40'	30'	30'**
(F) Rear (min)	40'	30'	30'**
OR			
Where greater: (bldg ht + bldg length + bldg width)/3			

* See [Sec. 1.5.3](#) for setback averaging requirement.

** See [Sec. 3.1.12](#)

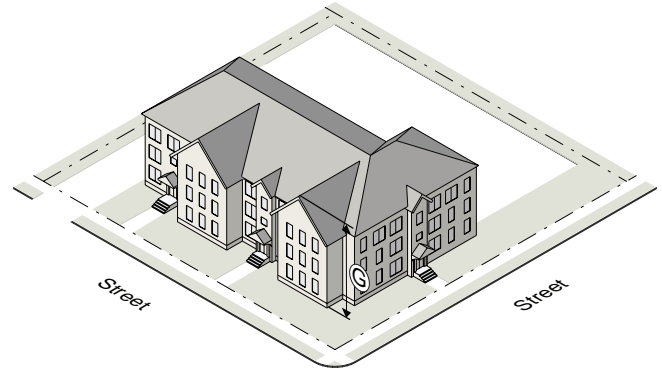
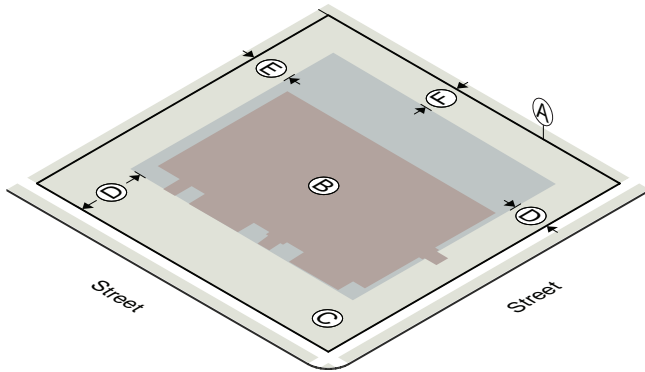
	SR1	SR2	SR3
Building Height*			
Flat/Sloped Roof (max)	36'	36'	36'
(G) Stories (max)	3	3	3
Floor Area Ratio**			
Floor Area Ratio (max)	0.2	0.5	0.5

* *Building and structure height may be increased by one story for every 150 feet of distance from streets and abutting properties, but not to exceed 6 stories or 60 feet.*

** *Floor area ratio may be increased by 0.1 for each additional 10 percent of the lot area that is devoted to usable open space up to a maximum floor area ratio of 1.0.*

(Ord. No. S-260, 08/03/87; Ord. No. S-287, 12/07/87; Ord. No. S-288, 12/07/87; Ord. No. T-173, 09/16/91; Ord. No. V-112, 04/23/97; Ord. No. V-113, 04/23/97; Ord. No. V-122, 07/14/97; Ord. No. Z-77, 02/22/11; Ord. No. A-99, 01/17/17)

3.1.8. Dormitory: On Own Lot



	SR1	SR2	SR3
Lot Dimensions			
(A) Lot Area (min)	25,000 sf	15,000 sf	10,000 sf
(B) Lot Coverage (max) **	18%	18%	18%
(C) Usable Open Space (min)**	50%	50%	50%
Principal Building Setbacks			
(D) Front (min)*	60'	50'	40'
(E) Side (min)	40'	30'	30'
(F) Rear (min)	40'	30'	30'

OR

Where greater: (bldg ht + bldg length + bldg width)/3

* See [Sec. 1.5.3](#) for setback averaging requirement.

** When a dormitory is developed in conjunction with a non-profit use the lot coverage and open space requirements of [Sec. 3.1.7](#) shall apply.

	SR1	SR2	SR3
Building Height*			
Flat/Sloped Roof (max)	36'	36'	36'
(G) Stories (max)	3	3	3
Floor Area Ratio**			
Floor Area Ratio (max)	0.2	0.5	0.5

* Building and structure height may be increased by one story for every 150 feet of distance from streets and abutting properties, but not to exceed 6 stories or 60 feet.

** Floor area ratio may be increased by 0.1 for each additional 10 percent of the lot area that is devoted to usable open space up to a maximum floor area ratio of 1.0.

(Ord. No. S-260, 08/03/87; Ord. No. S-287, 12/07/87; Ord. No. S-288, 12/07/87; Ord. No. T-173, 09/16/91; Ord. No. V-112, 04/23/97; Ord. No. V-113, 04/23/97; Ord. No. V-122, 07/14/97; Ord. No. Z-77, 02/22/11; Ord. No. A-99, 01/17/17)

3.1.9. Floor Area Ratios

A. Floor area ratio (FAR) shall apply to all single- and two-family structures, whether new or existing, except on rear lots (see [Sec. 3.1.10](#)), according to the FAR limits contained in the Table below. See [Sec. 1.5.5](#) for rules regarding FAR measurement. The following exceptions shall apply:

1. For construction on lots created before 12/7/1953, an additional increase in FAR of 0.02 above the amount shown in the table below shall be allowed, provided that new construction proposed using additional FAR granted under this paragraph shall comply with setback requirements for post-1953 lots. Any increase

in FAR granted through this paragraph may not create or increase nonconformities with respect to lot coverage or open space and may not be used in conjunction with [Sec. 7.8.2.B](#).

2. An increased FAR may be allowed 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.

	Lot Size (sf)	Equation for Determining Maximum FAR	Maximum FAR Range
SR 1	4,999 sf or less	--	0.46
	5,000 to 6,999 sf	0.46 - (0.000015 (lot size - 5,000))	0.46 to 0.43
	7,000 to 9,999 sf	0.43 - (0.000033 (lot size - 7,000))	0.43 to 0.33
	10,000 to 14,999 sf	0.33 - (0.000004 (lot size - 10,000))	0.33 to 0.31
	15,000 to 19,999 sf	0.31 - (0.000006 (lot size - 15,000))	0.31 to 0.28
	20,000 to 24,999 sf	0.28 - (0.000004 (lot size - 20,000))	0.28 to 0.26
	25,000 sf or more	--	0.26
SR 2	4,999 sf or less	--	0.46
	5,000 to 6,999 sf	0.46 - (0.000015 (lot size - 5,000))	0.46 to 0.43
	7,000 to 9,999 sf	0.43 - (0.000017 (lot size - 7,000))	0.43 to 0.38
	10,000 to 14,999 sf	0.38 - (0.000010 (lot size - 10,000))	0.38 to 0.33
	15,000 sf or more	--	0.33
SR 3	4,999 sf or less	--	0.48
	5,000 to 6,999 sf	--	0.48
	7,000 to 9,999 sf	0.48 - (0.000023 (lot size - 7,000))	0.48 to 0.41
	10,000 to 14,999 sf	0.41 - (0.000006 (lot size - 10,000))	0.41 to 0.38
	15,000 to 19,999 sf	--	0.38
	20,000 to 24,999 sf	0.38 - (0.000004 (lot size - 20,000))	0.38 to 0.36
	25,000 sf or more	--	0.36

-- Not Applicable

(Ord. No. Z-51, 08/10/09; Ord. No. Z-69, 07/12/10; Ord. No. Z-72, 11/15/10; Ord. No. Z-75, 2/7/11; Ord. No. Z-77, 02/22/11; Ord. No. Z-101, 12/05/11)

3.1.10. Rear Lots

- A. Special Permit Required.** The City Council may grant a special permit for a rear lot that satisfies the minimum frontage requirement by measuring lot frontage along the rear line of the lot or lots in front of it.
- B. Dimensional Standards:**
1. **Vehicular Access.** May be provided in fee as part of the lot with street frontage 20 feet wide, as a legal easement or right-of-way 20 feet wide. If provided in fee, the area utilized for vehicular access (lot stem portion) may not be counted as more than 20 percent of the minimum lot area requirement.
 2. **Lot Frontage.** Required for street lot. Also required for rear lot, but measured along the rear lot line of the lot in front.
 3. **Setbacks.**
 - a. Subject to a special permit, a building on a rear lot may be located no closer than 25 feet from the rear line of the lot in front.
 - b. Alternate side building separation standard (measured across lot line, building to building) may be utilized in place of required side yard. Note minimum distance to lot line.
 - c. Alternate rear building separation standard (measured across lot line, building to building) may be utilized in place of required rear yard. Note minimum distance to lot line.
 4. **Height.** Allow three stories by special permit where the proposed structure is consistent with and not in derogation of the size, scale and design of other structures.
- C. Exceptions.** The rear lot development density and dimensional controls in Sec. 3.1.5 shall apply to the proposed rear lots and the remainder of the original lot shall be subject to the density and dimensional controls in Sec. 3.1.3, for lots created after December 7, 1953, unless the existence of one or more of the conditions enumerated below justifies

a waiver by the City Council of one or more such controls:

1. An increased FAR may be allowed 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, and eliminates or mitigates against development impacts on adjacent residential uses and neighborhoods.
2. If the proposed rear lot development will create, in either an existing building or in a building to be constructed, at least 1 new dwelling unit that satisfies the requirements for the provision of an affordable housing "inclusionary unit" as set out in Sec. 5.11, the City Council may grant a waiver permitting the new rear lot to utilize dimensional controls set out in Sec. 1.5.3 and Sec. 3.1.3 for lots created after December 7, 1953.
3. Where an existing building or structure listed on the State or National Register of Historic Places, or designated as a Newton Landmark Preservation Site, does not meet the applicable dimensional controls for a rear lot development established in Sec. 3.1.5, but is a valid nonconforming building or structure solely due to a substandard front or side setbacks or both, the City Council may waive the applicable front or side setback requirements, or both, provided that the required setback shall not be reduced to less than the actual existing setback distance.

(Ord. No. X-123, 12/06/04; Ord. No. Z-101, 12/05/11)

3.1.11. Conversion of a Structure

A. **Single Residence Districts.** The conversion of a structure in a Single Residence 1, 2, or 3 district in existence on December 2, 1974, to occupancy by more than one family, is allowed by special permit, provided that there shall be no exterior alterations of the structure, other than those necessary to comply with applicable Health, Building and Fire codes, and subject to the following conditions:

1. Minimum lot area per unit and lot frontage:

	SR1	SR2	SR3
Lot Dimensions			
Lot Area per Unit (min)	25,000 sf	15,000 sf	10,000 sf
Lot Frontage (min)	140'	100'	80'

(Ord. No. S-260, 08/03/87)

3.1.12. Common Property Line Setback Reduction for Institutional Uses

In the event that 2 or more religious or non-profit educational institutions own abutting properties at least 5 acres each in size in the Single Residence 3 district which they will use as a shared campus or facility, the City Council may, upon application of all the affected abutting religious or non-profit educational institutions, grant a special permit to reduce the required side and/or rear setbacks provided in Sec. 3.1.7 along their common property lines to accommodate the shared use of all such properties.

- A. The City Council may grant a special permit only upon making a specific finding that such a grant will serve the purposes of this Chapter including, but not limited to those purposes set out in Sec. 1.2 and the preservation of usable open space through appropriate and sufficient increases in compensating front or side yard setbacks and that the lesser setback along the common property lines granted by special permit is in the public interest.
- B. The increase in the compensating front or side yard setbacks shall be at least equal to the reduction of the side or rear yard along the common property lines provided, however, that the City Council may give permission for a further reduction of minimum side or rear setbacks along the common property lines if it finds that such reductions are consistent

with the purposes of this Chapter and will enable the preservation of certain natural features, including topography, trees, wooded areas, rock outcrops, native plants, walls, fencing and areas of aesthetic or ecological interest.

- C. The increased setbacks shall be set aside as permanent open space and shall be restricted by either recorded deed or conservation restriction. The City Council may designate that the public shall have permanent public access to the land set aside or any part of that land.

(Ord. No. V-165, 04/06/98)

3.1.13. Exception to Dimensional Standards

Whenever the operation of this Chapter would reduce the area available for building a dwelling unit upon any lot in a residence district to less than 20 feet in its shortest dimension, or less than 800 square feet in total area, the requirements of this Chapter shall be modified so far as necessary to provide such minimum dimension and total area by reducing the minimum distance of such dwelling house from rear lot and street lines, first from rear lot lines, but to not less than 7½ feet, and second, if necessary, from street lines, but to not less than 15 feet.

(Ord. No. S-260, 08/03/87)

Sec. 3.2. Multi-Residence Districts

3.2.1. District Intent

[reserved]

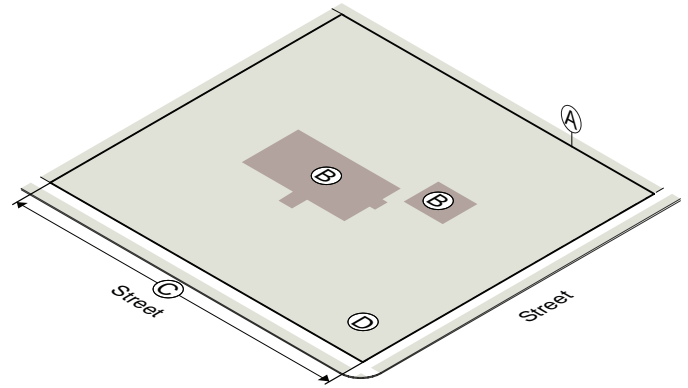
3.2.2. Dimensional Standards

A. Applicability.

1. The density and dimensional controls in [Sec. 3.2](#) apply to all buildings, structures and uses in each of the listed districts.
2. Lots created before December 7, 1953 (referred to as 'Before 12/7/1953') use a different set of density and dimensional standards than lots created on or after December 7, 1953 (referred to as 'On or After 12/7/1953'), as shown in the tables in [Sec. 3.2.3](#).
3. Where a density or dimensional control is not set forth in this [Sec. 3.2](#) for a use granted by special permit, the most restrictive density or dimensional control applicable to such use in any district where the use is allowed as of right shall be applicable, unless otherwise required in the special permit by the City Council.
4. Where a lot does not meet these standards it is nonconforming (see [Sec. 7.8](#)).

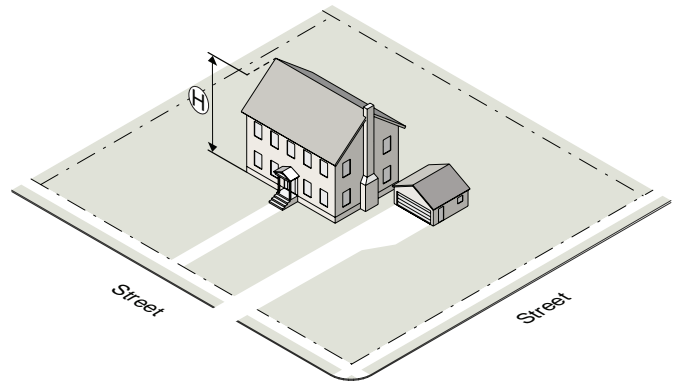
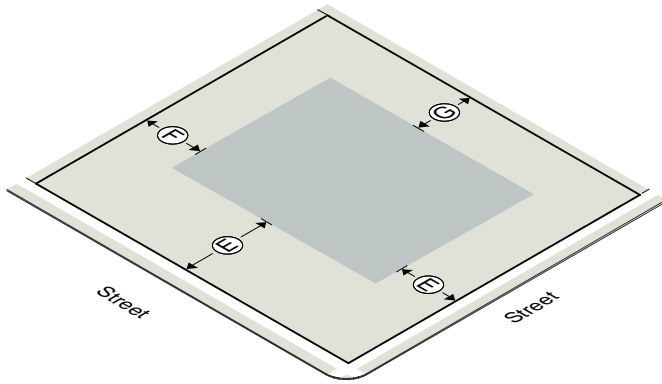
(Ord. No. S-260, 08/03/87)

3.2.3. Single-Family Detached or Two-Family Detached



	MR1	MR2	MR3	MR4
Lot Dimensions (On or After 12/7/1953)				
Ⓐ Lot Area (min)	10,000 sf	10,000 sf	10,000 sf	10,000 sf
Lot Area Per Unit (min)	5,000 sf	5,000 sf	5,000 sf	5,000 sf
Ⓑ Lot Coverage (max)	30%	30%	30%	30%
Ⓒ Frontage (min)	80'	80'	80'	80'
Ⓓ Usable Open Space (min)	50%	50%	50%	50%
Build Factor (max)	20	20	20	20
Lot Dimensions (Before 12/7/1953)				
Ⓐ Lot Area (min)	7,000 sf	7,000 sf	7,000 sf	--
Lot Area Per Unit (min)	3,500 sf	3,500 sf	3,500 sf	--
Ⓑ Lot Coverage (max)	30%	30%	30%	--
Ⓒ Frontage (min)	70'	70'	70'	--
Ⓓ Open Space (min)	50%	50%	50%	--
Build Factor (max)	20	20	20	--

-- Not Applicable



	MR1	MR2	MR3	MR4
Principal Building Setbacks (On or After 12/7/1953)				
Ⓔ Front (min)*	30'	25'	15'	15'
Ⓕ Side (min)	10'	10'	7.5'	10'
Ⓖ Rear (min)	15'	15'	15'	15'
Principal Building Setbacks (Before 12/7/1953)				
Ⓔ Front (min)*	25'	25'	15'	--
Ⓕ Side (min)	7.5'	7.5'	7.5'	--
Ⓖ Rear (min)	15'	15'	15'	--

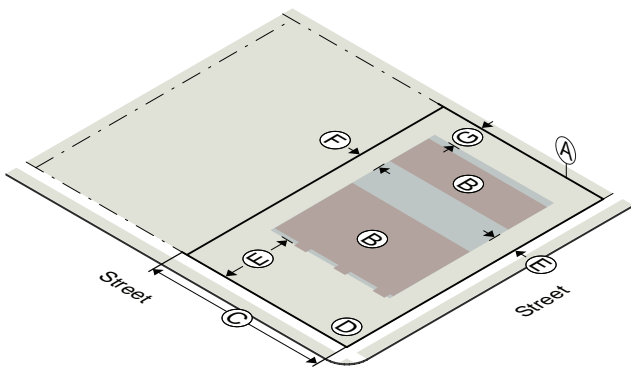
	MR1, 2, 3, 4
Building Height	
Sloped Roof (max)	36'
Flat Roof (max)	30'
Ⓗ Stories (max)	2.5
Ⓗ Stories by special permit (max)	3
Floor Area Ratio	
All Lot Sizes	see Sec. 3.2.11

* See [Sec. 1.5.3](#) for setback averaging requirement.

-- Not Applicable

(Ord. No. S-260, 08/03/87; Ord. No. S-288, 12/07/87; Ord. No. T-173, 09/16/91; Ord. No. V-112, 04/23/97; Ord. No. V-113, 04/23/97; Ord. No. V-122, 07/14/97; Ord. No. Z-77, 02/22/11; Ord. No. A-99, 01/17/17; Ord. No. B-2, 02-20-18)

3.2.4. Single-Family Attached Dwelling



	MR1, 2	MR3
Site Dimensions *		
Ⓐ Lot Area (min)	15,000 sf	15,000 sf
Lot Area Per Unit (min)	4,000 sf	4,000 sf
Ⓑ Lot Coverage (max)	25%	25%
Ⓒ Frontage (min)	80'	80'
Ⓓ Usable Open Space (min)	50%	50%
Principal Building Setbacks *		
Ⓔ Front (min)**	25'	25'
Ⓕ Side (min)	25'	10'
Ⓖ Rear (min)	25'	15'

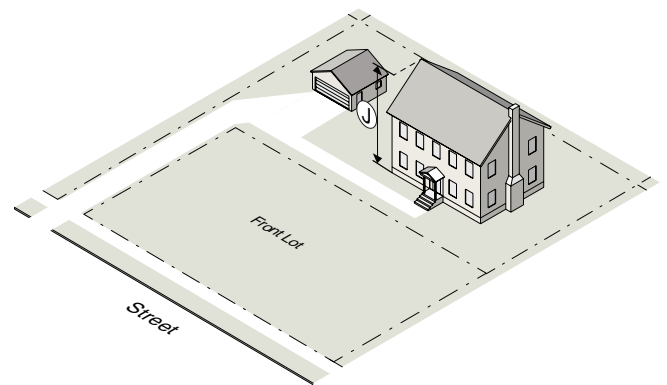
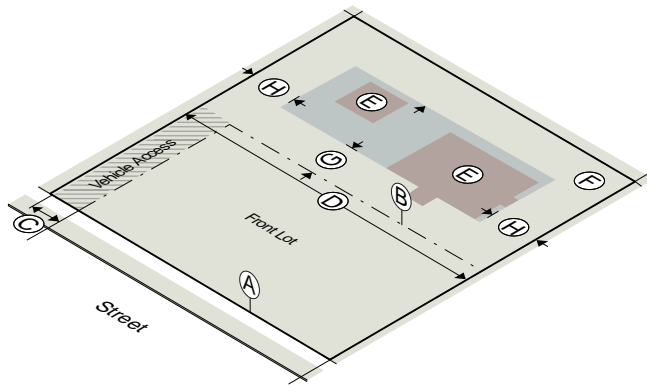
	MR1, 2	MR3
Principal Building Height		
Sloped Roof (max)	36'	36'
Flat Roof (max)	30'	30'
Ⓗ Stories (max)	2.5	2.5
Ⓗ Stories by special permit (max)	3	3

(Ord. No. S-260, 08/03/87; Ord. No. S-288, 12/07/87; Ord. No. T-173, 09/16/91; Ord. No. V-112, 04/23/97; Ord. No. V-113, 04/23/97; Ord. No. V-122, 07/14/97; Ord. No. Z-77, 02/22/11; Ord. No. A-99, 01/17/17)

* In particular instances, the City Council may grant exceptions to the dimensional standards of this [Sec. 3.2.4](#) if it is determined that literal compliance is impractical due to the nature of the use, or the location, size, frontage, depth, shape, or grade of the lot, or that such exceptions would be in the public interest, or in the interest of safety, or protection of environmental features.

** See [Sec. 1.5.3](#) for setback averaging requirement.

3.2.5. Two-Family Detached Rear Lot



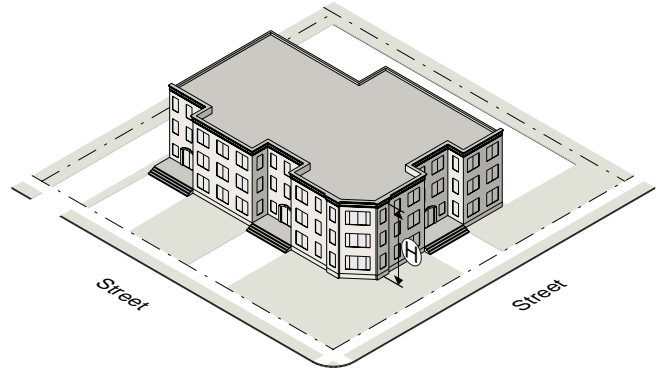
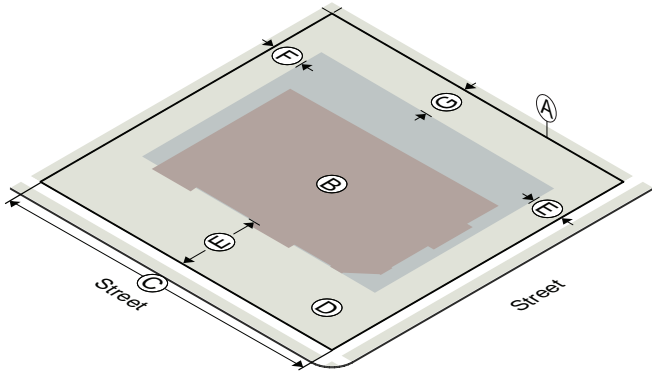
	MR1	MR2	MR3	MR4
Lot Dimensions				
Ⓐ Lot Area, Front Lot plus Rear Lot (min)	22,000 sf	22,000 sf	22,000 sf	22,000 sf
Ⓑ Lot Area (min)	12,000 sf	12,000 sf	12,000 sf	12,000 sf
Ⓒ Vehicle Access (min)	20'	20'	20'	20'
Ⓓ Frontage (min)	80'	80'	80'	80'
Ⓔ Lot Coverage (max)	25%	25%	25%	25%
Ⓕ Usable Open Space (min)	50%	50%	50%	50%
Principal Building Setbacks				
Ⓖ Front (min)	30'	25'	25'	25'
Ⓗ Side (min)	15'	15'	12'	15'
Ⓘ Rear (min)	23'	23'	23'	23'
Alternate Side Building Separation				
Side Separation (min)	30'	30'	24'	30'
Distance to Side Lot Line (min)	10'	10'	8'	10'
Rear Separation (min)	46'	46'	46'	46'
Distance to Rear Lot Line (min)	15'	15'	15'	15'

	MR1	MR2	MR3	MR4
Building Height				
Sloped Roof (max)	36'	36'	36'	36'
Flat Roof (max)	30'	30'	30'	30'
Ⓙ Stories (max)	2.5	2.5	2.5	2.5
Floor Area Ratio				
Floor Area Ratio (max)	0.28	0.28	0.28	0.28

For additional requirements, see [Sec. 3.2.12.](#)

(Ord. No. S-260, 08/03/87; Ord. No. S-288, 12/07/87; Ord. No. T-173, 09/16/91; Ord. No. V-112, 04/23/97; Ord. No. V-113, 04/23/97; Ord. No. V-122, 07/14/97; Ord. No. Z-77, 02/22/11; Ord. No. A-99, 01/17/17)

3.2.6. Multi-Family Dwelling



	MR2	MR3	MR4
Lot Dimensions			
(A) Lot Area (min)	10,000 sf	10,000 sf	3 ac
Lot Area Per Unit (min)	3,000 sf	1,200 sf	1,000 sf
(B) Lot Coverage (max)	30%	45%	20%
(C) Frontage (min)	80'	80'	--
(D) Usable Open Space (min)	50%	30%	30%
Principal Building Setbacks			
(E) Front (min)*	25'	15'	50'
(F) Side (min)	7.5'	1/3 bldg ht	50'
(G) Rear (min)	15'	1/2 bldg ht	50'

-- Not Applicable

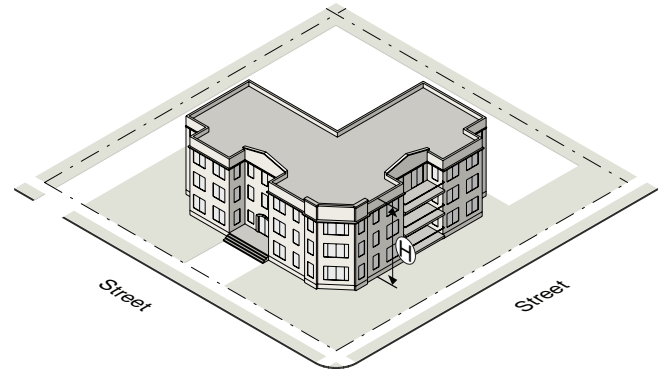
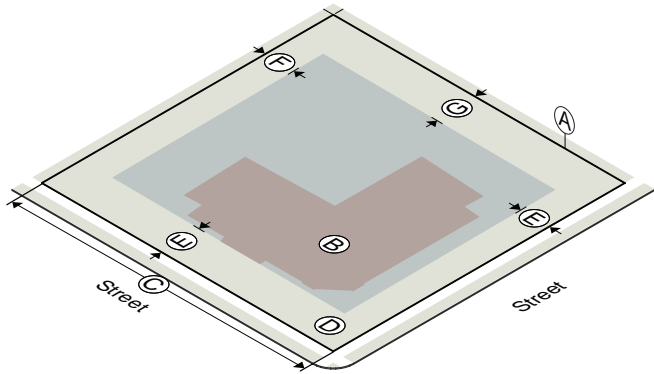
* See [Sec. 1.5.3](#) for setback averaging requirement.

	MR2	MR3	MR4
Building Height			
Sloped Roof (max)	36'	42'*	--
Flat Roof (max)	30'	36'*	--
(H) Stories (max)	3	3	3

* Allow by special permit in the Multi-Residence 3 district, a maximum building height of 48 feet and a maximum number of 4 stories, provided that there is a minimum lot size of 10 acres; the distance from any streets abutting the lot to such multi-family dwelling structure is no less than 150 feet, and the distance between such structure and abutting properties is no less than 75 feet; and the front, side, and rear setbacks for the lot are 50 feet from the lot line.

(Ord. No. S-260, 08/03/87; Ord. No. S-288, 12/07/87; Ord. No. T-173, 09/16/91; Ord. No. V-112, 04/23/97; Ord. No. V-113, 04/23/97; Ord. No. V-122, 07/14/97; Ord. No. Z-77, 02/22/11; Ord. No. A-99, 01/17/17)

3.2.7. Residential Care Facility



	MR3	MR4
Lot Dimensions		
Ⓐ Lot Area (min)	10,000 sf	3 ac
Lot Area Per Unit (min)	1,200 sf	1,200 sf
Ⓑ Lot Coverage (max)	45%	45%
Ⓒ Frontage (min)	80'	--
Ⓓ Usable Open Space (min)	30%	30%
Principal Building Setbacks		
Ⓔ Front (min)*	15'	15'
Ⓕ Side (min)	1/3 bldg ht	1/3 bldg ht
Ⓖ Rear (min)	1/2 bldg ht	1/2 bldg ht

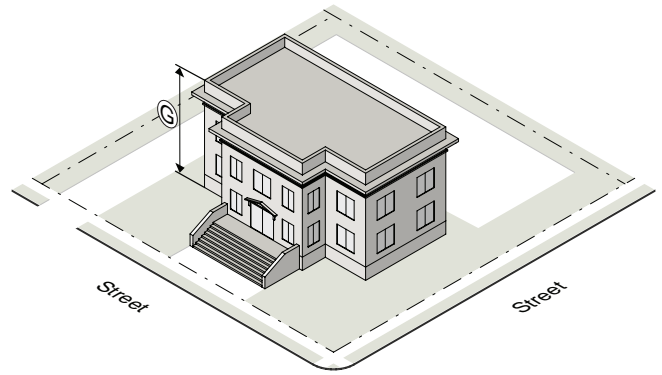
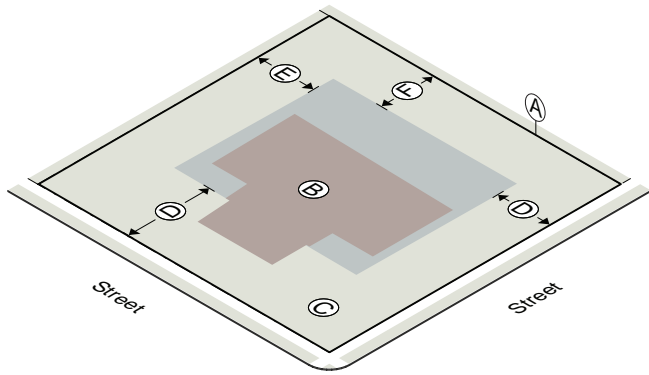
-- Not Applicable

	MR3	MR4
Building Height		
Sloped Roof (max)	42'	42'
Flat Roof (max)	36'	36'
Ⓕ Stories (max)	3	3

(Ord. No. S-260, 08/03/87; Ord. No. S-288, 12/07/87; Ord. No. T-173, 09/16/91; Ord. No. V-112, 04/23/97; Ord. No. V-113, 04/23/97; Ord. No. V-122, 07/14/97; Ord. No. Z-77, 02/22/11; Ord. No. A-99, 01/17/17)

* See [Sec. 1.5.3](#) for setback averaging requirement.

3.2.8. Single-Use Institution



	MR1	MR2	MR3, 4
Lot Dimensions			
Ⓐ Lot Area (min)	10,000 sf	10,000 sf	10,000 sf
Ⓑ Lot Coverage (max)	30%	30%	30%
Ⓒ Usable Open Space (min)	50%	50%	50%
Principal Building Setbacks			
Ⓓ Front (min)*	30'	25'	15'
Ⓔ Side (min)	10'	10'	7.5'
Ⓕ Rear (min)	15'	15'	15'

* See [Sec. 1.5.3](#) for setback averaging requirement.

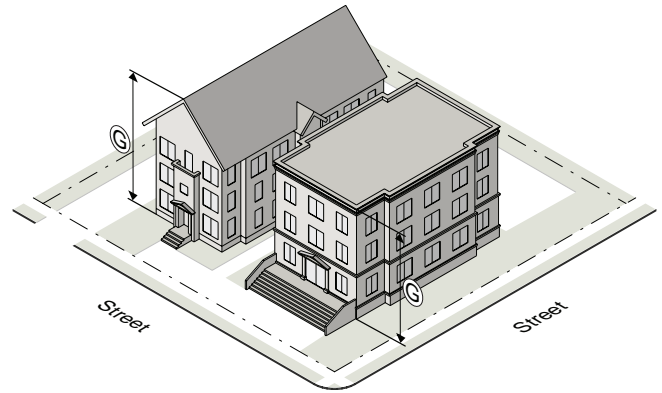
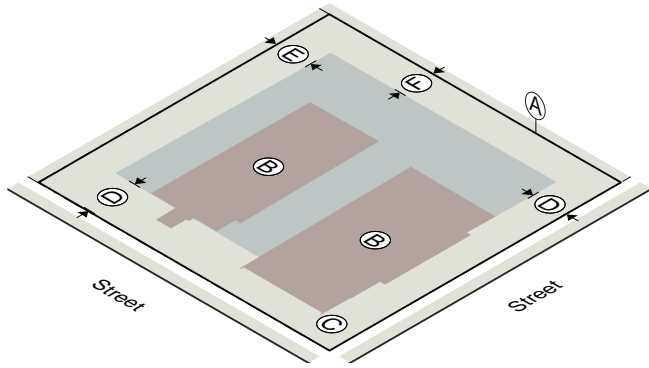
	MR1	MR2	MR3, 4
Building Height*			
Flat/Sloped Roof (max)	36'	36'	36'
Ⓖ Stories (max)	3	3	3
Floor Area Ratio**			
Floor Area Ratio (max)	0.5	0.75	1.0

* Building and structure height may be increased by one story for every 150 feet of distance from streets and abutting properties, but not to exceed 6 stories or 60 feet.

** Floor area ratio may be increased by 0.1 for each additional 10 percent of the lot area that is devoted to usable open space up to a maximum floor area ratio of 1.0.

(Ord. No. S-260, 08/03/87; Ord. No. S-288, 12/07/87; Ord. No. T-173, 09/16/91; Ord. No. V-112, 04/23/97; Ord. No. V-113, 04/23/97; Ord. No. V-122, 07/14/97; Ord. No. Z-77, 02/22/11; Ord. No. A-99, 01/17/17)

3.2.9. Multi-Use Institution: With or Without Dormitory



	MR1	MR2	MR3	MR4
Lot Dimensions				
(A) Lot Area (min)	20,000 sf	20,000 sf	20,000 sf	20,000 sf
(B) Lot Coverage (max)	30%	30%	30%	45%
(C) Usable Open Space (min)	30%	30%	30%	30%
Principal Building Setbacks				
(D) Front (min)*	40'	30'	25'	25'
(E) Side (min)	30'	25'	25'	25'
(F) Rear (min)	30'	25'	25'	25'

* See [Sec. 1.5.3](#) for setback averaging requirement.

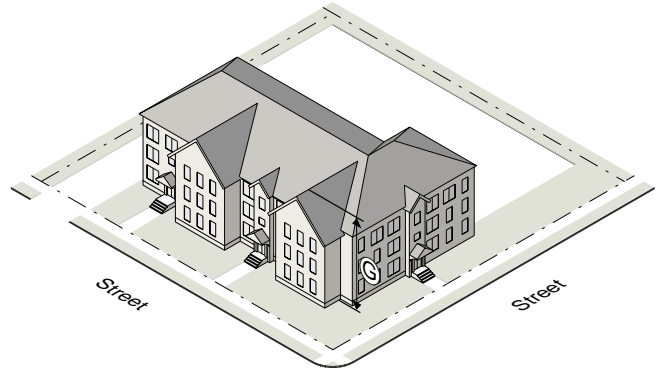
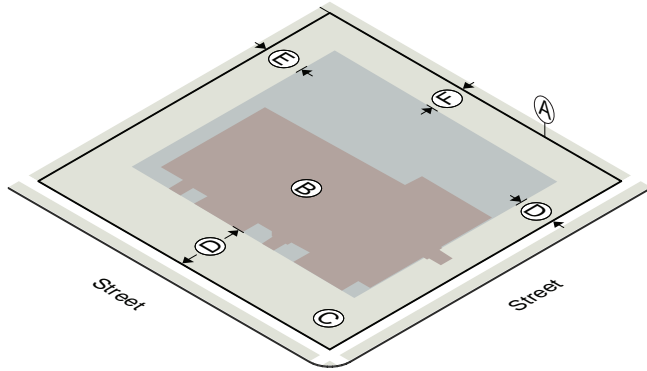
	MR1	MR2	MR3	MR4
Building Height *				
Flat/Sloped Roof (max)	36'	36'	36'	36'
(G) Stories (max)	3	3	3	3
Floor Area Ratio **				
Floor Area Ratio (max)	0.5	0.75	1.0	1.0

* Building and structure height may be increased by one story for every 150 feet of distance from streets and abutting properties, but not to exceed 6 stories or 60 feet.

** Floor area ratio may be increased by 0.1 for each additional 10 percent of the lot area that is devoted to usable open space up to a maximum floor area ratio of 1.0.

(Ord. No. S-260, 08/03/87; Ord. No. S-287, 12/07/87; Ord. No. S-288, 12/07/87; Ord. No. T-173, 09/16/91; Ord. No. V-112, 04/23/97; Ord. No. V-113, 04/23/97; Ord. No. V-122, 07/14/97; Ord. No. Z-77, 02/22/11; Ord. No. A-99, 01/17/17)

3.2.10. Dormitory: On Own Lot



	MR1	MR2	MR3	MR4
Lot Dimensions				
Ⓐ Lot Area (min)	10,000 sf	10,000 sf	10,000 sf	10,000 sf
Ⓑ Lot Coverage (max)	18%	25%	30%	30%
Ⓒ Usable Open Space (min)	45%	40%	40%	40%
Principal Building Setbacks				
Ⓓ Front (min)*	40'	40'	25'	25'
Ⓔ Side (min)	30'	25'	25'	25'
Ⓕ Rear (min)	30'	25'	25'	25'

* See [Sec. 1.5.3](#) for setback averaging requirement.

	MR1	MR2	MR3	MR4
Building Height*				
Flat/Sloped Roof (max)	36'	36'	36'	36'
Ⓒ Stories (max)	3	3	3	3
Floor Area Ratio**				
Floor Area Ratio (max)	0.5	0.75	1.0	1.0

* Building and structure height may be increased by one story for every 150 feet of distance from streets and abutting properties, but not to exceed 6 stories or 60 feet.

** Floor area ratio may be increased by 0.1 for each additional 10 percent of the lot area that is devoted to usable open space up to a maximum floor area ratio of 1.0.

(Ord. No. S-260, 08/03/87; Ord. No. S-287, 12/07/87; Ord. No. S-288, 12/07/87; Ord. No. T-173, 09/16/91; Ord. No. V-112, 04/23/97; Ord. No. V-113, 04/23/97; Ord. No. V-122, 07/14/97; Ord. No. Z-77, 02/22/11; Ord. No. A-99, 01/17/17)

3.2.11. Floor Area Ratios

A. Applicability. Floor area ratio (FAR) shall apply to all single- and two-family structures, whether new or existing, except on rear lots (see [Sec. 3.2.12](#)), according to the FAR limits contained in the Table below. See [Sec. 1.5.5](#) for rules regarding FAR measurement. The following exceptions shall apply:

to lot coverage or open space and may not be used in conjunction with [Sec. 7.8.2.B](#).

1. For construction on lots created before 12/7/1953, an additional increase in FAR of .02 above the amount shown in Table A shall be allowed, provided that new construction proposed using additional FAR granted under this paragraph shall comply with setback requirements for post-1953 lots. Any increase in FAR granted through this paragraph may not create or increase nonconformities with respect

2. An increased FAR may be allowed 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.

	Lot Size (sf)	Equation for Determining Maximum FAR	Maximum FAR Range
MR 1	4,999 sf or less	--	0.58
	5,000 to 6,999 sf	$0.58 - (0.000025 (\text{lot size} - 5,000))$	0.58 to 0.53
	7,000 to 9,999 sf	$0.53 - (0.000017 (\text{lot size} - 7,000))$	0.53 to 0.48
	10,000 to 14,999 sf	--	0.48
	15,000 to 19,999 sf	$0.48 - (0.000010 (\text{lot size} - 15,000))$	0.48 to 0.43
	20,000 to 24,999 sf	$0.43 - (0.000010 (\text{lot size} - 20,000))$	0.43 to 0.38
	25,000 sf or more	--	0.38

MR 2, MR 3	4,999 sf or less	--	0.58
	5,000 to 6,999 sf	$0.58 - (0.000025 (\text{lot size} - 5,000))$	0.58 to 0.53
	7,000 to 9,999 sf	--	0.53
	10,000 to 14,999 sf	$0.53 - (0.000020 (\text{lot size} - 10,000))$	0.53 to 0.43
	15,000 to 19,999 sf	$0.43 - (0.000010 (\text{lot size} - 15,000))$	0.43 to 0.38
	20,000 to 24,999 sf	--	0.38
	25,000 sf or more	--	0.38

-- Not Applicable

(Ord. No. Z-51, 08/10/09; Ord. No. Z-69, 07/12/10; Ord. No. Z-72, 11/15/10; Ord. No. Z-75, 2/7/11; Ord. No. Z-77, 02/22/11; Ord. No. Z-101, 12/05/11)

3.2.12. Rear Lots

- A. Special Permit Required.** The City Council may grant a special permit for a rear lot that satisfies the minimum frontage requirement by measuring lot frontage along the rear line of the lot or lots in front of it.
- B. Dimensional Standards:**
1. **Vehicular Access.** May be provided in fee as part of the lot with street frontage 20 feet wide, as a legal easement or right-of-way 20 feet wide. If provided in fee, the area utilized for vehicular access (lot stem portion) may not be counted as more than 20 percent of the minimum lot area requirement.
 2. **Lot Frontage.** Required for street lot. Also required for rear lot, but measured along the rear lot line of the lot in front.
 3. **Setbacks.**
 - a. Subject to a special permit, a building on a rear lot may be located no closer than 25 feet from the rear line of the lot in front.
 - b. Alternate side building separation standard (measured across lot line, building to building) may be utilized in place of required side yard. Note minimum distance to lot line.
 - c. Alternate rear building separation standard (measured across lot line, building to building) may be utilized in place of required rear yard. Note minimum distance to lot line.
 4. **Height.** Allow three stories by special permit where if the proposed structure is consistent with and not in derogation of the size, scale and design of other structures.
- C. Exceptions.** The rear lot development density and dimensional controls in Sec. 3.2.5 shall apply to the proposed rear lots and the remainder of the original lot shall be subject to the density and dimensional controls in Sec. 3.2.3, for lots created after December 7, 1953, unless the existence of one or more of the conditions enumerated below justifies

a waiver by the City Council of one or more such controls:

1. An increased FAR may be allowed 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, and eliminates or mitigates against development impacts on adjacent residential uses and neighborhoods.
2. If the proposed rear lot development will create, in either an existing building or in a building to be constructed, at least 1 new dwelling unit that satisfies the requirements for the provision of an affordable housing “inclusionary unit” as set out in Sec. 5.11, the City Council may grant a waiver permitting the new rear lot to utilize dimensional controls set out in Sec. 1.5.3 and Sec. 3.2.3 for lots created after December 7, 1953.
3. Where an existing building or structure listed on the State or National Register of Historic Places, or designated as a Newton Landmark Preservation Site, does not meet the applicable dimensional controls for a rear lot development established in this Sec. 3.2.5, but is a valid nonconforming building or structure solely due to a substandard front or side setbacks or both, the City Council may waive the applicable front or side setback requirements, or both, provided that the required setback shall not be reduced to less than the actual existing setback distance.

(Ord. No. X-123, 12/06/04; Ord. No. Z-101, 12/05/11)

3.2.13. Conversion of a Structure

A. **Multi-Residence 1 Districts.** The conversion of a structure in a Multi-Residence 1 district in existence on May 7, 1979, to more than two families, is allowed by special permit by the City Council, provided that there shall be no exterior alterations of the structure, other than those necessary to comply with applicable Health, Building and Fire codes, and subject to the following condition:

1. Minimum lot area of 5,000 square feet per family.

(Ord. No. S-260, 08/03/87)

Sec. 3.3. Other Residence Options

3.3.1. Cluster Development for Open Space Preservation

The City Council may give site plan approval and grant a special permit (see [Sec. 7.3](#)) for the reduction of the minimum lot area, the minimum lot frontage, minimum setback lines, the minimum side lot line and the minimum rear lot line required for each single- or two-family dwelling, subject to the following:

A. Dimensional Standards:

	SR1	SR2	SR3	MR1, 2, 3
Lot Dimensions				
Site Area (min)				
Single-family, detached	5 ac	5 ac	5 ac	5 ac
Single-family/two-family	---	---	---	5 ac
Site Area (max)				
	35 ac	35 ac	35 ac	35 ac
Lot Area per Dwelling Unit (min)				
Single-family, detached	15,000 sf	10,000 sf	7,000 sf	7,000 sf
Single-family/two-family	---	---	---	7,000 sf
Lot Coverage (max)				
Single-family, detached	20%	30%	30%	30%
Single-family/two-family	---	---	---	30%
Lot Frontage (min)				
	50'	50'	50'	50'
Floor Area Ratio (max)				
	0.5	0.5	0.5	0.5
Open Space (min)				
Single-family, detached	50%	50%	50%	50%
Single-family/two-family	---	---	---	50%
Principal and Accessory Building Setbacks				
Front (min)	15'	15'	15'	15'
Side (min)	7.5'	7.5'	7.5'	7.5'
Rear (min)	15'	15'	15'	15'
Principal and Accessory Building Height				
Sloped Roof (max)	36'	36'	36'	36'
Flat Roof (max)	30'	30'	30'	30'
Stories (max)	2.5	2.5	2.5	2.5

-- Not Applicable

- B. Further Reduction Allowed.** Notwithstanding the above, the City Council may give permission for further reductions in or the waiver of minimum lot frontage, setbacks and side and rear yards where it finds that such reductions are consistent with the purposes of this Chapter and will enable the preservation of certain natural features, including topography, trees, wooded areas, rock outcrops, native plants and areas of aesthetic or ecological interest; provided that such reductions shall not permit the construction of single-family attached dwellings within single residence districts.
- C. Additional Height Allowed.** Notwithstanding the above, the City Council may give permission for 3 stories in height, if the proposed structure is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood.
- D. Open Space Required.** For each dwelling unit, an area equal to the differential between the minimum lot area requirement established in Sec. 3.1.3 for Single Residence districts and Sec. 3.2.3 for Multi Residence districts, the reduced minimum lot area permitted in this Sec. 3.3.1 shall be set aside within the development as permanent open space, provided, however, that no more than 25 percent of the area set aside in fulfillment of this requirement shall be within an area delineated by Revised Ordinances Chapter 22, Section 22-22, as amended. The City Council, in designating such open space, shall exercise special concern with regard to the preservation of natural features, including, but not limited to, hills, ponds, watercourses, wetlands, trees, tree groves, wooded areas, rock outcrops, native plant and wildlife habitats and areas of aesthetic or ecological interest. Such land shall be of such size, shape, dimension, character and location as to assure its utility for park, conservation or recreation purposes.
- E. Use of Open Space.** The use of the land set aside as permanent open space shall be limited to recreation and open space uses, and no building, structures, driveways or parking areas, other than buildings or structures or recreational and maintenance equipment used in connection with such land, shall be erected or placed on the open space. Said buildings or structures shall have an

aggregate floor area of less than 0.5 percent of the area of such designated open space.

- F. Open Space Ownership.**
 - 1. The land set aside as permanent open space shall be held and maintained by the developer until it is conveyed to, accepted by, and owned by one or more of the following:
 - a. The City of Newton;
 - b. The Newton Conservation Commission;
 - c. An association, trust or corporation of all owners of lots within the development; or
 - d. A nonprofit trust or corporation having as its primary purpose the maintenance of open space.
 - 2. In granting a special permit in accordance with this Sec. 3.3.1, the City Council may designate one of the ownership options specified above, which shall be used and may designate that the public shall have a right of access to the open space or any part of the open space.
- G. Conveyance Required.** No building permit shall be issued in accordance with this Sec. 3.3.1 until the designated open space has been conveyed to and accepted by one or more of the above, and in the event that the open space shall not have been conveyed to the City or the Newton Conservation Commission, a restriction, enforceable by the City, ensuring the permanent maintenance of the land as open space, must be recorded.

(Ord. No. 272, 05/15/78; Ord. No. S-260, 08/03/87; Ord. No. T-173, 09/16/91; Ord. No. U-28, 09/07/94; Ord. No. V-113, 04/23/97)

Sec. 3.4. Allowed Uses

3.4.1. Residential Districts Allowed Uses

Residential Districts	Definition/ Listed Standards							
	SR1	SR2	SR3	MR1	MR2	MR3	MR4	
Residential Uses								
Single-family, detached	P	P	P	P	P	P	P	Sec. 6.2.1
Two-family, detached	--	--	--	P	P	P	P	Sec. 6.2.2
Single-family, attached	SP	SP	SP	SP	SP	SP	SP	Sec. 6.2.3
Multi-family dwelling	--	--	--	--	SP	SP	SP	Sec. 6.2.4
Association of persons in a common dwelling	SP	SP	SP	SP	SP	SP	SP	Sec. 6.2.6
Lodging house	--	--	--	SP	SP	SP	SP	Sec. 6.2.7
Congregate living facility	SP	SP	SP	SP	SP	SP	SP	Sec. 6.2.8
Dormitory (5-20 persons)	SP	SP	SP	SP	SP	SP	SP	Sec. 6.2.9
Dormitory (20+ persons)	L	L	L	L	L	L	L	Sec. 6.2.9
Cluster development for open space preservation	SP	SP	SP	SP	SP	SP	SP	Sec. 6.2.12
Residential care facility	--	--	--	--	--	SP	SP	Sec. 6.2.13
Civic/Institutional Uses								
Cemetery, private	SP	SP	SP	SP	SP	SP	SP	Sec. 6.3.1
Club, clubhouse	SP	SP	SP	SP	SP	SP	SP	Sec. 6.3.2
Family child care home, large family child care home, day care center	L	L	L	L	L	L	L	Sec. 6.3.4
Hospital	SP	SP	SP	SP	SP	SP	SP	Sec. 6.3.7
Library, museum or similar institution	SP	SP	SP	SP	SP	SP	SP	Sec. 6.3.8
Nonprofit institution	--	--	--	SP	SP	SP	SP	Sec. 6.3.9
Public use	L	L	L	L	L	L	L	Sec. 6.3.10
Religious institution	L	L	L	L	L	L	L	Sec. 6.3.12
Sanitarium, convalescent or rest home, other like institution	SP	SP	SP	SP	SP	SP	SP	Sec. 6.3.13
School or other educational purposes, non-profit	L	L	L	L	L	L	L	Sec. 6.3.14
School or other educational purposes, for-profit	SP	SP	SP	SP	SP	SP	SP	Sec. 6.3.14
Scientific research and development activities, accessory	SP	SP	SP	SP	SP	SP	SP	Sec. 6.7.4
Commercial Uses								
Bed & Breakfast	SP	SP	SP	SP	SP	--	--	Sec. 6.4.5
Funeral home	--	--	--	--	SP	SP	--	Sec. 6.4.15
Radio or television transmission station or structure	SP	SP	SP	SP	SP	SP	SP	Sec. 6.4.27
Industrial Uses								
Wireless communication equipment	P/L/SP	P/L/SP	P/L/SP	P/L/SP	P/L/SP	P/L/SP	P/L/SP	Sec. 6.9
Open Space Uses								
Agriculture on a parcel of 5 or more acres	P	P	P	P	P	P	P	Sec. 6.6.1
Agriculture on a parcel under 5 acres	SP	SP	SP	SP	SP	SP	SP	Sec. 6.6.1
Resource extraction	SP	SP	SP	SP	SP	SP	SP	Sec. 6.6.4
Riding school, stock farm	SP	SP	SP	SP	SP	SP	SP	Sec. 6.6.5

P = Allowed by Right L = Allowed Subject to Listed Standards SP = Special Permit by City Council Required -- Not Allowed

The Commissioner of Inspectional Services is responsible for determining all uses. If a proposed use is not listed, but is similar or accessory to a listed use, the Commissioner of Inspectional Services may consider the proposed use part of the listed use.

(Ord. No. B-1, 02-20-18; Ord. No. B-83, 11-09-21)

3.4.2. Accessory Uses Allowed

A. By Right in All Residence Districts. Such accessory purposes as are proper and usual with detached single-family dwellings or detached two-family dwellings, including but not limited to:

1. Housing of resident domestic employees;
2. Renting of rooms for not more than 3 lodgers;
3. Parking or storage of recreational trailers or vehicles, provided that if not parked or stored within a garage or other enclosed structure, such trailer or vehicle shall not be parked or stored within the area between any front line of the principal building and the street line, or stored within the side or rear setback, and further provided that such trailer or vehicle may be parked in the side or rear setback for a period not to exceed 7 days;
4. Parking or storing of not more than 1 commercial vehicle per lot, subject to [Sec. 6.7.3](#);
5. Home businesses subject to [Sec. 6.7.3](#); and
6. Accessory apartments, subject to [Sec. 6.7.1](#).

B. By Special Permit in All Residence Districts.

1. Internal and detached accessory apartments subject to provisions of [Sec. 6.7.1](#);
2. Home businesses subject to the provisions of [Sec. 6.7.3](#); and
3. Accessory purposes as are proper and usual with the preceding special permit uses and are not injurious to a neighborhood as a place for single-family residences.

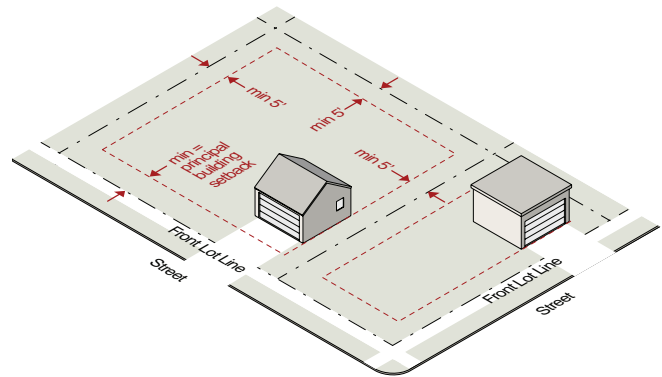
(Ord. No. S-260, 08/03/87; Ord.No. S-322, 07/11/88; Ord. No. T-114, 11/19/90; Ord. No. V-274, 12/06/99; Ord. No. A-78, 06/20/16; Ord. No. A-95, 12/05/16; Ord. No. A-99, 01/17/17; Ord. No. A-105, 03/06/17; Ord. No.B-67, 02-16-21)

3.4.3. Accessory Buildings

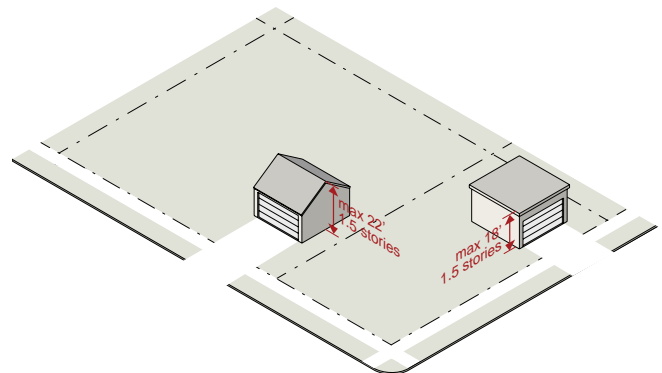
A. Except as provided in [Sec. 6.7](#), accessory buildings shall conform to the following requirements:

1. 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 distance prescribed for the principal building.



2. No portion of any accesssssory building shall be less than 5 feet from any point on any principal building on the subject lot.



3. An accessory building with a sloping roof shall have a maximum height of 22 feet. An accessory building with a flat roof shall have a maximum height of 18 feet. An accessory building shall have no more than 1½ stories.
4. The ground floor area of an accessory building shall not exceed 700 square feet.

B. Accessory structures other than accessory buildings referenced above must conform to the applicable setback requirements for the principal building.

(Ord. No. V-273, 12/06/99; Ord. No. Z-91, 06/06/11; Ord. No. A-78, 06-20-16; Ord. No. A-84, 10-17-16; Ord. No. A-105, 03/06/17; Ord. No. B-18, 12-17-18; Ord. No.B-67, 02-16-21)

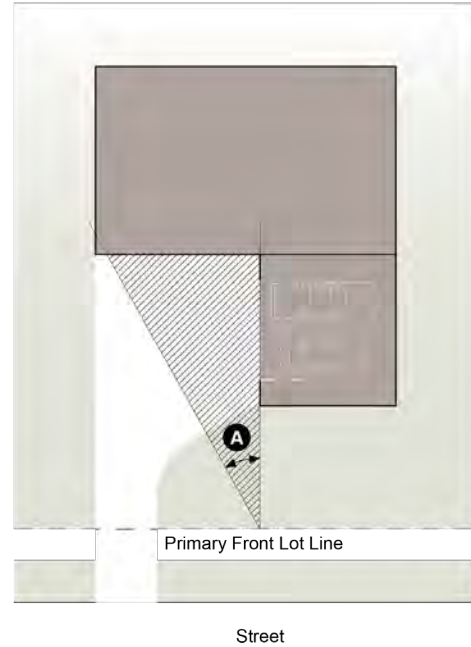
3.4.4. Garage Design Standards

A. Applicability

Garage Design Standards apply in all Residence Districts

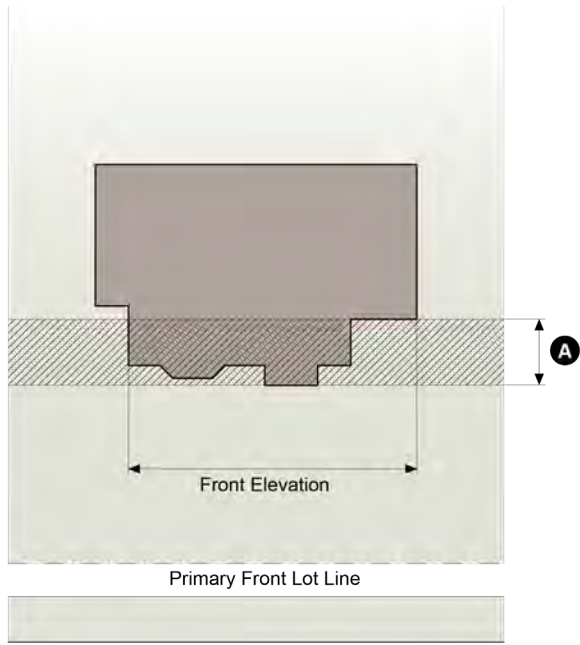
B. Definitions

1. **Garage.** An attached or detached building, or portion of a building, that is able to be accessed by an automobile or is used or intended to be used primarily for the storage or parking of 1 or more automobiles. A detached Garage is an Accessory Building (See Sec. 3.4.3.)
2. **Front Facing Garage.** A Garage with a Garage Door or Doors facing the Primary Front Lot Line at an angle between 0 and 59 degrees perpendicular to the Primary Front Lot Line. The angle shall be measured between the Garage Door or Doors and a line parallel to the Primary Front Lot Line at the midpoint of the Primary Front Lot Line. If there is a curve at the midpoint, the angle shall be measured between the Garage Door or Doors and a line tangent to the curve at the midpoint of the Primary Front Lot Line.
3. **Side Facing Garage.** A Garage with a Garage Door or Doors facing the Primary Front Lot Line at an angle between 60 and 90 degrees. The angle shall be measured between the Garage Door or Doors and a line parallel to the Primary Front Lot Line at the midpoint of the Primary Front Lot Line. If there is a curve at the midpoint, the angle shall be measured between the Garage Door or Doors and a line tangent to the curve at the midpoint of the Primary Front Lot Line.



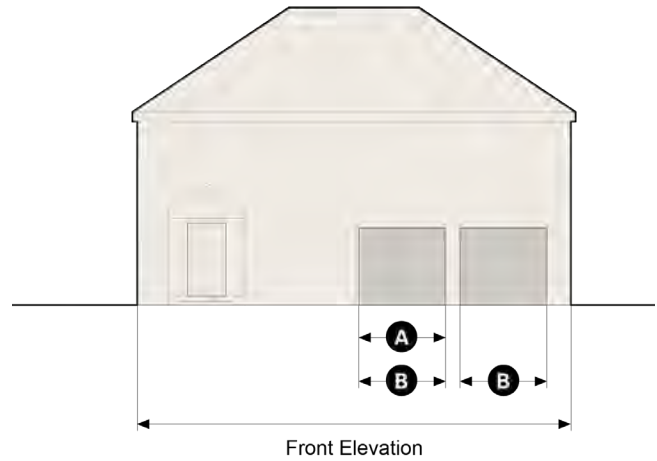
Side-Facing Garage Door Location	min	max
A Angle allowed within (angle from Primary Front Lot Line)	60 degrees	90 degrees

4. **Garage Door.** The door to a Garage that provides access for an automobile. Garage door width is measured from the inside face of the door jambs.
 - a. Single Garage Doors are Garage Doors used for a single automobile to access a Garage.
 - b. Double Garage Doors are Garage Doors used for 2 automobiles to access a Garage side-by-side.
5. **Garage Wall.** Any wall enclosing a Garage including that wall containing the Garage entrance.
6. **Front Elevation.** The exterior wall of a principal building oriented in whole or in part toward the Primary Front Lot Line. The Front Elevation does not include any exterior wall of a building more than 10 feet behind the frontmost exterior wall oriented in whole or in part toward the Primary Front Lot Line.



Street		min	max
A	Depth from frontmost exterior wall		10 ft

2. A Single Garage Door may be up to 9 feet wide.
3. A Double Garage Door may be up to 16 feet wide.



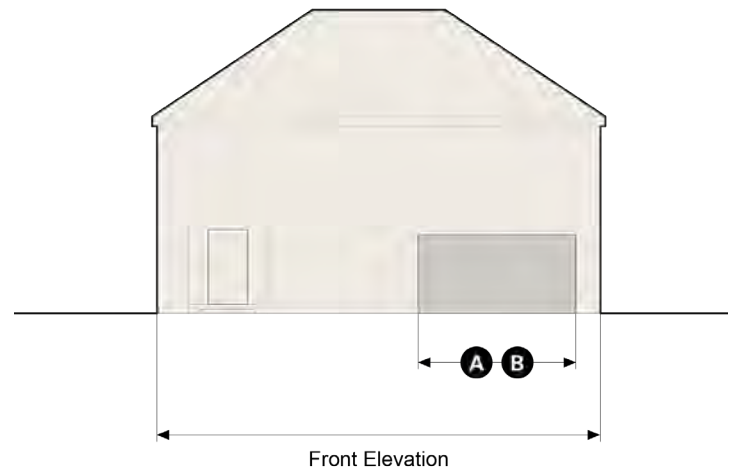
Front-Facing Garage - Single Garage Doors		min	max
A	Width of an Individual Single Garage Door		9 ft
B	Sum of Width of Single Garage Door(s)		45% of Front Elevation

7. **Primary Front Lot Line.** The lot line abutting a street or right of way. Where there are multiple lot lines abutting streets or rights of way, the Primary Front Lot Line shall be the one the main entrance faces. Where there are multiple lot lines abutting streets or rights of way and the main entrance does not face a street or right of way, the Primary Front Lot Line shall be determined by the Commissioner of Inspectional Services or their designee.

8. **Fenestration.** The openings in a Garage Wall facing the Primary Front Lot Line, including windows and doors. Fenestration is measured from the inside face of the jambs on any window or door trim.

C. Standards for Front Facing Garages

1. The sum of the width of all Garage Doors on a Front Facing Garage may be up to the following:
 - a. 45% of the total width of the Front Elevation, when a Front Facing Garage includes only Single Garage Doors.
 - b. 40% of the total width of the Front Elevation, when a Front Facing Garage includes a Double Garage Door only, or both a Double Garage Door and a Single Garage Door.



Front-Facing Garage - Double Garage Door		min	max
A	Width of an Individual Double Garage Door		16 ft
B	Sum of Width of Double Garage Door		40% of Front Elevation

D. Standards for Side Facing Garages

1. A Side Facing Garage may be located in front of the Front Elevation, but not within the front setback, if it meets the following:
 - a. A minimum of 10% Fenestration on the Garage Wall facing the Primary Front Lot Line as measured from the exterior.
2. A Single Garage Door may be up to 9 feet wide.
3. A Double Garage Door may be up to 16 feet wide.

E. Standards for Single-Family, Detached residential buildings

1. There may be no more than 700 square feet in total Garage area on a lot providing for no more than 3 automobiles. A lot may contain no more than one attached Garage and one detached Garage.

F. Additional Standards for Two-Family, Detached residential buildings

1. Parking spaces in Garages are counted toward the minimum number of accessory parking spaces required by Sec. 5.1.4. Garages may be attached or detached.
 - a. For each residential unit, there shall be no more than 500 square feet in total Garage area, no more than one Garage, and each Garage shall provide for no more than 2 automobiles.

G. Exemptions

1. A detached or attached Front Facing Garage that is set back more than 10 feet from the Front Elevation is exempt from the standards for Front Facing Garages (Sec. 3.4.4.C).
2. A detached or attached Side Facing Garage that is set back from the Front Elevation, and is not on a corner lot, is exempt from the standards for Side Facing Garages (Sec. 3.4.4.D).
3. Garages located on Rear Lots are exempt from the standards for Front Facing Garages (Sec. 3.4.4.C) and standards for Side Facing Garages (Sec. 3.4.4.D).

H. By Special Permit

1. For Single-Family, Detached residential buildings: a Garage with provision for more than 3 automobiles, or a second attached or detached Garage, or more than 700 square feet in total Garage area on a lot, or more than 2 Garages.
2. For residential buildings: the Front Elevation may include those portions of the exterior wall oriented in whole or in part toward the Primary Front Lot Line that are more than 10 feet behind the frontmost exterior wall.

(Ord. No. A-78, 06/20/16; Ord. No. A-84, 06/20/16; Ord. No. A-95, 12/05/16; Ord. No. A-105, 03/06/17; Ord. No. B-6, 03-19-18; Ord. No. B-67, 02-16-21; Ord. No. B-63, 11-09-21)

3.4.5. Accessory Apartments

See [Sec. 6.7.1](#)

3.4.6. Temporary Uses Allowed

[reserved]

Article 4. Business, Mixed Use & Manufacturing Districts

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Sec. 4.1. Business Districts

4.1.1. District Intent

[Reserved]

4.1.2. Dimensional Standards

A. Applicability.

1. The density and dimensional controls in Sec. 4.1.2 and Sec. 4.1.3 apply to all buildings, structures and uses in each of the listed districts.
2. Where more than one dwelling unit is provided on a lot in certain Business districts, the following residential density control shall apply:

Business District	BU1	BU2	BU3	BU4
Lot Area Per Unit (min)	1,200 sf	1,200 sf	1,200 sf	1,200 sf

4. Where a density or dimensional control is not set forth in the following tables for a use granted by special permit, the most restrictive density or dimensional control applicable to such use in any district where the use is allowed as of right shall be applicable, unless otherwise required in the special permit by the City Council.
5. Where a lot does not meet these standards it is nonconforming (see Sec. 7.8).

B. Approval Process.

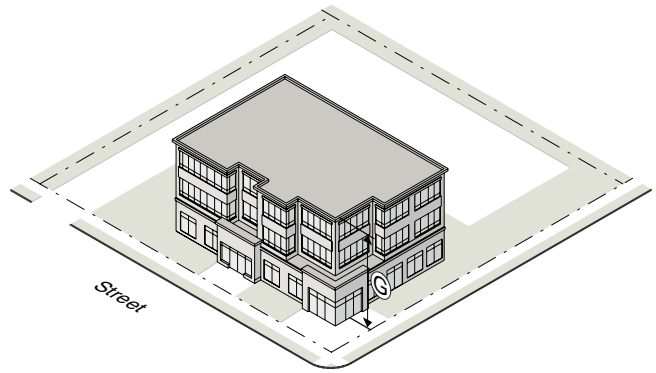
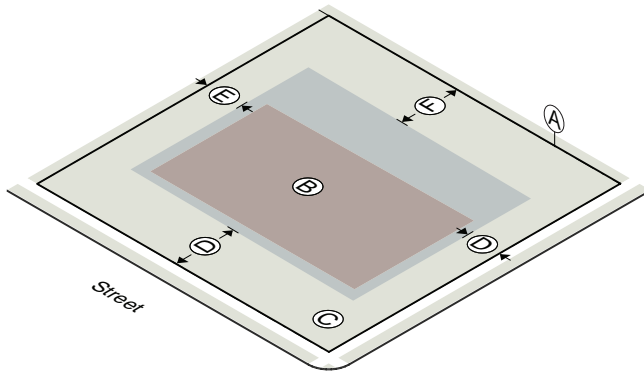
1. **Special Permit Required.** A special permit is required for any development in the business districts of 20,000 square feet or more of new gross floor area.
2. **Site Plan Review Required.** A site plan is required for any development in the business districts that ranges from 10,000 to 19,999 square feet of new gross floor area. After August 3, 1987, the first addition of less than 2,000 square feet to an existing building or structure is not subject to site plan approval. All buildings, structures and additions shall be located on a lot in single and separate ownership, which lot shall not be available for use in common or in connection with a contiguous or adjacent lot.

3. **Stories.** A special permit is required based on stories according to the following table:

Stories	BU1	BU2	BU3	BU4	BU5
Stories (max) by Right	2	2	3	3	3
Stories (max) by Special Permit	3	4	4	8	4

(Rev. Ords. 1973 § 24-9; Ord. No. 295, 10/03/78; Ord. No. S-260, 08/03/87; Ord. No. B-82, 06-07-21)

4.1.3. All Building Types in Business Districts



Business Districts	BU1	BU2	BU3	BU4	BU 5
Lot Dimensions					
(A) Lot Area (min)					
2 stories or less	10,000 sf	10,000 sf	10,000 sf	10,000 sf	0 sf
3 stories	10,000 sf	10,000 sf	10,000 sf	10,000 sf	0 sf
4 stories	--	10,000 sf	10,000 sf	10,000 sf	0 sf
5 stories	--	--	--	25,000 sf	--
6 stories	--	--	--	30,000 sf	--
7 stories	--	--	--	35,000 sf	--
8 stories	--	--	--	40,000 sf	--
(B) Lot Coverage (max)	--	--	--	--	0.25
(C) Beneficial Open Space	--	--	--	--	--
Setbacks					
(D) Front (min)					
2 or 3 stories	Average*	Average*	Average*	Average*	15'
4 or more stories	--	Lesser of ½ bldg ht or Average*	Lesser of ½ bldg ht or Average*	Lesser of ½ bldg ht or Average*	15'
(E) Side (min)	½ bldg ht or equal to abutting side yard setback; abutting residential district: greater of ½ bldg ht or 15'				10'; 20' abutting residential district
(F) Rear (min)	Abutting residential or Public Use district		Greater of ½ bldg ht or 15'		20'
	Not abutting residential or Public Use district		0'		15'; 20' abutting residential district
Height (max)					
(G) Height - by Right	24'	24'	36'	36'	36'
Height - by Special Permit	36'	48'	48'	96'	48'
Floor Area Ratio					
Floor Area Ratio (max)					
Up to 2 stories	1.00	1.00	1.50	1.50	1.00
3 stories	1.50	1.50	1.50	1.50	1.00
4 stories	--	2.00	2.00	2.00	1.50
5 stories	--	--	--	2.25	--
6 stories	--	--	--	2.50	--
7 stories	--	--	--	2.75	--
8 stories	--	--	--	3.00	--

* Average setback is described in Sec. 1.5.3 In a Business 1, 2, 3 and 4 district, a vacant lot or a lot where a building is set back more than 10 feet is counted as though occupied by a building set back 10 feet.

4.1.4. Planned Multi-Use Business Development

In any Business 4 district, the City Council may grant a special permit, for the applicable density and dimensional controls set out in Sec. 4.1.3 subject to the criteria for a Planned Multi-Use Business Development (PMBD) and further subject to the criteria and conditions set out below.

-- Not Allowed

- A. Purpose.** A PMBD is one that allows development appropriate to the site and its surroundings, provides enhancements to infrastructure, integrates with and protects nearby neighborhoods, provides a mix of compatible and complementary commercial and residential uses appropriate for sites located on commercial corridors, is compatible with the City's long-term goal of strengthening alternatives to single occupancy automobile use, and is not inconsistent with the City's Comprehensive Plan in effect at the time of filing an application.
- B. Minimum Criteria for PMBD.** In order to be eligible for any approval under this [Sec. 4.1.4](#), a PMBD must meet the following threshold criteria:
1. The development parcel must be located in a Business 4 district, and have frontage on a major arterial, as classified by the City;
 2. The PMBD must comply with the applicable minimum and maximum density and dimensional controls set out in [Sec. 4.1.4](#), rather than to those of [Sec. 4.1.3](#);
 3. The PMBD must include a mix of compatible and complementary commercial and residential uses and comply with the provisions set forth in [Sec. 6.10](#);
 4. If the PMBD's mix of commercial and residential uses share parking facilities, the provisions of [Sec. 5.1.4](#) apply, except that in no event shall the required parking for residential units be less than 1¼ spaces per dwelling unit; and
 5. Off-street parking shall not be provided in the front setback of retail, office or commercial buildings.
- C. Additional Special Permit Criteria for a Planned Multi-Use Business Development.** In order to make the findings set forth in [Sec. 7.3.3](#), and in addition to those criteria set forth in [Sec. 7.4](#) and in [Sec. 7.3](#), the City Council shall not approve a PMBD application for a special permit unless it also finds, in its judgment, that the application meets all of the following criteria:
1. **Adequacy of Public Facilities.** Transportation, utilities, public safety, schools including capacity, and other public facilities and infrastructure serve the PMBD appropriately and safely without material deterioration in service to other nearby locations; determination of adequacy must include use of the traffic analysis required by [Sec. 4.1.4.J.6](#);
 2. **Mitigation of Neighborhood Impacts.** Mitigation measures have been included to address any material adverse impacts from the PMBD on nearby neighborhoods during construction and, after construction, on traffic, parking, noise, lighting, blocked views, and other impacts associated with the PMBD. Mitigations may take the form of transit improvements, improved access to transit, traffic calming, or other roadway changes;
 3. **Housing, Public Transportation and Parking Improvements, and Utility Infrastructure Enhancements.** The PMBD offers long-term public benefits to the City and nearby areas such as:
 - a. Improved access and enhancements to public transportation;
 - b. Enhancements to parking, traffic, and roadways;
 - c. On- and off-site improvements to pedestrian and bicycle facilities, particularly as they facilitate access to the site by foot or bicycle;
 - d. Public safety improvements;
 - e. On-site affordable housing opportunities except where allowed in [Sec. 5.11.6](#); and
 - f. Water and sewer infrastructure enhancements.
 4. **Compatibility and Integration with its Surroundings.** The PMBD scale, density, and mix of commercial and residential uses have been designed to be compatible with the character and land uses in the surrounding neighborhoods, and the PMBD is appropriately integrated with these neighborhoods in terms of building height, streetscape character, and overall PMBD design, while providing appropriate setbacks, buffering or screening from nearby properties, especially residential ones, as well as assurance of appropriate street- or ground-level commercial uses. The integration requirements of this paragraph shall apply to the various elements of the PMBD in relation to each other as well as to the PMBD in relation to its neighbors;
 5. **Not Inconsistent with Applicable Local Plans or General Laws.** The PMBD is not inconsistent with the City's Comprehensive Plan in effect at the time of filing an application, and applicable general laws relating to zoning and land use;

6. **Improved Access Nearby.** Pedestrian and vehicular access routes and driveway widths, which must be determined by the City Council, are appropriately designed between the PMBD and abutting parcels and streets, with consideration to streetscape continuity and an intent to avoid adverse impacts on nearby neighborhoods from such traffic and other activities generated by the PMBD as well as to improve traffic and access in nearby neighborhoods;
 7. **Enhanced Open Space.** Appropriate setbacks as well as buffering and screening are provided from nearby residential properties; the quality and access of beneficial open space and on-site recreation opportunities is appropriate for the number of residents, employees and customers of the PMBD; and the extent of the conservation of natural features on-site, if any. In addition, the PMBD must satisfy the open space requirement in [Sec. 4.1.4.M.](#);
 8. **Excellence in Place-Making.** The PMBD provides a high quality architectural design so as to enhance the visual and civic quality of the site and the overall experience for residents of and visitors to both the PMBD and its surroundings;
 9. **Comprehensive Signage Program.** All signage for a PMBD shall be in accordance with a comprehensive signage program developed by the applicant and approved by the City Council, which will control for all purposes and must not be inconsistent with the architectural quality of the PMBD or character of the streetscape;
 10. **Pedestrian Scale.** The PMBD provides building footprints and articulations appropriately scaled to encourage outdoor pedestrian circulation; features buildings with appropriately spaced street-level windows and entrances; includes appropriate provisions for crossing all driveway entrances and internal roadways; and allows pedestrian access appropriately placed to encourage walking to and through the development parcel;
 11. **Public Space.** The PMBD creates public spaces as pedestrian oriented destinations that accommodate a variety of uses and promote a vibrant street life making connections to the surrounding neighborhood, as well as to the commercial and residential components of the PMBD, to other commercial activity, and to each other;
 12. **Sustainable Design.** The PMBD will at least meet the energy and sustainability provisions of [Sec. 7.3.3](#) and [Sec. 7.4.5](#);
 13. **Pedestrian and Neighborhood Considerations.** If the PMBD project proposes any measures such as the measures listed below, and if such measures, singly or in combination, create a substantial negative impact on pedestrians or surrounding neighborhoods, the applicant has proposed feasible mitigation measures to eliminate such substantial negative impact:
 - a. Widening or addition of roadway travel or turning lanes or conversion of on-street parking to travel lanes;
 - b. Removal of pedestrian crossings, bicycle lanes, or roadway shoulder;
 - c. Traffic signal additions or alterations; and
 - d. Relocation or alterations to public transport access points;
- D. Lots.** In the application of the requirements of this [Sec. 4.1.4](#) the same will not be applied to the individual lots or ownership units comprising a development parcel, but must be applied as if the development parcel were a single conforming lot, whether or not the development parcel is in single- or multiple-ownership; provided, however, that violation of this [Sec. 4.1.4](#) by an owner or occupant of a single lot or ownership unit or leased premises within a PMBD shall not be deemed to be a violation by any other owner or occupant within the PMBD provided there exists an appropriate organization of owners as [Sec. 4.1.4](#) described in paragraph E below.
- E. Organization of Owners.** Prior to exercise of a special permit granted under this , there shall be formed an organization of all owners of land within the development with the authority and obligation to act on their behalf in contact with the City or its representatives. Such organization shall serve as the liaison between the City and any lot owner, lessee, or licensee within the PMBD which may be in violation of the City's ordinance and shall be the primary contact for the City in connection with any dispute regarding violations of this [Sec. 4.1.4](#) and, in addition to any joint and several liability of individual owners, shall have legal responsibility for the PMBD's compliance with the terms of its special permit and site plan approval granted hereunder

and with this [Sec. 4.1.4](#) In addition, the special permit shall provide for the establishment of an advisory council consisting of representatives of the neighborhoods and this organization to assure continued compatibility of the uses within the PMBD and its neighbors during and after construction.

F. Phasing. Any development within a PMBD may be built in multiple phases over a period of time, in accordance with the terms of the special permit granted provided that all improvements and enhancements to public transit or public roadways and other amenities are provided contemporaneously with or in advance of occupancy permits for elements of the development that are reliant upon those improvements for access adequacy. The phasing schedule for the PMBD must be as set forth in the special permit.

G. Post-Construction Traffic Study. A PMBD special permit granted must provide for monitoring to determine consistency between the projected and actually experienced number of daily and hourly vehicle trips to and from the site and their distribution among points of access to the PMBD. The special permit shall require a bond or other security satisfactory to the City Traffic Engineer and Director of Planning and Development, in an amount approved by the City Council in acting on the special permit, to secure performance as specified below:

1. Monitoring of vehicle trips for this purpose must begin not earlier than 12 months following the granting of the final certificate of occupancy, and shall continue periodically over the following 12 months. Measurements shall be made at all driveway accesses to the PMBD.
2. The experienced actual number of weekday and Saturday peak hour and weekday daily vehicle trips to and from the PMBD at each driveway into the PMBD shall be measured by a traffic engineering firm retained by the City and paid for the applicant or successor in interest.
3. If the actually experienced total number of vehicle trips to and from the PMBD measured per paragraph G.2. above summed over all points of access exceeds the weekday evening adjusted volume projected per [Sec. 4.1.4.J.6.c](#) by more than 10 percent, mitigation measures

are required. Within 6 months of notification to do so, the then owner of the PMBD site must begin mitigation measures in order to reduce the trip generation to 110 percent or less of the adjusted volume, such reduction to be achieved within 12 months after the mitigation is begun. Prior to implementation, any mitigation efforts must be approved by the City Traffic Engineer and the Director of Planning and Development. Upon failure by the owner to achieve the required reduction within 1 year after notification, the bond or other security cited above may be forfeited and proceeds used by the City for traffic mitigation.

H. Modifications. Any material modification to a PMBD requires an amendment to the site plan or special permit. In addition to any other material modifications which might require an amendment, the following shall be considered material modifications:

1. A change of use to a use not approved in the special permit; or change to an approved use within the PMBD if the total gross floor area within the PMBD devoted to such use would be increased by more than 5 percent in the aggregate;
2. A change of use that results in a net increase in required parking for the PMBD;
3. A change of use or an increase in the floor area or unit count, as applicable, of a use within the PMBD unless the applicant demonstrates that the total traffic generation of the PMBD, with the proposed change, will not exceed the total traffic generation of the PMBD set forth in the applicant's pre-development traffic study;
4. Except as provided above, any reduction in beneficial open space; and
5. Modification governed by any condition identified by the City Council in the special permit as not subject to modification without additional approval.

I. Applicability. Buildings, structures, lots and uses within or associated with a PMBD are governed by the applicable regulations for the Business 4 District, except as modified by the provisions of this [Sec. 4.1.4](#). Where provisions of this [Sec. 4.1.4](#) conflict or

are inconsistent with other provisions of this Chapter, the provisions of this Sec. 4.1.4 shall govern.

- J. Additional Filing Requirements for PMBDs.** In addition to the provisions of Sec. 7.3 and Sec. 7.4, applicants for a grant of special permit for a PMBD shall submit:
1. A 3D computer-generated model consistent with Sec. 7.3.1
 2. Narrative analysis describing design features intended to integrate the proposed PMBD into the surrounding neighborhood, including the existing landscape, abutting commercial and residential character and other site specific considerations, as well as an explanation of how the proposed PMBD satisfies each criterion in this Sec. 4.1.4;
 3. Statement describing how the beneficial open space areas, to the extent open to the public, are intended to be used by the public;
 4. Site plans showing any “by-right” or special permit alternatives within the current zoning district prior to any site specific rezoning or special permit application under this Sec. 4.1.1;
 5. Area plan showing distances from proposed buildings or structures on abutting parcels or parcels across public ways, along with information on the heights and number of stories of these buildings and any buildings used for the purposes of calculating a height bonus;
 6. A roadway and transportation plan reflecting the “EOEA Guidelines for EIR/EIS Traffic Impact Assessment” with further attention to public transportation and exceptions, subject to review by the City Traffic Engineer, Director of Planning and Development, and peer review consultants. The plan should include the following:
 - a. Graphic and narrative description of existing and proposed means of access to and within the site, including motor vehicular, pedestrian, bicycle, and public or private transportation alternatives to single-occupant vehicles;
 - b. Description of a proposed transportation demand management (TDM) program

- identifying commitments, if any, to a designated TDM manager, employer contributions to employee public transportation passes, shuttle bus capital contribution, car pool, van pool, guaranteed ride home, flex hours, promotional programs, support for off-site pedestrian and bicycle accommodations, and similar efforts;
- c. Detailed analysis and explanation for the maximum peak hour and daily motor vehicle trips projected to be generated by the PMBD, documenting:
 - i. The projected base volume of trips to and from the PMBD based upon the latest edition of the Trip Generation Manual published by the Institute of Transportation Engineers or other sources, such as comparable projects in Newton or nearby communities, acceptable to the City Traffic Engineer and Director of Planning and Development;
 - ii. The projected adjusted volume of trips net of reductions resulting from internally captured trips; access by public transport, ridesharing, walking or biking; and through the TDM program cited above; but without adjustment for “pass-by” trips, and noting how those reductions compare with the PMBD guideline of adjusted volume being at least 10 percent below the base volume on weekday evening peak hours;
 - iii. The means of making mitigations if it is found pursuant to the monitoring under Sec. 4.1.4.G that the trips counted exceed the projected adjusted volume by 10 percent or more; and
 - iv. The projected trip reduction adjustment based on “pass-by” trips for use in projecting impacts on street traffic volumes.
 - d. Analysis of traffic impacts on surrounding roadways, including secondary roads on which traffic to the PMBD may have

a negative impact. Results are to be summarized in tabular form to facilitate understanding of change from pre-development no-build conditions to the build-out conditions in trip volumes, volume/capacity ratios, level of service, delays, and queues;

- e. The assumptions used with regard to the proportion of automobile use for travel related to the site, the scale of development and the proposed mix of uses, and the amount of parking provided; and
- f. Analysis of projected transit use and description of proposed improvements in transit access, frequency and quality of service;

- 7. Proposed phasing schedule, including infrastructure improvements; and
- 8. Shadow study showing shadow impacts on the surroundings for four seasons at early morning, noon, and late afternoon.

K. Electronic Submission and Posting of Application

Materials. Applicants must submit in electronic form all documents required and any supplemental reports memoranda, presentations, or other communications submitted by the applicant or its representatives to the City Council and pertaining to the special permit application unless the applicant demonstrates to the satisfaction of the Director of Planning and Development that electronic submission or compliance with that standard is not feasible. Documents created using Computer Aided Design and Drafting software shall comply with the Mass GIS “Standard for Digital Plan Submittal to Municipalities,” or successor standard. Electronic submission must be contemporaneous with submission by any other means. The Director of Planning and Development will arrange to have electronically submitted documents posted on the City’s website within a reasonable time after receipt.

L. Height, Contextual. The vertical distance between the elevations of the Newton Base Elevation utilized by the City as implemented by the Engineering Division of the Department of Public Works and the highest point of the roof, as

applied in the PMBD district. Not included in such measurements are:

- 1. Cornices which do not extend more than 5 feet above the roof line;
- 2. Chimneys, vents, ventilators and enclosures for machinery of elevators which do not exceed 15 feet in height above the roof line;
- 3. Enclosures for tanks which do not exceed 20 feet in height above the roof line and do not exceed in aggregate area 10 percent of the area of the roof; and
- 4. Towers, spires, domes and ornamental features.

M. Density and Dimensional Requirements.

The following, rather than the provisions of Sec. 4.1.3, apply to development under a PMBD special permit. As noted at Sec. 4.1.4.D, these requirements apply to the development parcel as a whole rather than to any individual lots within it.

Area, Frontage and Bulk	PMBD
Lot area (min)	10 ac
Lot frontage (min)	100'
Total floor area ratio (max)	3.0
Lot area per unit (min)	1,200 sf
Lot coverage (max)	n/a
Beneficial open space (min)	20%

Height and Setbacks ⁽⁸⁾	Streetside Facade	Interior Development	High Rise Development
Height (feet/stories)	36' / 4	96' / 8	96' ^{(2),(3)} / 8 ⁽¹⁾
Front setback ⁽⁷⁾	Lesser of 15' or ½ bldg ht ⁽⁴⁾	Greater of 50' or ½ bldg ht	100'
Side setback ⁽⁷⁾	Greater of 15' or ½ bldg ht ⁽⁵⁾	Greater of 15' or ½ bldg ht ⁽⁵⁾	50' ⁽⁶⁾
Rear setback ⁽⁷⁾	Greater of 15' or ½ bldg ht ⁽⁵⁾	Greater of 15' or ½ bldg ht ⁽⁵⁾	100' ⁽⁶⁾

NOTES:

(1) Number of stories may be increased up to a maximum of 14 stories, subject to grant of a special permit by the City Council and subject to such height and setback limits as established in footnotes 2 and 3.

(2) The City Council may grant a special permit to allow building height to be increased up to a maximum of 168 feet, excluding customary rooftop elements, provided the building is placed a minimum of 100 feet from the front and rear lot lines and provided that the building does not exceed 1 foot of excess building height for each ½ feet of separation measured from the front lot line or the rear lot line, whichever is less.

(3) Any increase in building height requested pursuant to footnote (2) may not result in the proposed building at any point exceeding the contextual height of the tallest building located within 1,200 feet of the development parcel as of December 17, 2007.

(4) The City Council may grant a special permit to allow the front setback to be decreased from 15 feet to the average setback in the immediate area, which shall be the average of the setbacks of the buildings nearest thereto on either side of the development parcel. A vacant lot shall be counted as though occupied by a building set back 15 feet from the front setback.

(5) Side and/or rear setbacks shall be a minimum of 20 feet or ½ building height if larger when such setback abuts any single residence district or multi-residence district or Public Use district.

(6) Side and/or rear setbacks of non-residential uses shall be a minimum of 100 feet when such setback abuts any single residence district or multi-residence district or Public Use district.

(7) The front, side, and rear setback requirements for parking facility shall not be less than 5 feet, or shall not be less than 15 feet when such setback abuts a single residence district or multi-residence district or Public Use district.

(8) Building height and setbacks shall be measured separately for each building on the site and shall be measured separately for each part of a building which (a) is an architecturally distinctive element, and (b) is setback from the facade of an adjoining lower building element at least 20 feet, and (c) for which there is a change in height of at least 1 story. Setbacks for non-building structures shall be determined by the City Council.

(Ord. No. Z-16, 12/17/07; Ord. No. A-6, 10/01/12)

Sec. 4.2. Mixed Use Districts

4.2.1. District Intent

- A. **Mixed Use 1 and 2 District.** [Reserved]
- B. **Mixed Use 3/Transit-Oriented Development.** The purpose of the Mixed-Use 3/Transit-Oriented district is to allow the development of a mixed-use center on a parcel of no less than 9 acres near the terminus of a mass transit rail line, an interstate highway, a scenic road, and the Charles River, commonly referred to as the Riverside MBTA station, pursuant to the City’s Comprehensive Plan, particularly the mixed-use centers and economic development elements. This district shall encourage comprehensive design within the site and with its surroundings, integrate complementary uses, provide enhancements to public infrastructure, provide beneficial open spaces, protect neighborhoods from impacts of development, allow sufficient density to make development economically feasible, foster use of alternative modes of transportation, and create a vibrant destination where people can live, work and play.
- C. **Mixed Use 4 District.** The purposes of the Mixed Use 4 district are to:
 1. Allow the development of buildings and uses appropriate to Newton’s village commercial centers and aligned with the vision of the City’s Comprehensive Plan.
 2. Encourage development that fosters compact, pedestrian-oriented villages with a diverse mix of residences, shops, offices, institutions, and opportunities for entertainment.
 3. Allow sufficient density and intensity of uses to promote a lively pedestrian environment, public transit, and variety of businesses that serve the needs of the community.
 4. Expand the diversity of housing options available in the City.
 5. Promote the health and well-being of residents by encouraging physical activity, use of alternative modes of transportation, and creating a sense of place and community.

(Ord. No. Z-108, 04/17/12; Ord. No. A-4, 10/01/12; Ord. No. A-6, 10/01/12; Ord. No. B-46, 11-18-19)

4.2.2. Dimensional Standards

A. Applicability.

1. The density and dimensional controls in Sec. 4.2.2 and Sec. 4.2.3 apply to all buildings, structures and uses in each of the listed districts.
2. Where more than one dwelling unit is provided on a lot in certain Mixed Use districts, the following residential density control shall apply:

Mixed Use District	MU1	MU2	MU3/TOD	MU4
Lot Area Per Unit (min)	10,000 sf	10,000 sf	800 sf	1,000 sf

3. Where a density or dimensional control is not set forth in the following tables for a use granted by special permit, the most restrictive density or dimensional control applicable to such use in any district where the use is allowed as of right shall be applicable, unless otherwise required in the special permit by the City Council.

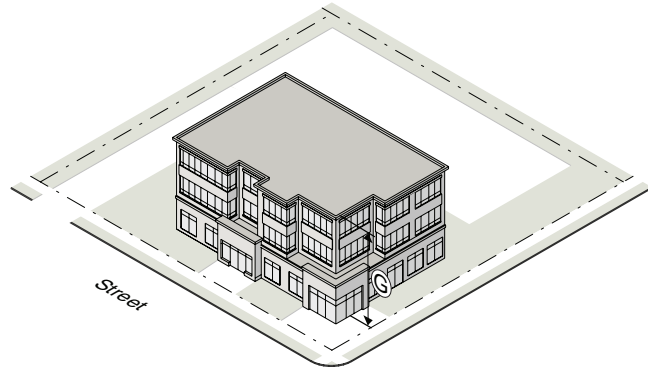
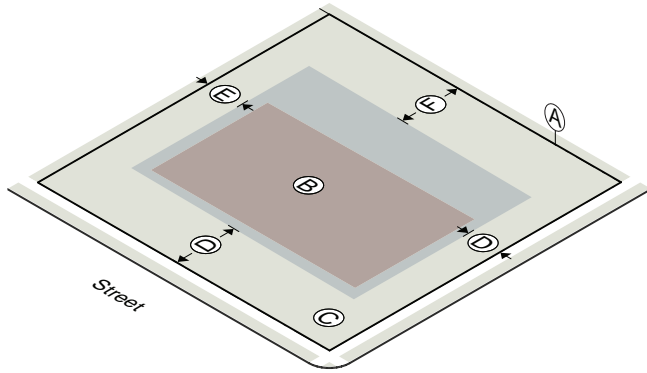
B. Approval Process.

1. **Special Permit Required.** A special permit is required for any development in a mixed use district of 20,000 square feet or more.
2. **Site Plan Review Required.** A site plan is required for any development in a mixed use district that ranges from 10,000 to 19,999 square feet of new gross floor area. After August 3, 1987, the first addition of less than 2,000 square feet to an existing building or structure is not subject to site plan approval. All buildings, structures and additions shall be located on a lot in single and separate ownership, which lot shall not be available for use in common or in connection with a contiguous or adjacent lot.
3. **Stories.** A special permit is required based on stories according to the following table:

Stories	MU1	MU2	MU3/TOD	MU4
Stories (max) - by Right	3	2	3	3
Stories (max) -by Special Permit. See also Sec. 4.2.23	4	4	11	5

(Ord. No S-260, 08/03/87; Ord. No. A-73, 04/04/16; Ord. No. A-99, 01/17/17; Ord. No B-46, 11-18-19, Ord. No. B-82, 06/07/21, Ord. No. C-6, 04/04/22)

4.2.3. All Building Types in Mixed Use Districts



Mixed Use Districts	MU1	MU2	MU3	MU4
Lot Dimensions				
Ⓐ Lot Area (min)				
2 stories	40,000 sf	10,000 sf	11 ac	10,000 sf
3 stories	40,000 sf	10,000 sf	11 ac	10,000 sf
4 stories	40,000 sf	10,000 sf	11 ac	10,000 sf
5 stories	--	--	9 ac	10,000 sf
Ⓑ Lot Coverage (max)	--	--	--	--
Ⓒ Beneficial Open Space	--	--	n/a by right; 15% by special permit	See Sec. 4.2.5
Building Setbacks				
Ⓓ Front (min)				
1 story	15'	15'	See Sec. 4.2.4	See Sec. 4.2.5
2 or more stories	total ht of bldg	total ht of bldg		
Parking Setback	20'	15'		
Ⓔ Side (min)				
Abutting residential or Public Use district	Greater of ½ bldg ht or 20'	Greater of ½ bldg ht or 20'	See Sec. 4.2.4	See Sec. 4.2.5
Not abutting residential or Public Use district	7.5'	7.5'		
Parking setback	5'	5'		
Ⓕ Rear (min)				
Abutting residential or Public Use district	Greater of ½ bldg ht or 20'	Greater of ½ bldg ht or 20'	See Sec. 4.2.4	See Sec. 4.2.5
Not abutting residential or Public Use district	7.5'	0'		
Parking setback	5'	5'		
Building and Structure Height				
Ⓖ Height (max)				
Height – by Right	36'	24'	36'	36'
Height – by Special Permit	48'	48'	170'	60'
Floor Area Ratio				
Up to 2 stories	1.50	1.00	1.00	1.00
3 stories	1.50	1.50	1.00	1.50
4 stories	2.00	2.00	2.50	2.00
5 stories	--	--	2.50	2.50
6 stories and above	--	--	2.50	--

* Average setback is described in [Sec. 1.5.3](#)

-- Not Allowed

4.2.4. Additional Standards in MU 3/TOD

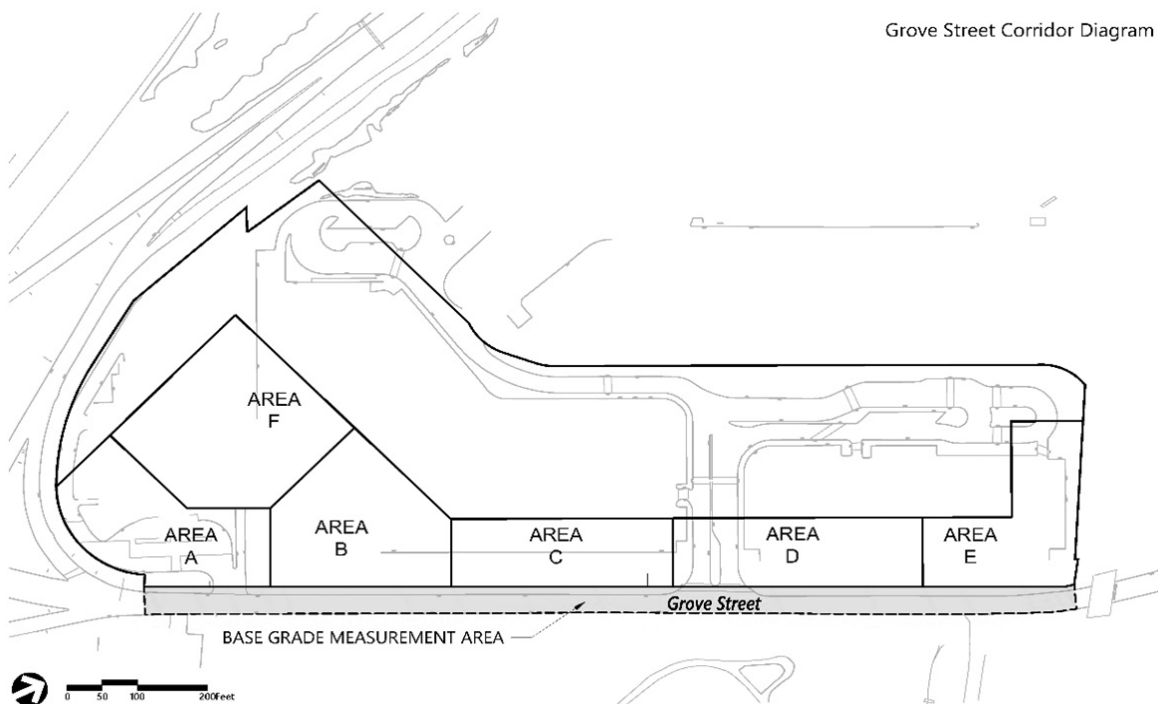
Any development permitted by special permit must meet the following requirements and the requirements of [Sec. 4.2.3](#). The City Council may grant a special permit to allow exceptions to the by-right dimensional standards of the MU 3/TOD, provided that the requirements of this [Sec. 4.2.4](#). are met and no dimension exceeds those allowed in [Sec. 4.2.3](#) for the mixed-use development special permit.

A. Building Height. Buildings in the MU3/TOD district must conform to the following:

1. **Grove Street Corridor Building Height.** The following rules apply to buildings along the Grove Street Corridor according to the area in which they are located as shown in the Grove Street Corridor Diagram.
 - a. For the purposes of this Section 4.2.4.A.1 building height for those buildings in Areas A through E is measured as the vertical distance between the lowest grade of the Grove Street right of way within the Base Grade Measurement Area, as shown in the Grove Street Corridor Diagram, closest to

the subject building at a point perpendicular subject building to the highest point of the roof. For all other areas in the MU3/TOD district, height is measured as described in Section 1.5.4.

- b. The following maximum building heights apply within the different areas as shown in Grove Street Corridor Diagram:
 - i. Area A. 74 feet, provided that the top story is set back a minimum of 10 feet from the building facade along Grove Street.
 - ii. Area B. 64 feet, provided that the top story is set back a minimum of 10 feet from the building facade along Grove Street.
 - iii. Area C. 50 feet.
 - iv. Area D. 55 feet.
 - v. Area E. 76 feet, provided that the top story is set back a minimum of 10 feet from the building facade along Grove Street.



2. **Area F Height.** The maximum building height in Grove Street Corridor Area F is 135 feet, including rooftop mechanical equipment, whether or not enclosed
3. For the purposes of Sections 4.2.4.A.1, and 4.2.4.A.2 height excludes parapets, HVAC equipment, elevator overrides and elements, stair towers, and the exclusions from height set forth in Section 1.5.4.A.1.a through d.
4. **Height Modifications.** A special permit may be granted to allow for increases in building height in the Grove Street Corridor Areas A through F of no more than 4 feet if the City Council finds that the proposed buildings are consistent with, and not in derogation of, the size, scale, and design of other structures.
5. **Height Generally.** Buildings in the MU3/TOD district must not exceed the 170 foot height limit, including all rooftop mechanical equipment, whether or not enclosed.

B. Grove Street Setback.

1. The setback along Grove Street is 25 feet excluding those portions of Grove Street that are part of a state highway right-of-way or land owned by a Commonwealth of Massachusetts instrumentality.
2. Balconies and canopies may project into the setback.
3. By special permit, the setback in Areas C, D, and E, as shown in the Grove Street Corridor Diagram, may be reduced to 20 feet if it is determined that the proposed setback is adequate to protect abutting uses.
4. There are no other required setbacks in the MU3/TOD districts.
5. **Building Spacing.** A principal building that fronts on Grove Street must be a minimum of 15 feet from any other principal building in the district that also fronts on Grove Street.

C. Beneficial Open Space. At least 42,450 square feet of the beneficial open space required by Sec. 4.2.3 for a mixed-use development must be freely open to

the public. Any portion of the beneficial open space designated as open to the public must be:

1. At least 400 square feet and at least 20 feet in width and 20 feet in length;
2. Not on rooftops or other elevated portions of buildings; and
3. Designed to accommodate public congregation and use, including any necessary amenities or infrastructure. Examples of such spaces include plazas, parks, playgrounds, playing fields, and community gardens.

D. Exclusion of Public Structures from Zoning

Requirements. Any portion of a development parcel for the proposed development owned by a Commonwealth of Massachusetts instrumentality and devoted to a governmental function from which the general public is excluded (including, but not limited to, a rail yard, maintenance facility, or railroad right-of-way) and any portion of a building or structure used or leased by a State instrumentality (such as a passenger station or associated facilities for use by customers of the Massachusetts Bay Transportation Authority, or office space up to 10,000 square feet) shall not be included in the calculation of:

1. The quantity of beneficial open space required;
2. Minimum lot area; or
3. Gross Floor Area.

E. Impacts of Takings by or Conveyances to a Public Entity.

The provisions of Sec. 7.8.4 shall apply to any taking by or conveyance of land within the development parcel to a public entity or to any land otherwise dedicated and accepted as a public way.

F. Establishment of a Development Parcel.

The area developed under a special permit must be organized into a development parcel as defined in Article 8. The development parcel may contain more than 1 lot or a portion of a lot, together with any easement areas located on adjacent parcels of land. The provisions of this Chapter shall apply to the development parcel as it exists on the date that the special permit is granted as if the development parcel were a single lot for zoning purposes, without reference to interior lot lines dividing separate ownerships. After the grant of a special permit, the ownership may be further divided (subject to the

establishment of an organization of owners defined below) and any interior lot lines shall be disregarded for zoning purposes. The development parcel may be modified from time to time to accommodate land swaps or the purchase of adjacent land, provided that the resulting development parcel is not less than 11 acres in size and does not create or expand any nonconformities.

G. Intensity of development.

1. The development must have at least one use from Category B, one use from Category C, and one use from either Category A or D.
 - a. Category A: Office, medical office and other similar uses but excluding office uses accessory or incidental to Category B, Category C, Category D, or community uses.
 - b. Category B: Retail sales, personal services, restaurants, banking, health club, place of amusement, indoor or outdoor, theater, lodging, hotel, motel, animal services;
 - c. Category C: Multi-family, live/work space, single room occupancy, single person occupancy, assisted living, nursing home; and
 - d. Category D: Laboratory, research and development and business incubator.
2. Notwithstanding paragraph G. below, any development that proposes an aggregate gross floor area of 20,000 or more square feet among all buildings within the development parcel shall require a special permit for a mixed-use development.
3. For the purpose of calculating gross floor area in the MU3/TOD district, in addition to the exclusions set forth in Section 1.5.5.B.2 and 4.2.4.C, the calculation of gross floor area excludes accessory and non-accessory enclosed parking, loading areas, and enclosed areas devoted to housing mechanical equipment on the roof of a building or structure.

H. Maximum Gross Floor Area. The total gross floor area of all uses in the MU3/TOD district must not exceed 1,025,000 square feet. The total gross floor area of Category C uses must comprise no less than 60 percent of the total gross floor area of Categories A,

B, C, and D uses. Category A uses must not exceed 300,000 square feet of gross floor area.

I. Organization of Owners. Prior to exercise of a special permit, an organization of all owners of land within the development parcel, except for owners of land subject to easements benefiting the mixed-use development, shall be formed. The organization of owners will be governed by special permit with the authority and obligation to act on behalf of all such owners in contact with the City or its representatives regarding compliance with this Chapter. The organization shall serve as the liaison between the City and any owner, lessee, or licensee within the development parcel governed by a special permit. Such organization shall be the primary contact for the City in connection with any dispute regarding violations of this Chapter and, in addition to any liability of individual owners, shall have legal responsibility for compliance of the development parcel with the terms of the special permit for a mixed-use development, site plan approval, and other applicable provisions of this Chapter. In addition, any special permit shall provide for the establishment of an advisory council consisting of representatives of the adjacent neighborhoods and the organization of owners to assure continued compatibility of the uses and activities within the development parcel and its neighbors during and after construction. Membership of this advisory council shall be provided for in the special permit and shall be structured to ensure all neighborhood interests are represented.

J. Vehicular Access. Any development in the MU3/TOD district must provide for vehicular access with the following requirements and limitations:

1. Must provide a minimum of 2 primary means of vehicular non-emergency access.
2. No means of vehicular non-emergency access shall be located within 450 linear feet along Grove Street from the northeast corner of the development parcel.
3. 1 of the primary means of vehicular non-emergency access must provide access to and from Route 128/I-95 northbound without utilizing Grove Street. The timing of when this access must be provided will be determined during the special permit process.

(Ord. No. Z-108, 04/17/12; Ord. No. B-46, 11/18/19)

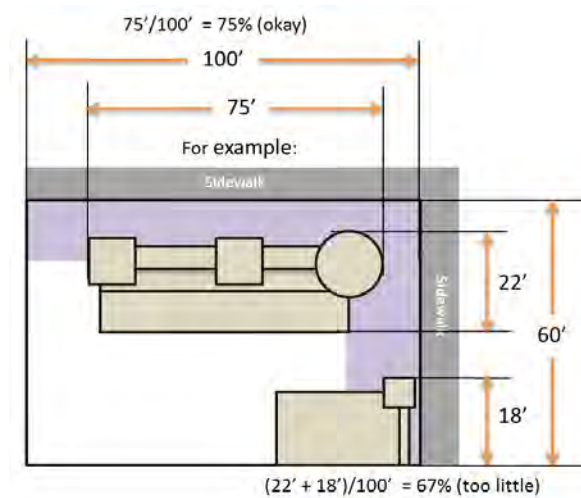
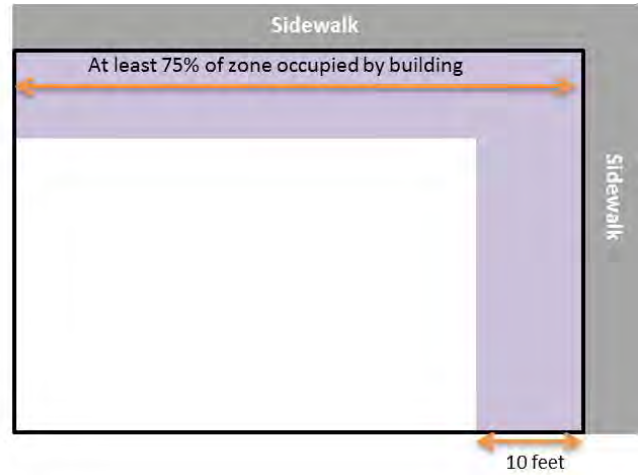
4.2.5. Additional Standards in MU4

A. Design Standards for the Mixed Use 4 District.

Notwithstanding any provisions of this Article to the contrary, buildings and structures in the Mixed Use 4 district shall conform to the following standards:

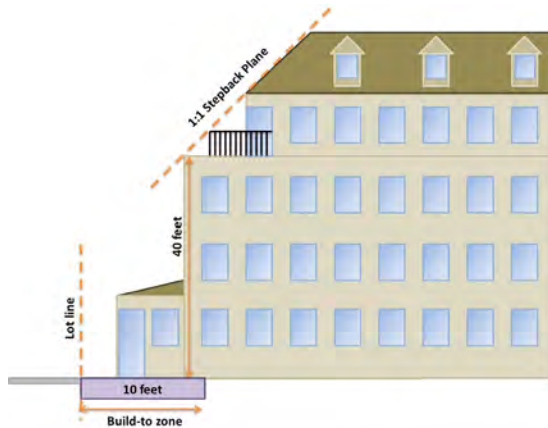
1. **Height.** Buildings in the Mixed Use 4 district shall be a minimum of 2 stories and shall conform to the limits for building height and stories established in Sec. 4.2.3. The City Council may grant a special permit to allow up to 4 stories and 48 feet of building height by finding that the proposed structure is compatible in visual scale to its surroundings, does not create shadows or blocked views that have material and adverse effects on its surroundings, and advances the purposes of this district.
2. **Mixed-Use Residential Incentive.** Buildings that meet the definition of mixed-use residential buildings shall conform to the specific limits for building height and stories established in Sec. 4.2.3. The City Council may grant a special permit to allow up to 5 stories and 60 feet of building height by finding that the proposed structure is compatible in visual scale to its surroundings, does not create shadows or blocked views that have material and adverse effects on its surroundings, and advances the purposes of this district.
3. **Residential Density.** The City Council may grant a special permit to waive the lot area per dwelling unit requirement of Sec. 4.2.2.A.2 by finding that the proposed density creates a beneficial living environment for the residents, does not adversely affect the traffic on roads in the vicinity, and better achieves the purposes of this district than strict compliance with these standards.
4. **Setbacks.** The City Council may grant a special permit to waive strict compliance with the following setback requirements by finding the proposed plan does not create shadows or blocked views that have material and adverse effects on its surroundings, supports pedestrian vitality, and advances the purposes of this district:
 - a. A minimum of 75 percent of the frontage of the lot facing a public way shall contain a building or buildings, the first floor facade

of which is setback between 0 and 10 feet from lot line.



- b. No side or rear setbacks are required, except, where abutting a residential district, the required side and rear setbacks shall be no less than 20 feet.

- c. Any portion of a building greater than 40 feet in height must be setback 1 foot from the adjacent lot line for each additional foot of height.



- 5. **Accessibility.** The design of the buildings and the site plan shall comply with the Americans with Disabilities Act and the rules and regulations of the Massachusetts Architectural Access Board.
- 6. **Transparency and Entrances.** Commercial uses in a Mixed Use 4 district must meet the following requirement. The City Council may grant a special permit to waive these requirements by finding the proposed design better enables appropriate use of the site, supports pedestrian vitality, and achieves the purposes of this district than strict compliance with the following standards:
 - a. There shall be at least one entrance every 50 feet of building frontage facing a public way.
 - b. A minimum of 60 percent of the street-facing building facade between 2 feet and 8 feet in height above the street-level floor must consist of clear windows that allow views of indoor space or display areas.
 - c. Display windows used to satisfy these requirements shall be changed and maintained to create an active window display; any illumination of the display shall be internal to the facade of the building.
- 7. **Lobbies for Low-Activity Uses.** This district permits office uses at street level by special permit only. Entryways and lobbies at street

level are allowed for office uses occurring above or below street level subject to the following requirements:

- a. Any dedicated entranceway and lobby space for such uses may not exceed a total of 15 linear feet of an exterior building wall and 400 square feet of gross floor area.
- 8. **Open Space.** Parcels greater than 1 acre in area shall provide beneficial open space totaling no less than 5 percent of the total lot area. Parcels smaller than 1 acre in area are encouraged to provide and maintain attractive landscaping where it enhances the public realm, environmental sustainability, and/or the appearance of the site.
- B. **Special Permit.** In granting a special permit for a use allowed in this district, the City Council shall make a finding that the proposed use will encourage an active, pedestrian-oriented streetscape throughout the day and week, that the proposed use fills a demonstrated need for the use within the vicinity, and that the proposed use is not inconsistent with the purposes of the Mixed Use 4 district or the City's Comprehensive Plan.

(Ord. No. A-4, 10/01/12; Ord. No. A-6, 10/01/12, Ord. No. B-46, 11/18/19; Ord. No. B-92, 12/06/21)

Sec. 4.3. Manufacturing Districts

4.3.1. District Intent

[Reserved]

4.3.2. Dimensional Standards

A. Applicability.

1. The density and dimensional controls in Sec. 4.3.2 and Sec. 4.3.3 apply to all buildings, structures and uses in each of the listed districts.
2. Where a density or dimensional control is not set forth in the following tables for a use granted by special permit, the most restrictive density or dimensional control applicable to such use in any district where the use is allowed as of right shall be applicable, unless otherwise required in the special permit by the City Council.
3. Where a lot does not meet these standards it is nonconforming (see Sec. 7.8).

B. Approval Process.

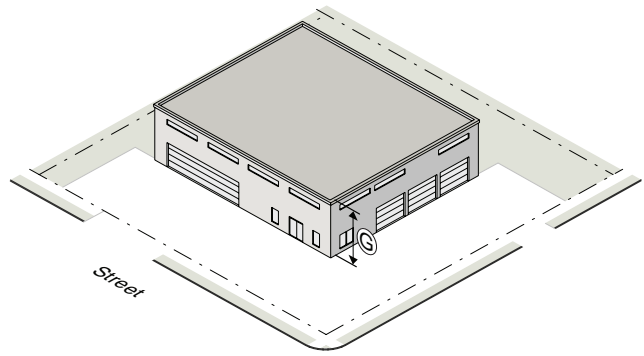
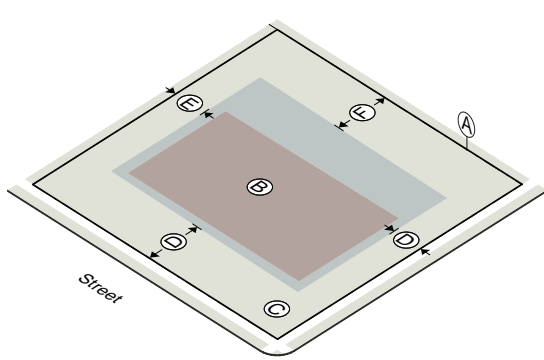
1. **Special Permit Required.** A special permit is required for any development in the manufacturing districts of 20,000 square feet or more of new gross floor area.
2. **Site Plan Review Required.** A site plan review is required for any development in the manufacturing districts that ranges from 10,000 to 19,999 square feet of new gross floor area. After August 3, 1987, the first addition of less than 2,000 square feet to an existing building or structure is not subject to site plan approval. All buildings, structures and additions shall be located on a lot in single and separate ownership, which lot shall not be available for use in common or in connection with a contiguous or adjacent lot.

3. **Stories.** A special permit is required based on stories according to the following table:

Stories	LM	M
Stories (max) - by Right	3	2
Stories (max) - by Special Permit	3	3

(Ord. No S-260, 08/03/87, Ord. No. B-82, 06-07-21)

4.3.3. All Building Types in Manufacturing Districts



Manufacturing Districts		LM	M
Lot Dimensions			
Ⓐ Lot Area (min)			
2 stories		0	10,000 sf
3 stories		0	10,000 sf
Ⓑ Lot Coverage (max)		0.25	--
Ⓒ Beneficial Open Space		--	--
Building Setbacks			
Ⓓ Front (min)		25'	Greater of 15' or ½ bldg ht or Average*
Ⓔ Side (min)			
Abutting residential or public use district	40' abutting residential district		Greater of ½ bldg ht or 20' abutting residential or public use district
Not abutting residential district	20'		½ bldg ht
Parking setback	5'		5'; None for landscaping
Ⓕ Rear (min)			
Abutting residential or public use district	40' abutting residential district		Greater of ½ bldg ht or 20' abutting residential or public use district
Not abutting residential or public use district	20'		½ bldg ht
Parking setback	5'		5'; None for landscaping
Building and Structure Height			
Ⓖ Height (max)			
Height – by Right		36'	24'
Height- by Special Permit		36'	36'
Floor Area Ratio			
Floor Area Ratio (max)			
Up to 2 stories		**	1.00
3 stories		**	1.50

-- Not Allowed

* Average setback is described in [Sec. 1.5.3.](#)

** Refer to Wells Avenue deed restrictions and amendments

Sec. 4.4. Allowed Uses

4.4.1. Business, Mixed Use & Manufacturing Districts

Business, Mixed Use & Manufacturing Districts	BU1	BU2	BU3	BU4	BU5	MU1	MU2	MU3	MU4	M	LM	Definition/ Listed Standard
Residential Uses												
Single-Family, detached	L	L	L	L	--	--	--	--	--	--	--	Sec. 6.2.1
Two-Family, detached	L	L	L	L	--	--	--	--	--	--	--	Sec. 6.2.2
Residential use, above ground floor	L/SP	L/SP	L/SP	L/SP	--	SP	L/SP	P	P	--	--	Sec. 6.2.4
Residential use, ground floor	SP	SP	SP	SP	--	SP	SP	P	SP	--	--	Sec. 6.2.4
Assisted living, nursing home	--	--	--	--	--	--	--	SP	SP	--	--	Sec. 6.2.5
Elderly housing with services	SP	SP	SP	SP	--	--	--	--	--	--	--	Sec. 6.2.10
Live/work space	P	P	P	P	P	P	P	P	P	--	--	Sec. 6.2.11
Lodging House, above ground floor	SP	SP	SP	SP	--	SP	SP	SP	SP	--	--	Sec. 7
Civic/Institutional Uses												
Cemetery, private	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Sec. 6.3.1
Club, clubhouse	P	P	P	P	--	--	P	--	SP	--	P	Sec. 6.3.2
Community use space	P	P	P	P	P	P	P	P	P	P	P	Sec. 6.3.3
Family child care home, large family child care home, day care center	L	L	L	L	L	L	L	L	L	L	L	Sec. 6.3.4
Government offices or services	--	--	--	--	--	--	--	P	P	--	--	Sec. 6.3.5
Heliport	--	--	--	--	SP	--	--	--	--	SP	SP	Sec. 6.3.6
Hospital	SP	SP	SP	SP	SP	--	--	--	--	--	--	Sec. 6.3.7
Library, museum or similar institution	P	P	P	P	SP	--	P	P	P	--	P	Sec. 6.3.8
Public use	L	L	L	L	L	L	L	L	L	L	L	Sec. 6.3.10
Rail/bus station	P	P	P	P	P	P	P	P	P	P	P	Sec. 6.3.11
Religious institution	L	L	L	L	L	L	L	L	L	L	L	Sec. 6.3.12
Sanitarium, convalescent or rest home, other like institution	SP	SP	SP	SP	SP	--	SP	--	--	--	--	Sec. 6.3.13
School or other educational purposes, non-profit	L	L	L	L	L	L	L	L	L	L	L	Sec. 6.3.14
School or other educational purposes, for-profit	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Sec. 6.3.14
Theatre, hall	P	P	P	P	--	--	P	SP	SP	--	P	Sec. 6.3.15
Commercial Uses												
Animal service, excluding overnight boarding	P	P	--	--	--	SP	SP	P/SP	SP	--	--	Sec. 6.4.1
P = Allowed by Right L = Allowed Subject to Listed Standards SP = Special Permit by City Council Required -- Not Allowed												

(Ord. No. B-1, 02/20/18; Ord. No. B-27, 04/01/19; Ord. No. B-37, 09-03-19; Ord. No. B-46, 11/18/19; Ord. No. B-68, 02-16-21; Ord. No. B-70, 03-15-21; Ord. No. B-78, 06-02-21, Ord. No. C-21, 12-19-22)

Business, Mixed Use & Manufacturing Districts	BU1	BU2	BU3	BU4	BU5	MU1	MU2	MU3	MU4	M	LM	Definition/ Listed Standard
ATM, standalone	SP	SP	SP	SP	SP	SP	SP	P	SP	SP	SP	Sec. 6.4.2
Bank, up to 5,000 square feet	P	P	P	P	--	SP	P	SP	P	--	P	Sec. 6.4.4
Bank, over 5,000 square feet	P	P	P	P	--	SP	SP	SP	P	--	P	Sec. 6.4.4
Bed & Breakfast	SP	SP	--	--	--	--	--	--	--	--	P	Sec. 6.4.5
Business incubator	P	P	P	P	--	P	P	P	--	P	p	Sec. 6.4.6
Business services	--	--	--	--	--	SP	P	--	--	--	--	Sec. 6.4.7
Car-sharing service, car rental, bike rental, electric car-charging station	P	P	P	P	P	P	P	P	P	--	P	Sec. 6.4.8
Car wash	--	--	--	--	--	--	--	--	--	SP	--	Sec. 6.4.9
Craft Beverage Establishment: Off-Premise Consumption	L/ SP	L/ SP	L/ SP	L/ SP	L/ SP	L/ SP	L/ SP	L/ SP	L/ SP	L	L	Sec. 6.4.10
Craft Beverage Establishment: On-Premise Consumption	L/ SP	L/ SP	L/ SP	L/ SP	L/ SP	L/ SP	L/ SP	L/ SP	L/ SP	L	L	Sec. 6.4.10
Drive-in business	SP	SP	SP	SP	--	--	--	--	--	--	SP	Sec. 6.4.11
Dry cleaning or laundry, retail	P	P	P	P	--	SP	P	P	P	--	--	Sec. 6.4.12
Fast food establishment	--	SP	--	--	--	--	--	--	--	--	SP	Sec. 6.4.13
Fuel establishment	--	SP	--	--	--	SP	SP	--	--	SP	SP	Sec. 6.4.14
Funeral home	SP	SP	SP	SP	--	--	SP	--	--	--	--	Sec. 6.4.15
Health club, above or below ground floor	P	P	--	P	--	P	P	P	SP	P	P	Sec. 6.4.16
Health club, ground floor	P	P	--	P	--	SP	SP	SP	SP	P	P	Sec. 6.4.16
Hotel or lodging establishment	SP	SP	SP	SP	SP	--	SP	SP	SP	--	--	Sec. 6.4.17
Job printing, up to 3,000 square feet (area used for work and storage)	P	P	P	P	--	--	P	--	--	P	--	Sec. 6.4.18
Job printing, over 3,000 square feet (area used for work and storage)	SP	SP	SP	SP	--	--	SP	--	--	P	--	Sec. 6.4.18
Kennel	--	--	--	--	--	--	--	--	--	P	P	Sec. 6.4.19
Microfulfillment Center	--	--	--	SP	--	L	L	--	--	L	L	Sec. 6.4.47
Office	P	P	P	P	P	P	P	L	L/ SP	P	P	Sec. 6.4.20
Office of a contractor, builder, electrician or plumber or similar enterprises	--	L	--	--	--	--	--	--	--	--	L	Sec. 6.4.21
Open-air business	SP	SP	SP	SP	--	--	--	--	SP	--	SP	Sec. 6.4.22
Outdoor storage	--	SP	--	--	--	--	--	--	--	--	--	Sec. 6.4.23
Parking facility, accessory, single level	P	P	P	P	--	P	P	--	P	P	P/ SP	Sec. 6.4.24
Parking facility, non-accessory, single level	SP	SP	SP	SP	--	SP	SP	--	SP	SP	SP	Sec. 6.4.24
Parking facility, accessory, multi-level	SP	SP	SP	SP	--	SP	--	--	P	SP	SP	Sec. 6.4.24
Parking facility, non-accessory, multi-level	SP	SP	SP	SP	--	SP	--	--	SP	SP	SP	Sec. 6.4.24
Personal service, up to 5,000 square feet	P	P	P	P	--	--	P	P	P	--	P	Sec. 6.4.25

P = Allowed by Right L = Allowed Subject to Listed Standards SP = Special Permit by City Council Required -- Not Allowed

Business, Mixed Use & Manufacturing Districts	BU1	BU2	BU3	BU4	BU5	MU1	MU2	MU3	MU4	M	LM	Definition/ Listed Standard
Personal service, over 5,000 square feet	P	P	P	P	--	--	P	SP	SP	--	P	Sec. 6.4.25
Place of amusement, indoor or outdoor	--	SP	--	--	--	--	--	SP	SP	--	SP	Sec. 6.4.26
Radio or television broadcasting studio	SP	SP	SP	SP	SP	--	SP	--	--	L	--	Sec. 6.4.27
Radio, or television transmission station	--	--	--	--	SP	SP	--	--	--	SP	--	Sec. 6.4.27
Restaurant	L/ SP	L/ SP	L/ SP	L/ SP	--	SP	P/ SP	P/ SP	P/ SP	--	L/ SP	Sec. 6.4.29
Retail sales, under 5,000 square feet	P	P	P	P	--	--	P	P	P	--	P	Sec. 6.4.30
Retail sales, over 5,000 square feet	P	P	P	P	--	SP	P	SP	SP	--	P	Sec. 6.4.30
Service establishment, up to 5,000 sq. feet	P	P	P	P	--	SP	P	--	P	--	--	Sec. 6.4.31
Service establishment, over 5,000 sq. feet	P	P	P	P	--	SP	P	--	SP	--	--	Sec. 6.4.31
Stable, public	--	--	--	--	--	--	--	--	--	--	SP	Sec. 6.4.32
Taxidermist	--	--	--	--	--	--	--	--	--	--	P	Sec. 6.4.33
Vehicle repair shop, minor	--	SP	--	--	--	SP	SP	--	--	SP	SP	Sec. 6.4.34
Vehicle repair shop, major	--	SP	--	--	--	SP	SP	--	--	SP	SP	Sec. 6.4.34
Vehicles sales and service facility, indoor	--	SP	--	--	--	SP	SP	--	--	SP	--	Sec. 6.4.35
Vehicles sales and service facility, outdoor	--	SP	--	--	--	SP	--	--	--	SP	--	Sec. 6.4.35
Veterinary hospital	--	SP	--	L	--	SP	SP	--	SP	P	P	Sec. 6.4.36
Industrial Uses												
Assembly or fabrication of materials manufactured off premise	--	--	--	--	--	P	SP	--	--	P	--	Sec. 6.5.1
Bakery, wholesale	--	--	--	--	--	--	--	--	--	SP	P	Sec. 6.5.2
Boat building, storage and repair	--	--	--	--	--	--	--	--	--	L	P	Sec. 6.5.3
Contractor's yard	--	--	--	--	--	--	--	--	--	P	--	Sec. 6.5.6
Feed and seed store	--	--	--	--	--	--	--	--	--	SP	P	Sec. 6.5.7
Food processing, wholesale	--	--	--	--	--	--	--	--	--	P	P	Sec. 6.5.8
Laboratory, research and development	SP	SP	SP	SP	SP	P	P	SP	SP	P	P	Sec. 6.5.9
Laundry, cleaning & dyeing establishment	--	--	--	--	--	--	--	--	--	P	P	Sec. 6.5.10
Manufacturing	--	--	--	--	--	L	--	--	--	P	P	Sec. 6.5.11
Manufacturing, molding, shaping or assembly from prepared materials (including repairs)	--	--	--	--	--	--	--	--	--	P	P	Sec. 6.5.11
Paint store	--	--	--	--	--	--	--	--	--	SP	P	Sec. 6.5.12
Printing, publishing and reproduction establishment	--	--	--	--	--	--	--	--	--	P	P	Sec. 6.5.13
Sign painting shop	--	--	--	--	--	--	--	--	--	P	P	Sec. 6.5.14
Telecommunications and data storage facility	--	--	--	--	--	SP	--	--	--	--	SP	Sec. 6.5.15
P = Allowed by Right L = Allowed Subject to Listed Standards SP = Special Permit by City Council Required -- Not Allowed												

Business, Mixed Use & Manufacturing Districts	BU1	BU2	BU3	BU4	BU5	MU1	MU2	MU3	MU4	M	LM	Definition/ Listed Standard
Trash or yard waste, collection, storage, transfer-haul or composting	--	--	--	--	--	--	--	--	--	--	--	Sec. 6.5.16
Vehicle storage	--	--	--	--	--	--	--	--	--	SP	--	Sec. 6.5.17
Wholesale business or storage facility	--	L	--	--	--	SP	--	--	--	L	L	Sec. 6.5.18
Wholesale distribution plant	--	--	--	--	--	--	--	--	--	--	P	Sec. 6.5.19
Wireless communication equipment	P/L/ SP	P/L/ SP	P/L/ SP	P/L/ SP	P/L/ SP	P/L/ SP	P/L/ SP	P/L/ SP	P/L/ SP	P/L/ SP	P/L/ SP	Sec. 6.9
Manufacturing, uses not allowed by right	--	--	--	--	--	--	--	--	--	SP	--	Sec. 6.5.11
Open Space Uses												
Agriculture, on a parcel of 5 or more acres	P	P	P	P	P	P	P	P	P	P	P	Sec. 6.6.1
Agriculture, on a parcel under 5 acres	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Sec. 6.6.1
Resource extraction	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Sec. 6.6.4
Restricted Uses												
Adult business	--	--	--	--	--	SP	--	--	--	--	SP	Sec. 6.10.1
Keno	SP	SP	SP	SP	--	SP	SP	SP	--	--	--	Sec. 6.10.2
Medical Marijuana Treatment Center	--	SP	--	SP	SP	SP	--	--	--	--	--	Sec. 6.10.3
Craft Marijuana Cooperative	--	--	--	--	--	--	--	--	--	SP	--	Sec. 6.10.3
Independent Testing Laboratory	--	--	--	--	--	--	--	--	--	SP	SP	Sec. 6.10.3
Marijuana Courier	--	--	--	--	--	--	--	--	--	L	L	Sec. 6.10.3
Marijuana Cultivator	--	--	--	--	--	--	--	--	--	SP	--	Sec. 6.10.3
Marijuana Delivery Operator	--	--	--	--	--	--	--	--	--	L	L	Sec. 6.10.3
Marijuana Product Manufacturing	--	--	--	--	--	--	--	--	--	SP	--	Sec. 6.10.3
Marijuana Research Facility	--	--	--	--	--	--	--	--	--	SP	SP	Sec. 6.10.3
Marijuana Retailer	--	SP	--	SP	SP	SP	--	--	--	--	--	Sec. 6.10.3
Marijuana Transporter	--	--	--	--	--	--	--	--	--	SP	--	Sec. 6.10.3
Microbusiness	--	--	--	--	--	--	--	--	--	SP	--	Sec. 6.10.3
Firearm Business	--	SP	--	SP	--	--	--	--	--	SP	--	Sec. 6.10.4
Firing Range	--	SP	--	SP	--	--	--	--	--	SP	--	Sec. 6.10.4
Gunsmith	--	SP	--	SP	--	--	--	--	--	SP	--	Sec. 6.10.4
P = Allowed by Right L = Allowed Subject to Listed Standards SP = Special Permit by City Council Required -- Not Allowed												

See [Sec. 7.8.4](#), Substandard Commercial Lots.

The Commissioner of Inspectional Services is responsible for determining all uses. If a proposed use is not listed, but is similar or accessory to a listed use, the Commissioner of Inspectional Services may consider the proposed use part of the listed use

(Ord. No A-72, 04/04/16; Ord. No A-73, 04/04/16; Ord. No. A-99, 01/17/17; Ord. No. A-113, 06-19-17; Ord. No. B-5, 03-19-18; Ord. No. B-16, 12-03-18; Ord. No. B-68, 02-16-21, Ord. No. B-70, 03-15-21; Ord. No. B-78, 06-02-21; Ord. No. B-95, 12-20-21; Ord. No. C-7, 05-02-22)

Article 5. Development Standards

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Sec. 5.1. Parking and Loading

5.1.1. Intent and Purpose

The intent of these provisions is that any use of land involving parking or storage of vehicles be designed and operated to:

- A. Reduce hazards to pedestrians upon the public sidewalks;
- B. Protect the use of adjacent property from nuisance caused by noise, fumes, and glare of headlights;
- C. Enhance and protect the visual quality of the City; and
- D. Reduce congestion in the streets and contribute to traffic safety by assuring adequate and well-designed areas for off-street parking, loading, unloading, and maneuvering of vehicles.

(Ord. No. 202, 03/21/77)

5.1.2. Applicability

- A. No land shall be used and no building shall be erected, enlarged, or used in any district in the City, except as provided in this Sec. 5.1, unless off-street parking and loading facilities are provided in accordance with the requirements of this Sec. 5.1.
- B. The regulations of this Sec. 5.1 do not apply to parking or loading facilities in existence or for which building permits have been issued prior to the date of adoption of this Sec. 5.1, provided the parking or loading facilities conformed to all applicable regulations in effect when established.
- C. Where parking or loading facilities are increased in capacity after the adoption of this Sec. 5.1, the expanded portion shall be constructed in accordance with this Sec. 5.1.

(Ord. No. 202, 03/21/77)

5.1.3. General Regulations

- A. No reduction in the number of off-street parking stalls required by this Sec. 5.1 shall be allowed and no existing off-street parking stalls shall be eliminated unless replaced by an equal number of off-street parking stalls designed in accordance with

this Sec. 5.1. This paragraph shall not prevent the elimination of existing parking stalls which are in excess of the number required by this Sec. 5.1.

- B. When an enlargement or extension of the gross floor area in a building or structure or a change in use from one type of use to another; increases the parking requirements for such building or structure, the provisions of this Sec. 5.1 shall be complied with in accordance with the following formula:
 - 1. $A - B + C =$ required number of parking stalls, provided that this number shall not exceed "A".
 - 2. "A" being the number of off-street parking stalls required under this Sec. 5.1;
 - 3. "B" being the number of off-street parking stalls which would have been required under this Sec. 5.1 prior to the date of the enlargement, extension or change of use; and
 - 4. "C" being the number of off-street parking stalls located on the premises or adjacent premises of the owner, or located off-site with the permission of the City Council, prior to the date of the enlargement, extension or change of use.
- C. In the case of a change in use of churches, synagogues, theaters, halls, clubs, funeral homes, restaurants, other places serving food and other places of amusement or assembly, the number of off-street parking stalls required for the new use or uses shall be determined by the existing floor area of the existing structure and not the seating capacity. When such building or structure is located in a business, manufacturing or mixed use district, the number of off-street parking stalls which would have been required for such building or structure prior to the date of the enlargement, extension or change of use ("B" of the formula set forth above), shall be calculated for the proposed use, according to Sec. 6.1.
- D. The City Council may grant a special permit to reduce or waive the requirement that parking be provided as would be required by paragraph B. in conjunction with the enlargement, extension or change in use of a building or structure, provided that this reduction or waiver shall not be applicable to any increase in gross floor area.

- E. All required parking facilities shall be provided and maintained so long as the use exists which the facilities were required to serve. Reasonable precautions shall be taken by the owner or operator of particular facilities to assure the availability of required facilities for the employees or other persons whom the facilities are designed to serve. Required parking stalls shall not be assigned to specific persons or tenants nor rented or leased so as to render them in effect unavailable to the persons whom the facilities are designed to serve.
- F. Municipal parking lots shall not be used to meet the parking requirements of this Sec. 5.1

(Ord. No. 202, 03/21/77; Ord. No. 284, 06/19/78; Ord. No. S-260, 08/03/87)

5.1.4. Number of Parking Stalls

A. The minimum number of parking stalls to be supplied for each type of building or land use shall be in accordance with the following requirements. Where the computation results in a fractional number, the fraction shall be counted as one stall.

Use	Parking Stalls Required	Allowed by Special Permit
Residential		
Single-family dwelling, Two-family dwelling	2 per unit	
Association of persons	1 per adult occupant in unit	
Single-family attached dwelling, Multi-family dwelling	2 per unit	1.25 per unit, except multi-family housing for low-income or elderly persons built under state or federal housing programs: 1 per 2 low income units or 1 per 4 elderly units
Lodging House	1 per 3 rooming units; max. of 6	Reducing to 0 per Rooming Units for Lodging Houses within ½ mile of rail transit (Green Line or Commuter Rail) or within ¼ mile of MBTA Bus Service. Exceeding the maximum, See Section 6.2.7
Convalescent or rest home or other institution devoted to the board, care or treatment of humans	1 per every 4 beds plus 1 per every 3 employees	
Elderly housing with services facility, residential care facility, elderly congregate living facility	1 per every 2 dwelling units 1 per every 4 nursing beds plus 1 per 3 employees	.25 per dwelling unit where adequate transportation services are available
Civic/Institutional		
Dormitory	1 per 5 occupants	
Religious Institutions	1 per 3 seats, permanent or otherwise; 1 per 3 employees; plus 1 per 45 sf used for meeting function purposes when such space is customarily used concurrently with the seating space	
School serving children under 14 years of age	1 per employee not residing on premises	
Commercial		
Bank	1 per 300 sf plus 1 per every 3 employees	
Craft Beverage Establishment: Off-Premise Consumption	1 per 1,000 sf plus 1 per every 8 employees	
Craft Beverage Establishment: On-Premise Consumption	1 per every 10 patron seats excluding any sidewalk and parking space cafe seating permitted under Sec. 12-70	
Family child care home, large family child care home, day care center	1 per employee not residing on premises plus 1 per every 5 children	
Funeral home	1 per 40 sf; 30 spaces min.	
Health club, similar establishment	1 per 150 sf plus 1 per every 3 employees	
Hospital, sanitarium	1 per every 3 beds plus 1 per every 3 employees	
Hotel, motel	1 per sleeping room plus 1 per every 3 employees	

Use	Parking Stalls Required	Allowed by Special Permit
Medical office on or abutting hospital property	1 per 400 sf plus 1 per every 3 employees in any lab or pharmacy in bldg	
Microfulfillment Center	1 per 1000 sf plus 1 per 4 employees	
Medical office, not on or abutting hospital property	1 per 200 sf plus 1 per 3 every employees in any lab or pharmacy in bldg	
Office, professional building	1 per 250 sf up to 20,000 sf; 1 per 333 sf over 20,000 sf	
Outdoor or open-air sales space, drive-in establishments, open-air retail business, amusements and other similar uses	1 per 600 sf	
Personal service	1 per 300 sf plus 1 per every 3 employees	
Post Office	1 per 300 sf plus 1 per 3 every employees	
Radio or television transmission station	1 per 2,500 sf plus 1 per every 4 employees	
Restaurant, food or beverage establishment (for sidewalk and parking space café seating, see 12-70)	1 per 3 patron seats, permanent or otherwise plus 1 per every 3 employees excluding any sidewalk and parking space seating permitted under Sec. 12-70	
Restaurant, food or beverage establishment in a hotel, motel	1 per 90 sf plus 1 per every 6 employees	
Retail store, showroom	1 per 300 sf plus 1 per 3 employees	
Service establishment	1 per 300 sf plus 1 per 3 employees	
Theaters, halls, clubs, auditoriums and other places of amusement or assembly, not in a hotel, motel	1 per 3 seats, permanent or otherwise plus 1 per every 3 employees plus 1 per 45 sf used for meeting functions	
Theaters, halls, clubs, auditoriums and other places of amusement or assembly in a hotel, motel	1 per 12 seats plus 1 per every 3 employees plus .25 per 45 sf used for meeting functions	
Industrial		
Manufacturing	1 per 1,000 sf plus 1 per 4 employees	
Research, laboratory	1 per 1,000 sf plus 1 per 4 employees	
Storage warehouse or business	1 per 2,500 sf plus 1 per 4 employees	
Telecommunications and data storage facility	1 per 2,500 sf plus 1 per 4 employees	
Wholesale business	1 per 1,000 sf plus 1 per 4 employees	

(Ord. No. A-99, 01/17/17; Ord.No. B-2, 02/20/18; Ord. No. B-27, 04/01/19, Ord. No. C-25, 02/21/23, Ord. No. C-30, 10/2/23)

- B. In the case of measurement by employee, the largest shift shall be used.
- C. In the case of a combination, in a single integrated development, of 3 or more uses listed in the table above, the City Council may grant a special permit, **to reduce the sum total of stalls required for each of the uses involved, but in no case may such reduction exceed 1/3 of such total.**
- D. For single- and two-family dwellings, 2 tandem parking spaces are permitted within the side yard setback.
- E. The parking requirement for a mixed-use development approved under Sec. 7.3.5 shall be set through a shared-parking analysis, which demonstrates that the number of stalls provided is sufficient for the combination of uses proposed taking into account the proximity to public transportation and other factors. This analysis shall be subject to review by the Director of Planning and Development and peer reviewed at the applicant's expense, if requested by the Director of Planning and Development. Following the grant of a special permit under this Sec. 5.1, no material change in the combination of uses, shall be authorized until the applicant submits a revised analysis demonstrating to the satisfaction of the Director of Planning and Development that sufficient parking exists to accommodate the new combination of uses, or requests and receives a modification of the special permit to authorize a change in the number of stalls provided.

(Ord. No. 202, 03/21/77; Ord. No. 284, 06/19/78; Ord. No. S-260, 08/03/87; Ord. No. T-57, 11/20/89; Ord. No. T-114, 11/19/90; Ord. No. V-173, 05/18/98; Ord. No. W-34, 03/05/01; Ord. No. X-9, 03/04/02; Ord. No. Z-108, 04/17/12; Ord. No. A-13, 03/18/13; Ord. No. A-53, 01/05/15, Ord. No. C-25, 2/21/23)

5.1.5. Administration

- A. Any parking facility containing more than 5 stalls and any loading facility shall not be constructed, altered or enlarged until an application on appropriate forms supplied by the Commissioner of Inspectional Services with an accompanying off-street parking or loading plan and such other information as the Commissioner of Inspectional Services may reasonably require shall have been filed with the Commissioner of Inspectional Services and a permit for such construction, alteration, or enlargement is issued by the Commissioner of Inspectional Services.

- B. The off-street parking or loading plan shall be a drawing at a scale of 1 inch equals 20 feet or 1 inch equals 40 feet, shall be prepared, stamped and signed, as appropriate, by a registered engineer or land surveyor, and shall include:
 - 1. The location of all buildings, lot lines, easements and rights of way on the subject lot and abutting lots;
 - 2. The location and dimensions of all driveways, maneuvering aisles and spaces, parking spaces, storage areas, bicycle parking facilities, and loading facilities; and
 - 3. The location, size and type of materials for surface paving, curbing, wheel stops, landscaping materials, fencing, surface drainage, and lighting.
- C. Upon receipt of an application for a parking or loading facility permit, the Commissioner of Inspectional Services shall transmit a copy of the off-street parking or loading plan to the Director of Planning and Development. The Director of Planning and Development shall submit an advisory report to the Commissioner of Inspectional Services within 3 weeks of the application filing date. The Commissioner of Inspectional Services shall not issue a permit until the advisory report of the Director of Planning and Development has been received or 3 weeks have elapsed without receipt of such report.

(Ord. No. 202, 03/21/77)

5.1.6. Location of Required Accessory Parking Facilities

- A. Required off-street parking facilities shall be provided on the same lot or premises with the principal use served.
- B. Where the requirements in paragraph A. above cannot be met, the City Council may, subject to such bond, long-term lease, easement or other assurance of permanence as it may deem adequate, grant a special permit to allow the required parking facility to be located on another lot which is within a district in which the use to be served by the parking facility would be permitted and which is within 500 feet of the lot on which the principal use served is located.
- C. In all residence districts, the City Council may grant a special permit for the construction and operation of parking facilities accessory to a use in a business or manufacturing district; provided that no part of such parking facility is further than 150 feet from the

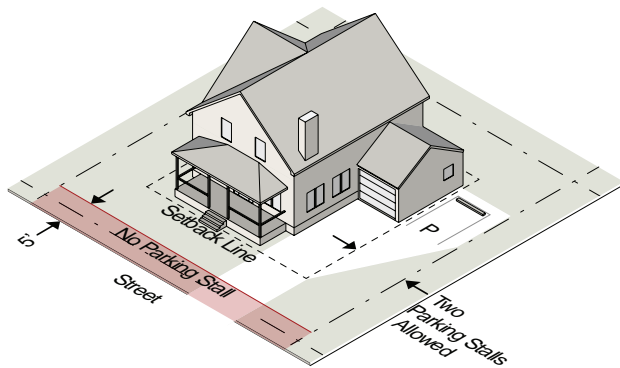
boundary line of a business or manufacturing district and provided that the parking facility is within 500 feet of the lot on which the principal use is located. Such permission shall be given only if the facility for which a permit is requested is to be used solely for the parking of passenger vehicles accessory to a use lawfully established in said business or manufacturing district. Such parking facilities are not to be used for sales, repair work or servicing of any kind, and no advertising sign or material is to be located on such lots.

(Ord. No. 202, 03/21/77; Ord. No. 284, 06/19/78; Ord. No. S-260, 08/03/87)

5.1.7. Design of Parking Facilities Containing 5 Stalls or Less

A parking facility containing 5 stalls or less shall comply with the following requirements:

- A. No parking stall shall be located within any required setback distances from a street and side lot lines, except that, in conjunction with a single- or two-family dwelling, 2 parking stalls per dwelling unit may be located within the required side lot line setback distances, and 1 may be located within a street setback distance. However, in no case shall a parking stall be set back less than 5 feet from the street.



- B. The minimum dimensions of a parking stall shall be as follows:
 - 1. Stall width shall be at least 9 feet; and
 - 2. Stall depth shall be at least 19 feet for all angle parking, and 21 feet for parallel parking.
- C. The entrance and exit drives shall be a minimum of 12 feet wide and a maximum of 20 feet wide.
- D. An outdoor parking facility shall be graded and surfaced to accommodate motor vehicles during all weather conditions.

(Ord. No. 202, 03/21/77; Ord. No. S-260, 08/03/87; Ord. No. A-99, 01/17/17)

5.1.8. Design of Parking Facilities Over 5 Stalls

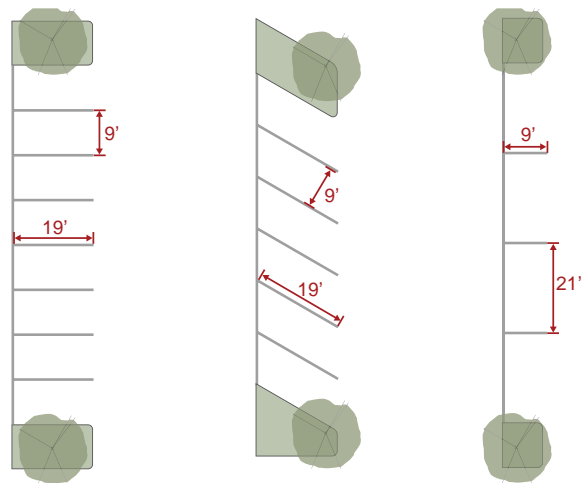
The layout and design of parking stalls, maneuvering aisles, and driveways within parking facilities containing more than 5 stalls shall conform to the following requirements:

A. Setback Distances:

- 1. No parking stall shall be located within any required setback distances from a street and side lot lines, and shall, in any case be set back a minimum of 5 feet from the street.
- 2. No outdoor parking shall be located within 5 feet of a building or structure containing dwelling units.

B. Minimum Dimensions:

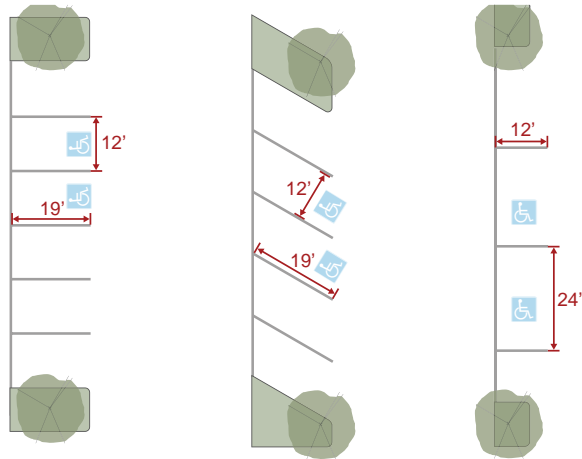
- 1. Stall widths shall be at least 9 feet.
- 2. Stall depth shall be at least 19 feet for all angle parking and 21 feet for parallel parking.



- 3. Parking facilities shall provide specially designated parking stalls for the physically handicapped as follows:

Total Stalls	Handicapped
6-25	1 stall
26-40	2 stalls
41-100	4% but not less than 3 stalls
101-300	3% but not less than 4 stalls
301-800	2% but not less than 9 stalls
801+	1% but not less than 16 stalls

- Handicapped stalls shall be clearly identified by a sign that states that these stalls are reserved for physically handicapped persons. Such stalls shall be located in that portion of the parking facility nearest the entrance to the use or structure which the parking facility serves. Handicapped stalls shall have a minimum stall width of at least 12 feet and a minimum stall depth of at least 19 feet for all angle parking and 24 feet for all parallel parking.

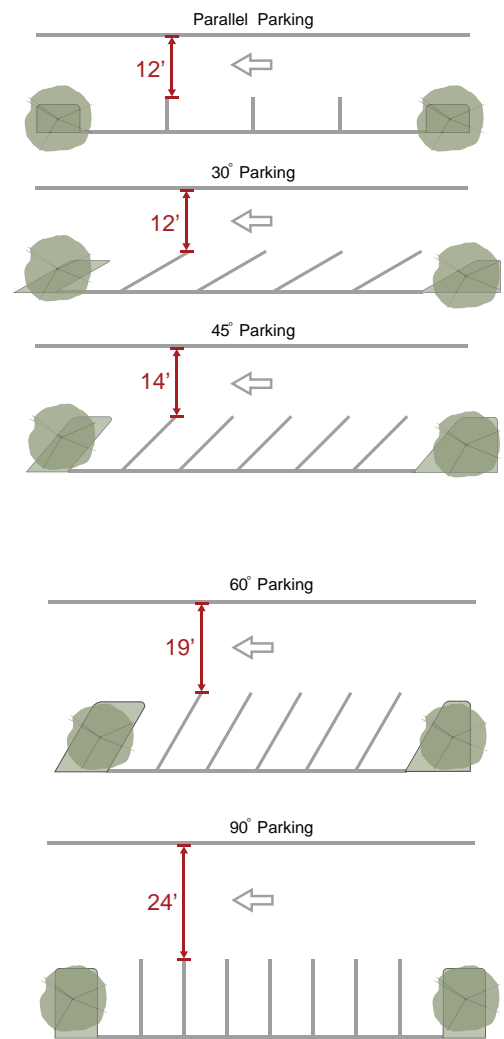


- Where stalls head into a curb which bumpers can overhang, the length of the stall may be reduced by 2 feet from the required stall depth dimensions; provided such bumper overhang distance shall not be used to meet the screening requirement of [Sec. 5.1.9.](#)
- End stalls restricted on one or both sides by curbs, walls, fences, or other obstructions shall have maneuvering space at the aisle end of at least 5 feet in depth and 9 feet in width.
- Stalls for the parking of noncommercial vans, buses, or other vehicles exceeding 7½ feet by 18 feet in size shall be specifically identified on the off-street parking or loading plan and shall be of such dimensions as to accommodate the specified type of vehicle. Such vehicles shall be permitted to park only in the stalls so identified and approved by the Commissioner of Inspectional Services.

C. Minimum Width of Maneuvering Aisles.

- Minimum width of aisles providing access to stalls for one-way traffic shall be the following:

Angle of Parking Stall	Min. Maneuvering Aisle Width
Parallel	12'
30 degree	12'
45 degree	14'
60 degree	19'
90 degree	24'



- Minimum width of maneuvering aisles providing access to stalls for two-way traffic shall be 20 feet or the width required above, whichever is greater.

D. Entrance and Exit Driveways.

1. Entrance and exit driveways shall be a minimum of 12 feet wide for one-way use only and a minimum of 20 feet wide for two-way use.
2. The maximum width of entrance and exit driveways shall be 25 feet, except in conjunction with loading facilities.
3. Driveways shall be located so as to minimize conflict with traffic on public streets and where good visibility and sight distances are available to observe approaching pedestrian and vehicular traffic.

E. Design of Stall Layout.

1. Parking facilities shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other motor vehicle.
2. The dimensional and stall layout requirements of this paragraph E may be modified by the City Council through the special permit process, where a parking facility or portion of the facility is under full-time attendant supervision.

(Ord. No. 202, 03/21/77; Ord. No. S-260, 08/03/87)

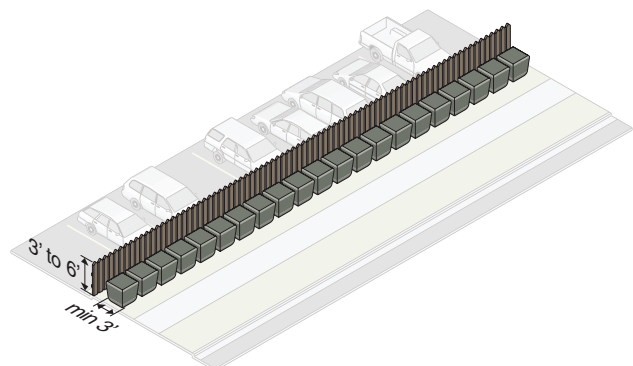
5.1.9. Parking Facility Landscaping

A. Screening. Outdoor parking facilities containing more than 5 stalls shall be screened from abutting streets and properties.

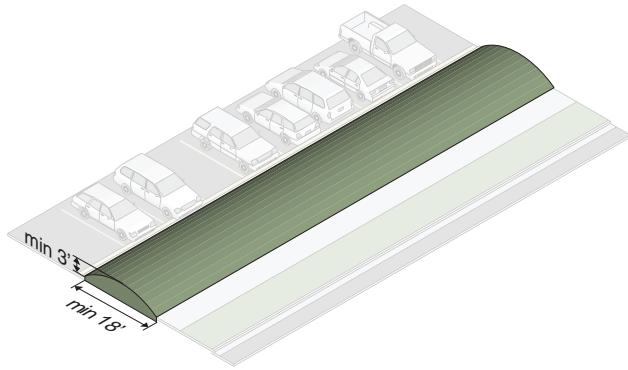
1. Screening materials shall be located along the perimeter of the parking facility abutting a street or properties other than the use or uses served by the parking facility. Screening shall consist of one or a combination of the following:
 - i. A strip of at least 5 feet in width of densely planted shrubs or trees which are at least 3½ feet high at the time of planting and are of a type that may be expected to form a year-round screen;



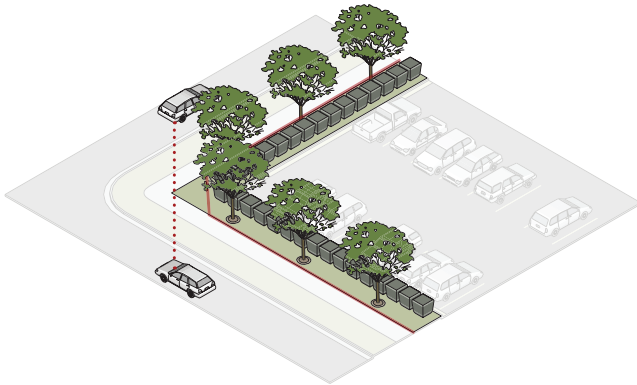
- ii. A wall, barrier, or fence of uniform appearance. Such wall, barrier, or fence may be opaque or perforated provided that not more than 50 percent of the face is open. There shall be a landscaped strip with a minimum width of 3 feet between the base of the wall, barrier, or fence and any street or abutting property. The wall, barrier, or fence shall be at least 3 feet and not more than 6 feet in height;



- iii. A landscaped earth berm at least 3 feet in height and 18 feet in width.



- 2. Every effort shall be made to retain existing trees.
- 3. The required screening shall be located so as not to conflict with any corner visibility requirements or any other City ordinances. Such screening may be interrupted by entrances or exits.



B. Interior Landscaping. Outdoor parking facilities containing 20 stalls or more shall contain interior landscaping in accordance with the following requirements. See Chapter 21, Parks, Recreation and Culture, Public Ground and Trees.

1. An area equivalent to at least 5 percent of the area of a parking facility with 20 stalls or more shall be landscaped and continuously maintained. Planting along the perimeter of a parking area, whether for required screening or general beautification, shall not be considered as part of the 5 percent interior landscaping.
2. An interior planting area shall consist of at least 25 square feet with no dimension less than 5 feet. At least 1 tree shall be planted in each such planting area and there shall be at least 1 tree for every 10 parking stalls. The interior landscaping shall be distributed within the parking facility.



3. Trees required by the provisions of this [Sec. 5.1.9](#) shall be at least 3 inches in caliper at the time of planting and shall be species characterized by rapid growth and by suitability and hardiness for location in a parking lot.
4. Bumper overhang areas shall be landscaped with stone, woodchips, low plantings or other materials that will not be damaged as a result of bumper and oil drippings.

(Ord. No. 202, 03/21/77)

5.1.10. Lighting, Surfacing, and Maintenance of Parking Facilities

Outdoor parking facilities containing more than 5 stalls shall be lighted, surfaced, and maintained in accordance with the following requirements:

A. Lighting.

1. All parking facilities which are used at night shall have security lighting. Lighting shall be so designed as to maintain a minimum intensity of 1-foot candle on the entire surface of the parking facility.
2. All artificial lighting shall be arranged and shielded so as to prevent glare from the light source onto adjacent streets and properties.

B. Surfacing and Curbing.

1. Parking facilities shall be surfaced, graded and drained to the satisfaction of the City Engineer.
2. Parking facilities shall be surfaced with asphalt, concrete, or other durable material, except that less durable surfacing materials may be permitted on emergency access driveways and portions of the parking facility designated for infrequent overflow parking.
3. Paved surfaces shall be marked with 4 inch painted lines or some other permanent curb or marking system so as to clearly indicate the stall to be occupied by each motor vehicle, in accordance with the dimensions specified in this Sec. 5.1, which dimensions shall be measured perpendicular to the curb or marking system.
4. Parking facilities shall be drained so that surface water shall not drain onto public ways or abutting properties.
5. Curbing, wheel stops, guard rails, or bollards shall be placed at the edges of surfaced areas, except driveways, in order to protect landscaped areas.
6. Curb ramps with a minimum width of 3 feet shall be provided to accommodate the movement of handicapped individuals.

- C. Maintenance.** Parking facilities shall be kept clean, plowed, and free from rubbish, debris, and snow. All plant materials shall be maintained in a healthy condition and whenever necessary shall be replaced with new plant materials to insure continued

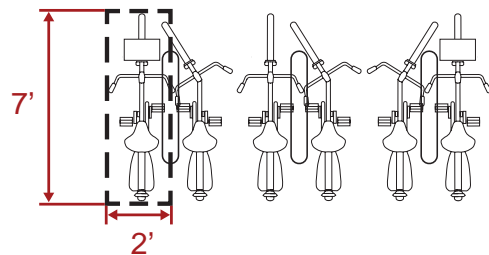
compliance with screening and interior landscaping requirements. All fences, barriers, and walls shall be maintained in good repair and whenever necessary shall be replaced. Whenever necessary, the surfacing, lighting, and markings shall be repaired or replaced.

(Ord. No. 202, 03/21/77)

5.1.11. Bicycle Parking Facilities

In the design and construction of parking facilities containing 20 stalls or more, space shall be allocated exclusively for bicycle parking.

- A. Bicycle parking shall be provided in the amount of 1 bicycle space per 10 parking stalls or fraction thereof, except that no more than 30 such bicycle parking spaces shall be required.
- B. Where the computation of required bicycle parking results in a fractional number, only the fraction of 1/2 or more shall be counted as one.
- C. Bicycle parking spaces shall be located near the entrance to the use or structure which the parking facility serves and shall, if possible, be within view of pedestrian traffic, without impeding pedestrian flow, so as to minimize the risk of theft.
- D. Each bicycle parking space shall be sufficient to accommodate bicycles of at least 7 feet in length and 2 feet wide, and shall be provided with some form of steel frame permanently anchored to a foundation, to which a bicycle frame and at least 1 wheel may be conveniently secured using a chain and padlock or other bicycle lock in common usage. The separation of the bicycle parking spaces and the amount of corridor space associated with each space shall be adequate for convenient access to every bicycle space when the parking facility is full.



(Ord. No. 202, 03/21/77)

5.1.12. Off-Street Loading Requirements

A. **Defined.** A truck loading or unloading area accessory to the principal use of the lot.

B. **Applicability.**

1. No application for a permit for the erection of a new building, or the development of land shall be approved, unless it includes a plan for off-street loading facilities required to comply with this Sec. 5.1.12.
2. Where a building existing on the date of adoption of this Sec. 5.1.12 is altered or expanded in such a way as to increase the gross floor area by 5,000 square feet or more, only the additional gross floor area shall be counted in computing the off-street loading requirements. Alterations or expansions aggregating less than 5,000 square feet subsequent to the date of adoption of this Sec. 5.1.12 do not require such provision of loading space.
3. Where retail or other stores are designed or constructed as a group or as a unified building, the aggregate of individual stores shall be treated as one building for the purpose of calculating off-street loading facilities.
4. Where mixed uses occur, off-street loading facilities shall be the sum of the requirements for the several individual uses computed separately, except that such facilities may be reduced by special permit if it can be demonstrated that such individual uses are not in operation at the same time.

C. Off-street loading facilities shall be provided as follows:

1. Where the computation of required loading bays results in a fractional number, only the fraction of ½ or more shall be counted as one.
 2. Loading facilities shall not be reduced in total extent or usability after their installation, except when such reduction is in conformance with the requirements of this Sec. 5.1.12.
- D. Off-street loading facilities shall be located and designed as follows:
1. Each required loading bay shall not be less than 10 feet in width, 35 feet in length, and 12 feet in height, exclusive of driveways. Maneuvering space shall be located entirely on the lot with immediate and direct ingress to the building intended to be served. All such facilities shall be designed with appropriate means of vehicular access to a street or alley as well as maneuvering area, and no driveways or curb cuts providing access to such loading facilities shall exceed 30 feet in width.
 2. Off-street loading bays may be enclosed in a structure and must be so enclosed if the use involves regular night operation, such as that of a bakery, restaurant, hotel, bottling plant or similar uses and if the lot is located within 100 feet of a residence district.
 3. All driveways and loading areas shall be graded, surfaced and suitably maintained to the satisfaction of the City Engineer and to the extent necessary to avoid nuisances of dust, erosion, or excessive water flow across public ways.

Table of Off-Street Loading Requirements

Number of bays required for new or expanded uses by gross floor area of structure or land use (in sf)

Uses	Under 5,000 sf	5,000-50,999 sf	51,000-100,999 sf	101,000-150,999 sf	151,000-300,000 sf	Over 300,000 sf
Retail Trade, Wholesale and Storage	0	1	2	3	4	1 for each additional 150,000 sf
Transportation Terminal, Manufacturing, and Public Utility						
Business Services, Office Building,						
Hotel, Motel & Dormitory, Microfulfillment Center, and Research Laboratory	0	1	1	2	3	1 for each additional 150,000 sf
Recreation, and Institution	0	0	1	1	2	1 for each additional 150,000 sf

4. Any lighting shall be arranged and shielded so as to prevent direct glare from the light source onto adjacent streets and properties.
5. Such facilities shall be designed and used in such a manner as at no time to constitute a nuisance or hazard or unreasonable impediment to traffic.

(Ord. No. 202, 03/21/77; Ord. No. 284, 06/19/78; Ord. No.C-7, 05-02-22)

5.1.13. Exceptions

In particular instances, a special permit may be granted to allow for exceptions to this [Sec. 5.1](#) if it is determined that literal compliance is impracticable due to the nature of the use, or the location, size, width, depth, shape, or grade of the lot, or that such exceptions would be in the public interest, or in the interest of safety, or protection of environmental features.

(Ord. No. 202, 03/21/77; Ord. No. 284, 06/19/78)

Table of Off-Street Loading Requirements

Number of bays required for new or expanded uses by gross floor area of structure or land use (in sf)

Uses	Under 5,000 sf	5,000-50,999 sf	51,000-100,999 sf	101,000-150,999 sf	151,000-300,000 sf	Over 300,000 sf
Retail Trade, Wholesale and Storage Transportation Terminal, Manufacturing, and Public Utility	0	1	2	3	4	1 for each additional 150,000 sf
Business Services, Office Building, Hotel, Motel & Dormitory, and Research Laboratory	0	1	1	2	3	1 for each additional 150,000 sf
Recreation, and Institution	0	0	1	1	2	1 for each additional 150,000 sf

Sec. 5.2. Signs

5.2.1. Intent and Purpose

- A. It is recognized that signs perform important functions in the City, which are essential for the public safety and general welfare, such as communicating messages, providing information about goods and services available, and providing orientation. It is further recognized that because of their potential detrimental impact on the visual and perceptual environment, signs must be regulated in order to:
1. Prevent hazards to vehicular and pedestrian traffic;
 2. Prevent conditions which have a blighting influence and contribute to declining property values;
 3. Provide for easy recognition and legibility of all permitted signs and other uses in the immediate vicinity; and
 4. Preserve the amenities and visual quality of the City and curb the deterioration of the village commercial areas.
- B. It is the intent of these provisions to protect property values, create a more attractive business climate, enhance and protect the physical appearance of the City, provide a more enjoyable and pleasing environment and to encourage the most appropriate use of land.

(Ord. No. 158, 10/18/76)

5.2.2. Applicability

All signs shall comply with the regulations for the erection and construction of signs contained in the 780 CMR and applicable City ordinances. No sign shall be erected, displayed, or maintained within the City, except those specifically provided for in this [Sec. 5.2](#) or in other chapters of the Revised Ordinances.

(Ord. No. 196, 2/22/77, Ord. No. C-15, 6/21/22)

5.2.3. Definitions

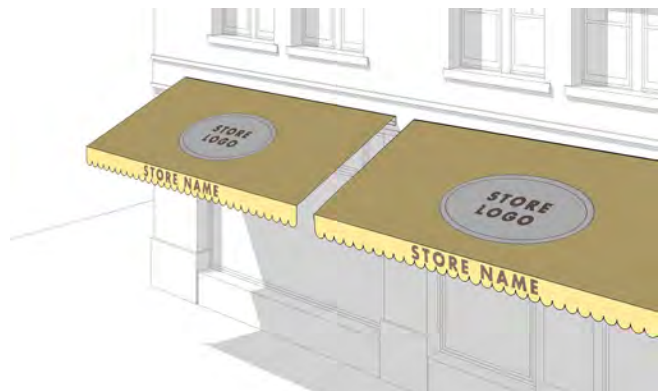
Sign. A permanent or temporary structure, device, letter, word, 2D or 3D model, insignia, banner, streamer, display, emblem, or representation which is an advertisement, announcement or direction, or which is designed to attract attention.

Sign, Accessory. A sign that, with respect to the premises on which it is erected, advertises or indicates one or more of the following: the address and/or occupant of the premises, the business transacted on the premises, the year the business was established, a slogan, directional or parking instructions, or the sale or letting of the premises or any part thereof.

Sign, Area. The entire area within a single continuous perimeter, and a single plane, which encloses the extreme limits of the advertising message or announcement or wording together with any frame, background, trim, or other integral part of the display excluding the necessary supports or uprights on which the sign is placed. Sign area of a free-standing sign or a perpendicular wall sign is the entire area of one side of such sign such that two faces which are back to back are counted only once.



Sign, Awning. A sign on or attached to a temporary retractable shelter which is supported entirely from the exterior wall of a building.



Sign, Directional. Signs indicating “Entrance,” “Exit,” “Parking,” or the like, erected on a premises for the direction of persons or vehicles.



Sign, Free-Standing. A sign erected on or affixed to the land by post, pole, pylon or any framing or supporting device or stand which is not affixed to a building, and may include kiosks or public information bulletin boards.



Sign, Frontage. The length in feet of the building wall parallel or substantially parallel to a street that is occupied by an individual business establishment.

Sign, Marquee. A sign on or attached to a permanent overhanging shelter which projects from the face of a building, is entirely supported by said building, and may have a changeable letter panel.



Sign, Non-Accessory. A billboard, sign or other commercial advertising device which does not come within the foregoing definitions of an accessory sign or of a non-accessory directory sign, or of a noncommercial sign.



Sign, Non-Accessory Directory. A sign that, with respect to the premises on which it is erected and/or an adjacent premises for which the sign is a single common identifier, or with respect to a single integrated development consisting of two or more lots, advertises or indicates one or more of the following: the address and/or occupant of the premises, the business transacted on the premises, the year the business was established, a slogan, directional or parking instructions, or the sale or letting of the premises or any part thereof.



Sign, Noncommercial. A sign which contains only noncommercial messages.

Sign, Principal. The principal sign on a lot. Where permission is granted for a free-standing sign, the free-standing sign shall be considered the principal sign.

Sign, Secondary. A wall sign located on a wall other than that occupied by the principal sign.

Sign, Wall. A sign affixed either parallel or perpendicular to the wall of a building and not extending above the roof plate or parapet line.

- A. Wall signs shall be affixed either parallel or perpendicular to a wall of a building. Where a building or structure to which a parallel wall sign is to be affixed has an identifiable sign band, as determined by the Director of Planning and Development in consultation with the Urban Design Commission, or is part of a block of commercial establishments which, except for the petitioned property, is the subject of uniform signage, the parallel wall sign shall be located within the identifiable sign band or shall be consistent with any uniform signage.
- B. A parallel wall sign shall project no more than 12 inches from the building surface and shall not extend above the roof line or beyond the sides of the building.
- C. A perpendicular wall sign shall be attached at a right angle to the wall of a building; it shall have no more than 2 faces; and it shall not project in any linear dimension more than 6 feet, subject to the provisions of Revised Ordinances Chapter 26, Sections 26-1 to 26-6. When a projecting sign is closer than 12 feet to the corner of a building, its projection shall be no more than a distance equal to 1/2 the horizontal distance from the sign to that building corner.



Sign, Window. A sign affixed to the interior or exterior surface of a window or displayed behind a window so as to attract attention from the outside. A sign shall be deemed a window sign if it is within 6 inches of the inside surface of a window through which it is intended to be viewed and is not merchandise on display.



(Ord. No. 158, 10/18/76; Ord. No. V-7, 03/20/95, Ord. No. C-15, 6/21/22)

5.2.4. Permit Procedure

- A. No sign shall be erected on the exterior of any building or on any land, and no such sign shall be enlarged or altered, with the exception of copy changes on changeable letter panels, clocks, or thermometers, until an application on appropriate forms supplied by the Commissioner of Inspectional Services with such information including plans, drawings, and photographs as the Commissioner of Inspectional Services may require, shall have been filed with the Commissioner of Inspectional Services, and a permit for such erection, alteration or enlargement has been issued by the Commissioner of Inspectional Services.
- B. All non-accessory directory signs shall obtain an outdoor advertising permit from the Commonwealth of Massachusetts' Office of Outdoor Advertising.
- C. Upon receipt of an application for a sign permit, the Commissioner of Inspectional Services shall notify the Urban Design Commission and the Director of Planning and Development regarding said application within 2 weeks of the date of filing, if they deem it necessary. The Director of Planning and Development shall submit an advisory report, including any recommendation of the Urban Design Commission, to the Commissioner of Inspectional Services within 3 weeks of the application filing date.
- D. The fees for sign permits shall be established from time to time by the City Council.

- E. Within 2 months after the erection, alteration or enlargement of any sign, the owner or operator of said sign shall file two 8 inch by 10 inch photographs, taken after intallation.

(Ord. No. 158, 10/18/76)

5.2.5. Prohibited Signs

The following signs shall not be permitted, constructed, erected, or maintained:

- A. Non-accessory signs;
- B. Signs constructed, erected, or maintained on the roof of a building or which extend above the roof plate line;
- C. Portable signs not permanently affixed, anchored, or secured to the ground or a structure on the lot it occupies, including trailer signs and signs affixed to or painted on a vehicle permanently parked on the premises so as to serve as a sign, but excluding signs affixed to or painted on a vehicle temporarily parked on the premises;
- D. Window signs which cover more than 25 percent of the area of the window;
- E. Any sign which advertises or calls attention to any products, businesses, or activities which are no longer sold or carried on at any particular premises; or
- F. String lights used in connection with commercial premises with the exception of temporary lighting for holiday decoration.

(Ord. No. 158, 10/18/76)

5.2.6. Signs Allowed By Right

- A. **Permanent Signs.** The following signs shall be allowed by right without the necessity of sign review, but may require a building permit:
 - 1. Signs erected by or on the order of a governmental agency when limited to governmental purposes, and excluding any advertising, except in the Open Space/ Recreation and Public Use districts (see Sec. 6.2.9);

- 2. Names of buildings, date of erection, monumental citations and commemorative tablets, when made a permanent and integral part of a building, not to exceed 10 square feet;
- 3. Banners or flags emblematic of or issued by national, state, or local governments;
- 4. Signs indicating the name and address of the occupant of a dwelling, not to exceed 1 square foot. Where a permitted accessory home business exists, such sign shall not exceed 2 square feet;
- 5. Awning signs in business, mixed use, limited manufacturing and manufacturing districts;
- 6. Window signs, in nonresidential buildings, not to exceed 25 percent of the area of the window;
- 7. Customary signs on gasoline pumps indicating in usual size and form the name, type and price of gasoline;
- 8. Clocks and thermometers displaying no information other than the time and temperature;
- 9. Holiday decorations and lights when in season; and
- 10. Signs not to exceed 2 square feet which indicate warnings, hazards, or public conveniences such as "trespass," "beware of dog," or rest room signs.

- B. **Temporary Signs.** Temporary signs shall not be illuminated and shall comply with the provisions of this Sec. 5.2, but may require a building permit:
 - 1. **Short-Term Event Sign.** The Commissioner of Inspectional Services may permit an establishment to display on its premises 1 non-illuminated sign announcing a special event of limited duration to take place on the premises. Such sign may be displayed for a period not to exceed 72 hours, including time required for installation and removal. The Commissioner of Inspectional Services shall issue such a permit to the same establishment no more than twice per calendar year. Applications for such permits shall be submitted in accordance with Sec. 5.2.4, but shall be submitted no later than 1 week prior to the proposed date of installation.

Applications for such permits shall not be subject to notice to and review by the Urban Design Commission and the Director of Planning and Development.

2. Temporary Identification Sign Procedure.

One temporary identification sign to identify a property or use during the period from the submission of a sign application to the Commissioner of Inspectional Services or during the special permit procedure to 30 days after the decision, may be erected, provided that in the event of an unfavorable decision such temporary sign shall be removed immediately, and provided that the temporary sign conforms with all applicable dimensional regulations of this Sec. 5.2, that it is, in fact, a temporary sign not involving any substantial expense, and that it is displayed in a manner which will not deface the building facade or otherwise impinge upon the review of the proposed sign.

3. Construction Signs. One or more signs during the construction or alteration of a building identifying the building, owner, contractor, architects and engineers and whether any business is or is not to be conducted there may be erected. Such signs shall not exceed in the aggregate 32 square feet and shall be removed within 48 hours after completion of the construction or alteration.

4. Real Estate Signs. One unlighted sign, not exceeding 12 square feet in residential districts and 32 square feet in commercial districts, advertising the sale, rental or lease of the premises or part of the premises or the willingness to build on the premises on which the sign is displayed may be erected. Such signs shall be removed within 48 hours after the sale, rental or lease of the premises.

5. Event Signs. Signs not exceeding 30 square feet, announcing a fundraising drive or event of a civic, philanthropic, educational or religious organization, displayed on the lot of the event or the property of the sponsoring agency and limited to 1 per lot, except that if a lot has frontage on more than one street, there may be a free-standing sign for each street frontage. Such signs shall not be erected before 14 days

preceding the event and shall be removed within 48 hours after the event.

6. Noncommercial Signs. Noncommercial signs shall be allowed in all zoning districts, except as otherwise provided in this Chapter, and shall conform to the following:

- a. The face of the sign shall be no higher than and no wider than 3 feet;
- b. Signs may be located anywhere on a lot, but shall not create a traffic safety hazard by blocking visibility of traffic on a public street from a driveway. Signs shall not overhang a public sidewalk; however, where there is no sidewalk, no part of the sign shall be closer than 8 feet to the edge of the paved portion of the public way;
- c. Signs shall not include any names or logos advertising goods, services, or businesses or otherwise constituting commercial speech;
- d. Signs shall not be artificially illuminated except as permitted by Sec. 5.2.10.

(Ord. No. 158, 10/18/76; Ord. No. T-64, 12/18/89; Ord. No. V-7, 03/20/95; Ord. No. Z-27, 05/19/08; Ord. No. A-29, 10/07/13; Ord. No. A-99, 01/17/17, Ord. No. C-15, 6/21/22)

5.2.7. Signs in Residence Districts

No permanent sign shall be erected or maintained in a residence district, except as provided in [Sec. 5.2.6](#) and this [Sec. 5.2.7](#):

Use	Number	Type	Area per Sign (max)	Notes
Residential: single- or two-family	1 per unit	Wall sign	1 sf	Name of occupant, address of premises
Residential: single- or two-family with permitted accessory use or occupation	1 per unit	Wall sign	2 sf	Name of occupant(s), address of premises
Residential: building with more than 2 families or group of buildings forming a single housing development	1 total	Principal wall sign OR Free-standing sign	15 sf OR 10 sf	
Residential: Each building in a group of buildings forming a single housing development	1 per building in group	Secondary wall sign	2 sf	
Churches, schools, other institution or group of buildings forming a complex or campus	2 per street frontage	Free-standing sign AND principal wall sign	1 @ 20 sf 1 @ 10 Ssf	1 Free-standing sign per frontage; for notices and announcements of services and events
Churches, schools, or other institutions: Each building in a group of buildings forming a single complex or campus	1 per building in group	Free-standing sign AND principal wall sign	10 sf	
	1 total	Principal wall sign	20 sf	
Nonresidential use, permitted or nonconforming	1 total	Free-standing sign	15 sf	The City Council may grant a special permit for a free-standing sign
Any use	--	Directional sign	3 sf	For the direction of Persons or vehicles, indicating "entrance," "exit," "parking," or the like

-- Not Applicable

5.2.8. Signs in Commercial Districts

No permanent sign shall be erected or maintained in a business, limited manufacturing, manufacturing, and mixed use district, except as provided in [Sec. 5.2.6](#) and this [Sec. 5.2.8](#):

Type	Number per business establishment	Area per Sign (max)	Notes
Principal sign	1 total	3 sf per linear foot of building wall frontage OR 100 sf, whichever is less	In particular instances, due to the nature of the use of the premises, the architecture of the building, or its location with reference to the street, the total allowable sign area may be divided between two wall signs which together constitute the principal wall sign.
Principal sign: Business on a corner lot	2 total	3 sf per linear foot of building wall OR 100 sf, whichever is less	Frontage on the second street must be at least 75 percent of frontage on first street
Secondary sign	1 per entrance or frontage on a street or parking area; 2 max	1 sf per linear foot of building wall OR 50 sf, whichever is less	May not be erected on the same wall as a principal sign.
Directory sign	1 per building entrance	1 sf per occupant or tenant	Indicating the occupants or tenants of the building to which the sign is affixed
Directory sign: building with 2nd entrance	1 per entrance	1 sf per occupant or tenant	The second entrance must have frontage on a street or parking lot. Such signs shall not be deemed nonaccessory directory signs.
Marquee sign	1 per theater		
Awning sign	--	Up to 20% of awning area	
Window sign	--	Up to 25% of window area through which they are visible	
Gas station sign	1 consolidated display	20 sf (aggregate)	Product identification signs (tires, oil...)
Directional sign		3 sf	For the direction of persons or vehicles, indicating "entrance," "exit," "parking," or the like

-- Not Applicable

(Ord. No. A-99, 01/17/17; Ord. No. B-2, 02-20-18)

5.2.9. Signs in Open Space/Recreation and Public Use Districts

In Open Space/Recreation and Public Use districts, no sign shall be erected, displayed or maintained except as provided below:

- A. Regulatory signs as may be erected by the City, county, state, or their agencies.
- B. Signs for the identification of public buildings or public premises, or allowed uses in open space/recreation and public use districts, or valid nonconforming uses existing in open space/recreation and public use districts. These identification signs shall not exceed 20 square feet in area.
- C. The City Council may permit free-standing signs, public information bulletin boards and exceptions to the maximum area requirement of 20 square feet for signs set out above, as provided for in Sec. 5.2.13. In no event shall any free-standing sign exceed 35 square feet in area in an Open Space/Recreation or Public Use district.

(Ord. No. 51, 02/03/75; Ord. No. 158, 10/18/76; Ord. No. V-90, 09/03/96)

5.2.10. Illuminated Signs

- A. No sign shall contain any moving parts or flashing or blinking lights so as to create an animated effect, except such portions of a sign which consist solely of indicators of time and temperature.
- B. No red or green lights or any lighting effect utilizing such colors shall be used on any sign if, in the opinion of the Chief of Police, such light or lighting effect would create a hazard to the operation of motor vehicles.
- C. Any lighting of a sign shall be continuous and shall be either interior, non-exposed or exterior illumination. All illumination shall be of reasonable intensity and shielded in such a manner that all direct light falls on the sign or the wall to which it is affixed and does not shine onto any street or nearby property.
- D. No sign shall be lighted between the hours of 11:00 p.m. and 7:00 a.m., except those signs identifying police or fire stations, a residential building, or in the case of a commercial establishment, signs which

may be lighted during a period extending from 30 minutes before opening for business and to 30 minutes after closing.

- E. The City Council may grant a special permit for the illumination of other signs if the City Council finds that such illumination is in the public interest.

(Ord. No. 89, 10/06/75; Ord. No. 158, 10/18/76)

5.2.11. Construction and Maintenance

- A. The construction, alteration, repair and maintenance of all signs, together with their appurtenant and auxiliary devices in respect to structural and fire safety, shall be governed by the provisions of the 780 CMR. Where provisions of this Sec. 5.2 are more restrictive with respect to location, use, size or height of signs and other applicable regulations, this Sec. 5.2.11 shall take precedence.
- B. No sign shall be erected so as to obstruct any door, window or fire escape on a building.
- C. Any sign which advertises or calls attention to any products, businesses or activities which are no longer sold or carried on at any particular premises shall be removed by the occupant or owner of the premises within 30 days. If any such sign is not removed within 30 days, the Commissioner of Inspectional Services shall give written notification, in hand or by certified mail, return receipt requested, to the owner or occupant of the premises that the Commissioner of Inspectional Services will have such sign removed and assess any costs of the removal to the owner or occupant. If within 30 days from the date of receipt of the notification the sign has not been removed by the owner or occupant, then the Commissioner of Inspectional Services shall remove said sign and assess any costs of the removal to the owner or occupant.

(Ord. No. 158, 10/18/76; Ord. No. R-273, 11/15/82)

5.2.12. Nonconforming Signs

- A. Any nonconforming sign legally erected prior to the adoption of this Sec. 5.2, or any amendment of this Sec. 5.2, may be continued to be maintained but shall not be enlarged, reworded, redesigned or altered in any way unless it conforms with the provisions contained of this Sec. 5.2.

- B. The exemption granted in paragraph A. above shall not apply to any non-accessory sign or to any sign which has been illegally erected, has been abandoned, or has not been repaired or properly maintained.
- C. Any sign which has been destroyed or damaged to the extent that the cost of repair or restoration will exceed one-third of the replacement value as of the date of destruction shall not be repaired, rebuilt, restored or changed unless it conforms with this Sec. 5.2.

(Ord. No. 158, 10/18/76)

5.2.13. Exceptions

- A. In particular instances, the City Council may grant a special permit to allow free-standing signs and exceptions to the limitations imposed by this Sec. 5.2 on the number, size, location and height of signs where it is determined that the nature of the use of the premises, the architecture of the building or its location with reference to the street is such that free-standing signs or exceptions should be permitted in the public interest.
- B. In granting such a permit, the City Council shall specify the size, type and location and shall impose such other terms and restrictions as it may deem to be in the public interest and in accordance with the 780 CMR. All free-standing signs shall not exceed 35 square feet in area, or 10 feet in any linear dimension, or 16 feet in height from the ground, except as further described in Sec. 5.2.7.
- C. Where a single lot is occupied by more than 1 establishment, whether in the same structure or not, there shall not be more than one free-standing sign for each street frontage. In granting such a permit, the City Council shall specify the size, type and location of any such sign and shall impose such other forms and restrictions as it may deem to be in the public interest, and in accordance with the 780 CMR.

(Ord. No. 158, 10/18/76)

5.2.14. Guidelines

The Director of Planning and Development may from time to time prepare and issue guidelines to clarify the provisions of this Sec. 5.2.

(Ord. No. 158, 10/18/76)

Sec. 5.3. Stormwater Management

See also Revised Ordinances Chapter 22, Article II, Section 22-22.

- A. Whenever the existing contours of the land are altered, the land shall be left in a usable condition, graded in a manner to prevent the erosion of soil and the alteration of the runoff of surface water to or from abutting properties, and shall be substantially landscaped.
- B. Projects increasing impervious surface area by more than the lesser of a) 4 percent of lot size or b) 400 square feet, or that involve altering the landscape in such a way that may result in alteration of the runoff of surface water to abutting properties or erosion of soil, shall be reviewed by the Commissioner of Inspectional Services and the City Engineer to ensure compliance with this [Sec. 5.3](#). The Commissioner of Inspectional Services and the City Engineer may reject a project if they believe it will cause runoff of surface water to abutting properties or the erosion of soil.
- C. **Alteration of attached garage where below required height above grade.** In all residential districts, no garage first erected after March 16, 1953, which is an integral part of a dwelling shall be constructed, altered, enlarged, extended or reconstructed where the entrance to such garage is less than 6 inches above the grade established by the City Engineer for the highest point of the back edge of any sidewalk upon which the lot abuts, unless either the Commissioner of Inspectional Services and the City Engineer shall both certify that in their opinion the surface drainage conditions at the location are such as to minimize the danger of flooding of such garage and dwelling. The certificate of opinion required by this [Sec. 5.3](#) may be given either by separate certificate or by endorsement upon the building permit, and shall not be withheld if in fact surface drainage at the location is adequate for the purposes above specified. No certificate of opinion given pursuant to this [Sec. 5.3](#) shall be deemed to be a representation to any person of the accuracy of that opinion nor shall any such certificate involve the City or any officer or employee of the City in any liability to any person.

(Rev. Ords. 1973 §24-19; Ord. No. 190; Ord. No. S-260, 08/03/87; Ord. No. Z-45, 03/16/09)

Sec. 5.4. Fences & Retaining Walls

5.4.1. Fences

Fences are regulated in Revised Ordinances Chapter 5, Article III, Fences.

5.4.2. Retaining Walls

- A. **Defined.** A wall or terraced combination of walls, 4 feet in height or greater, to hold a mass of earth material at a higher position. When a combination of walls is placed within a setback, height is measured from the foot of the lowest wall to the top of the highest wall. For the purposes of this [Sec. 5.4](#), a berm with a slope of 1:1 or greater is to be considered a retaining wall.
- B. **Standards:** The placement of a retaining wall of 4 feet or more within a setback requires a special permit.

(Ord. No. Z-45, 03/16/09)

Sec. 5.5. Landscaping

[Reserved]

Sec. 5.6. Great Ponds

In all business districts, no building, structure or alteration, enlargement or extension located within 300 feet of a great pond as defined under M.G.L. Chapter 131, Section 1 shall be permitted other than under the procedure in [Sec. 7.4](#), with particular concern to the preservation of public view, enjoyment and access to the great pond.

Sec. 5.7. Noise

Noise is not a part of this Chapter, and is regulated in Revised Ordinances Chapter 20, Article II, Noise.

Sec. 5.8. Outdoor Lighting

Outdoor lighting is not a part of this Chapter, and is regulated in Revised Ordinances Chapter 20, Article IV, Light Trespass.

Sec. 5.9. Tree Protection

Tree protection is not a part of this Chapter, and is regulated in Revised Ordinances Chapter 21, Article III, Div. 3, Tree Preservation.

Sec. 5.10. Floodplain, Watershed Protection

Floodplain and watershed protection is not a part of this Chapter, and is regulated in Revised Ordinances Chapter 22, Article II, Sec. 22-22 et. seq.

Sec. 5.11. Inclusionary Zoning

5.11.1. Purposes.

The purposes of this Sec. 5.11 are to:

- A. Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels in the City;
- B. Provide for a full range of housing choices throughout the City for households of all incomes, ages, and sizes;
- C. Increase the production of affordable housing units to meet existing and anticipated housing needs within the City; and
- D. Work to overcome economic segregation regionally as well as within Newton, allowing the City to be a community of opportunity in which low and moderate-income households have the opportunity to advance economically.

(Ord. No. X-48, 04/22/03; Ord. No. Z-50, 07/13/09; A-33, 11/18/13)

5.11.2. Definitions.

- A. "Area Median Income ('AMI')” means the median income for households within the designated statistical area that includes the City of Newton, as reported annually and adjusted for household size by the U.S. Department of Housing and Urban Development (HUD).
- B. "Deed-Restricted Affordable Unit(s)” means any Inclusionary Unit that meets the provisions of 5.11.4 and holds a legal use restriction that runs with the land, is recorded at the Registry of Deeds, provides for affordability in perpetuity, identifies the Subsidizing Agency and monitoring agent, if applicable, and restricts occupancy to income eligible households, as defined by the provisions of Section 5.11.4.
- C. "Eligible Household” means a household whose gross annual income does not exceed the applicable household income limit for the Inclusionary Unit.
- D. "Extremely Low-Income (ELI) Unit(s)” means any dwelling unit affordable to households with annual gross incomes at or below 30% of AMI.
- E. "Household Income Limit” means at any given percentage of the area median income (AMI), the income limit adjusted by household size at that percentage as published by HUD for the designated statistical area that includes the City of Newton or, for percentage levels not published by HUD, as calculated by the City based on the HUD AMI calculation.
- F. "Inclusionary Housing Project” means any development project that meets the provisions of Section 5.11.3.A.
- G. "Inclusionary Unit(s)” means any dwelling unit that meets the provisions of Section 5.11.4.
 1. "Tier 1 Unit(s)” means any Inclusionary Unit affordable to households with annual gross incomes at or below 80% of AMI, and where applicable, affordable to households with annual gross incomes at or below 50% of AMI.
 2. "Tier 2 Unit(s),” also know as "Middle-Income Unit(s),” means any Inclusionary Unit affordable to households with annual gross incomes greater than 80% of AMI, but at or below 110% of AMI.
- H. "Local Action Unit(s) (LAUs)” means an affordable housing unit created as a result of an intentional action taken by a community, without a comprehensive permit, and which meets the requirements for inclusion on the Subsidized Housing Inventory (SHI). Local Action Units are a component of the Department of Housing and Community Development’s (DHCD) Local Initiative Program (LIP).
- I. "Public development funds” means funds for housing construction or rehabilitation if provided through a program eligible to serve as a 'subsidy' under 760 CMR 56.00 Comprehensive Permit: Low or Moderate Income Housing, Community Preservation Act funds, and other federal and state funds available for housing allocated by the City of Newton.

(Ord. No. X-48, 04/22/03; Ord. No. Z-50, 07/13/09; Ord. No. A-37, 03/17/14)

5.11.3. Application of Inclusionary Zoning Requirements.

- A. These inclusionary zoning provisions apply to any proposed residential or mixed-use development, including a conventional subdivision of land under M.G.L. Chapter 41, Section 81K-81GG, in any zoning district that includes the construction or substantial reconstruction of seven or more residential dwelling units on any parcel or contiguous parcels comprising a proposed development site. The inclusionary zoning requirements apply to the total number of residential units regardless of the existing residential units proposed to be demolished. The inclusionary zoning requirements also apply to any situation where rental residential dwelling units are converted to 7 or more residential ownership units.
- B. This Sec. 5.11 does not apply to accessory units.
- C. **No Segmentation.** The inclusionary zoning provisions of this section apply to projects at one site or two or more adjoining sites in common ownership or under common control within a period of five years from the first date of application for any special or building permit for construction on the lot or lots, or for the 12 months immediately preceding the date of application for any special permit or building permit. An applicant for development may not segment or divide or subdivide or establish surrogate or subsidiary entities to avoid the requirements of Section 5.11. Where the City Council determines that this provision has been violated, a special permit or building permit will be denied. However, nothing in Section 5.11 prohibits the phased development of a property.
- D. **100% Deed-Restricted Affordable Developments.** Any proposed residential or mixed-use development that consists of 100% deed-restricted affordable units up to 110% of AMI is not subject to the Number of Inclusionary Units Required, Section 5.11.4.B; however, projects of this type are subject to all other applicable provisions of this Section 5.11. The percentage of AMI used for establishing monthly housing costs and the applicable household limit for all units in the project must average no more than 95% of AMI.

- E. **Qualification of Tier 1 Units as Local Action Units.** All Inclusionary Units affordable to households at or below 80% of AMI must be qualified as 'Local Action Units' pursuant to the requirements of the Comprehensive Permit Guidelines of the Massachusetts Department of Housing and Community Development (DHCD), Section VI.C "Local Action Units," as in effect December 2014 as the same may be amended from time to time, unless the unit is exempted from this requirement by another provision of this Section 5.11.
- F. **Tier 2 Units as Consistent with Local Action Units.** All Inclusionary Units affordable to households earning greater than 80% but less than or equal to 110% of AMI must be consistent, where applicable, with the requirements of 'Local Action Units' pursuant to the requirements of the Comprehensive Permit Guidelines of the DHCD, Section VI.C "Local Action Units," as in effect December 2014 as the same may be amended from time to time, unless the unit is exempted from this requirement by another provision of this Section 5.11.

(Ord. No. X-48, 04/22/03; Ord. No. Z-50, 07/13/09)

5.11.4. Mandatory Provision of Inclusionary Units.

- A. **Inclusionary Unit Tiers.** Inclusionary Units are divided into two tiers based on their level of affordability. Tier 1 represents units affordable to households with annual gross incomes at or below 50% of AMI and units affordable to households with annual gross incomes at or below 80% of AMI; and Tier 2 represents Middle-Income units affordable to households with annual gross incomes greater than 80% of AMI, but at or below 110% of AMI.
- B. **Number of Inclusionary Units Required.** The percentage of required Inclusionary Units in a proposed development is based on the total number of new units proposed on any parcel or contiguous parcels comprising a proposed development site, and whether the units are rental or ownership.
 1. Where the inclusionary zoning requirement results in a fraction of a unit greater than or equal to 0.5, the development must provide one Inclusionary Unit to capture that fraction.

2. Where the inclusionary zoning requirement results in a fraction of a unit less than 0.5, the development may choose to provide one Inclusionary Unit to capture that fraction or contribute a fractional cash payment to the City to cover the fraction of that Inclusionary Unit requirement. Fractional cash payment amounts are calculated based on the provisions of Section 5.11.5.
3. All fractions are rounded to the nearest tenth.
4. Rental Project Requirements. The percentage requirements for applicable rental developments are based on the following table and provisions:
 - a. For rental Inclusionary Housing Projects with 7-9 residential dwelling units, where only one rental inclusionary unit is required at Tier 1, the inclusionary unit shall be priced for a household income limit at not more than 80% of AMI.
 - b. For rental Inclusionary Housing Projects with 10 or more residential dwelling units, where two or more rental Inclusionary Units are required at Tier 1, the AMI used for establishing rent and income limits for these Inclusionary Units must average no more than 65% of AMI. Alternatively, at least 50% of such units may be priced for households having incomes at 50% of AMI and the remaining Inclusionary Units may be priced for households at 80% of AMI.
 - c. Effective January 1, 2021, rental Inclusionary Housing Projects with 100 or more residential dwelling units must provide 15% of residential dwelling units at Tier 1 and 5% of residential dwelling units at Tier 2.

Illustration: Tier 1 Average 65% AMI Methodology

Example Project: 17-unit rental development

15% at Tier 1 = $0.15 \times 17 \text{ units} = 2.55 \text{ units}$
Total: 3 units at Tier 1 (round up)

Average affordability level across units must be 65% AMI

EXAMPLE APPROACH #1: 1 unit at 50% AMI
1 unit at 65% AMI
1 unit at 80% AMI

EXAMPLE APPROACH #2: 3 units at 65% AMI

Rental Projects: Number of Inclusionary Units Required		
Tier Level	7-20 UNITS	21+ UNITS
Tier 1: 50%-80% AMI	15%	15%
Tier 2: 110% AMI	0%	2.5%
Total	15%	17.5%

Rental Projects: Number of Inclusionary Units Required EFFECTIVE January 1, 2021			
Tier Level	7-20 UNITS	21-99 UNITS	100+ UNITS
Tier 1: 50%-80% AMI	15%	15%	15%
Tier 2: 110% AMI	0%	2.5%	5%
Total	15%	17.5%	20%

Illustration: Rental Projects Calculation Methodology

Example Project: 31-unit rental development

15% at Tier 1 = $0.15 \times 31 \text{ units} = 4.7 \text{ units}$
Total: 5 units at Tier 1 (round up)

2.5% at Tier 2 = $0.025 \times 31 \text{ units} = 0.8 \text{ units}$
Total: 1 unit at Tier 2 (round up)

TOTAL UNITS = 6 deed-restricted affordable units

5. **Ownership Project Requirements.** The percentage requirements for applicable ownership developments are based on the following table and provisions.

- a. For ownership Inclusionary Housing Projects with 7-16 residential dwelling units, where one or two ownership inclusionary units are required at Tier 1, the household income limit for those units shall be 80% of AMI and the inclusionary units must be priced for affordability to households having annual gross incomes of not more than 70% of AMI at the time of marketing.
- b. For ownership Inclusionary Housing Projects with 17 or more residential dwelling units, where three or more ownership inclusionary units are required, the household income limit for Tier 1 units must be 80% of AMI and those inclusionary units must be priced for affordability to households having annual gross incomes of not more than 70% of AMI at the time of marketing. The household income limit for Tier 2 Middle-Income units must be 110% of AMI and those inclusionary units must be priced for affordability to households having annual gross incomes of not more than 100% of AMI at the time of Marketing.
- c. Effective January 1, 2021, ownership Inclusionary Housing Projects with 100 or more residential dwelling units must provide 10% of residential dwelling units at Tier 1 and 10% of residential dwelling units at Tier 2.

C. **Incentives for Additional Inclusionary Units.** An Inclusionary Housing Project that includes more than the required number of Inclusionary Units will be awarded bonus market-rate units at a ratio of 2 to 1. For every additional Inclusionary Unit the applicant agrees to provide, the development will be awarded 2 additional market-rate units. In the event that the additional Inclusionary Unit provided by the applicant is a family-sized unit (a 3-bedroom unit greater than 1,100 square feet), the ratio is 3 to 1. For every additional 3-bedroom Inclusionary Unit proposed, the development will be awarded 3 additional market-rate units. The additional Inclusionary Units must be Tier 1 units and the

Ownership Projects: Number of Inclusionary Units Required			
Tier Level	7-16 UNITS	17-20 UNITS	21+ UNITS
Tier 1: 80% AMI	15%	10%	10%
Tier 2: 110% AMI	0%	5%	7.5%
Total	15%	15%	17.5%

Ownership Projects: Number of Inclusionary Units Required EFFECTIVE January 1, 2021				
Tier Level	7-16 UNITS	17-20 UNITS	21-99 UNITS	100+ UNITS
Tier 1: 80% AMI	15%	10%	10%	10%
Tier 2: 110% AMI	0%	5%	7.5%	10%
Total	15%	15%	17.5%	20%

Illustration: Ownership Projects Calculation Methodology

Example Project: 52-unit ownership development

10% at Tier 1 = $0.10 \times 52 \text{ units} = 5.2 \text{ units}$
 Total: 5 units at Tier 1 (round down)
 plus fractional cash payment

7.5% at Tier 2 = $0.075 \times 52 \text{ units} = 3.9 \text{ units}$
 Total: 4 units at Tier 2 (round up)

TOTAL UNITS: 9 deed-restricted affordable units

Illustration: Incentive Units Calculation Methodology

Example Project: 31-unit rental development

PRE-INCENTIVE CALCULATION

15% at Tier 1 = $0.15 \times 31 \text{ units} = 4.7 \text{ units}$
 Total: 5 units at Tier 1 (round up)

2.5% at Tier 2 = $0.025 \times 31 \text{ units} = 0.8 \text{ units}$
 Total: 1 unit at Tier 2 (round up)

INCENTIVE: Additional 2 Tier 1 Units >> 4 additional Market Rate Units

POST-INCENTIVE PROJECT: 37 units
 7 Tier 1 Units + 1 Tier 2 Unit
TOTAL: 8 deed-restricted units (21.6%)

NOTE: The post incentive project may not exceed 25% more units than otherwise permissible ($1.025 \times 31 = 37.8 \text{ max units}$)

total number of additional units of any type must not exceed 25% of the number of units otherwise permissible on the lot under lot area per dwelling unit requirements.

D. Maximum Monthly Housing Costs, Sale Prices and Rents. Maximum sale price or rent for Inclusionary Units is calculated as affordable to a household with a number of household members equal to the number of bedrooms in a unit plus one, regardless of the actual number of persons occupying the unit.

1. Rental. Inclusionary rental units are to be priced to be affordable to a household having a gross annual income at the household income limit for that Inclusionary Unit, as specified in Section 5.11.4. Monthly housing costs, inclusive of rent, utility costs for heat, water, hot water, and electricity, 1 parking space, and including access to all amenities that are offered to tenants in the building, must not exceed 30% of the applicable household income limit for the Inclusionary Unit. If the utilities are separately metered, they may be paid by the tenant and the maximum allowable rent will be reduced to reflect the tenant's payment of utilities, based on the area's utility allowance for the specific unit size and type, to be secured from the Newton Housing Authority. For a household with a Section 8 voucher, the rent and income are to be established by the Newton Housing Authority with the approval of HUD.

2. Homeownership. Inclusionary units for sale are to be priced to be affordable to a household having a gross annual income 10 percentage points lower than the household income limit for that Inclusionary Unit, as specified in Section 5.11.4. The monthly housing costs, inclusive of mortgage principal and interest, private mortgage insurance, property taxes, condominium and/or homeowner's association fees, hazard insurance, and 1 parking space, must not exceed 30% of the applicable household income limit for the Inclusionary Unit. Additionally, the following requirements apply:

a. Down payment must be at least 3% of the purchase price;

b. Mortgage loan must be a 30-year fully amortizing mortgage for not more than 97% of the purchase price with a fixed interest rate that is not more than 2 percentage points above the current MassHousing interest rate; and

c. Buyers will be eligible so long as their total housing costs, including the services identified above, do not exceed 38% of their income.

E. Notwithstanding the requirements of this Section 5.11.4, an Inclusionary Housing Project may set the sale price or rental rate for Inclusionary Units lower than what is required herein.

(Ord. No. X-48, 04/22/03; Ord. No. Z-50, 07/13/09; Ord. No. A-37, 03/17/14)

5.11.5. Cash Payment Option.

As an alternative to the requirements of Section 5.11.4, an applicant may contribute a cash payment to the City's Inclusionary Zoning Fund, in lieu of providing Inclusionary Units.

A. Eligibility. There are 3 circumstances in which the Inclusionary Unit requirements of Section 5.11.4 may be met through a cash payment instead of providing Inclusionary Units:

1. For Inclusionary Housing Projects that include the construction or substantial reconstruction of 7 to 9 dwelling units; or
2. By special permit from the City Council, where the Council makes specific findings that there will be an unusual net benefit to achieving the City's housing objectives as a result of allowing a cash payment rather than requiring the development of Inclusionary Units. The findings must include consideration of the appropriateness of the development site location for income-eligible households, including proximity to and quality of public transportation, schools, and other services; the current balance of the Inclusionary Housing Fund; and the purposes of this Section 5.11.
3. For Inclusionary Housing Projects where the inclusionary zoning requirement results in a

fraction of a unit less than 0.5, the applicant may contribute a fractional cash payment to the City to cover the fraction of that Inclusionary Unit requirement.

B. Cash Payment Amount. The cash payment as an alternative to each required Inclusionary Unit, or fraction thereof, is based on a formula that utilizes the average total development costs (TDC) per unit in Newton, calculated by the Newton Housing Partnership and approved by the Director of Planning and Development utilizing final closing budgets and/or certified cost and income statements from new affordable housing developments built in Newton in the previous 3 years that were funded all or in part by public subsidies or approved through M.G.L. Chapter 40B. This basis for the cash payment standard (average TDC/unit in Newton) must be increased annually by the amount of the Consumer Price Index (CPI-U) and take effect on the anniversary date of the effective date in Section 5.11.14. No more than every 3 years, the average TDC/unit in Newton must be recalculated by the Newton Housing Partnership and approved by the Director of Planning and Development based on available data from affordable housing developments as above, completed in Newton during the preceding 3 year period.

1. The average TDC per unit, as calculated in May 2019 by the Newton Housing Partnership and approved by the Director of Planning & Development, is \$550,000.
2. For Inclusionary Housing Projects containing 10 or more units that receive a Special Permit to make such a payment, the total cash payment is determined by utilizing the following calculation:
3. For Inclusionary Housing Projects with 7-9 units, the total cash payment is determined by utilizing the average total development costs (TDC) per unit in Newton and reducing that number based on the number of units in the project as follows:
 - a. Total cash payment for a 7-unit project: 70% multiplied by the TDC per unit in Newton.
 - b. Total cash payment for an 8-unit project: 80% multiplied by the TDC per unit in Newton.
 - c. Total cash payment for a 9-unit project: 90% multiplied by the TDC per unit in Newton.

Inclusionary Zoning Cash Payment Calculation	
A = # of dwelling units in proposed project	FORMULA
B = Total Inclusionary Percentage Required for the project	STEP 1: A X B = total inclusionary units required (round to nearest 10th)
C = average total development costs (TDC) per unit in Newton	STEP 2: (A x B rounded) x C = Total cash payment

Illustration: Cash Payment Calculation Methodology

sample TDC: \$550,000 (May 2019 figure)

EXAMPLE 1: 18 Unit Rental Project
A = 18 units
B = 15% inclusionary required
C = \$550,000 TDC

STEP 1: 0.15 x 18 units = 2.7 units
STEP 2: 2.7 units x \$550,000 = \$1,485,000
Total Payment

EXAMPLE 2: 36 Unit Ownership Project
A = 36 units
B = 17.5%
C = \$550,000

STEP 1: 0.175 x 36 units = 6.3 units
STEP 2: 6.3 units x \$550,000 = \$3,465,000
Total Payment

SMALL PROJECT CALCULATION EXAMPLES

7 Unit Project: 0.7 x \$550,000 = \$385,000
Total Payment

8 Unit Project: 0.8 x \$550,000 = \$440,000
Total Payment

9 Unit Project: 0.9 x \$550,000 = \$495,000
Total Payment

Illustration: Fractional Payment Calculation Methodology

sample TDC: \$550,000 (May 2019 figure)

EXAMPLE: 48 Unit Rental Project

Tier 1: 0.15 x 48 units = 7.2 units
TOTAL UNITS = 7 units
FRACTIONAL PAYMENT = 0.2 X \$550,000 = \$110,000

Tier 2: 0.025 x 48 units = 1.2 units
TOTAL UNITS = 1 unit
FRACTIONAL PAYMENT = 0.2 x \$550,000 = \$110,000

Total Inclusionary Requirement = 8 deed-restricted units and \$220,000

C. Fractional Cash Payment Amount. Where the inclusionary zoning requirement results in a fraction of a unit less than 0.5, the development may choose to contribute a fractional cash payment to the City to cover the fraction of that Inclusionary Unit requirement. The fractional cash payment is based on the resulting fraction (rounded to the nearest tenth) multiplied by the average TDC per unit in Newton.

D. Payment Deadline. Any Inclusionary Unit cash payment must be paid in full to the City prior to the granting of any Certificate of Occupancy.

E. Cash Payment Recipient.

1. The cash payment shall be made to the City's Municipal Affordable Housing Trust Fund, to be distributed equally to the Newton Housing Authority and the Newton Affordable Housing Trust.
2. These funds are to be used for the restoration, rehabilitation, acquisition, creation, preservation, associated support services, and monitoring of deed-restricted units affordable to households with annual gross incomes at or below 80% of AMI, to the extent practical.
3. Notwithstanding Section 2 above, funds received from Inclusionary Housing Projects with 7-9 units, as described in Section 5.11.5.B.3, must be used for the creation of deed-restricted units affordable to households at or below 80% of AMI.
4. Appropriation of these funds for use by the City or the Newton Housing Authority must first be approved by the Planning & Development Board and then by the Mayor.
5. The Newton Housing Authority and the City must each maintain an ongoing record of payments to the fund on their behalf and the use of the proceeds for the purposes stated in this Sec. 5.11.

(Ord. No. X-48, 04/22/03; Ord. No. Z-50, 07/13/09, Ord. No. C-19, 10/3/22)

5.11.6. Off-Site Development.

A. Eligibility. Off-site Inclusionary Units are generally discouraged. The Inclusionary Unit requirements

of Section 5.11.4 may be met through the off-site development of the required Inclusionary Units only by special permit from the City Council where the Council makes specific findings that there will be an unusual net benefit to achieving the City's housing objectives as a result of allowing the units to be built off-site. The findings must include consideration of:

1. The appropriateness of the development site location for income-eligible households, including proximity to and quality of public transportation, schools, and other services;
2. Consideration relative to the concentration of affordable units in the City;
3. An increase in the number of Inclusionary Units or an increase in the percentage of Tier 1 units from the amount otherwise required; and
4. Consideration of the purposes of this section of the ordinance, Section 5.11.1.

B. Non-Profit Housing Developer Partnership. Any Inclusionary Housing Project that includes off-site Inclusionary Units must enter into a development agreement with a non-profit housing developer for the development of the off-site units.

1. The applicant must submit a development plan for off-site development for review and comment by the Planning and Development Department prior to submission to the City Council. The plan must include at a minimum, demonstration of site control, necessary financing in place to complete the off-site development or rehabilitation, an architect's conceptual site plan with unit designs and architectural elevations, and agreement that the off-site units will comply with Sec. 5.11.7.

C. The off-site development must provide either a greater number of affordable units or a deeper level of affordability, an equivalent unit mix and comparable sized units, and an equivalent level of accessibility as that which would have been provided if the required units were to remain on-site.

D. All off-site inclusionary units allowed by special permit must be completed and occupied no later than completion and occupancy of the applicant's on-site market rate units. If the off-site inclusionary units are not completed as required within that time,

temporary and final occupancy permits will not be granted for the number of on-site market rate units equal to the number of off-site inclusionary units which have not been completed. Where the City Council determines that completion of off-site inclusionary units has been delayed for extraordinary reasons beyond the reasonable control of the applicant and non-profit housing developer, the City Council may, upon the request of the applicant to amend the Special Permit, allow the applicant to post a monetary bond and release one or more on-site market rate units. The amount of the bond must be sufficient in the determination of the Planning and Development Department to assure completion of the off-site inclusionary units.

(Ord. No. X-48, 04/22/03; Ord. No. Z-50, 07/13/09)

5.11.7. Design and Construction.

In all cases, inclusionary units shall be fully built out and finished dwelling units and comply with the requirements set out in the Comprehensive Permit Guidelines of DHCD, Section VI.B.4 “Design and Construction Standards,” as in effect December 2014 as the same may be amended from time to time. Additionally, the following requirements apply to all Inclusionary Units:

- A. Inclusionary units provided on-site, and their associated parking spaces, must be proportionally distributed throughout the Inclusionary Housing Project and be sited in no less desirable locations than the market-rate units;
- B. The bedroom mix of Inclusionary Units must be equal to the bedroom mix of the market-rate units in the Inclusionary Housing Project;
- C. The Inclusionary Units must meet the following size specifications:
 - 1. Must be comparable in size to that of the market rate units;
 - 2. Whichever is greater of the two:
 - a. Must meet the minimum square footage and bathroom requirements, as required by DHCD’s most current Comprehensive Permit Guidelines.
 - b. Must have an average square footage of not less than 80% of the average square

footage of the market-rate units with the same number of bedrooms; and

- 3. The total square footage of Inclusionary Units in a proposed development must not be less than 10% of the sum of the total square footage of all market-rate and all Inclusionary Units in the proposed development;
- D. Inclusionary Units must have exteriors that are indistinguishable in design and of equivalent materials to the exteriors of the market-rate units in the project;
- E. The materials used and the quality of construction for inclusionary units, including heating, ventilation, and air conditioning systems, must be equal to that of the market rate units in the Inclusionary Housing Project, as reviewed by the Planning and Development Department; provided that amenities such as designer or high end appliances and fixtures need not be provided for inclusionary units;
- F. At a minimum, the Inclusionary Units must have an equivalent level of accessibility as that of the market-rate units, and the Inclusionary Units must have an equivalent mix of disabled-accessible units as that of the market-rate units; and
- G. The Inclusionary Units must have equal access to all amenities that are offered to the market-rate units in a project, such as parking, on-site fitness centers, laundry facilities, and community rooms.

(Ord. No. X-48, 04/22/03; Ord. No. Z-50, 07/13/09)

5.11.8. Inclusionary Housing Plans and Covenants.

- A. The applicant must submit an inclusionary housing plan for review and approval by the Director of Planning and Development prior to the issuance of any building permit for the project. The plan must include the following provisions:
 - B. A description of the proposed project and inclusionary units including at a minimum, a breakdown of the total number of residential units in the project, including the number of market-rate units, Inclusionary Units, and accessible and adaptable units; floor plans indicating the location of the inclusionary units and accessible

and adaptable units; the number of bedrooms and bathrooms per unit for all units in the development; the square footage of each unit in the development; the amenities to be provided to all units; the projected sales prices or rent levels for all units in the development; and an outline of construction specifications certified by the applicant.

- C. An Affirmative Fair Housing Marketing and Resident Selection Plan (AFHMP) for all Inclusionary Units, including Tier 2 Middle-Income Units, which, at a minimum, meets the requirements set out in the Comprehensive Permit Guidelines of the DHCD, Section III, Affirmative Fair Housing Marketing and Resident Selection Plan, as in effect December 2014 as the same may be amended from time to time and:
1. To the extent permitted by law, such plan must provide for a local preference for 25% of the Inclusionary Units in a project and at least one of the local preference units must be a fully accessible unit;
 2. Where a project results in the displacement of individuals who qualify for a unit in terms of household size and income, first preference must be given to those displaced applicants, unless such preference would be unallowable under the rules of any source of funding for the project;
 3. Where a project includes units that are fully accessible, or units that have adaptive features for occupancy by persons with mobility impairments or hearing, vision, or other sensory impairments, first preference (regardless of the applicant pool) for those units must be given to persons with disabilities who need such units, including single person households, in conformity with state and federal civil rights law, per DHCD's Comprehensive Permit Guidelines, Section III, Affirmative Fair Housing Marketing and Resident Selection Plan, as in effect December 2014 as the same may be amended from time to time; and
 4. Prior to the marketing or otherwise making available for rental or sale any of the units in the development, the applicant must obtain the City's and DHCD's approval of the AFHMP for the Inclusionary Units.
- D. Agreement by the applicant that initial and ongoing resident selection must be conducted and implemented in accordance with the approved marketing and resident selection plan and Comprehensive Permit Guidelines of the DHCD, Section III, Affirmative Fair Housing Marketing and Resident Selection Plan.
- E. Agreement by the applicant that all Tier 1 units must be qualified as, and all Tier 2 units must be consistent, where applicable, with the requirements of 'Local Action Units' pursuant to the requirements of the Comprehensive Permit Guidelines of the DHCD, Section VI.C "Local Action Units," as in effect December 2014 as the same may be amended from time to time, unless the unit is exempted from this requirement by another provision of this Section 5.11.
- F. Agreement by the applicant that all inclusionary units, including those affordable to households earning greater than 80% but less than or equal to 110% of AMI must be subject to an Affordable Housing Deed Restriction with the City, and in most cases, a Regulatory Agreement between the City, DHCD (or relevant subsidizing agency) and the developer. The developer must execute and record these affordable housing covenants in the Registry of Deeds for the Southern District of Middlesex County as the senior interest in title for each Inclusionary Unit and which must endure for the life of the residential development, as follows:
1. For ownership units, a covenant to be filed at the time of conveyance and running in favor of the City of Newton, in a form approved by the City Solicitor, which limits initial sale and subsequent re-sales of Inclusionary Units to eligible households in accordance with provisions reviewed and approved by the Director of Planning and Development, which incorporates the provisions of this Section; and
 2. For rental units, a covenant to be filed prior to the issuance of any occupancy permit and running in favor of the City of Newton, in a form approved by the City Solicitor, which limits rental of Inclusionary Units to eligible households in accordance with provisions reviewed and approved by the Director of Planning and

Development, which incorporates the provisions of this Section.

- G. Agreement by the applicant that the Inclusionary Units must be completed and occupied no later than completion and occupancy of the applicant's market rate units. If the Inclusionary Units are not completed as required within that time, temporary and final occupancy permits may not be granted for the number of market rate units equal to the number of Inclusionary Units that have not been completed.
- H. At the discretion of the applicant and with the agreement of the Newton Housing Authority, an agreement, in a form approved by the City Solicitor, to convey rental units to the Newton Housing Authority for sale or rental to eligible households.
- I. In the case of rental housing, an agreement by the applicant to submit an annual compliance report to the Director of Planning and Development, in a form approved by the City Solicitor, certifying compliance with the provisions of this [Sec. 5.11](#).

(Ord. No. X-48, 04/22/03; Ord. No. Z-50, 07/13/09; Ord. No. A-34, 11/18/13; Ord. No. B-90, 11/01/21)

5.11.9. Public Funding Limitation.

An applicant must not use public development funds to construct inclusionary units required under Sec. 5.11. However, the applicant may use public development funds to construct inclusionary units that are found by the Director of Planning and Development to be consistent with the following:

1. Those that represent a greater number of affordable units than are otherwise required by this subsection and not receiving additional market rate units according to Section 5.11.4.C;
2. Those that are lower than the maximum eligible income limit for some or all inclusionary units by at least 10 percentage points below that stipulated in [Sec. 5.11.2](#); and
3. Those that exceed regulatory requirements in providing for persons having disabilities.

(Ord. No. X-48, 04/22/03; Ord. No. Z-50, 07/13/09; Ord. No. A-37, 23/17/14)

5.11.10. Extremely Low-Income (ELI) Alternative Compliance Option.

An Inclusionary Housing Project that includes the construction of 21 or more new residential rental units and provides a required percentage of the total number of new units in the proposed development as Extremely Low-Income (ELI) units may seek a special permit from the City Council to reduce its total percentage of required Inclusionary Units. Such projects must provide, and cover all costs associated with providing, ongoing regular on-site support services for the households residing in the ELI units, in partnership with a qualified agency. ELI units represent units affordable to households with annual gross incomes at or below 30% of AMI.

A. ELI Alternative Compliance Option Project

Requirements. The percentage requirements for applicable rental developments are based on the following table and provisions:

1. Where 2 or more rental inclusionary units are required at Tier 1, the AMI used for establishing rent and income limits for these inclusionary units must average no more than 65% of AMI. Alternatively, at least 50% of such units may be priced for households have incomes at 50% of AMI, and the remaining inclusionary units may be priced for households at 80% of AMI.
2. Effective January 1, 2021, applicable rental developments with 100 or more residential dwelling units must provide 5% of residential dwelling units at the ELI Tier, 5% of residential dwelling units at Tier 1, and 5% of residential dwelling units at Tier 2.

B. Support Services Provider Partnership.

Any inclusionary Housing Project that chooses the ELI Alternative Compliance Option must form a service agreement with a qualified agency that specializes in supportive housing and case management for extremely low-income individuals or families. Property owners must partner directly with the designated agency on all aspects of tenant selection and management related to the ELI units in all such projects.

1. The applicant must submit a Resident Selection and Supportive Services Plan for the ELI units for review and comment by the Director of

Extremely Low Income (ELI) Alternative Compliance Option: Number of Inclusionary Units Required	
Tier Level	21+ UNITS
ELI Tier: 30% AMI	2.5%
Tier 1: 50% - 80% AMI	7.5%
Tier 2: 110% AMI	2.5%
Total	12.5%

Extremely Low Income (ELI) Alternative Compliance Option: Number of Inclusionary Units Required EFFECTIVE January 1, 2021		
Tier Level	21-99 UNITS	100+ UNITS
ELI Tier: 30% AMI	2.5%	5%
Tier 1: 50% - 80% AMI	7.5%	5%
Tier 2: 110% AMI	2.5%	5%
Total	12.5%	15%

Illustration: ELI Inclusionary Units Calculation Methodology

EXAMPLE: 74 Unit Rental Development

*ELI Tier: $0.025 \times 74 \text{ units} = 1.9 \text{ units}$
Total: 2 units at ELI Tier (round up)*

*Tier 1: $0.075 \times 74 \text{ units} = 5.6 \text{ units}$
Total: 6 units at Tier 1 (round up)*

*Tier 2: $0.025 \times 74 \text{ units} = 1.9 \text{ units}$
Total: 2 units at Tier 2*

TOTAL UNITS = 10 deed-restricted affordable units

Planning and Development prior to submission for approval from the City Council as part of the special permit process. The plan must include, at a minimum, the following:

- a. Demonstration of a formal partnership with a qualified agency that specializes in supportive housing and case management for extremely low-income individuals or families;
- b. A marketing and resident selection plan that details how the tenants of the ELI units will be selected;
- c. A detailed plan that outlines the ongoing regular on-site support services and case management to be provided to each household residing in the ELI units; and

- d. An operating pro forma highlighting the initial and ongoing funding for the support services and case management.
2. The designated qualified agency must provide regular on-site support services for the tenants of the ELI units, including, but not limited to, assistance with daily living activities, healthcare referrals, community integration, job training, and employment opportunities.

- C. **No Public Funding Limitation.** Inclusionary Housing Projects that choose the Alternative Compliance Option may seek and accept public development funds to construct and operate the ELI units, notwithstanding Section 5.11.9.
- D. Inclusionary Housing Projects that choose the Alternative Compliance Option must comply with all other applicable requirements of Section 5.11.

5.11.11. Elder Housing with Services.

In order to provide affordable elder housing with affordable and sustainable services on-site, this section applies to all housing with amenities and services designed primarily for elders, such as residential care, continuing care retirement communities (CCRCs), assisted living, independent living, and congregate care. This provision also applies to Congregate Living Facilities, as defined in Section 6.2.8, where these facilities are serving elderly households. The base amenities and services to be provided must be included in the annual housing costs and must be comparable to the base amenities and services offered to all residents regardless of income status. Such amenities and services may include long term health care, nursing care, home health care, personal care, meals, transportation, convenience services, social, cultural, educational programming, and the like. This Sec. 5.11.11 does not apply to a nursing or dementia care facility subject to certificate of need programs regulated by the Commonwealth of Massachusetts Department of Public Health or to developments funded under a state or federal program which requires a greater number of elder units or nursing beds than required here.

- A. **Definition of Elderly Households.** For all such projects, an elderly household is defined as a single person who is 62 years of age or older at the time of initial occupancy; or 2 persons living together, where

at least one of whom is 62 years of age or more at the time of initial occupancy.

- B. **Definition of Inclusionary Beds.** For all such projects, an Inclusionary Bed is defined as any residential bed that meets the provisions of this section 5.11.11, Elder Housing with Services.
- C. **Number of Inclusionary Beds Required.** For all Elder Housing with Services projects, 5% of beds provided on-site must be Inclusionary Beds designated affordable to eligible elderly households with annual gross incomes up to 80% of AMI, adjusted for household size. The applicable household income limit for all Inclusionary Beds subject to the provisions of Section 5.11.11 is 80% of the AMI at the time of marketing. Inclusionary Beds may be located in single-occupancy rooms or in shared rooms. The Inclusionary Beds must be proportionally distributed throughout the site and must be indistinguishable from the market-rate beds.
- D. **Monthly Housing and Service Costs.** Total monthly housing costs, inclusive of entrance fees, rent or monthly occupancy fees, amenities, and base services may not exceed a fixed percentage of the applicable household annual income limit for the Inclusionary Bed based on the type of elder housing with services facility, as described below.
 - 1. **Independent Living Facilities.** Total monthly housing costs for an Inclusionary Bed in an Independent Living Facility may not exceed 15% of the applicable household income limit for the Inclusionary Bed.
 - 2. **Assisted Living Residences.** Total Monthly housing costs for an Inclusionary Bed in an Assisted Living Residence may not exceed 30% of the applicable household income limit for the Inclusionary Bed.
 - 3. **Continuing Care Retirement Communities (CCRCs).** Due to their unique structure in providing independent living, assisted living, and skilled nursing and related services to elderly households in one location, CCRCs may choose to satisfy their Inclusionary Zoning requirement through either the provisions related to Independent Living Facilities of those related to Assisted Living Residences.
- E. **100% Deed-Restricted Affordable Facilities.** Any proposed Elder Housing with Services project that consists of 100% deed-restricted affordable units up to 150% of AMI is not subject to the Number of Inclusionary Beds Required per Section 5.11.11.C and may seek and accept public development funds to construct the project. The percentage of AMI used for establishing monthly housing and service costs and the applicable household income limit for all units in the project must average no more than 110% of AMI. However, projects of this type are subject to all other applicable sections of this Section 5.11.
- F. **Use Restrictions.** For all such projects, all Inclusionary Beds must be subject to an affordable covenant approved by the City Solicitor, executed by the City and the developer, and recorded at the Registry of Deeds for the Southern District of Middlesex County or the Land Court Registry of Deeds for the Southern District of Middlesex County.
- G. **Tenant Selection.** For all such projects, all Inclusionary Beds must be subject to an Affirmative Fair Housing Marketing and Resident Selection Plan to be approved by the Director of Planning and Development. To the extent permitted by law, such plan must provide for a local preference for up to 70% of the Inclusionary Beds in the project.
- H. **Fractional Units.** Where the inclusionary zoning requirement results in a fraction of a bed greater than or equal to 0.5, the development must provide one Inclusionary Bed to capture that fraction.
- I. **Alternative Compliance.** The applicant may choose to comply with their inclusionary zoning requirement through a cash payment to the City. The total cash payment for projects of this type is based on the average cost of providing long-term care for an elderly individual over a 10-year period, as well as the average total development costs per unit in Newton, calculated by the Newton Housing Partnership and approved by the Director of Planning and Development. The average long-term care cost is based on the Boston area average hourly rate of a home health aide providing three hours per day of care per year as determined by the annual Genworth Cost of Care Survey. Planning staff will review the Cost of Care Survey annually to modify the average cost as necessary. The total

cash payment is determined by utilizing the following calculation:

(Ord. No. X-48, 04/22/03; Ord. No. Z-50, 07/13/09)

Elder Housing with Services: Inclusionary Zoning Cash Payment Calculation	
A = average total development costs (TDC) per unit in Newton	FORMULA
B = average cost of providing long-term care for an elderly individual at 3-hours per day over a 10-year period	STEP 1: A + B = Total cost per bed
	STEP 2: C x 0.05 = # of inclusionary beds required (rounded to nearest 10th)
C = # of beds in proposed project	STEP 3: (A+B) x (C x 0.05 rounded) = Total Cash Payment

Illustration: Elder Housing with Services Cash Payment Calculation Methodology
<i>sample TDC: \$550,000 (May 2019 figure)</i>
<i>sample care cost = \$306,600</i> <i>\$28 per hour x 3 hrs/day x 365 days/year x 10 years</i> <i>(2019 avg. Home Health Aide hourly rate, Genworth Cost of Care Survey)</i>
EXAMPLE: 115-bed Assisted Living Facility
<i>STEP 1: \$550,000 + 306,600 = \$856,600/bed</i>
<i>STEP 2: 115 beds x 0.05 = 5.8 inclusionary beds required</i>
<i>STEP 3: \$856,600 x 5.8 beds = \$4,968,280</i> <i>Total Payment</i>

5.11.12. No Effect on Prior or Existing Obligations.

The requirements of [Sec. 5.11](#) have no effect on any prior or previously granted special permit, obligation, contract, agreement, covenant or arrangement of any kind, executed or required to be executed, which provides for dwelling units to be made available for sale or rental to or by the City, the Newton Housing Authority, or other appropriate municipal agency, or any cash payment so required for affordable housing purposes, all resulting from a special permit under [Sec. 5.11](#) applied for or granted prior to the effective date of this amendment.

(Ord. No. X-48, 04/22/03; Ord. No. Z-50, 07/13/09)

5.11.13. Inclusionary Zoning Program Reevaluation Requirement.

The City will conduct a reevaluation of the inclusionary zoning program at an interval of no more than 5 years from the time the inclusionary zoning ordinance was last amended and every 5 years thereafter. Such reevaluation must include a report provided to the City Council reviewing factors such as changes in demographic characteristics and residential development activity, housing trends and affordability, and the relationship between Inclusionary Housing Projects and all housing in Newton. The Director of Planning and Development must also conduct an annual review and report on the inclusionary zoning program.

5.11.14. Effective Date.

The effective date of the amended provisions of Section 5.11 is August 1, 2019. The requirements of Section 5.11 do not apply to any special permit (or in the event that a special permit is not required, any building permit) issued prior to the effective date of this amendment. Effective January 1, 2021, rental and ownership Inclusionary Housing Projects with 100 or more residential dwelling units will be subject to an increased inclusionary zoning requirement per Sections 5.11.4.B.4.c, 5.11.4.B.5.c, and 5.11.10.A.2.

Sec. 5.12. Environmental Standards in the Manufacturing District

All uses in a Manufacturing district shall not be injurious, noxious or offensive by reason of noise, smoke, odor, gas, dust or similar objectionable features, or dangerous on account of fire, or any other cause.

(Ord. No. S-260, 08/03/87; Ord. No. T-65, 12/18/89; Ord. No. T-185, 11/18/91)

Sec. 5.13. Sustainable Development Design

5.13.1. Intent and Purpose

The intent of this section is to reduce the use of energy, water, and other natural resources in Newton's building stock and minimize adverse environmental impacts from buildings and development in both construction and long-term operation by:

- A. **Increasing the use of renewable energy sources for electricity, transportation, heat/cooling, and hot water**
- B. **Increasing the use of efficient electricity technology for transportation and buildings**
- C. **Increasing the number of buildings built to Passive House, net zero, or similar standards.**
- D. **Minimizing the environmental impacts of construction materials and methods, including waste reduction.**
- E. **Encouraging sustainable material selection and the responsible reuse of existing structures.**

5.13.2. Definitions

- A. **Green Commissioning.** The process of verifying and documenting that a building and all of its systems and assemblies are installed, tested, operated, and maintained to meet specified levels of environmentally sustainable performance in accordance with the provisions of Section 5.13 of this Zoning Ordinance.
- B. **Green Commissioning Agent.** An entity or person with documented experience on at least 2 building projects with a scope of work similar to the proposed project extending from early design phase through at least 10 months of occupancy.

- C. **Green Building Professional.** A professional who holds a credential from a Green Building Rating Program indicating advanced knowledge and experience in environmentally sustainable development in general as well as specific Green Building Rating Systems or otherwise possesses comparable experience in environmentally sustainable development. In instances where a Green Building Rating Program that does not offer such a credential is being applied to meet the provisions of Section 5.13, the designated Green Building Professional must have demonstrated experience as a project architect or engineer, or as a consultant providing third-party review, on at least 3 projects that have been certified using the applicable Green Building Rating Program.
- D. **Green Building Project.** Any development project that meets the provisions of Section 5.13.4.
- E. **Green Building Rating Program.** A collection of activities and services directed by an organization to promote environmentally sustainable development and to recognize projects that achieve defined environmentally sustainable development objectives, including the establishment and oversight of one or more Green Building Rating Systems.
- F. **Green Building Rating System.** A specific set of design standards for environmentally sustainable performance established under the auspices of a Green Building Rating Program against which a project or building design may be evaluated.
- G. **Embodied Carbon.** The sum of greenhouse gas emissions associated with the building materials throughout multiple stages of the materials' lifecycle. Greenhouse gas emissions are calculated relative to the impact of one molecule of carbon dioxide and reported as carbon dioxide equivalent (CO₂e) with units of mass. In Life Cycle Assessment reports and Environmental Product Declarations (EPDs), embodied carbon is equivalent to Global Warming Potential (GWP).
- H. **Whole Building Life- Cycle Assessment.** A method for estimating the potential environmental impacts of a whole building throughout its life cycle.
- I. **Environmental Product Declaration (EPD).** A standardized report of the environmental impacts of

a product, process, or service based on a life-cycle assessment.

5.13.3. Application of the Sustainable Development Requirements

- A. These sustainable development requirements apply to any proposed development in any zoning district that includes the construction or substantial reconstruction of one or more buildings totaling 20,000 sf or more of gross floor area that also requires issuance of a special permit under any provision of this Zoning Ordinance.
- B. **No Segmentation.** The zoning provisions of this Section apply to projects at one site or two or more adjoining sites in common ownership or under common control within a period of five years from the first date of application for any special permit for construction on the lot or lots, or for the 12 months immediately preceding the date of application for any special permit. An applicant for development may not segment or divide or subdivide or establish surrogate or subsidiary entities to avoid the requirements of Section 5.13. Where the City Council determines that this provision has been violated, a special permit will be denied. However, nothing in Section 5.13 prohibits the phased development of a property.

5.13.4. Sustainable Development Requirements

- A. **A green building project must be designed to meet the standards of one of the authorized green building rating systems identified in Section 5.13.5 according to the requirements listed below.**
1. **LEED Green Building Rating Program.** A green building project being designed according to the LEED Green Building Rating Program must be designed to achieve a minimum 'Silver' level standard. Projects of greater than 50,000 sf of gross floor area must be designed to meet a minimum 'Gold' level standard. Certification by the LEED Green Building Rating Program is not required.
 2. **Passive House Green Building Rating Program.** A green building project being designed according to the Passive House Green Building

Rating program must be designed to achieve certification. Certification by the Passive House Green Building Rating Program is required.

3. **Enterprise Green Communities Green Building Rating System.** A green building project being designed according to the Enterprise Green Communities Green Building Rating program must be designed to achieve the minimum criteria for certification. Certification by the Enterprise Green Communities Green Building Rating Program is not required.
- B. **Electric Vehicle Charging Stations.** A green building project must provide that a minimum of 10% of parking spaces have access to electric vehicle charging stations up to a maximum of 40 spaces. An additional 10% of parking spaces must be electric vehicle charging station ready, meaning that electrical systems and conduit are prepared to expand the number of charging stations as demand increases. This Section 5.13.4.B only applies to new or rebuilt parking facilities; those projects using existing parking lots are exempt.
- C. **Solar Panels.** [reserved]
- D. **Embodied Carbon.** A green building project must provide an analysis that estimates the embodied carbon of a project. The type of analysis is determined based on gross square footage of the green building project:
 1. For projects under 50,000 sf, only structural materials must be evaluated using Life Cycle Analysis tools or Environmental Product Declarations.
 2. For projects over 50,000 sf, the design team must use a Whole Building Life-Cycle Assessment tool to estimate the embodied carbon of both structural and enclosure materials, and the CO₂e per square foot of the project compared to an average CO₂e intensity (kg CO₂e/unit floor area) for projects of comparable use, and provide explanation why the building materials and systems were chosen. This requirement may be met by using one of the following methods:
 - a. **LEED Credit for Whole Building Life-Cycle Assessment.**

- b. **Green Building Initiative's (GBI) Green Globes for New Construction (NC) Credit for Whole Building Life-Cycle Assessment.**
 - c. **International Living Future Institute's (ILFI) Zero Carbon Standard.**
 - d. **Another method approved by the Planning Director.**
3. Projects where at least 50% of the floor area comprises re-use of a pre-existing structure are not subject to these provisions.

E. **Electrification of heating/cooling and residential cooking, domestic water heating, and laundry [reserved]**

5.13.5. Authorized Green Building Rating Programs

A. Applicability of Rating Systems.

- 1. If a green building rating program offers different green building rating systems, a green building project must use the system that is most directly applicable to the project or building type, as approved by the Planning Director.
- 2. The green building rating system must address the design and construction of buildings, not building operations or neighborhood development.
- 3. A green building project must use the most current version of the applicable green building rating system at the time of the special permit application.
- 4. The green building rating system, including the applicable version, must be specified at the time of special permit application.

B. Applicability of Rating Systems.

- 1. If a green building rating program offers different green building rating systems, a green building project must use the system that is most directly applicable to the project or building type, as determined by the Planning Director.
- 2. The green building rating system must address the design and construction of buildings,

not building operations or neighborhood development.

- 3. A green building project must use the most current version of the applicable green building rating system at the time of the special permit application.
- 4. The green building rating system, including the applicable version, must be specified at the time of special permit application.

5.13.6. Sustainable Development Review Procedures

A. **Special Permit Submittal Requirements.** The following must be submitted with the special permit application:

- 1. **Rating System Checklist.** A document enumerating the criteria set forth in the applicable green building rating system and indicating which technical and design requirements will be met in the green building project design and the resulting rating level of the green building project.
- 2. **Rating System Narrative.** A written description of the technical and design elements of the green building project that will be utilized to achieve compliance with the applicable green building rating system.
- 3. **Sustainability Narrative.** A written description of the energy efficiency, renewable energy, and other technical and design elements of the green building project that serve to minimize energy use, make use of renewable energy sources, and otherwise demonstrate how close the project is to achieving net zero energy use status. This narrative should include the following, referencing how the requirements listed in Section 5.13.4 are achieved:
 - a. **Descriptions of building envelope performance, anticipated energy loads, mechanical systems, and site planning strategies;**
 - b. **Description of on-site and off-site renewable energy systems;**
 - c. **Description of how the building could be made to achieve net zero status in the future;**

- d. Specified commitment to electric vehicle charging infrastructure; and
- e. Specified procedure that will be used to analyze embodied carbon.

Green Building Professional confirming the embodied carbon analysis follows the requirements of 5.13.4.D.

- 6. **Credentials.** A document demonstrating the credentials of the green building project's designated green building professional, which must include a credential from the green building rating program indicating advanced knowledge in the specific green building rating system being applied to the green building project.
- 7. **Affidavit.** An affidavit signed by the green building professional stating that the Professional has reviewed all relevant documents and that to the best of the Professional's knowledge, the documents provided indicate that the green building project is being designed to achieve the requirements of this Section 5.13.

B. Building Permit Submittal Requirements. When applying for a building permit for a Green Building Project, the documentation listed in Section 5.13.6.A above, updated from any previous version to reflect the current Green Building Project design, and the additional documentation listed below must be submitted to the Department of Planning and Development.

- 1. **Credentials of the Green Building Project's Green Commissioning Agent.**
- 2. **For a Green Building Project using the Passive House Green Building Rating Program, the following set of documents is required:**
 - a. Credentials of the Passive House rater/verifier who will perform testing and verification and letter of intent stating he/she has been hired to complete the on-site verification process;
 - b. Credentials of the Certified Passive House Consultant who has provided design, planning, or consulting services;
- 3. Embodied carbon analysis as required by section 5.13.4.D and affidavit signed by a Registered Design Professional or

C. Certificate of Occupancy Submittal Requirements.

When applying for a temporary certificate of occupancy for a Green Building Project, the documentation listed in Sections 5.13.6.A and 5.13.6.B above, updated from any previous version to reflect the current Green Building Project design, must be submitted to the Department of Planning and Development. The additional documentation listed below must be submitted prior to issuance of a final certificate of occupancy.

- 1. An affidavit signed by the Green Commissioning Agent, certifying that the pre-construction commissioning process requirements of the applicable Green Building Rating Program have been met and that the post-construction commissioning process requirements of this Section were included in the scope of work and will be met, including a schedule of when each commissioning requirement was or will be met.
- 2. For Green Building Projects using the Passive House Green Building Rating Program, the final testing and verification report completed by the Passive House rater/verifier.
- 3. Credentials of the Green Building Project's accredited Green Building Professional and an affidavit signed by that professional stating that the Professional has reviewed all relevant documents and that to the best of the Professional's knowledge, the documents provided indicate that the Green Building Project was built to achieve the requirements of Section 5.12.

5.13.7. Exceptions

A special permit may be granted to allow for exceptions to this Section 5.13 if an applicant can demonstrate that the same or better environmental outcomes can be achieved through a different approach or project design. An exception may also be granted where literal compliance is impracticable due to the nature of the use or that such exceptions would be in the public interest.

(Ord. No. B-49, 12-02-19; Ord. No B-83, 09-09-21, Ord. No. C-18, 05-01-23)

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Sec. 6.1. Use Determination

- A. Interpretations by the Commissioner of Inspectional Services.** The Commissioner of Inspectional Services is responsible for determining all uses. If a proposed use is not listed, but is similar or accessory to a listed use, the Commissioner of Inspectional Services may consider the proposed use part of the listed use. When determining whether a proposed use is similar to a listed use, the Commissioner of Inspectional Services will consider the following criteria:
1. The actual or projected characteristics of the proposed use;
 2. The relative amount of lot area or floor area and equipment devoted to the proposed use;
 3. Relative amounts of sales;
 4. The customer type;
 5. The relative number of employees;
 6. Hours of operation;
 7. Building and lot arrangement;
 8. Types of vehicles used and their parking requirements;
 9. The number of vehicle trips generated;
 10. Signs;
 11. How the proposed use is advertised;
 12. The likely impact on surrounding properties; and
 13. Whether the activity is likely to be found independent of the other activities on the lot.
- B. Uses Not Specifically Listed.** A use not specifically listed is prohibited unless the Commissioner of Inspectional Services determines the use to be part of a listed use as described in paragraph A. above.
- C. Commissioner of Inspectional Services Action.** Following a determination by the Commissioner of Inspectional Services, a written record shall be kept by the Planning and Development Department.

Sec. 6.2. Residential Uses

6.2.1. Single-Family Detached

- A. Defined.** See [Sec. 1.5.1](#)
- B. Standards.** In the Business 1, Business 2, Business 3 and Business 4 districts, a single dwelling unit in existence as of January 1, 2000, is allowed to continue, but only on a lot abutted on 2 or more sides by lots in residence districts and subject to the density and dimensional controls for the abutting residentially-zoned lots.

6.2.2. Two-Family Detached

- A. Defined.** See [Sec. 1.5.1](#)
- B. Standards.** In the Business 1, Business 2, Business 3 and Business 4 districts, a dwelling with 2 units in existence as of January 1, 2000, is allowed to continue, but only on a lot abutted on 2 or more sides by lots in residence districts and subject to the density and dimensional controls for the abutting residentially-zoned lots.

6.2.3. Single-Family Attached

- A. Defined.** See [Sec. 1.5.1](#)
- B. Standards.**
1. **Single Residence Districts.** No building may be located within 25 feet of any property boundary line.
 2. **Multi-Residence Districts.** No parking space shall be located within 20 feet of a boundary line and no driveway shall be located within 10 feet of a side or rear lot line. In particular instances the City Council may, in accordance with Section 7.3, grant exceptions to Sec 6.2.3.B.2 if it is determined that literal compliance is impractical due to the nature of the use, or the location, size, frontage, depth, shape, or grade of the lot, or that such exceptions would be in the public interest, or in the interest of safety or protection of environmental features.

(Ord. No. S-260, 08/03/87; Ord. No. A-99, 01/17/17)

6.2.4. Multi-Family

A. Defined.

1. **Multi-Family.** See Sec. 1.5.1
2. **Residential Use, Above Ground Floor [reserved]**
3. **Residential Use, Ground Floor [reserved]**

B. Standards.

1. **In the Business 1 through Business 4, Mixed Use 2, and Mixed Use 4 Districts.** Multi-family residential is an allowed use in upper stories of a building containing allowed commercial uses on the ground floor.
2. **In the Multi-Residence 4 District.** A special permit is required, subject to the following conditions:
 - a. **Business Services.** Where deemed necessary by the City Council because of the number of residents to be accommodated on the lot or tract, business facilities for the individual convenience of the residents, such as barbershops, beauty parlors, tailors, shoe repair shops and similar personal services, newsstands, drugstores, food shops, dining rooms and similar retail uses, medical and related professional services, gasoline selling and service stations and parking lots and similar services may be conducted within a multi-family dwelling except that dining rooms with related facilities may be conducted within a building attached to and made an integral part of a multi-family dwelling but shall not exceed 2 percent of the gross floor area of all buildings containing dwelling units; provided, that there shall be no entrance to such a place of business except from the inside of the building, except for gasoline selling and service stations and parking lots; there shall be no signs or advertising matter pertaining to such business services outside of any building and no illuminated signs in the windows of the business facilities, and the gross floor area of the business services including dining rooms and related facilities shall not exceed 5 percent of the gross floor area of all buildings containing dwelling units;

- b. No building shall be closer to any other building on the lot or tract than a distance equal to the sum of their heights nor in any case closer than 50 feet. The City Council may permit buildings to be erected closer to each other in cases where by reason of the location or size of the buildings on such lot or tract and the relationship of one building to another, there is assurance of adequate light, air and privacy, and the approval of the site plans by the City Council shall constitute the granting of such permission.

(Ord. No. S-260, 08/03/87)

6.2.5. Assisted Living, Nursing Home

A. Defined. [reserved]

6.2.6. Association of Persons in a Common Dwelling

- #### A. Defined.
- A group of 5 or more persons 18 years of age or older, who are unrelated by blood, marriage or adoption living together in a common dwelling.

(Ord. No. T-57, 11/20/89)

6.2.7. Lodging House

- #### A. Intent.
- Lodging House is an allowed residential use for independent living with shared facilities. The lodging house use is intended to:
1. **Diversify housing choices in Newton while respecting the residential character and scale of the existing neighborhoods;**
 2. **Provide a non-subsidized form of housing that is generally less expensive than similar rental units in multi-family buildings;**
 3. **Lodging houses are encouraged to locate near transit to further provide lodgers access to transportation services.**
- #### B. Defined.
- A Lodging House is any dwelling designed, occupied, or intended for occupancy by 4 or more lodgers. Includes rooming house, boarding house. It shall not include convalescent, nursing, or rest homes; group homes; dormitories of charitable, educational, or philanthropic institutions; or apartments or hotels.

C. Standards.

1. All lodging houses shall be licensed pursuant to Chapter 20 of the City Ordinances at all times of operation.
2. Signage for lodging houses shall be consistent with Section 5.2.7. Signs in Residence Districts, or Section 5.2.8. Signs in Commercial Districts as appropriate; exceptions to the maximum size shall not be granted by Special Permit.
3. In residential districts, all lodging houses shall be consistent with the character of the neighborhood.
4. Parking.
 - a. The number of parking stalls shall be consistent with Section 5.1.4.
 - b. No lodging house may provide more than 6 parking spaces on a lot. The maximum may be waived by Special Permit.
 - c. The City Council may by Special Permit allow lodging houses located within ½ mile of rail transit (Green Line or Commuter Rail), or within ¼ mile of an MBTA Bus stop to reduce the number of parking spaces to 0.
 - d. All parking areas shall be screened from any adjacent residences and from the public way.
5. The minimum occupancy or rental term shall be 30 days.

D. Process

1. All lodging houses created by a change of use shall require design review by the Urban Design Commission. Report of the Urban Design Commission shall be submitted to the City Council.
2. Upon approval of a Special Permit, a copy of the approved plans and City Council Order shall be forwarded to the Licensing Board.

(Ord. No. S-260 08/03/87; Ord.No. B-1, 02-20-18)

6.2.8. Congregate Living Facility

- A. **Defined.** An association of persons living together in a shared living environment which integrates shelter

and service needs of elderly, functionally impaired or functionally isolated persons who are otherwise in good health and can maintain a semi-independent lifestyle and who do not require constant supervision or intensive health care as provided by an institution. Each resident may have a separate bedroom, living room, kitchen, dining area or bathroom, or may share living, dining, and bathroom facilities with other persons. Such facility shall be deemed an association of persons living together in a single dwelling and not a lodging house.

(Ord. No. S-260 08/03/87)

6.2.9. Dormitory

- A. **Defined.** A building owned or controlled directly or indirectly by a religious or educational non-profit institution (excepting a nonprofit hospital) providing sleeping quarters for 5 or more unrelated persons.
- B. **Standards.** In all residence districts, the construction, alteration, enlargement, extension or reconstruction of a building or structure as, and the use of a building, structure or land for, a dormitory providing sleeping quarters for 20 or more persons must meet the following conditions:
 1. **Building location.** A dormitory shall not be closer to any other building on the same lot than 50 feet.
 2. **Courts.**
 - a. An inner court shall have a minimum dimension at least equal to twice the average height of the surrounding walls and shall have an opening at ground level with a minimum height of 18 feet and a minimum width of 18 feet to permit access to service and emergency vehicles.
 - b. An outer court shall be open to the full extent of its width at least equal to 1.5 times the average height of the surrounding walls and a depth no greater than its width.
 - c. The area of any court which exceeds 15 percent of the “Minimum Open Area” required shall not be included in the calculation of that minimum open area.

- C. **Site Plan Review.** Dormitories are subject to the Site Plan Review procedures in Sec. 7.4.

(Rev. Ords. 1973 §24-18; Ord. No. S-260, 08/03/87; Ord. No. S-322, 07/11/88)

6.2.10. Elderly Housing with Services

- A. **Defined.** Elderly housing with services, including residential care facilities, assisted living facilities and congregate care facilities.
- B. **Standards.** In the business districts, the City Council may grant a special permit for elderly housing with services with a lot area of no less than 400 square feet per dwelling unit.

(Ord. No. T-183, 11/04/91)

6.2.11. Live/Work Space

- A. **Defined.** [reserved]

6.2.12. Cluster Development for Open Space Preservation

- A. **Defined.** [reserved]
- B. **Standards.** See [Sec. 3.3.1](#)

6.2.13. Residential Care Facility

- A. **Defined.** A residential care facility shall consist in part of independent dwelling units, and shall contain a combination of central cooking and dining facilities, recreation facilities and shall provide to all its residents, specified medical services, which medical services shall include, but are not limited to, nursing and dietary assistance, together with the availability on the premises of full-time nursing care in a licensed care facility, provided that at least 1 occupant of each dwelling unit shall be at least 65 years of age or older.

- B. **Standards.**

- 1. **In the Multi-Residence 3 District.** A special permit is required, subject to the following conditions:
 - a. The ratio of gross floor area devoted to residential purposes to lot area shall not exceed 0.67. Such gross residential floor area shall include hallways, stairwells, utility rooms and other similar areas which are directly accessory to independent dwelling units. Such gross residential floor area shall not include garage, library, activity, office,

medical care, eating, assembly or other special supportive areas;

- b. The City Council may establish a limitation upon the maximum number of persons to be permitted per dwelling unit; and the City Council may establish a minimum staff requirement for the residential care facility, provided, however, that the City Council may, if circumstances warrant, grant a special permit, for construction of a residential care facility with a lesser lot area per dwelling unit, a lesser number of parking spaces per dwelling unit, a greater gross floor area or a greater gross residential floor area ratio, but in no case:
 - i. With less than 850 square feet of lot area per dwelling unit;
 - ii. With a gross floor area ratio of more than 2.0;
 - iii. With a gross residential floor area ratio of more than 1.34;
 - iv. With less than 0.25 parking spaces per dwelling unit.

(Ord. No. 31, 12/02/74; Ord. No. R-14, 07/09/79; Ord. No. V-307, 06/19/00)

Sec. 6.3. Civic/Institutional Uses

6.3.1. Cemetery

- A. Defined.** A burial ground or graveyard. Cemetery includes:
1. Chapel or crematorium situated on the grounds of and operated in connection with a cemetery; and
 2. Service buildings and greenhouses in cemeteries, provided these are used entirely for the private purposes of the cemetery and not for business purposes.

(Ord. No. S-260, 08/03/87)

6.3.2. Club, Clubhouse

- A. Defined.**
1. **Club.** Any organization of persons having a common purpose, provided that said purpose is not a profit venture.
 2. **Clubhouse.** Any building or structure used, in whole or in part, by a club.
- B. Standards.** In residence districts, a clubhouse shall maintain the appearance of a residential building or structure of type and character similarly located within such zone and further provided that the lot area covered by such building, structure, driveways and required parking shall not exceed 50 percent.

(Ord. No. S-260, 08/03/87)

6.3.3. Community Use Space

- A. Defined.** Space that is open to the public and used for, but not limited to, ball courts, gymnasium, play areas, community meeting rooms, community gardens, social services, outdoor play areas, playgrounds, related seating areas, and similar uses.

(Ord. No. T-264, 03/01/93; Ord. No. Z-108, 04/17/12)

6.3.4. Family Child Care Home, Large Family Child Care Home, Day Care Center

- A. Defined.**
1. **Family Child Care Home.** As defined and licensed under M.G.L. Chapter 15D, Section 1A, a private residence which on a regular basis

receives for temporary custody and care not more than 6 children at a time.

2. **Large Family Child Care Home.** As defined and licensed under M.G.L. Chapter 15D, Section 1A, a private residence which on a regular basis receives for temporary custody and care up to and including 10 children at a time.
3. **Day Care Center.** As defined and licensed under M.G.L. Chapter 15D, Section 1A, a facility which on a regular basis receives for temporary custody and care more than 10 children at a time.

B. Standards.

1. **Purpose.** The purpose of this Sec. 6.3.4 is to accommodate child care needs of the general public in all areas of the city, to distinguish between family child care homes and day care centers which are more intensely used, to encourage larger facilities to co-locate within other existing large institutions, to encourage safe access and egress, and to minimize potential congestion at drop-off and pick-up times.
2. **Family Child Care Homes, Large Family Child Care Homes.** Minimum lot size shall be 5,000 square feet.
3. **Day Care Center.** Day care centers which are accessory to religious and non-profit educational institutions shall follow the parking requirements of Sec.5.1, and the institution in which they are located shall follow the dimensional requirements for religious and non-profit educational institutions. Day care centers which are not accessory to religious or non-profit educational institutions are subject to the Administrative Site Plan Review procedure in Sec. 7.5, must meet the dimensional requirements for lots created after December 7, 1953 in the applicable zoning district, and must meet the provisions and standards set forth below:
 - a. **Landscaping:** A dense year-round vegetative buffer at least 4 feet wide and 6 feet high shall be provided along the perimeter of any outdoor play area. Any fence required by the Office for Child Care Services shall be located inside the required vegetative buffer. All landscaping that is required under this provision shall

be maintained in good condition and, if diseased or dying, shall be replaced by the operator of the facility with new plant material of a similar size.

- b. **Parking.** Day care centers shall comply with the parking requirements of Sec. 5.1, except that in residence district, there shall be provided a dense year-round vegetative buffer with dimensions as described in Landscaping above. Day care centers shall comply with the provisions of Sec. 5.1.9 relating to the screening of parking areas, excepting the dimensions for the vegetative buffer.
- c. **Drop-off.** In addition to complying with the parking requirements of Sec. 5.1, there shall be provided for drop-off and pick-up at least 1 on-site parking space for each 5 children or fraction thereof. Such parking spaces shall comply with the applicable parking setback requirements and parking dimensional and design standards of Sec. 5.1.7 or Sec. 5.1.8.
- d. **Parking Management and Compliance Plan.** The operator of a day care center shall submit to the Director of Planning and Development a parking and drop-off management plan which shall outline where and when staff shall park as well as the alleviation of potential congestion during peak drop-off and pick-up times as required herein. Said plan shall be reviewed by the City Traffic Engineer, and the Engineer's recommendations shall be sent to the Director of Planning and Development. Upon completion of said review process, the Director of Planning and Development shall indicate, in writing, to the Commissioner of Inspectional Services whether there has been compliance by the operator with the procedural requirements stated herein, and whether, in his opinion, the owner has complied with this Chapter. This statement shall be made within 60 days after receipt of the parking management and compliance plan.
- e. **Trash Location and Screening Plan:** The operator of a day care center shall also submit to the Director of Planning and Development a trash location and screening plan which shall provide the precise means

and location of trash collection and removal as well as screening therefor to alleviate health and aesthetic concerns.

- f. **Compliance with Office for Child Care Services Regulations.** Until the operator of a day care center provides to the Director of Planning and Development evidence of current valid licensure by the Office for Child Care Services, the day care center shall not be eligible for issuance of a Certificate of Occupancy, but shall be eligible for issuance of a temporary Certificate of Occupancy if the Commissioner of Inspectional Services upon review certifies that the day care center is in compliance with all other applicable requirements.

(Ord. No. V-173, 05/18/98)

6.3.5. Government Offices or Services

- A. **Defined.** [reserved]

6.3.6. Heliport

- A. **Defined.** An area used by helicopters or other steep-gradient aircraft for the purpose of picking up or discharging passengers or cargo, but not including facilities for helicopter fuel, service, maintenance or overhaul, or sale of products.
- B. **Standards.** In the Business 1, Business 5, Limited Manufacturing and Manufacturing districts, the City Council may give site plan approval and grant a special permit for the location, operation and utilization of heliports subject to the following conditions:
 1. In addition to the information required in Article Z, there shall be submitted with each request for permission to construct, operate or utilize a heliport, a site plan showing the direction of the prevailing winds, the approach-departure pattern, including the horizontal plan and elevation profile of the flight paths to be used, and distances to surrounding residential areas or residential zoning districts. There shall be submitted an approach-departure profile which shall show it clear of all obstructions and in conformity with Federal Aviation Agency and Massachusetts Aeronautics Commission regulations and recommendations.

2. The flight plan and approach-departure pattern may be modified at any time by the City Council upon its own motion or upon petition by any interested City board or official or other interested person in accordance Article 7, provided, such modifications are not inconsistent with the requirements of any federal or state regulatory authority having jurisdiction.
3. No portion of a heliport shall be nearer than 200 feet to a residence district. A heliport shall not be used for sales, repairs or servicing of any kind, and no advertising sign or material shall be located on the heliport or on the structures or fences thereon. No helicopter shall operate from a heliport between the hours of 11:00 p.m. and 6:00 a.m.
4. Heliport landing areas shall have a minimum area 100 feet by 100 feet which shall be completely paved and shall be kept free from loose material. The land area shall be completely and permanently enclosed by a fence at least 4 feet in height, which fence shall be a wind deflection fence if the landing area is constructed on a building or other elevated place.
5. Heliport landing areas shall be provided with means for the safe collection and disposition of fuel spilled in an emergency. Adequate fire protection and fire-fighting equipment shall be provided in accordance with federal, state and local requirements, and shall be regularly inspected and tested.
6. Heliport landing areas shall be provided with marking, lighting and wind direction indications in conformity with Federal Aviation Agency and Massachusetts Aeronautics Commission regulations and recommendations.
7. The City Council may require evidence of certification and approval by the Massachusetts Aeronautics Commission, the Federal Aviation Agency, Civil Aeronautics Board or other appropriate agencies prior to the granting of a special permit for a heliport.
8. A special permit granted under this Sec. 6.3.6 shall expire 1 year after approval and subsequent annual renewals may be granted by the City Council without public hearing unless the City Council shall vote to require such a public hearing.

(Rev. Ords. 1973 §24-1; Ord. No. S-260, 08/03/87)

6.3.7. Hospital

A. **Defined.** [reserved]

6.3.8. Library, Museum or Similar Institution

A. **Defined.** [reserved]

6.3.9. Nonprofit Institution

A. **Defined.** An institution or organization organized and operated for welfare and philanthropic purposes and serving the general welfare of the City.

(Ord. No. S-260, 08/03/87)

6.3.10. Public Use

A. **Defined.** Land, structures and buildings used or designed, arranged or constructed for 1 or more of the following purposes:

1. Public streets and highways;
2. Commons;
3. Public gardens;
4. Parks and conservation areas;
5. Playgrounds;
6. Public parking lots;
7. Railroads;
8. Waterworks reservations;
9. Public purposes;
10. Publicly-owned cemeteries;
11. Other uses similar or accessory to those listed above.

B. **Standards.**

1. Public uses shall be subject only to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement. Where the City of Newton is the owner, the building must be constructed in accordance with Revised Ordinances, Chapter 5, Section 5-58.

2. In Open Space Districts, recreational uses shall not permit the operation of motorized recreational vehicles (other than golf carts) such as automobiles used for races of any sort, dirt bikes, motorcycles, snowmobiles, dune buggies or motor boats, nor shall sports stadiums be permitted as either a principal or accessory use. Includes accessory purposes as are proper and usual, provided that buildings or structures do not exceed 700 square feet in gross floor area or provided seating facilities, whether permanent or temporary, are not in excess of 20 seats.

(Ord. No. Z-108, 04/17/12)

6.3.11. Rail/Bus Station

- A. **Defined.** [reserved]

6.3.12. Religious Institution

- A. **Defined.** A church, synagogue, house of worship, or other uses for religious purposes, or a non-profit educational corporation, and such accessory uses that are proper and usual, on land owned or leased by a religious sect or denomination.
- B. **Standards.**
 1. **Administrative Site Plan Review.** In all districts, the construction, alteration, enlargement, reconstruction, use or change of use for a religious institution shall be subject to the dimensional regulations of the respective zoning district and the parking regulations of [Article 5](#), and is subject to the Administrative Site Plan Review procedure in [Sec. 7.5](#). For purposes of this section “Alteration” shall mean those modifications which produce an increased parking demand pursuant to the requirements in [Article 5](#).
 2. **Special Permit Required.**
 - a. A special permit is required for the construction, alteration, enlargement, reconstruction, use or change of use for a religious institution that cannot meet the parking regulations in [Article 5](#).
 - b. Any accessory use not considered a proper and usual accessory to a religious institution requires a special permit.

(Ord. No. S-287, 12/07/87; Ord. No A-99, 01/17/17)

6.3.13. Sanitarium, Convalescent or Rest Home, Other Like Institution

- A. **Defined.** [reserved]

6.3.14. School or Other Educational Purposes

- A. **Defined.** Any building or part of a building used as a public or private educational institution containing 1 or more rooms, with provisions for 2 or more pupils, provided that a school or other use for educational purposes shall not include a correctional facility, and is either a.
 1. **Non-Profit.** A school or other educational use on land owned or leased by a religious sect or denomination, or the Commonwealth of Massachusetts or any agencies, subdivisions or bodies politic, or nonprofit educational corporation; or
 2. **For-Profit.** [reserved]
- B. **Standards.**
 1. **Non-Profit.** A non-profit school or other educational use is subject to the standards of [Sec. 7.5.2](#).
 - a. **Administrative Site Plan Review.** In all districts, the construction, alteration, enlargement, reconstruction, use or change of use for a School or Other Educational Purpose shall be subject to the dimensional regulations of the respective zoning district and the parking regulations of [Article 5](#). For purposes of this section “Alteration” shall mean those modifications which produce an increased parking demand pursuant to the requirements in [Article 5](#).
 - b. **Special Permit Required.** The construction, alteration, enlargement, reconstruction, use or change of use for a School or Other Educational Purpose that cannot meet the parking regulations in [Article 5](#).
 2. **For-Profit.** A for-profit school or other education use requires a special permit.
 3. **Vegetative Buffer Required.** In Single Residence 1 and 2 districts where a multi-use institution and dormitories with more than 3 acres of land abuts single residence uses or is separated from such uses by an adjacent street, a 60 foot vegetative buffer shall be maintained from all property lines

of the institutional use and for those exceeding 10 acres of land, the vegetative buffer shall be a minimum of 100 feet, and for those exceeding 20 acres of land, the vegetative buffer shall be a minimum of 150 feet.

(Rev. Ords. 1973 §24-1; Ord. No. S-260, 08/03/87; Ord. No. S-287, 12/07/87)

6.3.15. Theatre, Hall

A. **Defined.** [reserved]

Sec. 6.4. Commercial Uses

6.4.1. Animal Service

A. **Defined.** Animal Services, including but not limited to sales and grooming of household pets, ancillary retail sales and services, and incidental veterinary care; excluding day care and overnight boarding.

(Ord. No. A-4, 10/01/12, Ord. No. C-21 12/19/22)

6.4.2. ATM, Standalone

A. **Defined.** A standalone automated teller machine (ATM) not located on the same lot as a bank, trust company or other banking institution.

6.4.3. Bakery, Retail

A. **Defined.** A bakery selling products at retail and only on premise.

6.4.4. Bank

A. **Defined.** Bank, trust company or other banking institution.

B. **Standards.**

1. Drive-in facilities are prohibited in the Business 1 through 4, Mixed Use 1 and 2, and Limited Manufacturing districts.

(Ord. No. S-260, 08/03/87; Ord. No. T-12, 03/20/89; Ord. No. T-75, 03/05/90)

6.4.5. Bed & Breakfast

A. **Defined.** A single unit residential building providing rooms for temporary, overnight lodging, with or without meals, for paying guests. Rooms may be independently let to unrelated or unaffiliated guests.

B. **Required Standards.**

1. A bed & breakfast use must be owner occupied.
2. The maximum number of bedrooms on the site that can be rented to overnight or short-term guests is 5.
3. A common gathering space, such as a parlor, dining room, or living room, must be maintained for guest use.
4. Cooking facilities are not permitted in guest rooms.

(Ord. No. B-37, 09-03-19)

6.4.6. Business Incubator

A. **Defined.** [reserved]

6.4.7. Business Services

A. **Defined.** [reserved]

6.4.8. Car-Sharing Service, Car Rental, Bike Rental, Electric Car-Charging Station

A. **Defined.** [reserved]

6.4.9. Car Wash

A. **Defined.** An establishment for washing automobiles where 3 or more vehicles may be washed simultaneously.

(Rev. Ords. 1973 §24-1)

6.4.10. Craft Beverage Establishment

A. **Defined.** Any properly licensed establishment licensed under M.G.L. Chapter 138 that produces and/or containerizes alcoholic or alcoholic and non-alcoholic beverages for consumption on and/or off premises. That includes but is not limited to breweries, microbreweries, brew pubs, distilleries, wineries, meaderies, cideries, and tap rooms.

B. **Standards for Allowed Uses**

1. **Craft Beverage Establishments: Off-Premise Consumption Only.** Establishments may produce and/or containerize and sell alcoholic or alcoholic and non-alcoholic beverages for off-site

consumption by retail and wholesale. These establishments must occupy a building or portion of a building that has a floor area of no more than 10,000 square feet except in Manufacturing and Limited Manufacturing districts.

2. **Craft Beverage Establishments: On-Premise Consumption.** Establishments may produce and/or containerize and sell alcoholic or alcoholic and non-alcoholic beverages for on-premise consumption. Retail sale or wholesale of closed containers for off-premise consumption is also allowed. These establishments must occupy a building or portion of a building that has a floor area of no more than 10,000 square feet except in Manufacturing and Limited Manufacturing districts.
3. In all districts, outdoor sidewalk seats are permitted under revised Ordinances Chapter 12, Section 12-70.

C. Standards for Special Permit Uses.

1. In Business Use 1-5 and Mixed Use 1-4 districts, Craft Beverage Establishments occupying a building in excess of 10,000 square feet may seek a special permit.

(Ord. No. 206, 10/02/23)

6.4.11. Country Club Facilities

- A. Defined.** Dining rooms, conference or meeting facilities and clubhouses associated with a country club or golf course.

6.4.12. Drive-In Business

- A. Defined.** A retail or consumer use of land or a building in which all or part of the business transacted is conducted by a customer from within a motor vehicle. Includes drive-in food establishments.

(Ord. No. 312, 02/05/79)

6.4.13. Dry Cleaning or Laundry, Retail

- A. Defined.** [reserved]

6.4.14. Fast Food Establishment

- A. Defined.**

1. **Fast Food Establishment.** An establishment whose primary business is the sale of food for consumption on or off the premises which is:
 - a. Primarily intended for immediate consumption rather than for use as an ingredient or component of meals;
 - b. Available upon a short waiting time; and
 - c. Packaged or presented in such a manner that it can be readily eaten outside the premises where it is sold.

(Ord. No. 22, 10/07/74)

6.4.15. Fuel Establishment

A. Defined.

1. **Fuel Establishment.** Any business, including a gasoline service station, which for wholesale or retail sales or any combination thereof, expands an existing capacity or introduces on-site fuel, petroleum products, gas, LNG, or propane for residential, commercial, industrial or motor vehicle use or sales, in an amount in excess of 5,000 gallons. Excluded are residential properties storing 5,000 gallons of fuel oil or less.
2. **Gasoline Service Station.** A building or structure or part of a building or structure used in connection with tanks, pumps and other appliances for supplying motor vehicles with gasoline, compressed air, oil, water and similar supplies, and accessories and/or used in connection with making minor repairs and adjustments on motor vehicles, other than structural repairs.
3. **Fuel Oil Distributor.** Any business which stores fuel oil above or underground for the purposes of direct resale to retail customers of the fuel oil distributor or to other fuel oil distributors.

- B. Standards.** The following or similar uses shall not occur in conjunction with a gasoline service station or be considered an accessory use to a gasoline service station unless such use has been authorized pursuant to a special permit: carwash; trailer and/or motor vehicle leasing; retail outlets or service establishments; and self-service gasoline pumping facilities.

(Rev. Ords. 1973 §24-1; Ord. No. 301, 11/06/78; Ord. No. S-260, 08/03/87)

6.4.16. Funeral Home

- A. **Defined.** [reserved]
- B. **Standards.** In the mulit-residence districts:
 1. No portion of the lot or tract shall be further than 500 feet from a business district;
 2. The proprietor, manager or a person in charge shall maintain a permanent residence in the funeral home; and
 3. Hearses used by the funeral home and stored on the premises shall be garaged under cover.

(Ord. No. S-260, 08/03/87)

6.4.17. Health Club

- A. **Defined.** A commercial establishment which as its primary purpose provides facilities for individual physical health activities, such as aerobic exercise, running and jogging, use of exercise equipment, saunas, showers, massage rooms and lockers. Such establishments are operated as a business even if open only to members and their guests on a membership basis and not to the public at large paying a daily admission fee.

(Ord. No. X-10, 03/18/02)

6.4.18. Hotel or Lodging Establishment

- A. **Defined.** A building or several buildings containing 6 or more sleeping rooms for guests, other than a dormitory, lodging house or apartment house.
- B. **Standards.**
 1. In a Business 5 district, in addition to the density and dimensional controls set forth in Sec. 4.1.3, the lot or tract of land shall have a minimum area of 2 acres and 25 percent of the lot or tract of land shall be in landscaped area.

(Ord. No. S-260, 08/03/87)

6.4.19. Job Printing

- A. **Defined.** [reserved]

6.4.20. Kennel

- A. **Defined.** [reserved]

6.4.21. Office

- A. **Defined.** Offices for professional, business, or medical purposes, excluding the retail sale of tangible personal property from a stock of goods on the premises.

(Ord. No. S-260, 08/03/87)

6.4.22. Office of a Contractor, Builder, Electrician, Plumber or Similar Enterprises

- A. **Defined.** Office of a contractor, builder, electrician, plumber or similar enterprises, together with such storage buildings as are necessarily appurtenant thereto.
- B. **Standards.** No outside storage is permitted and no more than 40 percent of the total gross floor area may be used for storage.

(Ord. No. S-260, 08/03/87)

6.4.23. Open-Air Business

- A. **Defined.** A business conducted outdoors, without any primary structures.

6.4.24. Outdoor Storage

- A. **Defined.** Areas for outside storage, display and sale of goods and materials.
- B. **Standards.** No lighting shall be allowed except such as is necessary for the safety and protection of the public and prospective purchasers and such reasonable display lighting as the City Council shall approve by special permit.

(Ord. No. S-260, 08/03/87)

6.4.25. Parking Facility

- A. **Defined.**
 1. **Single Level** [reserved]
 2. **Multi-Level** [reserved]
 3. **Accessory** [reserved]
 4. **Non-Accessory** [reserved]
 5. **Public** [reserved]

6.4.26. Personal Service

- A. **Defined.** Personal services, including but not limited to barbershop, salon, tailor, cobbler, personal trainer or fitness studio, and laundry, and/or dry cleaning drop off.

(Ord. No. Z-108, 04/17/12; Ord. No. A-99, 01/17/17)

6.4.27. Place of Amusement, Indoor and Outdoor

- A. **Defined.** [reserved]

6.4.28. Radio or Television Transmission Station

- A. **Defined.** [reserved]

- B. **Standards.** Wireless communication equipment shall be subject to Sec. 6.9.

6.4.29. Research and Development

- A. **Defined.** [reserved]

6.4.30. Restaurant

- A. **Defined.** An establishment where the principal activity is the service or sale of food or drink for on-premises consumption.

B. **Standards for Allowed Uses**

1. In the Business 1 through 4, Mixed Use 2 and 4 districts, restaurants having not more than 50 seats.
2. In the Mixed Use 3 district, restaurants having not more than 5,000 square feet of gross floor area.
3. In all districts, outdoor sidewalk seats and parking space seats permitted under revised Ordinances Chapter 12, Section 12-70 shall be excluded from the total number of seats used to determine the review process.

C. **Standards for Special Permit Uses**

1. In the Business 1 through 4 districts, restaurants having over 50 seats which are not open for business between the hours of 11:30 p.m. and 6:00 a.m., except that such restriction as to hours of operation shall not apply to a hotel or motel restaurant.

2. In a Limited Manufacturing district, restaurant, pastry shop, coffee shop, fast food establishment, drive-in food service establishment, or other such establishment when such establishment dispenses food products between 10:30 p.m. and 6:00 a.m., but not including in this paragraph any such business operated as part of a hotel or motel.
3. In a Mixed Use 1 district, restaurants and businesses which hold a Common Victualler-All Alcoholic, or Common Victualler-Wine/Malt Beverages license issued by the licensing authority of the City, provided that a free-standing restaurant or business shall contain a minimum of 5,000 square feet of gross floor area.
4. In a Mixed Use 2 district, restaurants over 50 seats, and such businesses which hold a Common Victualler – All Alcoholic or Common Victualler-Wine/Malt Beverages license issued by the licensing authority of the City.
5. In the Mixed Use 3 district, restaurants with more than 5,000 square feet of gross floor area.
6. In the Mixed Use 4 district, restaurants having more than 50 seats and extended hours of operation.
7. In all districts, outdoor sidewalk and parking space seats permitted under revised Ordinances Chapter 12, Section 12-70 shall be excluded from the total number of seats used to determine the review process.

(Rev. Ords. 1973 §24-1; Ord. No. S-260, 08/03/87; Ord. No. X-20, 05/06/02; Ord. No. A-13, 03/18/13, Ord. No. C-25, 2/21/23)

6.4.31. Retail Sales

- A. **Defined.** Retail sales, including but not limited to specialty food store, convenience store, newsstand, bookstore, food coop, retail bakery, and general merchandise.

B. **Standards.**

1. In a Mixed Use 1 district, a free-standing retail structure shall contain a minimum of 5,000 square feet of gross floor area.

(Ord. No. Z-108, 04/17/12)

6.4.32. Service Establishment

- A. **Defined.** Business service establishments, including but not limited to copying and printing establishments and shipping services.

(Ord. No. Z-108, 04/17/12)

6.4.33. Stable

- A. **Defined.**
1. **Private.** A building or part of a building in which 1 or more horses are kept and used in connection with the business of the owner or tenant for other purposes than sale, rent or hire.
 2. **Public.** A building or part of a building in which horses are kept for compensation.

(Rev. Ords. 1973 §24-1)

6.4.34. Taxidermist

- A. **Defined.** [reserved]

6.4.35. Vehicle Repair Shop

- A. **Defined.** A building or part of a building in which repairs are made to motor vehicles, or a repair shop in a garage or other building in which heavy machinery is used. An automobile school shall be regarded as a vehicle repair shop.
1. **Minor.** A part of a garage where minor structural repairs are made to motor vehicles for profit, by means of lathes, vises and other appliances, but not by means of heavy machinery.
 2. **Major.** [reserved]

(Rev. Ords. 1973 §24-1)

6.4.36. Vehicle Sales and Service Facility

- A. **Defined.** The display, sales, storage and service of motor vehicles and the repair of motor vehicles performed in connection with said sales.
- B. **Standards.** In the Business 2 and Mixed Use 1 districts, no lighting shall be allowed except such as is necessary for the safety and protection of the public and prospective purchasers and such reasonable display lighting of the vehicles as the City Council shall approve.

(Ord. No. S-260, 08/03/87; Ord. No. V-44, 11/20/95)

6.4.37. Veterinary Hospital

- A. **Defined.** [reserved]
- B. **Standards.** In the Mixed Use 4 district, a veterinary hospital is allowed by special permit, but may not have overnight boarding not related to medical care. In the Business 4 district, a veterinary hospital may not have overnight boarding not related to medical care.

(Ord. No. V-87, 07/06/96; Ord. No. B-95, 12-20-21)

6.4.38. Microfulfillment Center

- A. **Defined.** A facility whose primary use is for the receipt, transfer, short-term storage, dispatching, coordination, preparation, routing of package delivery, and parking of vehicles, associated with the delivery of goods directly to consumers.
- B. **Standards for Allowed Uses**
1. **Size.** In the Business 4 district, a microfulfillment center is allowed by special permit with a maximum gross floor area of 10,000 square feet. In the Mixed Use 1, Mixed Use 2, Manufacturing, and Limited Manufacturing districts, the maximum gross floor area for a microfulfillment center is 10,000 square feet.
 2. **Parking.** In addition to complying with the parking requirements of Sec. 5.1, the operator of a Microfulfillment Center shall provide onsite parking spaces dedicated for deliveries in accordance with the following:
 - a. Microfulfillment Centers shall provide a minimum of two off-street parking stalls for the first 2,500 square feet of gross floor area and an additional one off-street parking stall for every 2,500 square feet of gross floor area. Fractions ending in 0.5 or higher shall round up to the nearest whole number.
 - b. Sections 5.1.3.B and 5.1.3.D shall not be applicable to parking spaces required under this section 6.4.47.B.2.
 3. **Design Standards.** In the Business 4 and Mixed Use 1 and 2 Districts, if the Microfulfillment Center use is located at street-level, the use shall be:
 - a. Located more than 16 feet from the street-facing building facade; or

- b. Any point of the building containing the use is located at least 30 feet from a street.

(Ord. No. C-7, 05/02/22)

Sec. 6.5. Industrial Uses

6.5.1. Assembly or Fabrication of Materials Manufactured Off Premise

- A. **Defined.** [reserved]
- B. **Standards.** In a Mized Use 2 district, no building associated with assembly or fabrication of materials may be larger than 10,000 square feet.

6.5.2. Bakery, Wholesale

- A. **Defined.** A bakery selling products at wholesale and not on premise.

6.5.3. Boat Building, Storage and Repair

- A. **Defined.** Shipbuilding, small boat building, yards for storage and repair.
- B. **Standards.** In the manufacturing districts, no ships or boats are located within 100 feet of a residence district.

(Ord. No. S-260, 08/03/87; T-65, 12/18/89)

6.5.4. Building Materials Sales Yard and Storage Building

- A. **Defined.** [reserved]

6.5.5. Contractor's Yard

- A. **Defined.** Office and storage of vehicles and materials for a contractor or builder.

6.5.6. Feed and Seed Store

- A. **Defined.** [reserved]

6.5.7. Food Processing, Wholesale

- A. **Defined.** [reserved]
- B. **Standards.** No meat, fish, vinegar, yeast or fat processing.

6.5.8. Laboratory, Research and Development

- A. **Defined.** Technical facility consisting of laboratory space, office space, storage space, and space for assembly of materials for study, research and development, experimentation, and prototype development in one or more scientific fields including, but not limited to, life sciences,

biotechnology, biomedical research, robotics, renewable technology, sustainable technology, computer science, electronic technology, or medicine.

- B. **Standards.** Laboratory, Research and Development involving recombinant DNA shall be subject to Revised Ordinances Chapter 12, Sections 12-21 et. seq.
- C. Manufacturing activity shall be considered an allowed accessory use to a technical facility in a business or mixed-use district that does not otherwise permit manufacturing uses provided that such manufacturing activity is related to the research and development being conducted in such a facility and occurs inside of buildings.

(Ord. No. S-260, 08/03/87; Ord. No. T-319, 12/20/93; Ord. No. A-113, 06-19-17; Ord.No B-68, 02-16-21)

6.5.9. Laundry, Cleaning and Dyeing Establishment

- A. **Defined.** [reserved]

6.5.10. Manufacturing

- A. **Defined.** Manufacturing includes:
 1. Canvas products, fabrication and sales;
 2. Glass fabrication or installation;
 3. Ice manufacturing or storage;
 4. Light metal fabrication such as sheet metal, ducts, gutters and leaders;
 5. Lightweight and nonferrous metal casting (no noxious fumes);
 6. Machine shop (excluding presses over 10 tons), plumbing shop, blacksmith shop;
 7. Molding, shaping or assembly from prepared materials (including repairs) of boxes, staging, toys, stationery, novelties, paper boxes, toilet preparations, drugs, perfumes, flavoring extracts, medical and hygienic appliances, clothing, textiles, hats, leather and sporting goods, mattresses, store, house, office, theater, playground equipment, signs, musical instruments, art goods, industrial models, tools, appliances or electrical goods;

8. Optical, scientific instrument and jewelry manufacturing;
9. Wearing apparel fabrication and processing;
10. Product and/or process development in connection with a Laboratory, Research and Development use; and
11. Other similar manufacturing uses.

- B. **Standards.** Such use shall not be injurious, noxious or offensive to the neighborhood by reason of noise, smoke, odor, gas, dust or similar objectionable features, or dangerous to the neighborhood on account of fire, or any other cause.

(Ord. No. S-260, 08/03/87; Ord. No. T-65, 12/18/89; Ord. No. T-185, 11/18/91; Ord.No B-68, 02-16-21)

6.5.11. Paint Store

- A. **Defined.** [reserved]

6.5.12. Printing, Publishing and Reproduction Establishments

- A. **Defined.** [reserved]

6.5.13. Sign Painting Shop

- A. **Defined.** [reserved]

6.5.14. Telecommunications and Data Storage Facility

- A. **Defined.** A facility for the operation, monitoring and maintenance of telecommunications switching equipment, data storage computers, internet connectivity routers, and ancillary equipment.

(Ord. No. W-34, 03/05/01)

6.5.15. Trash or Yard Waste, Collection, Storage, Transfer-Haul or Composting

- A. **Defined.** On-site collection or storage for wholesale sale of trash or yard waste of any sort, including, but not limited to recyclable materials, brush, leaves, grass clippings and any other similar materials.

(Ord. No. W-33, 03/05/01)

6.5.16. Vehicle Storage

- A. **Defined.** Motor vehicle storage, including outside storage of an automobile dealer's inventory of motor vehicles
- B. **Standards.** No vehicles are located within 100 feet of a residential district and no automotive sales or repairs are conducted. No lighting shall be allowed except such as is necessary for the safety and protection of the public.

(Ord. No. S-260, 08/03/87)

6.5.17. Wholesale Business or Storage Facility

- A. **Defined.** [reserved]
- B. **Standards.**
 - 1. **In the Limited Manufacturing and Business 2 Districts.** No outside storage.
 - 2. **In the Manufacturing District.** No on-site collection or storage for wholesale sale of trash or yard waste of any sort (including, but not limited to recyclable materials, brush, leaves, grass clippings and any other similar materials).

(Ord. No. W-33, 03/05/01)

6.5.18. Wholesale Distribution Plant

- A. **Defined.** [reserved]

Sec. 6.6. Open Space Uses

6.6.1. Agriculture

- A. **Defined.** Includes horticulture, silviculture, floriculture and viticulture.

(Ord. No. S-260, 08/03/87)

6.6.2. Indoor Recreation Facility

- A. **Defined.** Indoor swimming pools, indoor tennis courts, or similar indoor recreational activities.

6.6.3. Outdoor Recreational Activities, Private

- A. **Defined.** Includes, but is not limited to, golf courses, boating, play areas, nature studies and walks.
- B. **Standards.** Shall not permit the operation of motorized recreational vehicles (other than golf carts) such as automobiles used for races of any sort, dirt bikes, motorcycles, snowmobiles, dune buggies or motor boats, nor shall sports stadiums be permitted as either a principal or accessory use.

(Ord. No. S-260, 08/03/87)

6.6.4. Resource Extraction

- A. **Defined.** The removal of resources such as sod, loam, subsoil, sand or gravel from the premises for the purpose of sale.
- B. **Standards.** Resource extraction requires a special permit.

6.6.5. Riding School, Stock Farm

- A. **Defined.** [reserved]

(Ord. No. S-260, 08/03/87)

Sec. 6.7. Accessory Uses

6.7.1. Accessory Apartments

A. Intent. Accessory apartments are an allowed accessory use where they are, by design, clearly subordinate to the principal dwelling unit, meeting the requirements of the following section.

Accessory apartments are intended to advance the following:

1. Diversify housing choices in the City while respecting the residential character and scale of existing neighborhoods;
2. Provide a non-subsidized form of housing that is generally less expensive than similar rental units in multi-family buildings;
3. Create more housing units with minimal adverse effects on Newton's neighborhoods;
4. Provide flexibility for families as their needs change over time and, in particular, provide options for seniors to be able to stay in their homes and for households with disabled persons; and
5. Preserve historic buildings, particularly historic carriage houses and barns.

B. Accessory Apartment Defined. A separate dwelling unit located in a Single-Family, Detached or a Two-Family, Detached building or in a detached building located on the same lot as a Single-Family, Detached or a Two-Family, Detached building, as an accessory and subordinate use to the primary residential use of the property, provided that such separate dwelling unit has been established pursuant to the provisions of this Sec. 6.7.1.

1. **Internal.** An accessory apartment located within a single- or two-family dwelling.
2. **Detached.** An accessory apartment not located within a dwelling unit but is located in a separate detached accessory building.

C. Rules for All Accessory Apartments

1. No accessory apartment shall be held in separate ownership from the principal structure/ dwelling unit;
2. No more than 1 accessory apartment shall be allowed per lot;
3. The property owner or indirect property owner must occupy either the principal dwelling unit or the accessory apartment. Indirect ownership includes but is not limited to a beneficiary of a trust holding record title to the property and a majority owner of the voting stock of a corporation or the membership units of a limited liability company holding record title to the property;
4. The total combined number of individuals residing in the principal and accessory dwelling units may not exceed the number allowed in the principal dwelling unit alone, under Sec. 3.4.2 and other applicable sections;
5. Where the accessory apartment or the principal dwelling is occupied as a rental unit, the minimum occupancy or rental term shall be 30 days;
6. No additional parking is required for the accessory apartment. If parking for the accessory apartment is added, however, screening is required sufficient to minimize the visual impact on abutters, such as evergreen or dense deciduous plantings, walls, fences, or a combination;
7. Before a Certificate of Occupancy is issued the property owner of any accessory apartment shall record with the Registry of Deeds for the Southern District of Middlesex County, or with the land court, a certified copy of the decision or of the determination from the Commissioner of Inspectional Services granting the accessory apartment and certified copies shall be filed with the Department of Inspectional Services, where a master list of accessory apartments shall be kept, and with the Assessing Department;
8. When ownership of the property changes, the new property owner shall notify the Commissioner of Inspectional Services within 30 days, at which time the Commissioner

of Inspectional Services shall conduct a determination of compliance with this Section 6.7.1 and with 780 CMR; and

9. The property owner shall file with the Commissioner of Inspectional Services a sworn certification attesting to continued compliance with the requirements of this Section 6.7.1 and all applicable public safety codes. Such certification shall be filed annually on the first business day of January or upon transfer to a new owner as provided above, and the property may be subject to inspection.

D. Rules for Internal Accessory Apartments

1. An internal accessory apartment is allowed by right as a use accessory to a Single-Family, Detached building and a Two-Family, Detached building.
2. An Internal Accessory Apartment shall be a minimum of 250 square feet and a maximum of 1,000 square feet or 33 percent of the total Habitable Space in the principal dwelling, as defined in Sec. 8.3, whichever is less. The City Council may grant a special permit for a larger Internal Accessory Apartment up to 1,200 square feet or 40% of the total Habitable Space, whichever is less.
 - a. The total Habitable Space is the sum of the Habitable Space of the accessory unit and the principal unit with which it is associated.
3. Exterior alterations are permitted provided they are in keeping with the architectural integrity of the structure, and the look, character and scale of the surrounding neighborhood as viewed from the street, including, but not limited to, the following considerations:
 - a. The exterior finish material should be the same or visually consistent in type, size, and placement, as the exterior finish material of the remainder of the building;
 - b. The roof pitch should be consistent with the predominant roof pitch of the remainder of the building;

- c. Trim should be consistent in type, size, and location as the trim used on the remainder of the building;
- d. Windows should be consistent with those of the remainder of the building in proportion and orientation;
- e. Exterior staircases should be designed to minimize visual intrusion and be complementary to the existing building;
- f. The Commissioner of Inspectional Services, or the City Council in the case of a special permit, shall seek advice and counsel from the Director of Planning and Development and/or the Urban Design Commission where there is a question in the application of the above criteria. Where a building is determined to be of historic significance and therefore subject to the procedures required under Section 22-50(C)(4) of the City of Newton ordinances, or where a building is located within a local historic district and therefore subject to the procedures required under Sections 22-40 through 44 of the City of Newton ordinances, any decisions of the Newton Historical Commission, or the local Historic District Commission, shall take precedence over the criteria and procedures set forth above, but may be guided by them in addition to their own criteria and procedures.

4. Only one entrance may be located on the facade of the building facing a street unless the building had additional street-facing entrances before the accessory apartment was created, except by special permit.

E. Rules for Detached Accessory Apartments.

1. A Detached Accessory Apartment is allowed by right as a use accessory to a Single-Family Detached building and a Two-Family, Detached building.
2. A Detached Accessory Apartment shall be a minimum of 250 square feet and a maximum of 900 square feet or 50% of the total Habitable Space of the principal dwelling, whichever is less. The City Council may grant a special

permit for a larger Detached Accessory Apartment up to 1,500 square feet.

- a. The total Habitable Space is the sum of the Habitable Space of the accessory unit and the principal unit with which it is associated
3. Exterior alterations to an existing accessory structure or the creation of a new accessory structure are permitted provided they are in keeping with the architectural integrity of the existing structure and/or the principal dwelling on the lot and the residential character of the neighborhood. The exterior finish material should be the same or visually compatible in type, size, and placement, as the exterior finish material of the principal dwelling unit on the site. The Commissioner of Inspectional Services, or the City Council in the case of a special permit, shall seek advice and counsel from the Director of Planning and Development and/or the Urban Design Commission where there is a question in the application of this requirement. Where a building is determined to be of historic significance and therefore subject to the procedures required under Section 22-50(C) (4) of the City of Newton ordinances, or where a building is located within a local historic district and therefore subject to the procedures required under Sections 22-40 through 44 of the City of Newton ordinances, any decisions of the Newton Historical Commission, or the local Historic District Commission, shall take precedence over the criteria and procedures set forth above, but may be guided by them in addition to their own criteria and procedures.
 4. The Detached Accessory Apartment must meet the separation requirements from the principal dwelling unit on the subject lot in compliance with Sec. 3.4.3.A.2.b.
 5. A Detached Accessory Apartment shall be no nearer to any side or rear lot line than 7.5 feet or half of the distance prescribed for the principal building, whichever is greater, and no nearer to any front lot line than the distance prescribed for the principal building. Notwithstanding the forgoing sentence, the setbacks for a Detached Accessory Apartment may be reduced by special permit.
 6. A Detached Accessory Apartment shall be included in the floor area ratio calculation for the lot.
 7. Historic Carriage Houses and Other Historic Accessory Buildings. Under the following conditions, a Detached Accessory Apartment in an historic accessory building located outside of an historic district, may be allowed by right without requiring a special permit, and only subject to the rules in this subsection E.7.
 - a. The proposed Detached Accessory Apartment will be located in a historic carriage house building or other historic accessory building such as an auto house, garage, stable, machine shop, or barn. To qualify under this subsection E.7, the structure must qualify and be deemed as "historically significant" under Section 22-50 of the City of Newton Ordinances, The Demolition Review Ordinance, as determined by the Director of Planning and Development and the Chair of the Newton Historical Commission;
 - b. The proposed Detached Accessory Apartment will be greater than 15 feet from an existing residential dwelling on an abutting property, except by special permit; and
 - c. Any exterior alteration of the building to permit the creation of the Detached Accessory Apartment will preserve the historic character and integrity of the building. Exterior alterations shall be subject to the jurisdiction of the Newton Historical Commission.
- F. Invalidity Clause.** If it shall be determined by a court of competent jurisdiction that any provision or requirement of Sec. 6.7.1 is invalid as applied for any reason, then Sec. 6.7.1 shall be declared null and void in its entirety.

(Ord. No. T-114, 11/19/90; Ord. No. T-247, 10/05/92; Ord. No. T-306, 11/01/93; Ord. No. Z-95, 10/03/11; Ord. No. A-43, 06/02/14; Ord. No. A-55, 01/20/15; Ord. No. A-106, 04/03/17, Ord. No. C-18 10/17/22)

6.7.2. Commercial Vehicle Parking

A. Defined: The parking of any vehicle, conveyance or piece of mechanized equipment in a residence district which is used to further any business, trade, profession or employment, and which meets any 1 or more of the following criteria:

1. There is affixed on it any writing or logo that designates an affiliation with any business, trade, profession or employment;
2. It is used to store in a manner or place that is visible from outside of the vehicles any tools, equipment, accessories, body height extensions or other things used to further any business, trade, profession or employment;
3. It is used to transport persons, their luggage, and/or their animals or other materials for any kind of fee or charge;
4. Its length is more than 18 feet;
5. Its width is more than 7 feet;
6. It has a mechanized dumping capability;
7. It has a plow blade or plow blade frame or other device attached, or a plow blade or other device is stored on the premises.

B. Standards: In a residence district commercial vehicles shall not:

1. Exceed 18 feet in length or 7 feet in width;
2. Contain more than 4 square feet of advertising on any one side; and
3. Be stored between any front line of the principal building and the street line, or in the side or rear setback unless stored within a garage or other enclosure.

Ord. No. V-288, 03/20/00)

6.7.3. Home Business

A. Defined. Any commercial activity conducted within a dwelling unit by the residents thereof as an accessory use to the residential use of the dwelling unit, provided that no sale of merchandise, whether retail or wholesale, takes place on the premises, except as expressly permitted by the provisions of Sec. 6.7.3.B.1.e. The term home business shall include, but is not limited to:

1. The studio of an artist, musician, photographer or writer;
2. Small group or individual instruction or tutoring;
3. Tailoring;
4. Millinery;
5. Crafts;
6. Word processing;
7. Computer software development;
8. Telephone solicitation;
9. A manicurist;
10. An office of a sales or manufacturer representative; and
11. An office of a physician, dentist, lawyer, architect, registered engineer, accountant, psychologist, social worker or other professional.

The term "home business" shall not include the following:

1. A clothing rental business;
2. A barber shop;
3. A hairdresser;
4. A restaurant;
5. A repair shop, whether for small appliances or otherwise;
6. A real estate broker;
7. An orchestra or instrumental music group;
8. An antique shop;
9. An animal hospital; or
10. Businesses similar to those enumerated.

B. Standards.

1. In Single Residence districts, a single home business per dwelling unit is permitted as an accessory use so long as such home business does not violate any of the following conditions:
 - a. The home business shall be clearly incidental and secondary to the use of the dwelling as a residence, shall be located

- within the dwelling unit, and shall not change the residential character of the dwelling;
- b. Irrespective of the location of the home business within the dwelling unit, the total area of the dwelling unit utilized for the home business shall not exceed 30 percent of the ground floor area of the dwelling unit or 30 percent of the gross floor area of an individual apartment if the dwelling unit is located in a multifamily dwelling;
 - c. Not more than 1 nonresident shall be employed in a secretarial or like position in a home business, except that a physician or dentist may employ 1 technician in a capacity supportive of the practice of the resident professional in addition to 1 secretary;
 - d. Not more than 3 customers, pupils or patients for business or instruction shall be present at any one time;
 - e. There shall be no on-premises storage of merchandise for sale in any instance where the home business is primarily a direct mail-order or telephone-order business, except in instances where the merchandise for sale is produced entirely on the premises;
 - f. There shall be no exterior display or exterior storage of merchandise, and no exterior indication of the home business other than 1 non-illuminated identification sign not to exceed 2 square feet in area;
 - g. There shall be no retail or wholesale sale of merchandise on the premises;
 - h. The home business shall not produce noise, vibration, glare, fumes, odors, electrical interference or traffic congestion beyond that which normally occurs in the immediate residential area, nor shall the home business result in the repeated disruption of the peace, tranquility, or safety of the immediate residential neighborhood;
 - i. In addition to the parking required by Sec. 5.1.4 for residential use of the dwelling unit, off-street parking designed in compliance with the requirements of Sec. 5.1.4 shall be provided as follows:
 - i. 1 parking stall for each 200 square feet, or fraction thereof, of floor area used for the home business.
 - ii. If more than 1 parking stall is required for the home business, the total number of parking stalls required shall be reduced by 1 stall;
 - j. In any dwelling which has an accessory apartment, there shall be no more than 1 home business which shall be located in the principal dwelling unit; and
 - k. The City Council may grant a special permit for a home business involving any or all of the following:
 - i. A number of nonresident employees greater than that permitted under Sec. 6.7.5.B;
 - ii. The utilization for the purpose of the home business of more than 30 percent of the ground floor area of the dwelling unit;
 - iii. The presence of more than 3 customers, pupils, or patients for business or instruction at any one time, subject to the provision of a number of parking spaces sufficient to accommodate the associated activity;
 - iv. The use of a detached accessory building, exterior structure, or land outside the residence for the primary purpose of, or accessory to the home business; provided, however, that no home business shall be permitted in any detached accessory building which is used as an accessory apartment pursuant to the provisions of Sec. 6.7.1.C. or Sec. 6.7.1.D.; and
 - v. The waiver of the off-street parking requirement.
2. In Multi-Residence Districts. The City Council may grant a special permit for a home business in accordance with standards listed in Sec. 6.7.3

(Ord. No. 191, 01/17/77; Ord. No. S-260, 08/03/87; Ord. No. T-264, 03/01/93; Ord. No. B-2, 02-20-18)

6.7.4. Scientific Research and Development Activities

- A. **Defined.** Activities necessary in connection with scientific research or scientific development or related production, accessory to activities permitted as a matter of right, so long as it is found that the proposed accessory use does not substantially derogate from the public good.
- B. **Standards.** Notwithstanding anything in this Sec. 6.7.4, no recombinant DNA research shall be permitted as an accessory use.

(Ord. No. R-238, 03/15/82)

6.7.5. Short-Term Rental

- A. **Purpose.** The purpose of this provision and its complementary provision of the general ordinances is to maintain the long term residential use and quiet enjoyment of Newton neighborhoods while providing opportunities for rental income under carefully controlled conditions consistent with the foregoing objectives.
- B. **Defined.** The rental of one or more bedrooms (along with any associated living areas) within a dwelling unit on an overnight or short-term basis of less than 30 days to guests. The use is accessory to the primary residential use of the dwelling unit.
- C. **Standards.**
 - 1. A resident seeking to operate a short-term rental must register with the City in accordance with Sec. 20-162 of the Revised Ordinances of the City of Newton.
 - 2. The short-term rental accessory use is permitted in any residential use, excluding associations of persons living together in a common dwelling, congregate living, elderly housing, lodging house, dorms, accessory apartments, and similar residential uses.
 - 3. There may be no signage associated with a short-term rental.
 - 4. The burden of proof is placed on the resident registered with the City as the operator of the short-term rental to demonstrate that the resident is operating within the limits of this section.

- 5. The resident of the dwelling unit must occupy the dwelling unit for a minimum of 9 out of 12 months during each calendar year.
- 6. The maximum number of bedrooms on the site that can be rented to overnight or short-term guests is 3 and the maximum number of guests is 9.
- 7. **Temporary During Leasing.** Short-Term Rentals in multi-unit buildings with a minimum of 10 units in a business or mixed-use district may, by special permit, occupy residential units with short-term rentals for up to six months while units marketed as for rent are vacant. Units designated as affordable may not be used as short-term rentals. Temporary Short-Term Rentals must register with the City as per Sec. B.1 above.
- 8. The effective date for this section 6.7.5 is January 2, 2020.

(Ord. No. B-37, 09-03-19)

6.7.6. Watchman or Caretaker

- A. **Defined.** [Reserved]

6.7.7. Food Trucks

- A. **Intent.** Food Trucks are intended to advance the following:
 - 1. Bring variety to the availability of local food establishments;
 - 2. Add vibrancy and interest to the street life of a district;
 - 3. Encourage the advancement of new restaurants and food service businesses by serving as a form of business incubator for new restaurant ideas in a start-up phase; and
 - 4. Create food options and amenities for underserved locations in the City.
- B. **Food Trucks Defined.** Defined in City Ordinances Sec 20-88.
- C. **Rules for Food Trucks.**

1. In the Public Use District, Food Trucks shall only locate on the public street 'Wells Avenue' according to City Ordinances Sec 20-88 and 20-92. Food Trucks are allowed on public land as part of a special event with a license from the Health Department.
 2. A Food Truck shall not remain parked overnight.
 3. A Food Truck is not required to provide parking.
 4. A Food Truck must meet all of the requirements of City Ordinances sections 17-47 through 17-50.
 5. A Food Truck operating as part of a special event or in a catering capacity for a private function is allowed in all districts.
2. Participation in the Pilot shall be limited to accessory parking located in a Business, Mixed Use, or Manufacturing District or a non-residential use property abutting or across a public way from a Business, Mixed Use, or Manufacturing District. Accessory parking to residential uses are not eligible. Parking stalls already shared pursuant to a non-accessory parking agreement are not eligible.
 3. The owners of properties participating in the Accessory Shared-Parking Pilot shall be responsible for ensuring that the use of their existing parking stalls will not render any required parking stalls unavailable to the persons whom the stalls are designed to serve in accordance with Sec. 5.1.3.E., 5.1.4, and any special permit granted pursuant to Sec. 5.1.3.D. and 7.3.3.D.3.

(Ord. No. A-120, 12/04/17)

6.7.8. Accessory Shared-Parking

- A. **Defined.** Accessory Shared-Parking is the use of accessory parking stalls, authorized under the Accessory Shared-Parking Pilot for shared use in off-peak times. Accessory Shared-Parking is an allowed accessory use only when the owner or operator of the parking stalls has been approved as a participant in the Pilot and the stalls so identified and approved are utilized in strict accordance with the requirements, terms, and conditions of the Pilot to be issued by the Director of Planning and Development.
- B. **Accessory-Shared Parking Pilot.** The Accessory Shared-Parking Pilot is intended to optimize existing parking resources in village centers by making underutilized private parking available to the public in select commercial areas.
- C. **Standards.**
 1. The Pilot will be administered by the Director of Planning and Development, in consultation with the Commissioner of Inspectional Services. The Director of Planning and Development shall prepare and issue rules/guidelines, not inconsistent with the provisions of this Chapter, that clarify the criteria and requirements for participation in the Pilot and set forth the terms and conditions that will apply to approved participants. A copy of these guidelines shall be posted on the City website.

D. Process.

1. An application for participation shall be on such form and shall provide such information as the Director of Planning and Development and the Commissioner of Inspectional Services may reasonably require.
2. All accessory shared-parking spaces must receive review and written approval by the Commissioner of Inspectional Services, with the advice of the Director of Planning, prior to participating in the Pilot Program to confirm that all applicable criteria and requirements have been met.

Any property with a special permit relating to parking shall be reviewed to determine how the special permit and its conditions relate to participation in this program. The Planning Department will inform and discuss the applications from properties with parking special permits with the Chair of the Land Use Committee and the Councilors from that property's ward prior to submitting a recommendation to the Commissioner of Inspectional Services.

3. The Commissioner of Inspectional Services shall have the right to revoke or cancel an approval for participation in the Pilot if the parking is

not being utilized in accordance with the requirements, terms, and conditions of the Pilot.

- E. Applicability.** The provisions of this Sec. 6.7.7 are not intended to conflict or be inconsistent with any other provisions of this Chapter. All applicable provisions of this Chapter shall still apply to participants in the Pilot.
- F. Reevaluation.** The Director of Planning shall conduct an annual reevaluation of the Pilot and its guidelines. Such reevaluation shall include a report provided to the City Council reviewing participation activity and statistics, as well as to the extent it can be determined, the types and locations of users, enforcement, and costs associated with the Pilot, to be reviewed annually by the Zoning and Planning Committee for any recommendations to the Director of Planning and Development or to the Council.
- G. Expiration.** This provision shall expire three (3) years from the date of adoption on August 13, 2021.

(Ord. No. B-14, 08-13-18)

Sec. 6.8. Temporary Uses

[reserved]

Sec. 6.9. Wireless Communication Equipment

6.9.1. Purpose

The purpose of this Sec. 6.9 is to accommodate the communications needs of the general public in the City while protecting the public safety, and general welfare of the community by minimizing the adverse visual effects of wireless communication equipment towers, facilities and devices, by providing safeguards for the general public, by avoiding potential damage to adjacent properties, and by maximizing the use of existing towers and buildings, by concealing new equipment within or on existing towers or buildings, and by encouraging co- location of equipment to accommodate the needs of wireless communication in order to reduce the number of towers needed to serve the community.

(Ord. No. V-156, 01/05/98)

6.9.2. Definitions

These definitions are to be used for purposes of this Sec. 6.9.

Wireless communication equipment. Any device or other apparatus, fixed at a location, for transmission and reception of telecommunication that performs the function of antennas, together with any supporting structures, equipment and facilities ancillary and/or accessory thereto, including, but not limited to, panel antennas, whip antennas, free-standing monopoles (not lattice shaped towers except as allowed in Sec. 6.9.4.B below), dish and cone shaped antennas, satellite earth station antennas, personal wireless communication systems facilities, paging service facilities, cellular telephone service facilities, mobile radio service facilities and related equipment boxes.

Wireless Mesh Network. A comprehensive wireless communication network comprised of wireless communication equipment consisting of multiple peer radio access points or repeaters small enough to be mounted on the arm of existing municipal light or power poles, as allowed by the review process under Sec. 6.9.7.

Antenna. A device, usually a metal rod, dish or panel, for receiving and transmitting electromagnetic signals, including, but not limited to radio, video, telephone or data transmissions.

Building-mounted wireless communication equipment. Is comprised of roof-mounted and facade-mounted wireless communication equipment.

Facade-mounted wireless communication equipment. Wireless communication equipment attached to a vertical wall, exterior surface or ornamental feature other than the roof of a building or structure.

Interior-mounted wireless communication equipment. Wireless communication equipment that is wholly within a building or structure, including such equipment within a mechanical penthouse, steeples, bell towers, cupolas or other architectural features which are not completely enclosed.

Roof-mounted wireless communication equipment. Wireless communication equipment attached to the primary roof of the building.

Satellite earth station antenna. An antenna intended for transmission or reception of communications to or from 1 or more other satellite earth stations by means of 1 or more reflecting satellites.

(Ord. No. V-156, 01/05/98; Ord. No. Z-26, 05/19/08)

6.9.3. Design and Operating Criteria

All wireless communication equipment, except that described in [Sec. 6.9.4.A.](#) and [Sec. 6.9.4.H.](#), must satisfy the following criteria and the applicable procedures of [Sec. 6.9.6](#) or [Sec. 6.9.7](#):

- A. Wireless communication equipment shall be installed, erected, maintained and used in compliance with all applicable federal and state laws and regulations, including, but not limited to, radio frequency emissions regulations issued pursuant to the Telecommunications Act of 1996 including all successors to such laws and regulations. An applicant seeking to construct or install wireless communication equipment shall submit a report from a qualified engineer or other appropriate professional certifying that the proposed equipment meets the requirements of these regulations. This report shall be submitted prior to any administrative review, site plan approval or special permit application or at the time of a building permit application if there is no such review.
- B. Wireless communication equipment must at all times be maintained in good and safe condition and comply with all applicable FCC standards and shall be removed within 30 days of the date when all use of such equipment ceases. This provision shall apply to all wireless communication equipment and structures in support of that equipment, including such equipment and structures existing on the effective date of this [Sec. 6.9](#). Continued compliance with these conditions shall be maintained by the operator of the equipment and the owner of the structure. Failure to comply with these conditions shall constitute a zoning violation.
- C. All wireless communication equipment shall be sited, screened and/or painted or otherwise colored or finished to blend in with the building or structure on which it is mounted or in a manner which aesthetically minimizes the visibility of the devices in the surrounding landscape or on the building or structure to which they are attached. In certain circumstances, additional architectural features or changes to the facade may be necessary to maintain the balance and integrity of the design of the building or structure with building-mounted wireless communication equipment.
- D. Any fencing used to control access to wireless communication equipment shall be compatible with the visual character of the structures in the surrounding neighborhood to the extent possible.
- E. Equipment boxes for building-mounted wireless communication equipment must be either interior to the building on which it is located, completely camouflaged, and/or completely screened from view from the public way.
- F. All free-standing wireless communication equipment must meet any setback requirements for the district in which it is located and, to the greatest extent possible, shall be screened from the public way by fencing and/or landscaping. Such equipment shall be located in the rear yard of the lot on which it is located.
- G. No part of any building-mounted wireless communication equipment shall be located over a public way.
- H. The construction of wireless communication equipment shall avoid major topographic changes and shall minimize the removal of trees and soil in order for any topographic changes to be in keeping with the appearance of neighboring properties.
- I. The installation of wireless communication equipment shall avoid the removal or disruption of historic resources on and off-site. Historic resources shall include designated historic structures or sites, historical architectural elements or archaeological sites and shall comply with the requirements of the historic district and the landmark preservation ordinances.
- J. There shall be no illumination of the wireless communication equipment except as required by state and federal law.
- K. Equipment owned and operated by an amateur radio operator shall be constructed at the minimum height necessary to effectively accommodate amateur radio communications in order to minimize the aesthetic impact. The relative safety and aesthetic impact of different style towers or antennas shall be taken into consideration during the administrative site plan review process outlined in [Sec. 6.9.8](#).
- L. Wireless communication equipment must at all times be maintained and operated in a way which meets the standards of any ordinance of the City pertaining to noise ("Noise Ordinance"). An applicant seeking to construct or install any external noise producing equipment ancillary to antennas shall use best efforts to minimize noise emanating

from such equipment by the use of air-tight seals and noise absorbing materials on the walls and ducts of such equipment. The applicant shall also submit a report from a qualified acoustical engineer or other appropriate professional certifying that the proposed equipment meets the requirements of the Noise Ordinance. This provision shall apply to all wireless communication equipment and structures existing on the effective date of this Sec. 6.9. Failure to comply with any such ordinance shall constitute a zoning violation.

(Ord. No. V-156, 01/05/98)

6.9.4. Wireless Communication Equipment Allowed As-of-Right

The following wireless communication equipment is allowed as-of-right, subject to the design and operating criteria of Sec. 6.9.3 and the review process in Sec. 6.9.7, if applicable:

- A. Equipment used solely for receiving or transmitting wireless communication customary for private residential use, even if such equipment is used in conjunction with non-residential structures, including but not limited to, a conventional television or radio antenna, fixed wireless personal communication system, direct broadcast satellite antenna 1 meter or less in diameter, and multipoint distribution service antenna or home satellite dish of not more than 2 meters in diameter or measured diagonally.
- B. Equipment owned and operated by an amateur radio operator licensed by the FCC, which device shall be installed at the minimum height necessary for the functioning of amateur radio communication in accordance with the licensing requirements for that location. Such equipment, which may include a ground-mounted lattice style tower, shall be allowed in accordance with the setback requirements for primary structures in the district in which it is located and the administrative site plan review process outlined in Sec. 6.9.7, below. No commercial use of equipment or supporting structures which were installed for amateur radio operation is permitted.
- C. All interior-mounted wireless communication equipment is allowed in business, manufacturing and mixed-use districts. In residence districts interior-mounted wireless communication equipment shall be permitted in existing steeples, bell towers, cupolas and spires of non-residential buildings or structures existing on January 5, 1998.

- D. Roof-mounted wireless communication equipment is allowed in business, manufacturing and mixed use districts if it meets the following conditions:

Height of building	Maximum height of equipment above the highest point of the roof	Required setback from edge of roof or building
More than 36'	12' above roof or 20% of building height, whichever is greater	½ foot for every foot of equipment height, including antenna
10-36'	10'	1' for every foot of equipment height, including antenna

- E. If there is a parapet on any building or structure which does not exceed 36 feet in height and if the roof-mounted wireless communication equipment will be transmitting or receiving in the direction of that parapet, the required setback from the edge or edges of the roof of the building at or beyond the parapet shall be reduced by the height of such parapet. The height of a parapet shall not be used to calculate the permissible maximum height of roof-mounted wireless communication equipment. For the purposes of this Sec. 6.9, a parapet is that part of any wall entirely above the roof line.
- F. Facade-mounted equipment located in the Business, Manufacturing and Mixed Use districts:
 1. Which does not extend above the face of any wall or exterior surface in the case of structures that do not have walls;
 2. Which does not extend by more than 18 inches out from the face of the building or structure to which it is attached; and
 3. Which does not obscure any window or other architectural feature.
- G. Interior-mounted wireless communication equipment in the cupolas, spires or towers of buildings in a Public Use district.
- H. Satellite earth station antennas not otherwise exempt in Sec. 6.9.4.A., which do not exceed 2 meters in diameter and which are located in Business, Manufacturing and Mixed Use districts.
- I. With prior notice to the Clerk of the City Council, exterior-mounted antennas, with a power source, not to exceed 10 feet in height as measured from the lowest point of attachment, screened from view

in some manner and solely for municipal use on existing municipal structures in Public Use districts.

(Ord. No. V-156, 01/05/98; Ord. No. Z-26, 05/19/08)

6.9.5. Wireless Communication Equipment Allowed by Special Permit

The following wireless communication equipment is allowed by special permit, pursuant to the procedures outlined in Sec. 6.9.6.:

- A. Any interior-mounted wireless communication equipment in non-residential buildings or structures not otherwise allowed in Sec. 6.9.4.C.
- B. Any roof-mounted wireless communication equipment which does not meet the requirements of Sec. 6.9.4.D. on a non-residential building in any district.
- C. Facade-mounted wireless communication equipment which does not meet the requirements of Sec. 6.9.4.F.
- D. Building-mounted or interior-mounted wireless communication equipment not otherwise permitted under Sec. 6.9.4.G. located in a public use district.
- E. Satellite earth station antennas not otherwise allowed as-of-right in Sec. 6.9.4.A. and Sec. 6.9.4.H.
- F. Any building-mounted wireless communication equipment on multi-family structures in residence districts not otherwise allowed as-of-right.
- G. Free-standing monopoles meeting the following criteria:
 - 1. Free-standing monopoles shall be no higher than 100 feet.
 - 2. The setback for a free-standing monopole shall be at least 125 feet from the property line.
 - 3. The setback for a free-standing monopole shall also be at least 4 feet for every 1 foot of antenna height from the nearest residential structure and/or public right of way and 2 feet for every 1 foot of antenna height from the nearest non-residential structure.
 - 4. Co-location of wireless communication equipment on existing towers and buildings is encouraged. The applicant for a wireless communication monopole shall demonstrate that the communication equipment planned for the

proposed structure cannot be accommodated on an existing or approved tower, structure or building within a one-half mile search radius of a proposed monopole for 1 or more structural, technical, economic or other reasons as documented by a qualified engineer or other qualified professional including, but not limited to the following:

- a. No such tower, structure or building exists.
 - b. The structural capacity of the existing tower, structure or building is inadequate and cannot be modified at a reasonable cost, the proposed equipment will interfere with the usability of existing equipment.
 - c. The owner of an appropriate tower, structure or building has effectively denied permission to co-locate by unreasonable delay or commercially unreasonable terms or conditions.
 - d. The height of an existing tower, structure or building is not adequate to permit the proposed equipment to function.
5. Every special permit issued by the City Council for a new monopole or tower shall be automatically subject to the condition that the permit holder must allow co-location upon the structure by other wireless communication providers upon commercially reasonable terms and conditions and without unreasonable delay, if such co-location is technically feasible. It is expressly provided that any requirement imposed by a permit holder which requires the payment of rent in excess of industry standards or which allows the co-location only if the requesting party provides comparable space on 1 of its structures to the permit holder shall be deemed to be commercially unreasonable.
- H. Modification or addition of wireless communication equipment on or to existing free-standing monopoles or towers, except those monopoles and towers constructed for the purposes allowed in Sec. 6.9.4.B.
 - I. In a public use district wireless communication equipment attached to existing light or power poles, provided that the total height from the ground to the top of the antenna does not exceed 60 feet and provided that all control and operating equipment associated with the antenna can be mounted on the same pole at a height no less than 20 feet above the

ground or camouflaged or completely screened from view in some other manner.

- J. Any equipment ancillary to antennas otherwise allowed under Sec. 6.9.3 and Sec. 6.9.4, which cannot be located in the rear yard or does not meet the setback requirements for the district in which it is located. An applicant may apply for a special permit allowing an alternate location by showing that such equipment:
1. Is required for successful transmission or reception or is otherwise required by the FCC;
 2. Cannot due to its size or other health or safety reasons be located within the building; and
 3. Cannot be located in the rear yard or within applicable setbacks for 1 or more of the following reasons:
 - a. The size of the equipment;
 - b. The size of the rear, front or side yards;
 - c. The location within the rear yard or applicable setbacks would result in the removal of required parking; and
 - d. The aesthetic purposes of the ordinance would be better served by such alternate location.

(Ord. No. V-156, 01/05/98)

6.9.6. Special Permit Procedure

Where a special permit is required for wireless communication equipment, a written application for a special permit shall be submitted in accordance with Sec. 7.3. Whenever an application for a special permit is required for wireless communication equipment, site plan approval in accordance with the provisions of Sec. 7.4, except Sec. 7.4.5.B., shall also be required and an application for such approval shall be filed concurrently with the application for special permit. The procedures for special permit set forth in Sec. 7.3.2, except for S, shall apply. The City Council may grant a special permit subject to conditions, safeguards and limitations set forth here, when, in its judgment, the purposes stated in this Sec. 6.9 and the applicable design and operating criteria have been satisfied.

(Ord. No. V-156, 01/05/98)

6.9.7. Wireless Mesh Networks Allowed by Permit with a Majority Vote of the City Council

A. **Purpose.** In a Public Use district, wireless communication equipment consisting of radio access points or repeaters for wireless mesh networks may be installed on the bracket arms of existing municipal light or power poles by majority vote of the full City Council, acting on the advice and after hearing by the committee having jurisdiction over grants of location for utility poles, so long as the City Council finds that:

1. The purposes of this Sec. 6.9 are met;
2. The design and operating criteria of Sec. 6.9.3 are met;
3. The total height from the ground to the top of any antenna involved in such equipment does not exceed 60 feet and provided that all control and operating equipment associated with any access point can be mounted on the same bracket arm at a height no less than 20 feet above the ground or colored or finished to blend in with the bracket arm on which it is mounted to be as visually unobtrusive as reasonably as possible; and
4. The applicant has demonstrated not only substantial public but also a municipal benefit from the installation and operation of such a network.

B. **Review.** Applications for construction, expansion, addition to, rebuilding or conversion of wireless mesh networks shall be reviewed by the City Council. Review by the City Council shall not be required where network work involves maintenance, repair or replacement of existing access points. *De minimis* modifications to the network, including an increase in number of devices limited to 10 percent above the number of access points approved by the City Council or the location of an access point nearer than 200 feet to the next nearest access point may be approved by the Director of Planning and Development, after notice to the Clerk of the City Council and the Commissioner of Public Works.

C. **Applications.** A written application for review of a wireless mesh network, on forms to be provided by the Department of Planning and Development, shall be submitted by delivery or registered mail, return receipt requested, to the Clerk of the City Council, who shall transmit such application to the

City Council and the Department of Planning and Development.

D. Notification. The applicant shall notify immediate abutters to the network pathways where access points are to be installed and make the same notice by publication for two consecutive weeks in a newspaper of general circulation, and shall provide certification of such notification to the Clerk of the City Council. The City Council, acting by and through its committee with jurisdiction over the filing of applications for public utility easements and poles, shall hold a public hearing on such application within 65 days of the application being filed with the Clerk of the City Council, and certified as complete by the Director of Planning and Development as if the subject of a special permit under this Sec. 6.9.

E. Expiration. Any approval of an application for a wireless mesh network shall lapse not later than 1 year from the grant of such approval unless construction required by such site plan approval has begun. The City Council may extend the period of time granted under this paragraph for good cause, whether or not such period of time shall have expired, without the necessity of a further public hearing, unless the City Council or its committee with jurisdiction over the original application shall vote to require a public hearing. Notwithstanding the above, no extensions shall be granted which shall extend the time for substantial exercise of the approval for more than 2 years from the date of the grant of the requested relief.

F. Ongoing Commitment. The applicant shall submit to and maintain with the Department of Planning and Development current as-built drawings for the locations of all devices to be installed as part of the mesh network.

G. Contents of the Application. A completed application shall include:

1. A forecast of network access point locations. Such forecast shall include a system map or maps depicting the geographic extent of the network pathways;
2. The expected distance between access points, including a total number of access points to be installed, and any impact on tree cover;
3. Photographs showing a representative access point as it would be mounted on each type of existing light or power pole;

4. Drawings, dimensioned and to scale, of the proposed access point as installed on each type of existing light or power pole, as well as a sample device to be made available for inspection;
5. Structural analysis certifying that the access point may be safely installed on each type of existing light or power pole;
6. Equipment specifications and radio frequency emissions calculations for a typical access point; and
7. A demonstration of substantial municipal and public benefit.

H. Criteria for any Wireless Mesh Network. In order to be eligible for any approval under this Sec. 6.9.7., a wireless mesh network must meet the following criteria in addition to those findings specified above:

1. Only 1 access point may be installed on the bracket arm of any existing municipal light or power pole.
2. The installation shall be made to be as visually unobtrusive as possible.
3. All equipment must be low-powered and in compliance with FCC regulations.
4. The access point equipment shall be as small as possible and shall not exceed 14 inches in any dimension, exclusive of any antennas, so long as the antennas are no longer than 30 inches.
5. No installation shall extend more than 5 feet above or 2 feet below the height of any existing municipal light or power pole to which it is attached.
6. No commercial signage or advertising may be affixed to any network component.
7. Existing trees and vegetation shall be protected as much as possible.

I. Repair and Upkeep of any Wireless Mesh Network. All wireless mesh network devices shall be maintained in good order and repair. Paint finishes shall be maintained and repaired when blemishes are visible from the public way. The applicant shall provide an inspection schedule, and shall file copies of inspections with the Director of Planning and Development.

- J. **Insurance.** The applicant shall continuously insure its wireless mesh network components against damages to persons or property in an amount established by the Commissioner of Public Works based upon the nature and extent of the proposed network. On an annual basis, the applicant shall provide a Certificate of Insurance, in which the City shall be specifically listed as an additional insured, to the Commissioner of Public Works.
- K. **Bond or Other Financial Surety.** All unused access points or parts thereof shall be removed within 1 year of the cessation of use at the owner's expense. The applicant shall post and submit a bond or other financial surety acceptable to the Commissioner of Public Works in an amount sufficient to cover the cost of dismantling and removing the access points in the event the Commissioner of Inspectional Services deems it to have been abandoned for more than 1 year. The amount shall be certified by an engineer or other qualified professional registered to practice in the Commonwealth of Massachusetts.

(Ord. No. V-156, 01/05/98; Ord. No. Z-26, 05/19/08)

6.9.8. Administrative Site Plan Review for Wireless Communication Equipment

- A. **Application.** Except for wireless communication equipment described in Sec. 6.9.4.A. or Sec. 6.9.4.H., no wireless communication equipment shall be constructed or installed until an application has been submitted to the Commissioner of Inspectional Services with 2 copies of an accompanying site plan showing the location of the device along with any buildings, lot lines, easements and rights of way and also an elevation showing details of the device. The applicant shall simultaneously send a copy of the application and 5 copies of the plans to the Director of Planning and Development. The applicant shall also notify in writing immediate abutters and the Councilors of the Ward in which the device is to be erected, installed or used of such application.
- B. **Report.** The Director of Planning and Development shall submit an advisory report to the Commissioner of Inspectional Services within 3 weeks of the application filing date. In making the advisory report, the Director of Planning and Development shall evaluate the application based on the requirements of Sec. 6.9.3 and may seek input from relevant City agencies including, but not limited to the Urban Design Commission, Newton Historical Commission, Historic District Commission or any other City agency. The Commissioner shall not approve a

permit for wireless communication equipment until the advisory report of the Director of Planning and Development has been received or 3 weeks have elapsed without receipt of such report, and until all required agency approvals have been issued. The Commissioner of Inspectional Services has the authority to deny any building permit application which the Commissioner determines does not comply with the requirements of Sec. 6.9.3

(Ord. No. V-156, 01/05/98)

6.9.9. Exceptions

In extraordinary instances, the City Council may grant a special permit to allow for exceptions to the provisions of this Sec. 6.9 if the City Council makes a determination that the applicant has shown that literal compliance would result in unreasonable discrimination among providers of functionally equivalent services or would have the effect of prohibiting the provision of personal wireless communication services as defined in Section 704 of the Telecommunications Act of 1996. Such exceptions may be conditioned to the extent possible to further the purposes set forth in this Sec. 6.9.

(Ord. No. V-156, 01/05/98)

Sec. 6.10. Restricted Uses

6.10.1. Adult Entertainment Uses

- A. Purpose.** The purpose of this Sec. 6.10.1 is to address and mitigate the secondary effects of adult entertainment uses that are referenced and defined herein. Secondary effects have been shown to include urban blight, increased crime, adverse impacts on the business climate of a city, adverse impacts on property values, adverse impacts on the tax base and adverse impacts on the quality of life in a city. All of said secondary impacts are adverse to the health, safety, and general welfare of the City and its inhabitants.
- B. Intent.** The provisions of this Sec. 6.10.1 have neither the purpose nor the intent of imposing a limitation on the content of any communicative matter or materials, including sexually-oriented matter or materials. Similarly, it is not the purpose or intent of this ordinance to restrict or deny access by adults to adult entertainment establishments or to sexually-oriented matter or materials that are protected by the Constitution of the United States or of the Commonwealth of Massachusetts, nor to restrict or deny rights of distributors or exhibitors of such matter or materials. Neither is it the purpose or intent of this ordinance to legalize the sale, rental, distribution or exhibition of obscene or other illegal matter or materials.
- C. Definitions.** Adult Entertainment Uses shall include the following:
1. **Adult Bookstore.** As defined by M.G.L. Chapter 40A, Section 9A is an establishment having at least 15 percent percent of its stock in trade, books, magazines, and other matter which are distinguished or characterized by their emphasis depicting, describing, or relating to sexual conduct or sexual excitement.
 2. **Adult Motion Picture Theatre.** As defined by M.G.L. Chapter 40A, Section 9A, is an enclosed building used for presenting motion pictures, slides, photo displays, videos, or other material for viewing, distinguished by an emphasis on matter depicting, describing, or relating to sexual conduct or sexual excitement.
 3. **Adult Paraphernalia Store.** As defined by M.G.L. Chapter 40A, Section 9A, is an establishment having at least 15 percent percent of its stock in trade, devices, objects, tools, or toys which are distinguished or characterized by their association with sexual activity.
 4. **Adult Video Store.** As defined by M.G.L. Chapter 40A, Section 9A, is an establishment having at least 15 percent percent of its stock in trade, videos, movies, or other film material which are distinguished or characterized by their emphasis depicting, describing, or relating to sexual conduct or sexual excitement.
 5. **Adult Night Club.** Any establishment which provides the display of live nudity for its patrons. For the purposes of this section, "nudity," "sexual conduct," "sexual excitement," and "sexual activity" are as defined by M.G.L. Chapter 272, Section 31.
- D. Design and Operating Criteria.** Adult entertainment uses shall be prohibited in all zoning districts except as otherwise permitted in this ordinance and may be permitted only upon the grant of a special permit. Such special permit shall not be granted unless each of the following standards has been met:
1. An adult entertainment use shall not be located within:
 - a. 500 feet from the nearest religious use, school, public park intended for passive or active recreation, youth center, day care facility, family day care facility, center for child counseling, great pond, or navigable river;
 - b. 1,000 feet from any nearest adult entertainment use as defined herein whether within or without the City's boundaries, nor within 1,000 feet of an existing adult entertainment use in an adjacent municipality, nor within 1,000 feet of a zoning district allowing an adult entertainment use within such adjacent municipality;
 - c. 500 feet from the nearest establishment licensed under M.G.L. Chapter 138, Section 12 to manufacture, with intent to sell or expose or keep for sale, store, transport, import or export of alcoholic beverages.
 - d. The distances specified above shall be measured by a straight line from the nearest property line of the proposed adult entertainment use to the nearest property

line of any of the designated uses set forth herein.

2. No adult entertainment use shall be located within 150 feet from any residential property line. The distance shall be measured by a straight line from the nearest exterior wall of the adult use structure to the nearest property line of any residential use.
3. All building openings, entries, and windows shall be screened in such a manner as to prevent visual access to the interior of the establishment by the public.
4. No material described in the definitions of adult entertainment uses in this ordinance that depicts, describes or relates to nudity or sexual conduct as defined in M.G.L. Chapter 272, Section 31 shall be so located in or on the building housing such adult use which is visible to the public from the outside of the premises in which an adult use is permitted. No advertising, or other material, whether displayed in the window or affixed to the building shall be permitted which depicts, describes or relates to nudity or sexual conduct as defined in M.G.L. Chapter 272, Section 31.
5. No adult entertainment use shall be allowed to disseminate or offer to disseminate adult matter or paraphernalia to minors or suffer minors to view displays or linger on the premises.
6. The proposed adult entertainment use shall comply with all dimensional and parking requirements set forth in Sec. 5.1 In addition, no off-site parking as is allowed by special permit under Sec. 5.1.6 shall be permitted.
7. No adult entertainment use shall have a free-standing accessory sign. All signage shall comply with all requirements set forth in Sec. 5.2
8. Adult entertainment uses shall not be open to the public between the hours of 11:30 p.m. and 6:00 a.m.
9. At no adult entertainment use shall alcoholic beverages be allowed or suffered to be used or consumed.
10. If the adult entertainment use allows for the showing of films or videos within the premises, the booths in which the films or videos are viewed shall not be closed off by curtains,

doors, or screens. All such booth openings shall be clearly seen from the center of the establishment.

11. The applicant must demonstrate full compliance with the design and operating criteria provided in this Article.

E. Adult Entertainment Uses Not Allowed As-of-Right. Adult entertainment uses are not included within the definition of retail sales or services or of any other lawful business permitted as of right or by special permit as provided in this Chapter. In no instance shall an adult entertainment use be allowed as-of-right.

F. Adult Entertainment Uses Allowed Only by Special Permit. Adult entertainment uses shall be allowed only by special permit in the following districts: Mixed Use 1 and Limited Manufacturing.

1. **Special Permit Application.** Where a special permit is required for adult entertainment uses, a written application for a special permit shall be submitted in accordance with Sec. 7.3. The application for a special permit for an adult use shall provide the following: name and address of the legal owner of the establishment; name and address of all persons having legal, beneficial, equitable or security interests in the adult use; name and address of the manager(s) and assistant manager(s); the number of employees; proposed security precautions; a map showing all properties that lie within 1000 feet of the property boundary; and a plan of the physical layout of the premises showing, among other things, the location or proposed location of the adult books, adult paraphernalia or adult videos; a sworn statement that neither the applicant nor any person having a legal, beneficial, equitable, or security interest in the establishment has been convicted of violating M.G.L. Chapter 119, Section 63 or M.G.L. Chapter 272, Section 28.
2. The legal owner of an adult entertainment use having received a special permit shall promptly notify the special permit granting authority of any changes in the above information within 10 days and failure to do so will be grounds for revocation of the special permit.
3. **Special Permit Procedure.** The procedures for special permit set forth in Sec. 7.3, except for Sec. 7.3.2.F., shall apply. The City Council may grant a special permit subject to the conditions,

safeguards, and limitations set forth here, when, in its judgment, the purposes stated in this Section and criteria in Sec. 6.10.1.D. above have been satisfied.

4. **Expiration.** A special permit to conduct an adult entertainment use shall expire after a period of 2 calendar years from its date of issuance and shall be eligible for renewal for successive two-year periods thereafter, provided that a written request for such renewal is made to the special permit granting authority prior to said expiration and that no objection to said renewal is made and sustained by the special permit granting authority based upon notification of adverse changes regarding the public safety factors applied at the time that the original special permit was granted.
5. No special permit shall be issued to any person convicted of violating the provisions of M.G.L. Chapter 119, Section 63 or M.G.L. Chapter 272, Section 28 or registered with or required to be registered under the Sex Offender Registration Law, M.G.L. Chapter 6, Sections 178C et. seq., or its successor.

G. Existing Adult Entertainment Uses. Any adult entertainment use in existence upon the effective date of this Sec. 6.10.1 shall apply for an adult entertainment use special permit within 90 days of the adoption of this Sec. 6.10.1.

(Rev. Ords. 1995, Ord. No. V-183, 06/29/98)

6.10.2. Keno

- A. **Purpose.** Whereas the deleterious effects of gambling and wagering on individuals, families and the public health, safety, convenience and welfare are known and documented, it is the policy of the City to regulate and condition the operation of establishments allowing Keno, or similar games of chance, entertainment or amusement, whether operated live or through audio or video broadcast or closed-circuit transmission, and to prohibit persons under 18 years of age from engaging in or participating in any manner in Keno or other such games of chance, entertainment or amusement.
- B. **Conditions.** No building or structure, or any portion of a building or structure, shall be used for Keno, or similar games of change, entertainment or amusement unless the following conditions are satisfied:

1. It must be a restaurant-business which is duly licensed by the Newton Board of Licensing Commissioners pursuant to both M.G.L. Chapter 140 as a common victualler selling prepared food to patrons and pursuant to M.G.L. Chapter 138, Section 12, whereby alcoholic beverages may be sold to and drunk on the premises by patrons. The alcoholic beverages license may be either an "all alcoholic beverages" license, or a "wine and malt beverages" license.
2. The restaurant-business must provide a lounge or similar area within the premises which is physically separated from the regular dining area by a wall, partition or other means deemed acceptable to the Newton Board of Licensing Commissioners. Keno, or similar games of chance, entertainment or amusement shall be restricted to this separate lounge or similar area. The restaurant-business shall not permit minors unaccompanied by a parent or adult guardian to enter, occupy, or remain in the restricted lounge or similar area, and shall prominently post signs to this effect.
3. No person under 18 years of age shall be permitted to engage in or participate in any manner in Keno or other such games of chance, entertainment or amusement, pursuant to this Sec. 6.10.1, M.G.L. Chapter 10, Section 29, as amended, and the regulations promulgated thereunder, including, but not limited to 961 CMR 2.00, 2.20(3) and 2.27(5).

- C. **Violation.** Any establishment found to have violated state laws or regulations or the provisions of this section regarding the prohibition of minors in this regard shall be deemed an unlawful use in violation of this Chapter, and shall be subject to enforcement proceedings and penalties provided under M.G.L. Chapter 40A, Section 7, and this Chapter.
- D. **Penalties.** Any 'person', including a business as defined in the Massachusetts Lottery Commission regulations, 961 CMR 2.03, which is found to have violated state laws or regulations regarding prohibition of minors in this regard shall be subject to the statutory penalties of M.G.L. Chapter 10, Section 29, as amended, and revocation of their license as a lottery sales agent pursuant to state law, including but not limited to Massachusetts Lottery Commission regulations 961 CMR 2.00, 2.13(1), 2.20(3) and 2.27(5).

- E. **Video Monitors.** No restaurant-business shall provide more than 2 video monitors for broadcast or closed-circuit transmission of Keno or similar games of chance, entertainment or amusement in the aforesaid lounge or similar area. Said limitation shall not apply to regular television programming of network, independent television stations, or television stations provided by cable, satellite, or similar systems.
- F. **No Affirmative Rights are Granted by this Sec. 6.10.2.** The City shall not be precluded from exercising any legislative powers it may now have or which may be granted to the city by the General Court in future legislative enactments to prohibit or further regulate Keno, or similar games of chance, entertainment or amusement.
- G. **Keno License.** Any ‘person’, including a business as defined in the Massachusetts Lottery Commission regulations, 961 CMR 2.03, who has filed prior to June 10, 1996 an application for a Keno license with the Massachusetts Lottery Commission and who thereafter receives from said Commission a valid Keno license, pursuant to M.G.L. Chapter 10, Section 27A, will be exempt from the provisions of paragraph B.1 and B.2 above relating to possession of a license to sell alcoholic beverages and provision of a separate lounge or similar area, but only at the location for which the application was filed prior to June 10, 1996.

(Rev. Ords. 1995, Ord. No. V-89, 08/12/96)

6.10.3. Registered Marijuana Use

- A. **Purpose.** The purpose of this Sec. 6.10.3 is to provide for the limited establishment of Medical Marijuana Treatment Centers (“MTCs”) and adult use Marijuana Establishments (“MEs”) within the City as they are authorized pursuant to state regulations set forth in and 935 CMR 500.000 and 935 CMR 501.000. Since MTCs and Marijuana Establishments are strictly regulated by the Massachusetts Cannabis Control Commission, the intent of this Sec. 6.10.3 is to permit MTCs and Marijuana Establishments where there is access to regional roadways and public transportation, where they may be readily monitored by law enforcement for health and public safety purposes, and where they will not adversely impact the character of residential neighborhoods and business districts.

- B. **Definitions.** As defined or amended by 935 CMR 500.000 and 935 CMR 501.000:
 1. **Craft Marijuana Cooperative.** A Marijuana Cultivator comprised of residents of the Commonwealth and organized as a limited liability company, limited liability partnership, or cooperative corporation under the laws of the Commonwealth. A cooperative is licensed to cultivate, obtain, manufacture, process, package and brand cannabis or marijuana products to transport marijuana to Marijuana Establishments, but not to consumers.
 2. **Independent Testing Laboratory.** A laboratory licensed by the Commission that is: accredited to the International Organization for Standardization 17025 by a thirdparty accrediting body that is a signatory to the International Laboratory Accreditation Accrediting Cooperation mutual recognition arrangement or that is otherwise approved by the Commission; independent financially from any Medical Marijuana Treatment Center (MTC), Marijuana Establishment or licensee for which it conducts a test; and qualified to test cannabis or marijuana in compliance with 935 CMR 500.160 and MGL c. 94C, Section 34.
 3. **Marijuana Cultivator.** An entity licensed to cultivate, process and package marijuana, and to transfer marijuana to other Marijuana Establishments, but not to consumers.
 4. **Marijuana Establishment.** A Marijuana Cultivator (Indoor or Outdoor), Craft Marijuana Cooperative, Marijuana Product Manufacturer, Marijuana Microbusiness, Marijuana Retailer, Independent Testing Laboratory, Marijuana Research Facility, Marijuana Transporter, Marijuana Delivery Licensee, or any other type of licensed marijuana-related business, except a medical marijuana treatment center.
 5. **Marijuana Product Manufacturer.** An entity licensed to obtain, manufacture, process and package marijuana or marijuana products and to transfer these products to other Marijuana Establishments, but not to consumers.
 6. **Marijuana Research Facility.** An entity licensed to engage in research projects by the Cannabis

Control Commission. A Marijuana Research Facility may cultivate, purchase or otherwise acquire marijuana for the purpose of conducting research regarding marijuana products.

7. **Marijuana Retailer.** An entity licensed to purchase and transport cannabis or marijuana product from Marijuana Establishments and to sell or otherwise transfer this product to Marijuana Establishments and to consumers.
 8. **Marijuana Transporter.** An entity, not otherwise licensed by the Commission, that is licensed to possess marijuana products solely for the purpose of transporting, temporary storage, sale and distribution to Marijuana Establishments or MTCs, but not to consumers.
 9. **Microbusiness.** A co-located Marijuana Establishment that can be either a Tier 1 Marijuana Cultivator or Product Manufacturer or both, in compliance with the operating procedures for each license. A Microbusiness that is a Marijuana Product Manufacturer may purchase no more than 2,000 pounds of marijuana per year from other Marijuana Establishments.
 10. **Medical Marijuana Treatment Center.** (formerly known as a Registered Marijuana Dispensary (RMD)). An entity registered under 935 CMR 501.101, that acquires, cultivates, possesses, processes (including development of related products such as edible cannabis or marijuana products, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing cannabis or marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers for medical use.
 11. **Tier 1 Marijuana Cultivator.** A Tier 1 Marijuana Cultivator shall be limited to less than 5,000 square feet of canopy.
 12. **Marijuana Courier.** An entity licensed to deliver marijuana and marijuana products directly to consumers from a Marijuana Retailer or Medical Marijuana Treatment center but is not authorized to sell directly to consumers.
 13. **Marijuana Delivery Operator.** An entity licensed to purchase at wholesale and warehouse finished marijuana products acquired from a marijuana cultivator, product manufacturer, microbusiness or craft marijuana cooperative and to sell and deliver directly to consumers, but is not authorized to operate a storefront.
 14. **Impassible Barrier.** For the purposes of determining the 500-foot buffer zone, a highway, public or private way or path, inaccessible structure, body of water, or other obstruction that renders any part of the 500-foot straight line distance between a marijuana establishment entrance and a school entrance inaccessible by a pedestrian or automobile.
 15. **Marijuana Establishment Entrance.** The entrance or entrances that provide ingress and egress to consumers to the marijuana establishment.
 16. **School Entrance.** The entrance or entrances that provide ingress and egress to students of a preexisting public or private school providing education in kindergarten or any grades 1 through 12.
- C. **Marijuana uses not Allowed As-of-Right.** Marijuana uses are not included within the definition of retail sales or services, agriculture, manufacturing, research, or any other lawful business permitted as of right or by special permit as provided in this Chapter.
- D. **Marijuana uses allowed by special permit.** Use of land, buildings or structures for an MTC or Marijuana Establishment shall be allowed only by special permit in the districts specified in Sec. 4.4.1 subject to the requirements and criteria of this Sec. 6.10.3
- E. Notwithstanding the provisions of paragraphs C and D above, licensed marijuana couriers and licensed delivery operators are allowed as-of-right in the districts specified in Sec. 4.4.1 subject to the requirements and criteria of this Sec. 6.10.3.
- F. **Minimum criteria and limitations on approval.**
1. An MTC or Marijuana Retailer shall not be located within a radius of 500 feet from an existing public or private school providing education in kindergarten or any grades 1 through 12, unless the City Council finds that the

MTC or Marijuana Retailer is sufficiently buffered such that these facilities or uses will not be adversely impacted by the MTC's or Marijuana Retailer's operation. The buffer zone distance of 500 feet shall be measured in a straight line from the geometric center of the marijuana establishment entrance to the geometric center of the nearest school entrance, unless there is an impassable barrier within those 500 feet; in these cases, the buffer zone distance shall be measured along the center of the shortest publicly-accessible pedestrian travel path from the geometric center of the marijuana establishment entrance to the geometric center of the nearest school entrance.

2. An MTC or Marijuana Establishment shall be properly registered with the Massachusetts Cannabis Control Commission pursuant to or 935 CMR 500.000 or 935 CMR 501.00 and shall comply with all applicable state and local public health regulations, public safety code regulations and all other applicable state and local laws, ordinances, rules and regulations. No building permit or certificate of occupancy shall be issued for an MTC or Marijuana Establishment that is not properly registered with the Massachusetts Cannabis Control Commission. The MTC or Marijuana Establishment shall file copies of its initial certificate of registration and each annual renewal certificate with the clerk of the City Council within one week of issuance, and shall immediately notify said clerk if its registration is not renewed or is revoked. The MTC or Marijuana Establishment shall provide the Newton Police Department with the names and contact information for all management staff and shall immediately notify the police department of any changes.
3. A special permit granted by the City Council authorizing the establishment of an MTC or Marijuana Establishment shall be valid only for the registered entity to which the special permit was issued, and only for the lot on which the MTC or Marijuana Establishment has been authorized by the special permit. If the registration for the MTC or Marijuana Establishment is revoked, transferred to another controlling entity, or relocated to a different site, a new special permit shall be required prior to the issuance of a certificate of occupancy.
4. An MTC or Marijuana Establishment shall be located only in a permanent building and not within any mobile facility. All sales shall be conducted either within the building or by home delivery to qualified clients pursuant to applicable state regulations.
5. An MTC or Marijuana Establishment shall be subject to the number of parking stalls required in Sec. 5.1 unless a lesser or greater number of stalls is required by the City Council based on the transportation analysis provided by the applicant. An MTC or Marijuana Retailer shall comply with the parking requirements for Retail uses; a Marijuana Cultivator, Craft Marijuana Cooperative, Marijuana Courier, Marijuana Delivery Operator, Marijuana Microbusiness, or Marijuana Product Manufacturer shall comply with the parking requirements for Manufacturing; and a Marijuana Research Facility or Independent Testing Laboratory shall comply with the parking requirements for Research, Laboratory.
6. All signage shall conform to the requirements of and 935 CMR 500.105(4) or 935 CMR 501.105(4) as applicable, and to the requirements of Sec. 5.2. No graphics, symbols or images of marijuana or related paraphernalia shall be displayed or clearly visible from the exterior of an MTC or Marijuana Establishment. The City Council may impose additional restrictions on signage to mitigate impact on the immediate neighborhood.
7. The MTC's or Marijuana Retailer's or other marijuana establishment's hours of operation shall not adversely impact nearby uses. The hours of operation shall be set by the City Council as a condition of the Special Permit, but in no case shall an MTC or Marijuana Retailer open before 9:00 a.m. or remain open after 9:00 p.m.; and in no case shall a delivery licensee deliver marijuana and marijuana products to Newton locations before 8:00 a.m or after 9:00 p.m.
8. The number of Marijuana Retailers shall not exceed 20 percent of the number of liquor licenses issued in the City pursuant to G.L. c.138 § 15 (commonly known as "package stores").
9. No MTC or Marijuana Retailer shall be located within a radius of one half-mile of an existing

or approved MTC or Marijuana Retailer. Such distance shall be measured in a straight line from the nearest property line of the proposed MTC or Marijuana Retailer to the nearest property line of the existing MTC or Marijuana Retailer. The co-location of a MTC and Marijuana Retailer on the same site shall not be subject to this buffer requirement.

10. No MTC or Marijuana Establishment shall be located within a building containing a residential use.
11. No MTC or Marijuana Retailer or co-located facility shall exceed 5,000 square feet of floor area.
12. All MTCs and Marijuana Establishments shall submit a state approved security plan to the Newton Police Department for review and approval.
13. All MTCs and Marijuana Establishments shall submit a state approved emergency response plan to the Newton Police Department and Newton Fire Department for review and approval.
14. All MTCs and Marijuana Establishments shall submit a state approved Operation and Management Plan to the Inspectional Services Department and the Department of Planning and Development for review and approval.
15. An MTC or Marijuana Retailer located at the ground level shall provide at least 25 percent transparency along building's front facade at ground level and existing buildings shall not be modified to reduce the transparency of the front facade at the ground level to below 25 percent, unless the City Council finds impacts to security and aesthetics have been appropriately mitigated.
16. Any marijuana cultivation shall offset 100 percent of energy used for cultivation through renewable energy, either by any combination of purchasing Renewable Energy Certificates through the State, generating renewable energy onsite, and/or through Newton Power Choice, if available.
17. The MTC or Marijuana Establishment shall be ventilated in such a manner that no:

- a. Pesticides, insecticides, or other chemicals or products in cultivation or processing are dispersed into the outside atmosphere; or
- b. Odor from marijuana may be detected by a person with a normal sense of smell at the exterior of the building or at any adjoining use or property.

18. A Marijuana Research Facility may not sell marijuana cultivated under its research license.
19. Marijuana Retailers are prohibited from delivering cannabis or marijuana products to consumers unless authorized by the CCC; and are prohibited from offering cannabis or marijuana products for the purposes of on-site social consumption on the premises of a Marijuana Establishment.

G. Special permit application and procedure. The procedural and application requirements of Sec. 7.3 shall apply. In addition to the procedural and application requirements of Sec. 7.3, an application for special permit shall include, at a minimum, the following information:

1. Description of Activities: A narrative providing information about the type and scale of all activities that will take place on the proposed site, including but not limited to cultivating and processing of marijuana or marijuana infused products (MIP's), research, testing, on-site sales, off-site deliveries, distribution of educational materials, and other programs or activities.
2. MTC Service Area: Applications for an MTC shall include a map and narrative describing the area proposed to be served by the MTC and the anticipated number of clients that will be served within that area. This description shall indicate where any other MTC's exist or have been proposed within the expected service area.
3. MTC and Marijuana Retailer Transportation Analysis: An application for an MTC or Marijuana Retailer shall include a quantitative analysis, prepared by a qualified transportation specialist acceptable to the Director of Planning and Development and the Director of Transportation, analyzing the proposed new vehicular trips, the expected modes of transportation used by clients and employees, and the frequency and scale of deliveries to and from the site. An MTC or Marijuana Retailer that does not provide the

number of parking stalls required per this Sec. 6.10.E.6. shall also provide a parking study.

4. Lighting Analysis: A lighting plan showing the location of proposed lights on the building and the lot and a photometric plan showing the lighting levels.
5. Context Map: A map depicting all properties and land uses within a minimum 1,000 foot radius of the proposed lot, whether such uses are located in the City or within surrounding communities, including but not limited to all educational uses, kindergarten through grade 12. The context map shall include the measured distance to all uses described in paragraphs E.1 and E.10 above.
6. Registration Materials: Copies of registration materials issued by the Massachusetts Department of Public Health or Cannabis Control Commission and any materials submitted to that Department for the purpose of seeking registration, to confirm that all information provided to the City Council is consistent with that provided to the Massachusetts Department of Public Health or Cannabis Control Commission.

H. Special Permit Criteria. In granting a special permit for an MTC or Marijuana Establishment, in addition to finding that the general criteria for issuance of a special permit are met, the City Council shall find that the following criteria are met:

1. Criteria for all marijuana uses:
 - a. The lot is designed such that it provides convenient, safe and secure access and egress for clients and employees arriving to and leaving from the lot, whether driving, bicycling, walking or using public transportation.
 - b. Loading, refuse and service areas are designed to be secure and shielded from abutting uses.
 - c. The MTC or Marijuana Establishment is designed to minimize any adverse impacts on abutters.
 - d. The MTC or Marijuana Establishment has satisfied all of the conditions and requirements in this section.

2. Additional criteria for MTCs and Marijuana Retailers:

- a. The lot location complies with Sec. 6.10.3.F.1, or the lot is located at a lesser distance if the City Council finds that the lot is sufficiently buffered such that these facilities or uses will not be adversely impacted by the MTC or Marijuana Retailer's operation.
- b. Traffic generated by client trips, employee trips, and deliveries to and from the MTC or Marijuana Retailer shall not create a significant adverse impact on nearby uses.
- c. The building and lot have been designed to be compatible with other buildings in the area and to mitigate any negative aesthetic impacts that might result from required security measures and restrictions on visibility into the building's interior.
- d. The building and lot are accessible to persons with disabilities.
- e. The lot is accessible to regional roadways and public transportation.
- f. The lot is located where it may be readily monitored by law enforcement and other code enforcement personnel.
- g. The MTC or Marijuana Retailer's hours of operation will have no significant adverse impact on nearby uses.

I. Severability. If any portion of this section is ruled invalid, such ruling will not affect the validity of the remainder of the section.

(Ord. No. B-70, 03-15-21)

6.10.4. Firearm Business Use

A. Purpose. To establish criteria for the establishment of Firearm Business Uses in the City that address safety concerns in operations of such businesses and the potential disruption of peace and quiet enjoyment of the community. This Sec. 6.10.4 provides for separation between Firearm Business Uses and certain uses enumerated herein to

maximize protection of public health, safety, and welfare.

B. Definitions.

1. **Ammunition.** Cartridges or cartridge cases, primers (igniter), bullets, tear gas cartridges, or propellant powder designed for use in any Firearm.
2. **Firearm.** Any device designed or modified to be used as a weapon capable of firing a projectile using an explosive charge as a propellant, including but not limited to a gun, pistol or rifle.
3. **Firearm Accessory.** Any device designed, modified or adapted to be inserted into or affixed onto any Firearm to enable, alter or improve the functioning or capabilities of the Firearm or to enable the wearing or carrying about one's person of a Firearm.
4. **Firearm Business Use.** Any of the following uses:
 - i. **Firearm Dealer.** A retail or wholesale operation involving the purchase or sale of Firearms, Ammunition, and/or Firearm Accessories.
 - ii. **Firing Range.** A commercial facility designed for Firearm(s) training and/or shooting practice
 - iii. **Gunsmith.** Any retail operation involving the repairing, altering cleaning, polishing, engraving, blueing or performing of any mechanical operation on any Firearm.

C. Firearm Business Uses not allowed as-of-right.

Firearm Business Uses are not included within the definition of retail sales or services, manufacturing, or any other lawful business permitted as of right or by special permit as provided in this Chapter.

D. Firearm Business Uses allowed by special permit.

Use of land, buildings or structures for a Firearm Business Use shall be allowed only by special permit in the districts specified in Sec. 4.4.1 subject to the requirements and criteria of this Sec. 6.10.4.

E. Minimum criteria and limitations on approval.

1. Firearm Business Uses shall not be located within a radius of 150 feet from any property containing a residential use.
2. Firearm Business Uses shall not be located within 1,000 feet of any private or public k-12 school.
3. Firearm Business Uses shall not be located within 1,000 feet of any daycare center, preschool, child-care facility, college or university, public park intended for passive or active recreation, playground, land or structures used for religious purposes, library, nursing home, or an existing Firearm Dealer or Firing Range at another location, whether such firearm business use is located within or without the City's boundaries. All distances in this Section shall be measured in a straight line from any point on the building containing the proposed Firearm Business Use to the nearest property line of any of the designated uses set forth herein.
4. In appropriate circumstances, the City Council may grant a special permit for a Firearms Business Use even if the location of the proposed use does not comply with the buffer requirements set forth in Sec. 6.10.4.E.1-3 herein, but only upon a finding that the proposed location is sufficiently buffered by existing conditions such that the uses enumerated in paragraph Sec. 6.10.4.E.1-3 will not be adversely impacted by the Firearm Business Use.
5. Firearm Business Uses shall obtain and maintain all necessary Federal, State and other required local approvals and licenses prior to beginning operations.
6. Firearm Business Uses shall comply with all applicable Federal, State and local laws and regulations in the operation their business.
7. A special permit granted by the City Council authorizing the establishment of a Firearm Business Use shall be valid only for the registered entity to which the special permit was issued, and only for the lot on which the Firearm Business Use has been authorized by the special permit.

8. No graphics, symbols or images of Firearms, Ammunition, or Firearm Accessories shall be displayed or clearly visible from the exterior of Firearm Business Uses. The City Council may impose additional restrictions on signage to mitigate impact on the immediate neighborhood.
 9. No Firearm Business Use shall be located within a building containing a residential use.
 10. A Firearm Business shall be located indoors within a fully enclosed building.
 11. The hours of operation for a Firearm Business Use shall not adversely impact nearby uses. The hours of operation shall be set by the City Council as a condition of the Special Permit, but in no case shall any Firearm Business Use be open before 10:00 a.m. or remain open after 7:00 p.m.
 12. A special Permit for a Firearm Business Use shall not be granted if such business is owned by or to be managed by any person or persons convicted of violating the provisions of G.L. c. 140, §§ 122B, 130, 131N, or similar laws in other states.
 13. All Firearm Business Uses shall submit a security plan to the Newton Police Department for review and approval. The plan must include, but not be limited to, the following:
 - a. Proposed provisions for security.
 - b. The physical layout of the interior.
 - c. After hours storage of all Firearms in locked containers or by otherwise securing the Firearms with tamper-resistant mechanical locks.
 - d. The number of employees.
 14. All Firearm Business Uses shall submit an operations and management plan to the Newton Police Department for review and approval.
 15. All Firearm Business Uses shall conduct criminal background checks for all employees in accordance with state law.
 16. No persons under the age of 18 shall have access into or within a Firearms Business Use, with the sole exception that minors age 14 and older may access a Firearms Dealer accompanied by the minor's parent or guardian.
 17. Firearms Dealers shall videotape the point of sale of all firearms transactions and maintain videos for six months to deter illegal purchases and monitor employees.
- F. Special permit application and procedure.** The procedural and application requirements of Sec. 7.3 shall apply. In addition to the procedural and application requirements of Sec. 7.3, an application for special permit for a Firearm Business Use shall include, at a minimum, the following information:
1. **Description of Activities:** A narrative providing information about the type and scale of all activities that will take place on the proposed site.
 2. **Lighting Analysis:** A lighting plan showing the location of proposed lights on the building and the lot and a photometric plan showing the lighting levels.
 3. **Context Map:** A map depicting all properties and land uses within a minimum 1,000 foot radius of the proposed lot. The context map shall include the measured distance to all uses described in Sec. 6.10.4.E.1-3 above.
 4. **Description of Ownership, Management, and Employees:** The name and address of the legal owner of the establishment. The name and address of all persons having any legal, beneficial, equitable, or security interests in the establishment. In the event that a corporation, partnership, trust or other entity is listed, the name, and address of every person who is an officer, shareholder, member, manager, or trustee of the entity must be listed. The name and address of the manager(s) and assistant manager(s).
 5. **Comprehensive Signage Plan.**
- G. Special Permit Criteria.** In granting a special permit for a Firearm Business Use, in addition to finding that the general criteria for issuance of a special permit are met, the City Council shall find that the following criteria are met:

1. Criteria for all Firearm Business Uses:

- a. The lot is designed such that it provides convenient, safe and secure access and egress for clients and employees arriving to and leaving from the lot.
- b. The establishment will have adequate and safe storage, security, and a lighting system.
- c. Loading, refuse and service areas are designed to be secure and shielded from abutting uses.
- d. The establishment is designed to minimize any adverse impacts on abutters or pedestrians.
- e. The location and operating characteristics of the proposed use promotes and, will not be detrimental to, the public health, safety and welfare of the neighborhood or the City.
- f. The establishment has satisfied all of the conditions and requirements in this section.

2. Additional Criteria for Firing Ranges:

- a. The use will not result in adverse impacts due to noise, hazardous materials or air quality.

H. Severability. If any portion of this section is ruled invalid, such ruling will not affect the validity of the remainder of the section.

(Ord. No. B-78, 06-02-21)

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Sec. 7.1. Development Review Bodies

7.1.1. City Council

[Reserved]

7.1.2. Planning Board

[Reserved]

7.1.3. Urban Design Commission

[Reserved]

7.1.4. Commissioner of Inspectional Services

[Reserved]

7.1.5. Director of Planning and Development

[Reserved]

7.1.6. Zoning Board of Appeals

- A. **Established.** A Zoning Board of Appeals is established and shall consist of 5 members to be appointed by the Mayor, subject to confirmation by the City Council.
- B. **Appointments.** Each member shall be appointed for a term of 3 years. Vacancies shall be filled for the balance of the unexpired term in the same manner in which original appointments are made. The Zoning Board of Appeals shall annually elect a chairman from its members and a clerk. No member shall act in a case in which such member is in any way interested.
- C. **Associate Members.** The Mayor shall annually appoint for a term of 1 year, subject to confirmation by the City Council, 5 associate members of the Zoning Board of Appeals. The associate members shall be sworn and shall qualify in the same manner as regular members. In the case of a temporarily unfilled vacancy, inability to act, or interest on the part of a regular member, the Chairman shall designate 1 of the associate members to fill such vacancy or serve in place of such regular member, as the case may be.
- D. **Compensation.** Members and associate members of the Zoning Board of Appeals shall serve without compensation.
- E. **Powers.** The Zoning Board of Appeals shall have the following powers:

1. To hear and decide appeals taken by:
 - a. Any person aggrieved by reason of an inability to obtain a permit or enforcement action from any administrative officer under the provisions of M.G.L. Chapter 40A; and
 - b. Any person, including an officer or board of the City, or of any abutting city or town, or the Metropolitan Area Planning Council, aggrieved by an order or decision of the Commissioner of Inspectional Services, or other administrative official, in violation of any provision of M.G.L. Chapter 40A or any section of this Chapter. Any appeal under this paragraph 1. shall be taken within 30 days from the date of the order or decision which is being appealed.
2. **Comprehensive Permit.** To grant a Comprehensive Permit for an affordable housing development under flexible rules, provided at least 20 percent to 25 percent of the units have long-term affordability, and the project otherwise meets all of the requirements of M.G.L. Chapter 40B.
3. **Variance.** To grant, upon appeal or application in cases where a particular use is sought for which no permit is required with respect to particular land or structures, a variance from the terms of this Chapter where it is determined that owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of this Chapter would involve substantial hardship, financial or otherwise, to the applicant or appellant, and that the desired relief may be granted without substantial detriment or the public good and without nullifying or substantially derogating from the intent or purpose of this Chapter, but not otherwise.
- F. **Rules.** The Zoning Board of Appeals shall adopt rules, not inconsistent with the provisions of this Chapter, for conducting its business and otherwise carrying out the purposes of this Chapter; a copy of these rules shall be filed with the office of the City Clerk.
- G. **Meetings.** Meetings of the Zoning Board of Appeals shall be held at the call of the Chairman and also

when called in such other manner as the Zoning Board of Appeals shall determine in its rules. Such Chairman, or in the Chairman's absence the Acting Chairman, may administer oaths, summon witnesses and call for the production of papers. All hearings of the Zoning Board of Appeals shall be open to the public.

(Rev. Ords. 1973 §24-30; Ord. No. 284, 06/19/78; Ord. No. T-8, 01/17/89; Ord. No. T-116, 12/03/90)

Sec. 7.2. Amendments

- A. The City Council may, from time to time, change this Chapter by amendment, addition or repeal, but only in the manner provided in M.G.L. Chapter 40A, Section 5 as of the time in effect. Under the provisions of M.G.L. Chapter 40A, Section 5, the Zoning and Planning Committee is hereby designated a committee for the purpose of holding public hearings on the matter of repealing or modifying provisions of this Chapter in the absence of a contrary designation by the City Council.
- B. Any person making application to the City Council for a change in this Chapter shall pay to the City Clerk at the time of filing such application fee prescribed by Revised Ordinances Chapter 17, Article II, Section 17-3, as amended.

(Rev. Ords. 1973 §24-31; Ord. No. 284, 06/19/78)

Sec. 7.3. Special Permit Review

7.3.1. Application

- A. Whenever a special permit is required under the provisions of this Chapter a written application for a special permit, on forms provided by the City Clerk and accompanied by plans prepared as provided in [Sec. 7.4.3](#) shall be submitted in accordance with the procedures of this [Sec. 7.3](#) and the Rules and Orders of the City Council pertaining to special permit and site plan approval applications to the City Clerk, who shall transmit such application to the City Council and the Department of Planning and Development. Whenever an application for a special permit is required under the provisions of this Chapter, site plan approval in accordance with [Sec. 7.4](#) shall also be required and an application for such approval shall be filed concurrently with the application for special permit.
- B. **Contents of the Application.** Each application for a special permit shall be accompanied by a site plan submission prepared in accordance with the provisions of [Sec. 7.4.4](#).
 1. The applicant shall also submit a 3D computergenerated model, or rendered perspective drawings including such details as necessary to show the relationship of the project to its surroundings. The level of detail included in the model or drawings shall be at the discretion of the Director of Planning and Development. The architect of record shall certify that the model or drawings are an accurate representation of the proposed design. For any commercial or multifamily development with a gross floor area of 20,000 square feet or more, a model or drawings shall be provided as follows:
 - a. For a proposed development containing a gross floor area of 20,000 to 50,000 square feet, the model or drawings shall show the proposed development, all abutting properties and abutters to such abutting properties; for a proposed development containing a gross floor area 50,001 to 100,000 square feet, the model or drawings shall show the proposed development and all properties within 500 feet from the lot line of the proposed development or all abutting properties and abutters to such abutting properties, whichever is greater; or

- b. For a proposed development containing a gross floor area in excess of 100,000 square feet, the model or drawings shall show the proposed development and all properties within 1,000 feet of the lot line of the proposed development or all abutting properties and abutters to such abutting properties, whichever is greater. The model or drawings shall be provided to the City in a file format acceptable to the Director of Planning and Development, in consultation with the Clerk of the City Council.

(Ord. No. S-260, 08/03/87; Ord. No. A-6, 10/01/12; Or. No. A-73, 04/04/16; Ord. No. B-83, 9/11/21)

7.3.2. Review

- A. The City Council or a committee of the City Council shall hold a public hearing within 65 days of the filing of an application for special permit.
- B. Notice of such public hearing shall be provided as required by M.G.L. Chapter 40A, Section 11.
- C. The City Council shall act upon any application for special permit not later than 90 days following the the public hearing.
- D. The application for special permit shall be deemed approved if the City Council fails to act upon the application not later than 90 days following the public hearing.
- E. Any approval of an application for special permit shall lapse not later than 1 year from the grant of such approval unless a substantial use of such special permit or construction required by such special permit has begun. The City Council may extend the period of time granted under this Paragraph for good cause, whether or not such period of time shall have expired, without the necessity of a further public hearing thereon, unless the City Council or its Committee on Land Use shall vote to require a public hearing. Notwithstanding the above, no extensions shall be granted which shall extend the time for substantial exercise of the special permit for more then 3 years from the date of the grant of the special permit.
- F. The Newton Biosafety Committee shall serve as an advisory body to the City Council with regard to any application for a special permit for a research and **development facility**.

(Ord. No. S-260, 08/03/87; Ord. No. V-9, 02/21/95; Ord. No. A-6, 10/01/12; Ord. No. A-99, 01/17/17; Ord. No. A-109, 05/15/17; Ord. No. A-113, 06-19-17)

7.3.3. Grant of Permit

- A. A special permit from the City Council for any purpose for which a permit is required under this Chapter shall be granted only by 2/3 vote of all the City Council.
- B. The City Council may grant a special permit when, in its judgment, the public convenience and welfare will be served, and subject to such conditions, safeguards and limitations as it may impose.
- C. The City Council shall not approve any application for a special permit unless it finds, in its judgment, that the use of the site will be in harmony with the conditions, safeguards and limitations of this Sec. 7.3, and that the application meets all the following criteria:
 - 1. The specific site is an appropriate location for such use, structure;
 - 2. The use as developed and operated will not adversely affect the neighborhood;
 - 3. There will be no nuisance or serious hazard to vehicles or pedestrians;
 - 4. Access to the site over streets is appropriate for the types and numbers of vehicles involved; and
 - 5. In cases involving construction of building or structures or additions to existing buildings or structures, if those proposed buildings or structures or additions contain individually or in the aggregate 20,000 or more square feet in gross floor area, the site and buildings as designed, constructed and operated will contribute significantly to the efficient use and conservation of natural resources and energy, including through some or all of the following: (a) minimizing operating energy; (b) minimizing the use of fossil fuels; (c) implementing a transportation plan that will minimize carbon footprint.
- D. The City Council shall not approve any application for a special permit unless it finds that said application complies in all respects with the requirements of this Chapter. In approving a special permit, the City Council may attach such conditions,

limitations, and safeguards as it deems necessary to protect or benefit the neighborhood, the zoning district and the City. Such conditions may include, but are not limited to, the following:

1. Requirement of front, side or rear yards greater than the minimum required by this Chapter;
2. Limitation of the number of occupants, size, method of time of operation, or extent of facilities; and
3. Requirement of off-street parking or other features beyond the minimum required by this, or any other applicable Chapter.

(Ord. No. S-260, 08/03/87; Ord. No. Y-17, 05/21/07; Ord. No. B-54, 03-02-20, Ord. No B-54, 03-02-20)

7.3.4. Special Requirements for Rear Lots in Residential Zoning

A. Creation of rear lots in residential districts requires a special permit. The rear lot development density and dimensional controls in Secs. 3.1.5 and 3.1.10 for Single residence districts, and Secs. 3.2.5 and 3.2.12 for Multi residence districts, respectively, shall apply to the proposed rear lot and the remainder of the original lot shall be subject to the density and dimensional controls of the underlying district unless waivers from such controls are granted by the City Council.

1. The provisions of Sec. 7.8.4 shall not apply to the creation of rear lots under this Sec. 7.3.4.
2. **Additional Application Requirements.** In addition to the information required in Sec. 7.3.1, there shall be submitted architectural plans for all proposed residential buildings and structures, a landscape plan, site plan, and an area plan showing distances from proposed buildings or structures to existing residential buildings and structures on the original lot and all abutting lots, along with information on the heights and number of stories of these existing buildings or structures. All plans must be prepared, stamped and signed, as appropriate, by an architect, landscape architect, professional engineer or registered land surveyor.

B. **Review Criteria.** The City Council shall consider the special permit application for a rear lot development in light of the following criteria:

1. Whether the proposed buildings or structures exceed the respective average height of abutting residential buildings and any structures used for accessory purposes;
2. The scale of proposed buildings or structures in relation to adjacent residential buildings and structures used for accessory purposes and in relation to the character of the neighborhood;
3. Topographic differentials, if any, between proposed buildings or structures and adjacent residential buildings and any structures used for accessory purposes;
4. Proposed landscape screening;
5. Adequacy of vehicular access, including, but not limited to fire and other public safety equipment, with emphasis on facilitating common driveways;
6. Whether any historic or conservation public benefit is provided or advanced by the proposed development;
7. Whether the location of structures used for accessory purposes or mechanical equipment, including but not limited to free-standing air conditioning units or compressors, on the new rear lot or on abutting lots will negatively impact either the proposed rear lot development or abutting property;
8. Siting of the proposed buildings or structures with reference to abutting residential buildings or any structures used for accessory purposes; and
9. Impact of proposed lighting on the abutting properties.

(Ord. No. X-123, 12/06/04; Ord. No. A-99, 01/17/17)

7.3.5. Special Requirements in MU3/TOD

A. **Additional Filing Requirements.** In addition to the provisions of Sec. 7.3 and Sec. 7.4, applicants for a special permit under Sec. 4.2.4 shall submit:

1. A 3D computer-generated model that shows the relationship of the project to its surroundings consistent with Sec. 7.3.1.B.;

2. Narrative analysis describing design features intended to integrate the proposed mixed-use development into the surrounding neighborhood, including the existing landscape, abutting commercial and residential character and other site-specific considerations, as well as an explanation of how the proposed mixed-use development satisfies each criterion in Sec. 7.3.6.B.;
3. Statement describing how the beneficial open space areas, to the extent open to the public, are intended to be used by the public;
4. Site plans showing any by right or zoning-exempt alternatives;
5. A roadway and transportation plan reflecting the "EOEEA Guidelines for EIR/EIS Traffic Impact Assessment" with further attention to public transportation and exceptions, subject to review by the Commissioner of Public Works, Director of Planning and Development, and peer review consultants. The plan should include the following:
 - a. Graphic and narrative description of existing and proposed means of access to and within the site, including motor vehicular, pedestrian, bicycle, and public or private transportation alternatives to single-occupant vehicles.
 - b. Description of a proposed transportation demand management (TDM) program identifying commitments, if any, to a designated TDM manager, employer contributions to employee public transportation passes, shuttle bus capital contribution, car pool, van pool, guaranteed ride home, flex hours, promotional programs, support for off-site pedestrian and bicycle accommodations, and similar efforts.
 - c. Detailed analysis and explanation for the maximum peak hour and daily motor vehicle trips projected to be generated by the mixed-use development, documenting:
 - i. The projected base volume of trips to and from the mixed-use development based upon the latest edition of the Trip Generation Manual published by the Institute of Transportation Engineers or other sources, such as comparable projects in Newton or nearby communities, acceptable to the Commissioner of Public Works and Director of Planning and Development;
 - ii. The projected adjusted volume of trips net of reductions resulting from internally captured trips; access by public transport, ridesharing, walking or biking; and through the TDM program cited above; but without adjustment for "pass-by" trips, and noting how those reductions compare with the mixed-use development guideline of adjusted volume being at least 10 percent below the base volume on weekday evening peak hours;
 - iii. The means of making mitigations if it is found pursuant to the monitoring under Sec. 7.3.5.E. that the trips counted exceed the projected adjusted volume by 10 percent or more; and
 - iv. The projected trip reduction adjustment based on "pass-by" trips for use in projecting impacts on street traffic volumes.
 - d. Analysis of public transportation impacts and traffic impacts on surrounding roadways, including secondary roads on which traffic to the mixed-use development may have a negative impact, analysis of peak traffic flow and circulation within a proposed development project, and analysis of public transportation and traffic impacts during site-specific high-traffic events, such as Red Sox home games. Results are to be summarized in tabular form to facilitate understanding of change from pre-development no-build conditions to the build-out conditions in trip volumes, volume/capacity ratios, level of service, delays, and queues. Analysis shall include:
 - i. The assumptions used with regard to the proportion of automobile use for travel related to the site, the scale of development and the proposed mix of uses, and the amount of parking provided; and
 - ii. Analysis of projected transit use to and from the uses on the site and

- description of proposed improvements in transit access, frequency and quality of service.
- e. All transportation-related studies, reports, submissions, or filings required to be submitted to any state or federal agency in connection with a proposed mixed-use development, including those required as a result of any required or proposed roadway changes or traffic mitigation measures.
- 6. A shared-parking analysis that demonstrates that the number of parking spaces to be provided is appropriate to the context, taking into consideration the mix of uses; the demand for parking spaces at different times of day, week, and year; availability of alternative modes of transportation; and other site-specific influences on parking supply and demand, such as, but not limited to, Red Sox home games.
- 7. Water, sewer, and storm water impact analysis. The analysis shall be subject to review by the Commissioner of Public Works, Director of Planning and Development, and peer review consultants and shall include the following:
 - a. A study of the proposed project's surface water runoff relating to the Charles River and associated deep marsh system that shows how all storm water will be infiltrated on site, and which explores all feasible methods of reducing impervious surfaces, including underground parking and/or more compact site layouts, as well as the possibility of roof water harvesting for irrigation reuse, including:
 - i. A conceptual drainage plan demonstrating the consistency of the drainage infrastructure plan with the Massachusetts Department of Environmental Protection's "Stormwater Management Handbook" and the City's "Requirements for On-Site Drainage (Stormwater Management)";
 - ii. A drainage analysis based on the City's 100-year storm event of seven inches over a 24 hour period, showing how runoff from impervious surfaces will be infiltrated on-site;
 - iii. An on-site soil evaluation identifying seasonal high groundwater elevation and percolation rate and locations of these tests shown on the site plan;
 - iv. If a connection to the City's drainage system is proposed, a closed-circuit television (CCTV) inspection, prior to approval of this permit, which shall be witnessed by the Engineering Division of Public Works; the applicant shall provide the City inspector with a video or CD prepared by a CCTV specialist hired by the applicant. A post-construction video inspection shall also take place and be witnessed as described above; and
 - v. An evaluation of hydraulic capacity of the downstream drainage system submitted to the Engineering Division of Public Works to determine any impact to the municipal drainage system.
 - b. A master plan and schedule of the sanitary sewer system improvements, including:
 - i. A plan showing a reduction in infiltration and inflow into the sanitary sewer system to the satisfaction of the Commissioner of Public Works;
 - ii. A calculation of the life cycle cost of the proposed sanitary system;
 - iii. A quantitative analysis of the capacity to dispose, verified by the Massachusetts Water Resource Authority (MWRA); and
 - iv. A study showing how the developer will comply with the City's cross connection control program relating to sewer and drain pipes.
 - c. A 21E Environmental Site Investigation Report that evaluates the site for any contaminants related to underground fuel or oil tanks, creosote, leachate from existing trolley tracks, cleaning and/or washing facilities, or local dry wells.
 - d. A solid waste master plan, including a detailed explanation of how the uses will control solid waste through reduction, reuse, recycling, compaction and removal that demonstrates compliance with Revised

Ordinances Chapter 11, Recycling and Trash, and the Massachusetts Department of Environmental Protection Waste Ban. The plan shall provide estimates of the expected solid waste generation by weight and volume for each of the uses proposed for the site with consideration to peak volumes.

- e. A quantitative analysis that demonstrates that the water demands of the proposed development will not overburden the water supply of existing infrastructure provided by the City, including fire flow testing for the proposed fire suppression system, as well as domestic demands from the entire development. The applicant must coordinate this test with both the Fire Department and Utilities Division of Public Works; representatives of each department shall witness the testing and test results shall be submitted in a written report. Hydraulic calculations shall be submitted to the Fire Department for approval. Hydraulic analysis for both domestic and fire suppression will be required via hydraulic modeling in a format acceptable to the Director of Utilities.
8. Fiscal impact analysis that includes new tax revenue and expenses related to, but not limited to, school capacity, public safety services, and public infrastructure maintenance.
 9. Preliminary construction management plan including:
 - a. Proposed phasing schedule, including that for infrastructure improvements;
 - b. Mitigation of construction impacts from any development and associated roadway improvements on Newton Lower Falls and Auburndale; and
 - c. Accomodation of parking and other needs of commuters using the MBTA station during construction.
 10. Shadow study showing shadow impacts on the surrounding properties for four seasons at early morning, noon, and late afternoon.
 11. Submittal in electronic form of all documents required by [Sec. 7.3](#) and [Sec. 7.4](#) and any supplemental reports, memoranda,

presentations, or other communications submitted by the applicant to the City Council and pertaining to the special permit application, unless the applicant demonstrates to the satisfaction of the Director of Planning and Development that electronic submission or compliance with that standard is not feasible. Documents created using Computer Aided Design and Drafting software shall comply with the Mass GIS "Standard for Digital Plan Submittal to Municipalities," or successor standard. Electronic submission must be contemporaneous with submission by any other means. The Director of Planning and Development will arrange to have electronically submitted documents posted on the City website within a reasonable time after receipt.

- B. **Review Criteria.** The provisions of [Section 7.3.3](#) apply to all special permit applications in the MU3/TOD district. No special permit may be granted unless all of the criteria set forth in [Section 7.3.3.C](#) are met, including but not limited to [Section 7.3.3.C.2](#), which states that, "The use as developed and operated will not adversely affect the neighborhood." As applied in the MU3/TOD district, the neighborhood to be considered includes Newton Lower Falls and Auburndale.

Additional special permit criteria for a mixed-use development in the MU3/TOD district. In granting a special permit for a mixed-use development under [Sec. 4.2.4](#), the City Council shall not approve the special permit unless it also finds, in its judgment, that the proposal meets all of the following criteria in addition to those listed in [Sec. 7.3.3](#):

1. **Not inconsistent with the City's Comprehensive Plan.** The proposed mixed-use development is not inconsistent with the City's Comprehensive Plan in effect at the time of filing an application for a mixed-use development and applicable general laws relating to zoning and land use.
2. **Housing, Public Transportation, Parking, and Utility Infrastructure Improvements.** The proposed mixed-use development offers long-term public benefits to the City and nearby areas including:
 - a. Improved access and enhancements to public transportation;
 - b. Improvements to parking, traffic, and roadways;

- c. On- and off-site improvements to pedestrian and bicycle facilities, particularly as they facilitate access to the site by foot or bicycle;
 - d. Public safety improvements;
 - e. On-site affordable housing opportunities, except where otherwise allowed in Sec. 5.11; and
 - f. Water, sewer, and storm water infrastructure improvements which increase capacity and lower impacts on the surroundings.
3. **Fiscal Impacts.** The proposed mixed-use development has a positive fiscal impact on the City after accounting for all new tax revenue and expenses related to, but not limited to, school capacity, public safety services, and public infrastructure maintenance.
 4. **Improved Access Nearby.** Pedestrian and vehicular access routes and driveway widths are appropriately designed between the proposed mixed-use development and abutting parcels and streets, with consideration given to streetscape continuity and an intent to avoid adverse impacts on nearby neighborhoods from such traffic and other activities generated by the mixed-use development as well as to improve traffic and access in nearby neighborhoods.
 5. **Enhanced Open Space.** Appropriate setbacks, buffering, and screening are provided from nearby residential properties; the quality and access of beneficial open space and on-site recreation opportunities is appropriate for the number of residents, employees and customers of the proposed mixed-use development; and meaningful bicycle and pedestrian connections to open spaces, recreational areas, trails, and natural resources, including the banks of the Charles River and adjacent public property, whether or not they are currently available for public use, are provided and take full advantage of the unique opportunities of the site and its nearby natural features for use and enjoyment by the community at large.
 6. **Excellence in Place-Making.** The proposed mixed-use development provides high quality architectural design and site planning so as to enhance the visual and civic quality of the site and the overall experience for residents of and

visitors to both the mixed-use development and its surroundings.

7. **Comprehensive Signage Program.** Notwithstanding the requirements of Sec. 5.2, all signage for the proposed mixed-use development shall be in accordance with a comprehensive signage program developed by the applicant and approved by the City Council, which shall control for all purposes, shall supersede any other sign requirements, and shall be complementary to the architectural quality of the mixed-use development and character of the streetscape.
8. **Pedestrian Scale.** The proposed mixed-use development provides building footprints and articulations appropriately scaled to encourage outdoor pedestrian circulation; features buildings with appropriately spaced street-level windows and entrances; includes appropriate provisions for crossing all driveway entrances and internal roadways; and allows pedestrian access appropriately placed to encourage walking to and through the development parcel.
9. **Public Space.** The proposed mixed-use development creates public spaces as pedestrian-oriented destinations that accommodate a variety of uses, promote a vibrant street life, make connections to the surrounding neighborhood, as well as to the commercial and residential components of the mixed-use development, to other commercial activity, and to each other.
10. **Sustainable Design.** The proposed mixed-use development at least meets the energy and sustainability provisions of Sec. 7.3.3.C.5. and Sec. 7.4.5.B.8.
11. **Adequacy of Parking.** Parking for the site is appropriate to the intensity of development, types of uses, hours of operation, availability of alternative modes of travel and encourages the use of alternatives without over-supplying parking.
12. **Pedestrian and Neighborhood Considerations.** If the proposed mixed-use development project proposes any of the measures listed below, and if such measures, singly or in combination, create a negative impact on pedestrians or surrounding neighborhoods, the applicant

has proposed feasible mitigation measures to eliminate such negative impact:

- a. Widening or addition of roadway travel or turning lanes or conversion of on-street parking to travel lanes;
- b. Removal of pedestrian crossing, bicycle lanes, or roadway shoulder;
- c. Traffic signal additions, alterations, or roundabouts; and
- d. Relocation or alterations to public transport access points.

13. Accessible Design. Consideration is given to issues of accessibility, adaptability, visitability, and universal design in development of the site plan.

14. Post Construction Traffic Mitigation Measures. The traffic mitigation measures set forth in the special permit application pursuant to Section 7.3.5.A.6.c.iii, if required to be implemented, are expected to allow a development project in the MU3/TOD district to meet the trip generation standards set forth in Section 7.3.5.E.1.c.

15. Construction Impacts. The preliminary construction management plan includes appropriate mitigation of construction impacts of development, including any roadway changes, to the neighborhoods of Newton Lower Falls and Auburndale, and accomodates the parking and other needs of commuters using the MBTA station during construction.

C. Project Phasing. Any development subject to a special permit under Sec. 4.2.4 may be built in multiple phases over a period of time, in accordance with the terms of the special permit granted, provided that all off-site improvements and enhancements to public roadways are completed prior to issuance of any occupancy permits.

D. Adequacy of Public Facilities.

- 1. Transportation, utilities, water, sewer and storm water infrastructure, public safety, schools including capacity, and other public facilities and infrastructure shall serve the mixed use development appropriately and safely and without deterioration in service to other locations. To determine the adequacy of public facilities, impact studies of the following must

be undertaken by the applicant as part of the special permit application process under Sec. 4.2.4 with the project scope determined by the Director of Planning and Development and the Commissioner of Public Works (peer reviews may be required, hired by the City and paid for by the applicant):

- a. Adequacy of road and traffic infrastructure, including the traffic analysis required in Sec. 7.3.6.A.6;
- b. Adequacy of water, sewer, and storm water infrastructure, including the water, sewer, and storm water analysis required in Sec. 7.3.6.A.8; and
- c. Net fiscal impacts, including the fiscal impact analysis required in Sec. 7.3.6.A.9.

2. As part of any special permit granted, post-construction studies for impacts on road and traffic capacity and water, sewer, and storm water service shall also be required. These studies must be conducted within 12 months of full occupancy of each phase, or earlier if requested by the Director of Planning and Development and Commissioner of Public Works, and continue annually for 2 years following final build-out. If the actual impacts are consistent with projections, no further study or mitigation shall be required. If the actual impacts exceed projections, further mitigation shall be required. Following completion of such additional mitigation, annual follow-up studies shall be conducted until these studies show for 5 years consecutively that the impacts from the development comply with the special permit.

3. The special permit shall also require a bond or other security satisfactory to the Director of Planning and Development and Commissioner of Public Works to secure performance. The bond or other security may be forfeited, at the election of the Director of Planning and Development and Commissioner of Public Works, and proceeds used by the City for mitigation if the applicant fails to complete any required mitigation or to manage impacts within acceptable levels identified by special permit, subject to reasonable extensions under the circumstances.

E. Post-Construction Traffic Study.

1. A special permit issued under Sec. 4.2.4 shall provide for monitoring to determine consistency between the projected and actual number of weekday peak hour, Saturday peak hour, and weekday daily vehicle trips to and from the site and their distribution among points of access to the mixed-use development. The special permit shall require a bond or other security satisfactory to the Commissioner of Public Works and Director of Planning and Development to secure performance as specified below:

development special permit in order to reduce the trip generation to 110 percent or less of the adjusted volume. Such reduction is to be achieved within 12 months after mitigation begins. The Commissioner of Public Works and Director of Planning and Development must approve any mitigation efforts prior to implementation.

(Ord. No. Z-108, 04/17/12; Ord. No. A-6, 10/01/12; Ord. No. B-46, 11/18/19)

- a. Monitoring of vehicle trips for this purpose shall begin within 12 months of full occupancy of each phase, or earlier if requested by the Director of Planning and Development and Commissioner of Public Works, and continue annually for 2 years following final build-out. Measurements shall be made at all driveway accesses to the mixed-use development and/or intersections studied in the pre-construction roadway and transportation plan. The Commissioner of Public Works may require traffic monitoring earlier or more frequently, if there appears to be degradation from the level of service projected by the pre-construction roadway and transportation plan.
- b. The actual number of weekday peak hour, Saturday peak hour, and weekday daily vehicle trips to and from the mixed-use development at all points studied in the pre-construction roadway and transportation plan shall be measured by a traffic engineering firm retained by the City and paid for by the applicant or successor.
- c. Mitigations will be required if actual total number of vehicle trips to and from the mixed-use development measured per paragraph b. above, summed over the points of access exceeds the weekday evening adjusted volume projected per Sec. 7.3.6.B.5. by more than 10 percent as a result of traffic generated by the mixed-use development. Within 6 months of notification, the owner of the mixed-use development site shall begin mitigation measures (reflecting applicable roadway design standards at the time and pending receipt of all necessary state and local approvals), as described in the roadway and transportation plan submitted by the applicant and listed in the mixed-use

Sec. 7.4. Site Plan Approval

7.4.1. Purpose

The purpose of this Sec. 7.4 is to protect the health, safety, convenience and general welfare of the inhabitants of the City by providing for a review of plans for certain proposed uses and structures in order to better control potential impacts on traffic, parking, municipal and public services, utilities, and environmental quality in the City, to administer the provisions of this Chapter and to ensure that the proposed uses and structures will be located, designed and constructed in a manner which promotes the appropriate use of land and upholds the purposes and objectives set forth in Section 2A of Chapter 808 of the Acts of 1975.

(Ord. No. S-260, 08/03/87)

7.4.2. Applicability

Whenever site plan approval is required under the provisions of this Chapter, the procedure set forth in this section shall be followed.

(Ord. No. S-260, 08/03/87)

7.4.3. Applications

A written application for a site plan approval, on forms provided by the City Clerk and accompanied by 15 sets of plans prepared as provided below, shall be submitted in accordance with the procedures of this Sec. 7.4 and the Rules and Orders of the City Council pertaining to special permit and site plan approval applications to the City Clerk, who shall transmit such application to the City Council and the Department of Planning and Development.

(Ord. No. A-6, 10/01/12)

7.4.4. Plans

The plans submitted with an application for site plan approval shall be prepared, as appropriate, by an architect, landscape architect, professional engineer or land surveyor. Site plans shall be drawn at a suitable scale, on sheets no larger than 24 inches by 36 inches. When more than 1 sheet is required, a key sheet shall be provided. The site plan shall include the following information:

A. Boundaries, dimensions and area of the subject lot;

- B. Use, ownership, zoning of, and existing buildings or structures on the subject lot; such information shall also be provided for all parcels adjacent to the subject lot;
- C. Existing and proposed topography of the subject lot at 2-foot intervals;
- D. Existing and proposed easements, if any;
- E. Existing and proposed wetlands and watercourses, if any;
- F. All existing and proposed buildings, structures, parking spaces, maneuvering aisles, driveways, driveway openings, pedestrian walks, loading areas, and natural areas and landscaping on the subject lot, with the dimensions thereof;
- G. All facilities for sewage, refuse and other waste disposal, for surface water drainage, utilities, proposed screening, surface treatment, exterior storage, lighting, and landscaping, including fencing, walls, planting areas, and signs; and
- H. Facade elevations and floor plans for any proposed new construction or alteration to the existing building or structure.

(Ord. No. S-260, 08/03/87)

7.4.5. Procedures

- A. The City Council or a committee of the City Council shall hold a public hearing within 65 days of the filing of an application for site plan approval. Notice of such public hearing shall be provided as required by M.G.L.. Chapter 40A, Section 11.
- B. When conducting a site plan approval, the City Council shall consider the application in light of the following criteria.
 - 1. Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent streets, properties or improvements, including regulation of the number, design and location of access driveways and the location and design of handicapped parking. The sharing of access driveways by adjoining sites is to be encouraged wherever feasible;
 - 2. Adequacy of the methods for disposal of sewage, refuse and other wastes and of the methods of regulating surface water drainage;

3. Provision for off-street loading and unloading of vehicles incidental to the servicing of the buildings and related uses on the site;
 4. Screening of parking areas and structures on the site from adjoining premises or from the street by walls, fences, plantings or other means. Location of parking between the street and existing or proposed structures shall be discouraged;
 5. Avoidance of major topographical changes; tree and soil removal shall be minimized and any topographic changes shall be in keeping with the appearance of neighboring developed areas;
 6. Location of utility service lines underground wherever possible. Consideration of site design, including the location and configuration of structures and the relationship of the site's structures to nearby structures in terms of major design elements including scale, materials, color, roof and cornice lines;
 7. Avoidance of the removal or disruption of historic resources on or off-site. Historical resources include designated historical structures or sites, historical architectural elements or archaeological sites; and
 8. Significant contribution to the efficient use and conservation of natural resources and energy for projects proposing buildings, structures, or additions to existing buildings or structures, if those proposed buildings, structures, or additions contain individually or in the aggregate 20,000 or more square feet in gross floor area.
- C. The City Council may condition approval of a site plan submittal in a manner consistent with the objectives set forth in these criteria.
- D. Any approval of an application for site plan approval shall lapse not later than 1 year from the grant of such approval unless construction required by such site plan approval has begun. The City Council may extend the period of time granted under this paragraph for good cause, whether or not such period of time shall have expired, without the necessity of a further public hearing thereon, unless the City Council or its Committee on Land Use shall vote to require a public hearing. Notwithstanding the above, no extensions shall be granted which shall extend the time for substantial exercise of the site plan approval for more than 2 years from the date of the grant of the requested relief.
- E. Site plan approval shall be granted by a majority vote of the City Council.

(Ord. No. S-260, 08/03/87; Ord. No. Y-17, 05/21/07)

Sec. 7.5. Administrative Site Plan Review

7.5.1. Authority

The Director of Planning and Development may make nonbinding recommendations to the applicant for changes in the site plan, which changes shall be consistent with accepted and responsible planning principals, for an applications provided under Sec. 7.5.2 below.

- A. Upon completion of the review process, the Director of Planning and Development shall indicate, in writing, to the Commissioner of Inspectional Services whether:
 - 1. There has been compliance by the applicant with the procedural requirements as stated in Sec. 7.5.2; and
 - 2. Whether in the opinion of the Director of Planning and Development, the applicant has complied with the dimensional regulations of Article 3 and the parking regulations of Sec. 5.1.
- B. This statement shall be made within 60 days after receipt of the application for site plan review. If no such statement is received by the Commissioner of Inspectional Services within the above-stated time period, an application for a building permit shall be accepted without receipt of such statement.
- C. If the applicant does not apply for a building permit within 1 year from the date of the original site plan application to the Director of Planning and Development, the applicant must refile for review under the procedures required under Sec. 7.5.2 below.
- D. Where a special permit is required in accordance with Sec. 7.3, the uses delineated in Sec. 7.5.2 shall not be subject to the Administrative Site Plan Review procedures of this section.

7.5.2. Process for Religious or Educational Use

A. Application.

- 1. At least 60 days prior to the application for a building permit, an applicant shall file a site plan application for the proposed development with the Director of Planning and Development. Such application shall consist of 5 sets of plans prepared, as appropriate, by an architect, landscape architect, professional engineer or land surveyor. Such site plans shall be drawn

at a suitable scale, on sheets no larger than 24 inches by 36 inches. When more than 1 sheet is required, a key sheet shall be provided.

- 2. Except when waived by the Director of Planning and Development, the site plan shall include the following information:
 - a. Evidence of the applicant's religious or nonprofit educational status;
 - b. Boundaries, dimensions and area of the subject lot;
 - c. Use of the existing building or structures on the subject lot;
 - d. Existing and proposed topography of the subject lot at 2-foot intervals;
 - e. Existing and proposed easements, if any;
 - f. Existing and proposed wetlands and watercourses, if any;
 - g. All existing and proposed buildings, structures, parking spaces, maneuvering aisles, driveways, driveway openings, pedestrian walks, loading areas, and natural areas and landscaping on the subject lot with dimensions;
 - h. All facilities for sewage, refuse and other waste disposal, for surface water, drainage, utilities, proposed screening, surface treatment, exterior storage, lighting, and landscaping, including fencing, walls, planting areas, and signs; and
 - i. Facade elevations and floor plans for any proposed new construction or alteration to the existing building or structure.
- B. **Notice.** At the time the applicant files an application, he shall give written notice of said filing and send a copy of the application and 1 set of site plans to:
 - 1. Each of the 3 Councilors representing the ward in which the proposed project is to be located;
 - 2. Give written notice of said filing to the Clerk of the City Council; and
 - 3. Give written notice of the application to all immediate abutters of the property upon which the project is to be located.

C. Review.

1. The applicant also shall give all reasonable assistance to the Director of Planning and Development in the review of the site plan, including, but not limited to attendance at least one meeting called by the Director of Planning and Development.
 - f. Location of utility service lines underground wherever possible. Consideration of site design, including the location and configuration of structures and the relationship of the site's structures to nearby structures in terms of major design elements including scale, materials, color, roof and cornice lines; and
 - g. Avoidance of the removal or disruption of historic resources on or off-site. Historical resources including designated historical structures or sites, historical architectural elements or archaeological sites.
2. The Director of Planning and Development, upon receipt of the site plan, shall transmit a copy to the Commissioner of Inspectional Services, the City Engineer, the Commissioner of Public Works, and the Fire Chief. These departments may respond with their comments and recommendations to the Director of Planning and Development within 25 days of receipt. Upon the receipt of any responses by the above-mentioned departments or upon the expiration of the 25 day period, the Director of Planning and Development shall review the plan for compliance with Articles 2, 3, 4, and 5 of this Chapter.

(Ord. No. S-287, 12/07/87)
3. Further, the Director of Planning and Development may consider the religious or educational use application in light of the criteria set forth below:
 - a. Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent streets, properties or improvements, including regulation of the number, design and location of access driveways and the location and design of handicapped parking. The sharing of access driveways by adjoining sites is to be encouraged wherever feasible;
 - b. Adequacy of the methods for disposal of sewage, refuse and other wastes and of the methods of regulating surface water drainage;
 - c. Provision for off-street loading and unloading of vehicles incidental to the servicing of the buildings and related uses on the site;
 - d. Screening of parking areas and structures on the site from adjoining premises or from the street by walls, fences, plantings or other means. Location of parking between any existing or proposed structures and the street shall be discouraged;
 - e. Avoidance of major topographical changes; tree and soil removal shall be minimized

Sec. 7.6. Variances

7.6.1. Applicability

- A. Variance applications shall be heard by the Zoning Board of Appeals as provided in M.G.L. Chapter 40A, Sections 10 and 15, as at the time in effect. The Zoning Board of Appeals may grant, upon appeal or application in cases where a particular use is sought for which no permit is required with respect to particular land or structures, a variance from the terms of this Chapter.
- B. A variance may be granted where it is determined that owing to circumstances relating to soil conditions, shape or topography of such land or structures, and that such circumstances especially affect such land or structures, but do not affect generally the zoning district in which it is located.
- C. A variance may only be granted where a literal enforcement of the provisions of this Chapter would involve substantial hardship, financial or otherwise, to the applicant or appellant.
- D. The desired relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of this Chapter, but not otherwise.

(Ord. No. 284, 06/19/78)

7.6.2. Hearing Required

The Zoning Board of Appeals shall hold a hearing on any variance application transmitted to it by the City Clerk within 65 days from the transmittal to the Zoning Board of Appeals. The Zoning Board of Appeals shall hold a hearing upon any appeal or other matter referred to it in the manner provided in, and after notice given as required by, M.G.L. Chapter 40A, Section 11, as at the time in effect.

(Rev. Ords. 1973 § 24-30; Ord. No. 284, 06/19/78)

7.6.3. Notice

The Zoning Board of Appeals shall cause notice of such hearing to be published and sent to parties in interest as provided by Section 11 of M.G.L. Chapter 40A, and by the rules of the Zoning Board of Appeals.

(Ord. No. 284, 06/19/78)

7.6.4. Conditions, Safeguards and Limitations

In exercising its powers, the Zoning Board of Appeals may impose conditions, safeguards and limitations both of time and use, including the continued existence of any particular structures but excluding any condition, safeguards or limitations based upon the continued ownership of the land or structures to which the variance pertains by the applicant or any owner.

(Ord. No. 284, 06/19/78)

7.6.5. Lapse

If the rights authorized by a variance are not exercised within 1 year of the date of the grant of such variance or within such a lesser period as the Zoning Board of Appeals may determine, they shall lapse, and may be re-established only after notice and a new hearing pursuant to this Sec. 7.6.

(Ord. No. 284, 06/19/78; Ord. No. A-99, 01/17/17)

7.6.6. Vote

The concurring vote of 4 members of the Zoning Board of Appeals shall be necessary to reverse any order or decision of the Commissioner of Inspectional Services, or to decide in favor of the appellant for a permit on any matter upon which it is required to pass under this Chapter.

(Ord. No. 284, 06/19/78)

7.6.7. Re-Application

No application which has been unfavorably and finally acted upon by the Zoning Board of Appeals shall be favorably acted upon within 2 years after the date of such final unfavorable action unless the following criteria are met:

- A. At least 4 members of the Zoning Board of Appeals must find specific and material changes in the conditions upon which the previous unfavorable action was based, and must describe such findings in the record of its proceedings;
- B. All but 1 member of the Planning Board consents; and
- C. Notice is given to parties in interest as to the time and place of the proceedings when the question of such consent will be considered.

(Ord. No. 284, 06/19/78)

7.6.8. Decision

The decision of the Zoning Board of Appeals shall be made within 100 days after the date of the filing of an appeal or application. Failure by the Zoning Board of Appeals to so act within 100 days shall be deemed to be a grant of the application sought.

(Rev. Ords. 1973 § 24-30; Ord. No. T-40, 8/14/89)

7.6.9. Record

The Zoning Board of Appeals shall cause to be made a detailed record of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact and setting forth clearly the reasons for its decision, and of its other official actions, copies of all of which shall be immediately filed with the City Clerk and shall be a public record, and notices of decisions shall be mailed in a timely manner to parties in interest, to the Planning Board and to every person present at the hearing who requests that notice be sent to him and states an address to which such notice is to be sent.

(Rev. Ords. 1973 § 24-30)

Sec. 7.7. Appeals

7.7.1. Applicability

Appeals may be taken to the Zoning Board of Appeals as provided in M.G.L. Chapter 40A, Sections 8 and 15, as at the time in effect. The Zoning Board of Appeals shall hear and decide appeals taken by:

- A. Any person aggrieved by reason of his inability to obtain a permit or enforcement action from any administrative officer under the provisions of M.G.L. Chapter 40A; and
- B. Any person, including an officer or board of the City, or of any abutting city or town, or the Metropolitan Area Planning Council, aggrieved by an order or decision of the Commissioner of Inspectional Services, or other administrative official, in violation of any provision of M.G.L. Chapter 40A or any section of this Chapter.

(Rev. Ords. 1973 § 24-30; Ord. No. 284, 06/19/78)

7.7.2. Timing of Appeal

Any appeal shall be taken within 30 days from the date of the order or decision which is being appealed.

(Rev. Ords. 1973 § 24-30; Ord. No. 284, 06/19/78)

7.7.3. Hearing Required

The Zoning Board of Appeals shall hold a hearing on any appeal or application transmitted to it by the City Clerk within 65 days from the transmittal to the Zoning Board of Appeals. The Zoning Board of Appeals shall hold a hearing upon any appeal or other matter referred to it in the manner provided in, and after notice given as required by, M.G.L. Chapter 40A, Section 11, as at the time in effect.

(Rev. Ords. 1973 § 24-30; Ord. No. 284, 06/19/78)

7.7.4. Notice

The Zoning Board of Appeals shall cause notice of such hearing to be published and sent to parties in interest as provided by M.G.L. Chapter 40A, Section 11, and by the rules of the Zoning Board of Appeals

(Ord. No. 284, 06/19/78)

7.7.5. Authority

In considering an appeal, the Zoning Board of Appeals may, in conformity with this Chapter, reverse or affirm in whole or in part, or may modify any order or decision and may make such order or decision as ought to be made and to that end shall have all the powers of the Commissioner of Inspectional Services, and may direct the Commissioner of Inspectional Services to issue a permit.

(Rev. Ords. 1973 § 24-30)

7.7.6. Vote

The concurring vote of 4 members of the Zoning Board of Appeals shall be necessary to reverse any order or decision of the Commissioner of Inspectional Services, or to decide in favor of the appellant for a permit on any matter upon which it is required to pass under this Chapter.

(Ord. No. 284, 06/19/78)

7.7.7. Re-Application

No appeal or application which has been unfavorably and finally acted upon by the Zoning Board of Appeals shall be favorably acted upon within 2 years after the date of such final unfavorable action unless the following criteria are met:

- A. At least 4 members of the Zoning Board of Appeals must find specific and material changes in the conditions upon which the previous unfavorable action was based, and must describe such findings in the record of its proceedings;
- B. All but 1 member of the Planning Board consents; and
- C. Notice is given to parties in interest as to the time and place of the proceedings when the question of such consent will be considered.

(Ord. No. 284, 06/19/78)

7.7.8. Decision

The decision of the Zoning Board of Appeals shall be made within 100 days after the date of the filing of an appeal or application. Failure by the Zoning Board of Appeals to so act within 100 days shall be deemed to be a grant of relief or application sought.

(Rev. Ords. 1973 § 24-30; Ord. No. T-40, 8/14/89)

7.7.9. Record

The Zoning Board of Appeals shall cause to be made a detailed record of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact and setting forth clearly the reasons for its decision, and of its other official actions, copies of all of which shall be immediately filed with the City Clerk and shall be a public record, and notices of decisions shall be mailed in a timely manner to parties in interest, to the Planning Board and to every person present at the hearing who requests that notice be sent to him and states an address to which such notice is to be sent.

(Rev. Ords. 1973 § 24-30)

Sec. 7.8. Nonconformities

7.8.1. Applicability

A. In General.

1. Except as provided specifically below, this Chapter, as amended, shall not affect any building or special permit issued or apply to buildings, structures or uses lawfully in existence or lawfully begun prior to the first publication of notice of the public hearing on such ordinance required by M.G.L. Chapter 40A, Section 5, nor to the use of land to the extent that it was used at the time of adoption of the same or of any corresponding provision of any prior ordinance. Provided that, construction work under such a permit must be commenced within 6 months after it is issued and the work, whether under such permit or otherwise lawfully begun is continued through to completion as continuously and expeditiously as it is reasonable.
2. Notwithstanding paragraph 1., all land use applications for site plan approval or special permits which were filed with the City Clerk on or before April 29, 1987 and which were approved subsequent to that date shall be subject to the provisions of the Newton Zoning Ordinance, in effect on April 29, 1987.

B. Specifically. This Chapter, as amended, shall apply to the following cases:

1. Any building or structure or the use of any building, structure or land existing in violation of the ordinances in force at the time this Chapter or any corresponding provision of any prior ordinance was adopted;
2. Any nonconforming building or structure not used for a period of 2 years or any nonconforming use abandoned for a period of 2 years; and
3. Any nonconforming use which is changed to a conforming use. No reversion to a nonconforming use shall be permitted thereafter.

C. Increases in Area, Frontage or Setback Requirements in Residential Districts.

1. **In General.** Any increase in area, frontage, or setback requirements prescribed in Sec. 3.1 or Sec. 3.2 shall apply to any lot in a residential district except to the extent that either the

provisions of M.G.L. Chapter 40A, Section 6, as in effect on January 1, 2001, or the following provisions, provide otherwise.

2. Exceptions. Any increase in area, frontage, or setback requirements prescribed in Sec. 3.1 or Sec. 3.2 shall not apply to any lot in a residential district if all of the following requirements are met:

- a. At the time of recording or endorsement, whichever occurred sooner, or on October 11, 1940 if the recording or endorsement occurred before October 11, 1940, the lot:
 - i. Conformed to the requirements in effect at the time of recording or endorsement, whichever occurred sooner, but did not conform to the increased requirements; and
 - ii. Had at least 5,000 square feet of area; and
 - iii. Had at least 50 feet of frontage.
- b. The size or shape of the lot has not changed since the lot was created unless such change complied with the provisions of Sec. 7.8.4
- c. Either:
 - i. The lot was not held in common ownership at any time after January 1, 1995 with an adjoining lot or lots that had continuous frontage on the same street with the lot in question; or
 - ii. If the lot was held in common ownership at any time after January 1, 1995 with an adjoining lot or lots that had continuous frontage on the same street with the lot in question, such lot had on it a single- or two-family dwelling; or
 - iii. If the lot:
 - a. Did not have on it a single- or two-family dwelling as of July 7, 2001; and
 - b. Was held in common ownership at any time after January 1, 1995 with an adjoining lot that had continuous frontage on the same street and the adjoining lot was the site of a single- or two-family dwelling; and

- c. Has on it a single- or two-family dwelling that was constructed in compliance with a building permit and received a certificate of occupancy on or before December 22, 2011.

(Rev. Ords. 1973; Ord. No. 284, 06/19/78; Ord. No. 303, 11/20/78; Ord. No. S-275, 02/05/87; Ord. No. T-115, 11/19/90; Ord. No. W-49, 07/09/01; Ord. No. A-24, 06/03/13)

7.8.2. Nonconforming Buildings, Structures, or Uses

A. Special Permit Not Required.

1. A special permit is not required from the City Council for nonconforming buildings or structures in the following cases:
 - a. Alteration, reconstruction, extension or structural change to a single- or two-family residential structure which does not increase the nonconforming nature of the structure, and no such increase shall be deemed to have occurred solely because the lot area or the lot frontage, or both, are nonconforming, and no such increase shall be deemed to have occurred solely because the lot area per unit is nonconforming unless the number of units increases;
 - b. Alteration, reconstruction, structural change, but not an extension or enlargement of a nonconforming building or structure for a use permitted as of right, in a Business, Mixed Use, Manufacturing or Limited Manufacturing district;
 - c. Additional outdoor sidewalk and parking space seats permitted under Revised Ordinances Chapter 12, Section 12-70 shall not be considered an increase in the nonconformity nor constitute an extension of use of a lawful nonconforming restaurant in any district; and
 - d. Alteration, reconstruction, extension or structural change to a nonconforming non-residential building or structure, which does not increase the nonconforming dimensional nature of said building or structure, for conversion of the building or structure to a use permitted as of right in any residential district.

- e. A special permit is not required from the City Council for change in use to a use permitted as of right, in a Business, Mixed Use, Manufacturing or Limited Manufacturing district.

B. De Minimis Relief.

1. Regardless of whether there are increases in the nonconforming nature of a structure, the City Council deems that the following changes to lawfully nonconforming structures are *de minimis* and that these changes are not substantially more detrimental to the neighborhood pursuant to M.G.L. Chapter 40A, Section 6. The following alterations, enlargements, reconstruction or extensions to a lawful nonconforming building or structure used for residential purposes may be allowed in accordance with the procedures set forth below; provided that:
 - a. Relief is limited to that portion or portions of the building or structure which is presently dimensionally nonconforming;
 - b. The resulting changes on the nonconforming side will be no closer than 5 feet to the side or rear property line;
 - c. The resulting distance to the nearest residence at the side where the proposed construction will take place is equal to or greater than the sum of the required setbacks of the 2 adjacent lots;
 - d. The resulting construction will meet all building and fire safety codes; and
 - e. The *de minimis* relief provided in this paragraph shall not apply to buildings in which the nonconformity is due solely to FAR requirements, nor shall it be used to increase the FAR beyond that shown in Sec. 3.1.
2. In accordance with Sec. 7.8.2.B.1, the following *de minimus* alterations are allowed:
 - a. Dormers that do not extend above the height of the existing roof peak and do not add more than 400 square feet of floor area;
 - b. Decks or deck additions or porches less than 200 square feet in size;

- c. First floor additions in the side and rear setbacks which do not total more than 200 square feet in size;
- d. Second floor additions which do not total more than 400 square feet in size;
- e. Enclosing an existing porch of any size;
- f. Bay windows in the side and rear setbacks which are cantilevered and do not have foundations;
- g. Bay windows which protrude no more than 3 feet into the front setback and are no less than 5 feet from the alteration to the lot line;
- h. Alterations to the front of the structure if within the existing footprint; and
- i. Alterations and additions to the front of a structure of not more than 75 square feet in size, so long as the alteration, addition, reconstruction or extension does not encroach any farther into the front setback.

C. Special Permit Required.

- 1. A special permit from the City Council shall be required for any alteration, reconstruction, extension or structural change of such building or structure to provide for its use in a substantially different manner or greater extent than the existing use, except as provided above in paragraph A. above.
- 2. A nonconforming building or structure may be structurally or substantially altered or reconstructed or may be altered or enlarged to permit the extension of a nonconforming use, and a nonconforming use may be extended in an existing building or structure or enlargement thereof, or may be introduced into a new building as a part of a nonconforming establishment existing on December 27, 1922, and a nonconforming use may be changed to another nonconforming use; provided that a special permit is obtained. In granting such a permit, the City Council shall make a finding that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood and shall impose such conditions as may be necessary to protect the neighborhood from injury. As used in this Paragraph, the

word “establishment” shall include buildings, structures and lands.

D. Standards.

1. Nonconforming Buildings or Structures.

Whenever nonconforming buildings or structures do not require a special permit, all otherwise applicable regulatory provisions of this Chapter, as amended, specifically including but not limited to Sec. 5.1 shall apply.

2. Minimum Dimensions.

Whenever the operation of this Sec. 7.8.2 would reduce the area available for building a dwelling house upon any lot in a residence district to less than 20 feet in its shortest dimension, or less than 800 square feet in total area, the requirements of this Sec. 7.8.2 shall be modified so far as necessary to provide such minimum dimension and total area by reducing the minimum distance of such dwelling house from rear lot and street lines, first from rear lot lines, but to not less than 7½ feet, and second, if necessary, from street lines, but to not less than 15 feet.

3. Replacing 3-Story Residential Structures.

Any residential structure that is replacing a previously existing 3-story residential structure shall be allowed 3 stories, but only insofar as the absolute height does not exceed that of the previously existing structure.

(Rev. Ords. 1973; Ord. No. 284, 06/19/78; Ord. No. S-260, 08/03/87; Ord. No. T-115, 11/19/90; Ord. No. T-313, 12/6/93; Ord. No. T-314, 12/6/93; Ord. No. V-113, 04/23/97; Ord. No. W-51, 07/09/01; Ord. No. X-39, 12/02/02; Ord. No. Z-51, 08/10/09; Ord. No. Z-77, 02/22/11; Ord. No. A-13, 03/18/13; Ord. No. A-99, 01/17/17, Ord. No. C-25, 2/21/23)

7.8.3. Substandard Commercial Lots

- A. **Defined.** Lots which on August 3, 1987 were undeveloped and which prior to that date were in single and separate ownership and were not available for use in common or in connection with a contiguous or adjacent lot and which have a lot area less than 10,000 square feet. For the purpose of this provision, lots must have been shown as separate parcels on plans filed in the Assessor's Office and assessed as such prior to August 3, 1987 or they must have been shown or described in the most recent plans or deeds duly recorded with the Registry of Deeds for the Southern District of Middlesex County prior to August 3, 1987.
- B. **Height.** The as-of-right building height shall be 1 story or 12 feet. By special permit, the building height may be 2 stories or 24 feet.
- C. **Floor Area Ratio.** As of right FAR shall be 0.50 and by special permit the maximum FAR may be 0.75.
- D. **Uses in Business 1, 2, 3 and 4 Districts.** For substandard commercial lots, the only uses permitted are:
 - 1. Office;
 - 2. Bank, excluding drive-in facilities;
 - 3. Barbershop, beauty parlor, tailor, shoe repair shop or similar service establishment;
 - 4. Dwelling units above the first floor;
 - 5. Accessory parking facilities; and
 - 6. Other uses similar or accessory to those authorized by paragraph D. above.
- E. **Uses in Business 2 District.** For substandard commercial lots, the following uses are permitted in addition to those in paragraph A, above:
 - 1. Wholesale business or storage warehouse, provided that no outside storage is permitted; and
 - 2. Other uses similar or accessory to those authorized in paragraph D. above.
- F. **Uses in Manufacturing Districts.** For substandard commercial lots, the only uses which are permitted are:
 - 1. Research and development facility, laboratory or research facility;

- 2. Office;
- 3. Storage warehouse;
- 4. Wholesale business, excluding the on-site collection or storage for wholesale sale of trash or yard waste of any sort, including but not limited to recyclable materials, brush, leaves, grass clippings and any other similar materials;
- 5. Accessory parking facilities; provided that they are limited to a single level; and
- 6. Other uses similar or accessory to those authorized by paragraph F. above, provided that the following or similar uses shall not be permitted in connection with nor shall they be considered valid accessory uses to the uses authorized by paragraph F. above: collection, storage, transfer-haul or composting of trash or yard waste of any sort, including, but not limited to recyclable materials, brush, leaves, grass clippings and any other similar materials.

- G. **Uses in Mixed Use Districts.** For substandard commercial lots, the only uses which are permitted are:

- 1. Office;
- 2. Research and development facility;
- 3. Bank, excluding drive-in facilities;
- 4. Barbershop, beauty parlor, tailor, shoe repair shop, or similar service establishment;
- 5. Dwelling units above the first floor;
- 6. Accessory parking facilities; and
- 7. Uses similar or accessory to those authorized by this section.

(Ord. No. T-75, 03/05/90; Ord. No. W-33, 03/05/01)

7.8.4. Alteration, etc., of Structure When Shape or Size of Lot is Changed

- A. **In General.** Except to the extent that this Sec. 7.8.4. Provides otherwise, whenever a lot upon which stands a building or structure erected after the passage of this Chapter, or of any corresponding provision of any prior ordinance, is changed in size or shape so that the lot, building or structure no longer complies with the provisions of this Chapter, such building or structure shall not be used until it is

altered, reconstructed or relocated so as to comply with the provisions of the underlying zoning district.

- B. **Defined.** For purposes of this Sec. 7.8.4, the size or shape of a lot shall be deemed to have been changed only if the lot was combined, merged, subdivided, or resubdivided by recording a deed, plan, or certificate of title in the Registry of Deeds for the Southern District of Middlesex County or the Land Court Registry of Deeds for the Southern District of Middlesex County. The date of such change shall be the date of recording.
- C. **Exempt Lots.** For purposes of implementing this Sec. 7.8.4, no lot, building or structure shall be deemed in noncompliance with the provisions of this Chapter if the lot was changed in size or shape:
 - 1. Solely as a result of a taking of a portion of the lot for a public purpose; or
 - 2. As a result of a conveyance of a portion of the lot by the owner thereof to the City of Newton, any other body politic, or any agency or department thereof, in lieu of such a taking; or
 - 3. In compliance with the requirements of the remainder of this Sec. 7.8.4.
- D. The provisions of this Sec. 7.8.4 shall not apply to a lot in any residential district, or a building or a structure located on the lot, if the lot changed in size or shape at any time on or after October 11, 1940, if the change was in accordance with all of the following requirements:
 - 1. At the time such lot changed in size or shape:
 - a. Either:
 - i. If the lots were changed before December 7, 1953, all of the lots met the requirements of Section 7.8.4.D.3.; or
 - ii. If the lots were changed on or after December 7, 1953, either:
 - a. The number of resulting lots did not exceed the number of lots that had existed immediately prior to the change, and all of the resulting lots met the requirements of Sec. 7.8.4.D.3.; or
 - b. The number of resulting lots exceeded the number of lots that had existed immediately prior to the change, and

all the lots, and all of the buildings and structures on the lots, conformed to the requirements in Sec. 3.1 or Sec. 3.2 for lots created after December 7, 1953, in the zoning district in question;

- b. And no other lot, and no building or structure on any lot, was rendered nonconforming, or more nonconforming, by reason of the change in size or shape of such lot.
- 2. For purposes of implementing this Sec. 7.8.4, a lot, or a building or structure on a lot, shall be deemed “rendered nonconforming, or more nonconforming” if the lot was changed in size or shape in a manner not in conformity with the provisions of this Sec. 7.8.4.
- 3. Except as provided in the paragraphs below, following the change in lot size or shape or both, the resulting lot area, lot frontage, lot area per unit, lot coverage, and usable open space of the lot, and the resulting height, number of stories, and front, side, and rear setbacks, of the buildings and structures on the lot, met any of the following requirements:
 - a. The lot area, lot frontage, lot area per unit, and usable open space, and the front, side, and rear setbacks all were either unchanged or increased, and the lot coverage, height, and number of stories were either unchanged or decreased; or
 - b. If there was a decrease of lot area, lot frontage, lot area per unit, or usable open space, or front, side, or rear setback, or if there was an increase of lot coverage, height, or number of stories, the change resulted in conformity with the following requirements:
 - i. If the lot in question was created before December 7, 1953, the requirements shall be those prescribed in Sec. 3.1 or Sec. 3.2 for lots created before December 7, 1953, in the zoning district in which the lot was located at the time the change in lot size or shape or both occurred; or
 - ii. If the lot in question was created after December 7, 1953, the requirements shall be those prescribed in Sec. 3.1 or Sec. 3.2 for lots created after December

7, 1953, in the zoning district in which the lot was located at the time the change in lot size or shape or both occurred.

4. If more than 50 percent of a single- or two-family dwelling is demolished, and if the size or shape of the lot was changed at any time after January 1, 1995, the requirements for lot area, lot frontage, lot area per unit, usable open space, lot coverage, floor area ratio, height, number of stories and front, side, and rear setback distances that shall apply to any subsequent addition, construction, reconstruction, alteration, or structural change shall be the requirements prescribed in Sec. 3.1 or Sec. 3.2 for lots created after December 7, 1953, in the zoning district in which the lot was located at the time when the lot was changed.
5. In any multi-residence district, if a single-family dwelling is converted to a two-family dwelling, and if the size or shape of the lot was changed at any time after January 1, 1995, the two-family dwelling shall always be subject to the requirements for lot area, lot frontage, lot area per unit, usable open space, lot coverage, floor area ratio, height, number of stories and front, side, and rear setback distances prescribed in Sec. 3.1 or Sec. 3.2 for lots created after December 7, 1953, in the zoning district in which the lot was located at the time when the lot was changed.
6. If, before a change in size or shape of 2 or more lots, a lot, regardless of when the lot was created, had lot area and lot frontage that was equal to or greater than the minimum required for a lot created after December 7, 1953, in the zoning district in which the lot was located, the requirements for lot area and lot frontage that shall apply to any subsequent change in the size or shape of the lot shall be the requirements prescribed in Sec. 3.1 or Sec. 3.2 for lots created after December 7, 1953, in the zoning district in which the lot was located at the time when the lot was changed.
7. If, following the change in size or shape of 2 or more lots, any 1 or more of the resulting lots has lot area or lot frontage or both that is equal to or greater than twice the minimum required for a lot created after December 7, 1953, in the zoning district in which such lot was located at the time when the lot was changed, the requirements for

lot area, lot frontage, lot area per unit, usable open space, lot coverage, floor area ratio, height, number of stories and front, side, and rear setback distances that shall apply to every lot whose size or shape was changed shall be the requirements prescribed in Sec. 3.1 or Sec. 3.2 for lots created after December 7, 1953, in the zoning district in which the lot was located at the time when the lot was changed.

- E. The City Council may grant a special permit to allow the area of a lot in a residential district to be reduced by up to 5 percent of the applicable lot area required in Sec. 3.1 or Sec. 3.2, but only if the grant of such a special permit:
 1. Does not result in the creation of any nonconformity that did not previously exist with respect to frontage, lot area per unit, front setback, side setback, rear setback, height, number of stories, lot coverage percentage, or usable open space percentage; and
 2. Is consistent with and not in derogation of the size, scale, and design of other lots, buildings and structures in the neighborhood.
- F. The City Council may grant a special permit to allow the frontage of a lot in a residential zoning district to be reduced by up to 5 percent of the applicable lot area required in Sec. 3.1 or Sec. 3.2, but only if the grant of such a special permit:
 1. Does not result in the creation of any nonconformity that did not previously exist with respect to lot area, lot area per unit, front setback, side setback, rear setback, height, number of stories, lot coverage percentage, or usable open space percentage; and
 2. Is consistent with and not in derogation of the size, scale, and design of other lots, buildings and structures in the neighborhood.

(Rev. Ords. 1973 §24-28; Ord. No. W-50, 07/09/01)

Sec. 7.9. Enforcement and Penalties

7.9.1. Enforcement

A. Building Permits.

1. The Commissioner of Inspectional Services shall enforce the provisions of this Chapter and shall have the same powers as are provided for executing and enforcing the 780 CMR. Commissioner of Inspectional Services shall not grant a permit for the construction, alteration, enlargement, extension, reconstruction, moving or razing of any building or structure or for use, change in use, moving or extension of use in any building or structure which would violate the provisions of this Chapter.
2. The applicant for a building permit shall, upon the granting of such permit, post a copy of the building permit in view and protected from the weather on the site of operation within a reasonable time after the granting of the permit and prior to the start of construction.

B. Violations.

1. If the Commissioner of Inspectional Services is informed, in accordance with M.G.L. Chapter 40A, Section 7, or otherwise has reason to believe that any provision of this Chapter is being or may be violated, her or his designee shall investigate the alleged violation and inspect the property in question.
2. If the Commissioner of Inspectional Services determines that the provisions of this Chapter are being violated, Commissioner of Inspectional Services shall give notice thereof in writing to the owner of the property at which the violation is occurring or to the duly authorized representative thereof, and shall order that the violation cease.

- C. Right of Appeal.** Decisions of the Commissioner of Inspectional Services may be appealed to the Zoning Board of Appeals within 30 days of such decision.

(Ord. No. S-322, 07/11/88)

7.9.2. Penalties

1. Whoever violates any of the provisions of this Chapter shall be punished by a fine of not more than \$300 for each day during which the violation continues. Upon any well-founded information in writing from any citizen that this Chapter is being violated, or upon his own initiative, the Commissioner of Inspectional Services shall take immediate steps to enforce this Chapter by causing complaint to be made before the district court or by applying for an injunction in the superior court.
2. Notwithstanding the provisions of this Sec. 7.9.1, where non-criminal disposition of specified sections of this Chapter by civil fine has been provided for in Revised Ordinances Chapter 20, Sections 20-20 and 20-21, pursuant to the authority granted by M.G.L. Chapter 40, Section 21D, said zoning violations may be enforced in the manner provided in such statute. The penalty for violation of each such violation is set out in Revised Ordinances Chapter 20, Section 20-21 accordingly.

(Rev. Ords. 1973 §24-35; Ord. No. 7, 07/01/74; Ord. No. S-93, 06/03/85; Ord. No. T-126, 03/04/91)

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Article 8. Definitions

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Sec. 8.1. In General

8.1.1. Common Meaning

- A. All words and terms used have their commonly accepted and ordinary meaning unless they are specifically defined in this Chapter or the context in which they are used clearly indicates to the contrary.
- B. In the absence of court decisions or Zoning Board of Appeals decisions specifically interpreting a provision in question, specific definitions listed in this Chapter or previous interpretations of a provision by the Commissioner of Inspectional Services, the meaning of provisions shall be based on the following general hierarchy of sources:
 1. For a legal term, definitions in a legal dictionary or if not a legal term, definitions in an ordinary dictionary;
 2. Statements of the purpose and intent of particular sections, although such statements cannot overrule a specific code provision;
 3. Minutes of discussions of legislative or advisory bodies considering adoption of the provision in question;
 4. Definitions of similar terms contained in Federal and State statutes and regulations; and
 5. Ordinary rules of grammar.
- C. When vagueness or ambiguity is found to exist as to the meaning of any word or term used, any appropriate cannon, maxim, principle or other technical rule of interpretations or construction used by the courts of this state may be employed to resolve vagueness and ambiguity in language.

8.1.2. Graphics, Illustrations, Photographs & Flowcharts

The graphics, illustrations, photographs and flowcharts used to explain visually certain provisions of this Chapter are for illustrative purposes only. Where there is a conflict between a graphic, illustration, photograph or flowchart and the text of this Chapter, the text of this Chapter controls.

Sec. 8.2. Abbreviations

AMI	Area Median Income
ANR	Approval Not Required
Bldg Ht	Building Height
DHCD	Massachusetts Department of Housing and Community Development
DNA	Deoxyribaneucleic Acid
DPH	Massachusetts Department of Public Health
CCTV	Closed-Circuit Television
CMR	Code of Massachusetts Regulations
FAR	Floor area ratio
FCC	Federal Communications Commission
GIS	Geographic Information System
HUD	United States Department of Housing and Urban Development
MWRA	Massachusetts Water Resource Authority
M.G.L.	Massachusetts General Law
NIH	National Institute of Health
n/a	Not Applicable
Ord.	Ordinance
PMBD	Planned Multi-Use Business Development
RMD	Registered Marijuana Dispensary
Sec.	Section
SF	Square Feet
SP	Special Permit
TDM	Transportation Demand Management

Sec. 8.3. Defined Terms

A

Accessory Apartment: See [Sec. 3.4.4](#)

Accessory Purpose: As applied to buildings or structures, a use in conjunction with an existing building on the same or an adjoining lot.

Accessory Sign: See Sign, accessory.

Adult Entertainment Uses: See [Sec. 6.10.1](#)

Agriculture: See [Sec. 6.6.1](#)

Animal Service: See [Sec. 6.4.1](#)

Apartment House: See Dwelling, multifamily

Assembly or Fabrication of Materials Manufactured Off Premise: See [Sec. 6.5.1](#)

Assisted Living: See [Sec. 6.2.5](#)

Association of Persons: A group of 5 or more persons 18 years of age or older, who are unrelated by blood, marriage or adoption; provided that an association of persons as defined in this [Sec. 8.3](#), shall not be deemed to constitute a “family” within the meaning of this Chapter.

Attached Dwelling: See Dwelling, single-family attached.

Attached, Single-Family: See Dwelling, single-family attached.

Attic: The space in a building between the ceiling joists of the top full story and the roof rafters.

B

Bakery, Retail: See [Sec. 6.4.3](#)

Bakery, Wholesale: See [Sec. 6.5.2](#)

Bank: See [Sec. 6.4.4](#)

Basement: See [Sec. 1.5.4](#)

Bike Rental: See [Sec. 6.4.8](#)

Boarder: See Lodger.

Boarding House: See [Sec. 6.2.7](#)

Bottling Works: See [Sec. 6.5.4](#)

Bowling Alley: See [Sec. 6.4.5](#)

Build Factor: A mathematical formula which limits the irregularity of the lot shape. See [Sec. 1.5.6](#)

Building: A structure, including alterations, enlargements, and extensions, built, erected, or framed of any combination of materials having a roof, whether portable or fixed, designed or intended for the shelter of persons, animals, or the storage of property.

Building Materials Sales Yard: See [Sec. 6.5.5](#)

Building, Nonconforming: A building which does not conform in whole or in part to the use or construction regulations of the district in which the building is located.

Business Establishment: Each separate place of business whether or not consisting of one or more buildings or a part of a building or vacant land.

Business Services: See [Sec. 6.4.7](#)

C

Car Sharing Service: See [Sec. 6.4.8](#)

Car Rental: See [Sec. 6.4.8](#)

Car Wash: See [Sec. 6.4.9](#)

Carport: A one-story roofed structure permanently open on at least three sides and designed for or used for occupancy by a motor vehicle. For the purposes of this Chapter, a one-story port-cochere meets the definition of a carport.

Cemetery: See [Sec. 6.3.1](#)

Club, Clubhouse: See [Sec. 6.3.2](#)

Cluster Development for Open Space Preservation: See [Sec. 6.2.12](#)

Commercial Vehicle Parking: See [Sec. 6.7.2](#)

Community Use Space: See [Sec. 6.3.3](#)

Congregate Living Facility: See [Sec. 6.2.8](#)

Convalescent: See [Sec. 6.3.7](#)

Corner Lot: See [Sec. 1.5.2](#)

Country Club Facilities: See [Sec. 6.4.10](#)

D

Day Care Center: See [Sec. 6.3.4](#)

Detached, Single-Family: See [Sec. 6.2.1](#)

Detached, Two-Family: See [Sec. 6.2.2](#)

Development Parcel: The real property on which a planned multi-use business development or a mixed-use development (including any appurtenant easement areas benefiting a mixed-use development) is located in connection with a special permit under [Sec. 4.1.4](#) or [Sec. 4.2.4](#).

Dormer: See [Sec. 1.5.4](#)

Dormitory: See [Sec. 6.2.9](#)

Drive-in Business: See [Sec. 6.4.11](#)

Driveway: An area on a lot which is designed or used to provide for the passage of motor vehicles to and from a street or way.

Dry Cleaning or Laundry, Retail: See [Sec. 6.4.12](#)

Dwelling: A building or structure used for human habitation.

Dwelling, Single-Family Attached: See [Sec. 1.5.1](#)

Dwelling, Multifamily: See [Sec. 1.5.1](#)

Dwelling, Two-Family: See [Sec. 1.5.1](#)

Dwelling Unit: See [Sec. 1.5.1](#)

E

Elderly Housing with Services: See [Sec. 6.2.10](#).

Electric Car Charging Station: See [Sec. 6.4.8](#).

Enhanced Single Room Occupancy (E-SRO): Any Rooming Unit in a Lodging House that provides cooking facilities within the rooming unit. See Chapter 20 of the **City Ordinances**.

Exterior Insulation: Insulation that is installed on the exterior face of the structural wall of the building so as to allow for continuous insulation on the building exterior with the intention of reducing thermal bridging and improving the energy efficiency of the building.

Exterior Window Shades: Non-habitable architectural features attached to a building above windows individually so as to reduce the amount of sunlight entering the window.

F

Family Child Care Home: See [Sec. 6.3.4](#).

Family Child Care Home, Large: See [Sec. 6.3.4](#)

Fast Food Establishment: See [Sec. 6.4.13](#)

Feed and Seed Store: See [Sec. 6.5.7](#)

Flat Roof: See Roof, Flat.

Floor Area Ratio: See [Sec. 1.5.5](#)

Floor Area, Gross: See [Sec. 1.5.5](#)

Floor Area, Ground: See [Sec. 1.5.5](#)

Food Processing, Wholesale: See [Sec. 6.5.8](#)

Funeral Home: See [Sec. 6.4.15](#)

G

Garage, Greenhouse, Maintenance or Storage Facility: See [Sec. 6.7.3](#)

Government Offices or Services: See [Sec. 6.3.5](#)

Grade Plane, Average: See [Sec. 1.5.4](#)

Gross floor Area: See [Sec. 1.5.5](#)

Ground Floor Area: See [Sec. 1.5.5](#)

H

Habitable space: See Space, habitable.

Hall: See [Sec. 6.3.15](#)

Health club: See [Sec. 6.4.16](#)

Heat Pump Compressor: A device that serves as a heating and/or cooling system for a building by transferring heat energy into a building to heat it and out of the building to cool it. The compressor is the external portion of this system.

Height: See [Sec. 1.5.4](#)

Height, contextual: See [Sec. 1.5.4](#)

Heliport: See [Sec. 6.7.3](#)

Home business: See [Sec. 6.7.3](#)

Hospital: See [Sec. 6.3.7](#)

Hotel: See [Sec. 6.4.17](#)

I

Indoor Recreation Facility: See [Sec. 6.6.2](#)

Institution, Single-Use: A religious or nonprofit educational use having no more than one principal building and less than 50,000 square feet of lot area.

Institution, Multi-Use: A religious or nonprofit educational use having one or more buildings and at least 50,000 square feet of lot area.

Interior Lot: See Lot, interior.

J

[reserved]

K

Keno: See [Sec. 6.10.2](#)

L

Laboratory and Research Facility: See [Sec. 6.5.9](#)

Landing: A level area at the top of a staircase or between one flight of stairs and another.

Laundry, Cleaning and Dyeing Establishment: See [Sec. 6.5.10](#)

Library: See [Sec. 6.3.8](#)

Listed Standards: Rules and regulations for land uses otherwise allowed by right.

Live/Work Space: See [Sec. 6.2.11](#)

Lodger: A person who occupies space for living and sleeping purposes without separate cooking facilities, or who occupies an Enhanced Single Room Occupancy Unit, paying rent, which may include an allowance for meals; and who is not a member of the housekeeping unit.

Lodging House: Any dwelling designed, occupied, or intended for occupancy by or more lodgers. Includes rooming house, boarding house. It shall not include convalescent, nursing, or rest homes; group homes; dormitories of charitable, educational, or philanthropic institutions; or apartments or hotels. See Chapter 20 of the **City Ordinances**.

Lodging Establishment: See [Sec. 6.4.17](#)

Lot, Corner: See Corner Lot.

Lot Coverage: See [Sec. 1.5.2](#)

Lot, Interior: Any lot or part of a lot other than a corner lot.

Lot Line: See [Sec. 1.5.2](#)

M

Maneuvering Aisle: A maneuvering space which serves a row or rows of parking stalls.

Manufacturing: See [Sec. 6.5.11](#)

Mass Below First Story: See [Sec. 1.5.5](#)

Mixed-Use Residential Building: A building occupied by both residential and nonresidential uses.

Molding, Shaping or Assembly from Prepared Materials (Including Repairs): See [Sec. 6.5.12](#)

Multi-Family Dwelling: See [Sec. 6.2.4](#)

Museum: See [Sec. 6.3.8](#)

N

Nonconforming Building: See Building, nonconforming.

Nonconforming Use: See Use, nonconforming.

Nonprofit Institution: See [Sec. 6.3.8](#)

Nursing Home: See [Sec. 6.2.5](#)

O

Occupy/Occupancy: When used in connection with accessory apartments, this term shall mean physical presence and residency on the subject premises except for short periods of temporary absence.

Office: See [Sec. 6.4.20](#)

Office of a Contractor, Builder, Electrician or Plumber or Similar Enterprises: See [Sec. 6.4.21](#)

Open-Air Business: See [Sec. 6.4.22](#)

Open Space, Beneficial: Areas not covered by buildings or structures that are available for active or passive recreation, which shall include, but are not limited to: landscaped areas, including space located on top of a structure, gardens, playgrounds, walkways, plazas, patios, terraces and other hardscaped areas, and recreational areas, and shall not include: (i) portions of walkways intended primarily for circulation, i.e., that do not incorporate landscape features, sculpture or artwork, public benches, bicycle racks, kiosks or other public amenities, (ii) surface parking facilities or associated pedestrian circulation, (iii) areas that are accessory to a single housing unit, or (iv) areas that are accessory to a single commercial unit, and controlled by the tenant thereof, and not made available to the general public.

Open Space, Usable: All the lot area not covered by buildings and/or structures, roadways, drives, surface parking area or paved surfaces other than walks. The area devoted to lawns, landscaping, exterior tennis courts, patios, in-ground swimming pools and non-structural recreational amenities shall be included as usable open space. The area covered by roof overhangs of up to 2 feet shall be included in the calculation of open space.

Outdoor Recreational Activities: See [Sec. 6.6.3](#)

P

Paint Store: See [Sec. 6.5.12](#)

Parking Facility: A building, structure, lot or part of a lot where off-street parking is provided or permitted. See [Sec. 6.4.24](#)

Parking Lot: A parking facility where off-street parking of vehicles is permitted other than as an accessory use.

Parking Stall: An area, exclusive of inventory storage space, display space, maneuvering aisles or other maneuvering space, adequate for parking a motor vehicle.

Personal Service: See [Sec. 6.4.25](#)

Place of Amusement: See [Sec. 6.4.26](#)

Porch: A roofed structure with sides not more than 60 percent enclosed by impermeable walls, attached to and accessible from the primary structure, and not heated or air conditioned. A porch may share no more than two exterior walls with the residential structure. Railings or solid walls on the projecting facades of the porch may be no higher than 36 inches as measured from the finished porch floor; the remainder of these facades may be open to the elements or enclosed by mesh, glass, or similar material.

Porch, Enclosed: A porch enclosed for any portion of the year by any non-permeable material such as glass or a similar material.

Porch, Unenclosed: A porch that at all times is either enclosed by permeable materials such as mesh or similar material or is unenclosed by any material.

Printing, Publishing and Reproduction Establishments:

See [Sec. 6.5.13](#)

Public Use: See [Sec. 6.3.10](#)

Q

[reserved]

R

Radio, Television or Telephone Transmission Station: See [Sec. 6.4.27](#)

Rear Setback Line: A line equidistant from the rear lot line which establishes the nearest point to the lot line at which the nearest point of a structure may be erected. In the case of a corner lot, the rear lot line shall be the lot line opposite the street on which the main entrance is located.

Recreational Trailer or Vehicle: A vehicular, portable unit which exceeds 18 feet in length, 7 feet in height or 7 feet in width and which is designed and principally used for travel, camping or recreational use, including, but not limited to, a travel trailer, pick-up camper, motorized camper, tent trailer, boat or boat trailer.

Registered Marijuana Dispensaries: See [Sec. 6.10.3](#)

Residential Care Facility: See [Sec. 6.2.13](#)

Resource Extraction: See [Sec. 6.6.4](#)

Rest Home: See [Sec. 6.3.7](#)

Restaurant: See [Sec. 6.4.29](#)

Retail Sales: See [Sec. 6.4.30](#)

Retaining Wall: See [Sec. 5.4.2](#)

Riding School: See [Sec. 6.6.5](#)

Roof, Flat: A roof with a pitch of less than 1:12.

Roof, Sloped: A roof with a pitch of 1:12 or greater, typically having gables at both ends.

Roomer: The same as “Lodger”.

Rooming House: The same as “Lodging house”.

Rooming Unit: The room or group of rooms rented to an individual or household for use as living and sleeping quarters. See Chapter 20 of the **City Ordinances**.

S

Sanitarium: See [Sec. 6.3.7](#)

School or Other Educational Purposes: See [Sec. 6.3.14](#)

Scientific Research and Development Activities: See [Sec. 6.7.4](#)

Service Establishment: See [Sec. 6.4.31](#)

Setback Line: See [Sec. 1.5.3](#)

Shipbuilding, Small Boat Building, Yards for Storage and Repair: See [Sec. 6.5.3](#)

Side Setback Line: A line equidistant from the side lot line which establishes the nearest point to the lot line at which the nearest point of a structure may be erected.

Sign: See [Sec. 5.2](#)

Sign Painting Shop: See [Sec. 6.5.14](#)

Single-Person Occupancy Dwelling: See [Sec.](#)

Single-Room Occupancy Dwelling: See [Sec.](#)

Single-Family Attached: See [Sec. 1.5.1](#)

Single-Family Detached: See [Sec. 1.5.1](#)

Sloped Roof: See Roof, Sloped.

Space, habitable: Gross floor area in a building structure used for living, sleeping, eating or cooking purposes, including closets and hallways.

Sports Stadium: A building or structure containing tiered seating facilities for more than 200 spectators at sporting events.

Stable: See [Sec. 6.4.32](#)

Stairs: A set of steps leading from one floor of a building to another, typically inside the building.

Steps: A flat surface, especially one in a series, on which to place one’s foot when moving from one level to another.

Stock Farm: See [Sec. 6.6.5](#)

Storage Building: See [Sec. 6.5.5](#)

Storage, Outdoor: See [Sec. 6.4.23](#)

Story: See [Sec. 1.5.4](#)

Street: A public way or a way opened and dedicated to the public use which has not become a public way, or a toll road open to public travel, including its approaches and toll houses or booths.

Street Level: The level of a building the floor of which is nearest to the grade of the adjacent sidewalk.

Structure: Any construction, erection, assemblage or other combination of materials at a fixed location upon the land, such as, but not limited to, a building, bridge, trestle, tower, framework, tank, tunnel, tent, stadium, platform, retaining wall or systems of walls whose above-grade height exceeds 4 feet, tennis court or swimming pool.

T

Telecommunications and Data Storage Facility: See [Sec. 6.5.15](#)

Theatre: See [Sec. 6.3.15](#)

Trash or Yard Waste, Collection, Storage, Transfer-Haul or Composting: See [Sec. 6.5.16](#)

Two-Family Detached: See [Sec. 6.2.2](#)

Two-Family Dwelling: See Dwelling, two-family.

U

Use: Any purpose for which land, buildings or structures are arranged or designed, or for which said land, building or structure is occupied or maintained.

Use, Nonconforming: A use which does not conform to the use regulations of the district in which such use exists or might be introduced.

V

Vehicle Repair Shop: See [Sec. 6.4.34](#)

Vehicle Sales and Service Facility: See [Sec. 6.4.35](#)

Vehicle Storage: See [Sec. 6.5.17](#)

Veterinary Hospital: See [Sec. 6.4.36](#)

W

Watchman or Caretaker: See [Sec. 6.7.5](#)

Wireless Communication Equipment: See [Sec. 6.9](#)

Wholesale Distribution Plant: See [Sec. 6.5.19](#)

X

[reserved]

Y

Yard of a Contractor or Builder for Office and Storage of Vehicles and Materials: See [6.5.6](#)

Z

[reserved]

(Rev. Ords. 1973 § 24-1; Ord. No. 202, 03/21/77; Ord. No. S-260, 08/03/87; Ord. No. S-288, 12/07/87; Ord. No. T-57, 11-20-89; Ord. No. T-114, 11/19/90; Ord. No. T-273, 06/07/93; Ord. No. V-91, 09/16/96; Ord. No. V-92, 10/21/96; Ord. No. V-122, 07/14/97; Ord. No. V-233, 04/05/99; Ord. No. W-20, 11/06/00; Ord. No. Z-16, 12/17/07; Ord. No. Z-45, 03/16/09; Ord. No. Z-77,02/22/11; Ord. No. Z-108, 04/17/12; Ord. No. A-4, 10/01/12; Ord. No. A-32, 10/21/13; Ord. No. B-1,02-20-18)

Article 9. Overlay Districts

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Sec. 9.1. Applicability

9.1.1. General.

- A. As set forth herein, the provisions of Article 9 shall apply to all real property within a defined Overlay District as shown on the Newton Zoning Map. The provisions of the Overlay District will modify the form, location, and use of buildings by applying special dimensional, use, and other standards in a variety of areas in the City tailored to those specific areas and relevant policy objectives. Compliance with the Overlay District provisions may be voluntary or required based on the following criteria:
1. The owner of a site may opt-in to an Overlay District by obtaining and exercising a building and/or zoning permit for development of the site, or any portion thereof, under the provisions and standards of the Overlay District. Until a site has opted-in to an Overlay District, future development on the site, or any portion thereof, shall be in accordance with the underlying zoning district. When a site, or any portion thereof, opts-in to an Overlay District, the site shall be deemed to be zoned in the Overlay District and the provisions of Article 9 shall apply to and control any future development on the site.
 2. Buildings or structures that lawfully exist pursuant to the underlying zoning district at the time a site opts-in to an Overlay District shall be deemed a nonconforming building or structure and shall be subject to the provisions of Section 7.8. Sites with uses that are not permitted in an Overlay District may not opt-in to the Overlay District.
- B. **Conflicts.** If a site is subject to the provisions and standards of an Overlay District, and where conflicts exist between the Overlay District and any other provision of the City of Newton Zoning Ordinance, the provisions and standards of the Overlay District shall take precedence and apply.

(Ord. No C-34, 12/04/23)

Sec. 9.2. Village Center Overlay District (VCOD)

9.2.1. District Intent.

- A. Allow the development of buildings and uses appropriate to Newton’s village centers, areas immediately adjacent to village centers, and transit-rich areas, in a manner that aligns with the vision of the City’s Comprehensive Plan and other policy documents.
- B. Encourage development that fosters compact, pedestrian-oriented villages with a diverse mix of residences, shops, offices, institutions, and opportunities for entertainment.
- C. Allow sufficient density and intensity of uses to promote a lively pedestrian environment, public transit, and variety of businesses that serve the needs of the community.
- D. Expand the diversity of housing options available in Newton.
- E. Promote the health and well-being of the community by encouraging physical activity, use of alternative modes of transportation, and creating a sense of place.
- F. Facilitate compliance with the multi-family zoning requirement for MBTA communities pursuant to M.G.L. Chapter 40A, Section 3A.
- G. Encourage the preservation and reuse of existing buildings.

scale. This zone serves as the core of some village centers and as a transition zone for other village centers. Buildings are typically set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. Ground story active uses address the needs of residents and employees in the immediate neighborhood as well as the larger Newton community.

- C. **Village Center 3 (VC3).** The VC3 zone facilitates mixed-use development of moderate- and larger-scale. This zone serves as the core commercial zone of certain village centers, particularly those with access to mass transit. Buildings are typically set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. Ground story active uses address the needs of residents and employees in the immediate neighborhood, the larger Newton Community, and regional visitors.

(Ord. No C-34, 12/04/23)

9.2.2. District Purpose

The Village Center Overlay District (VCOD) has been divided into three (3) district zones.

- A. **Multi Residence Transit (MRT).** The MRT zone facilitates the preservation of existing homes through conversion to multiple units and new, small-scale, multi-family buildings similar in size to the surrounding residential neighborhoods. This zone acts as a transition between the mixed-use cores of village centers and surrounding residential neighborhoods.
- B. **Village Center 2 (VC2).** The VC2 zone facilitates mixed-use and residential development of moderate

9.2.3. Definitions.

In addition to the definitions found in Article 8 Definitions, the following definitions apply.

- A. **Awning.** A roof-like covering attached to a structural frame and supported entirely from a building or other structure.
- B. **Balcony.** An unenclosed platform with a railing, wall, or balustrade that provides outdoor amenity space on upper stories.
- C. **Basement.** See Section 1.5.4.D.
- D. **Bay.** A window assembly extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building wall. Two bays can connect around corners.
- E. **Bicycle Parking, Long-Term.** Accommodations for the parking of a bicycle for two (2) or more hours.
- F. **Bicycle Parking, Short-Term.** Accommodations for the parking of a bicycle for less than two (2) hours.
- G. **Building Footprint Area.** Area of the largest above grade floor of the building as measured to the exterior faces of the walls.
- H. **Development.** The construction or modification of any principal building, accessory building, or other structure; and/or the establishment, change, or expansion of any use of any structure or land.
- I. **Facade Build Out Ratio.** The ratio of the width of the entire front elevation to the lot width along the right of way.
- J. **Fenestration.** The openings in the facade of a building, including windows and doors. Fenestration is measured from the inside face of the jambs on any window or door trim.
- K. **Front Elevation.** The exterior wall of a building oriented in whole or in part toward the right of way.
- L. **Furnishing Zone.** The portion of the sidewalk between the back of curb and the walkway that is used for street trees, landscaping, transit stops, streetlights, and site furnishing.
- M. **Lot Line.** See Section 1.5.2.A.
- N. **Lot Line, Front.** The lot line abutting a street or right of way.
- O. **Lot Line, Primary Front.** Where there is only one front lot line, it shall be the primary front lot line. Where there are multiple front lot lines, the primary front lot line shall be the one the principal entrance faces. Where there are multiple front lot lines and the principal entrance does not face a street or right of way, the primary front lot line shall be determined by the Commissioner of Inspectional Services or their designee.
- P. **Lot Line, Rear.** Any lot line, other than a lot line that is a side lot line of an abutting property, which is parallel to or within forty-five (45) degrees of being parallel to a front lot line.
- Q. **Lot Line, Side.** Any lot line other than a front or rear lot line.
- R. **Lot Width.** The length of the front lot line of a lot.
- S. **Mixed-Use Priority Street.** A portion of a street that requires ground story active uses within the VCOD zones as shown on the Newton Zoning Map.
- T. **Open Space, Beneficial.** Open space that is freely open to the public.
- U. **Open Space, Usable.** See definition in Article 8.
- V. **Porch.** An unenclosed platform connected to a principal building that provides outdoor amenity space. A porch may be bordered with a railing, screened or covered, but permanent enclosure to create habitable space is prohibited.
- W. **W. Principal Entrance.** The main point of access for pedestrians into a building, upper story use, or ground story tenant space.
- X. **Residential District.** Residential districts include lots located in the Single Residence (SR), Multi Residence (MR), and Multi Residence Transit (MRT) zoning districts. For the purposes of applying VCOD standards to a lot, the abutting lots in the MRT shall be considered to be in a residential district regardless of whether such abutting lot has opted-in.
- Y. **Retaining Wall.** See Section 5.4.2.A.
- Z. **Screening.** See Section 9.2.6.C.8.

AA. Step-Back. A recess of an upper story facade a set distance behind the facade of the story below.

AB. Story. See Section 1.5.4.

AC. Story, Ground. The lowest story of a building with a finished floor at or above the average grade plane adjacent to the building.

AD. Story, Half. See Section 9.2.6.B.5 for definition of a half-story for a pitched roof and Section 9.2.6.B.6 for definition of a half-story for a flat roof.

AE. Story, Upper. Any full story above the ground story of a building.

(Ord. No C-34, 12/04/23)

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9.2.4. Development Review.

A. **Applicability.** The density and dimensional controls of the VCOD apply to all buildings, structures, and uses on a lot that has opted-in to a listed VCOD zone.

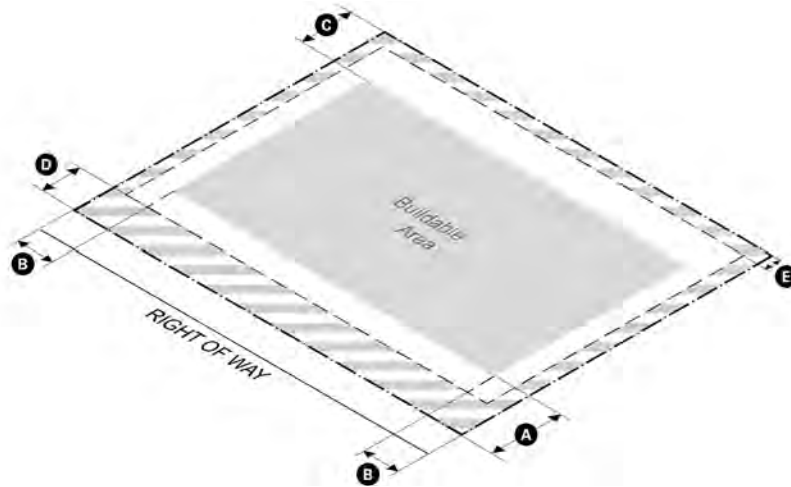
B. **Approval Process.**

1. A pre-submittal discussion or meeting, known as a Design Review Team (DRT), with the Planning Department, who shall consult with the Inspectional Services Department (ISD), is recommended for all development.
2. Development that requires a special permit or site plan review shall be reviewed in accordance with Section 9.2.9, Administration.
3. **Special Permit Required.**
 - a. Any construction or substantial reconstruction of one or more buildings in the VC2 or VC3 zones on a lot thirty-thousand (30,000) square feet or larger.
 - b. The construction of multiple buildings on a lot in the Multi Residence Transit zone (MRT), except as modified through Adaptive Reuse (see Sec. 9.6.2.B.8).
 - c. The City Council is the granting authority for all development that requires a special permit, except as otherwise provided in this ordinance.
4. **Site Plan Review Required.**
 - a. Any construction or substantial reconstruction of one or more buildings in the VC2 or VC3 zones on a lot fifteen-thousand (15,000) square feet or larger but less than thirty-thousand (30,000) square feet.
 - b. The Planning Board is the granting authority for all development that requires site plan review.

(Ord. No C-34, 12/04/23)

9.2.5. Dimensional Standards

A. Site Dimensional Standards

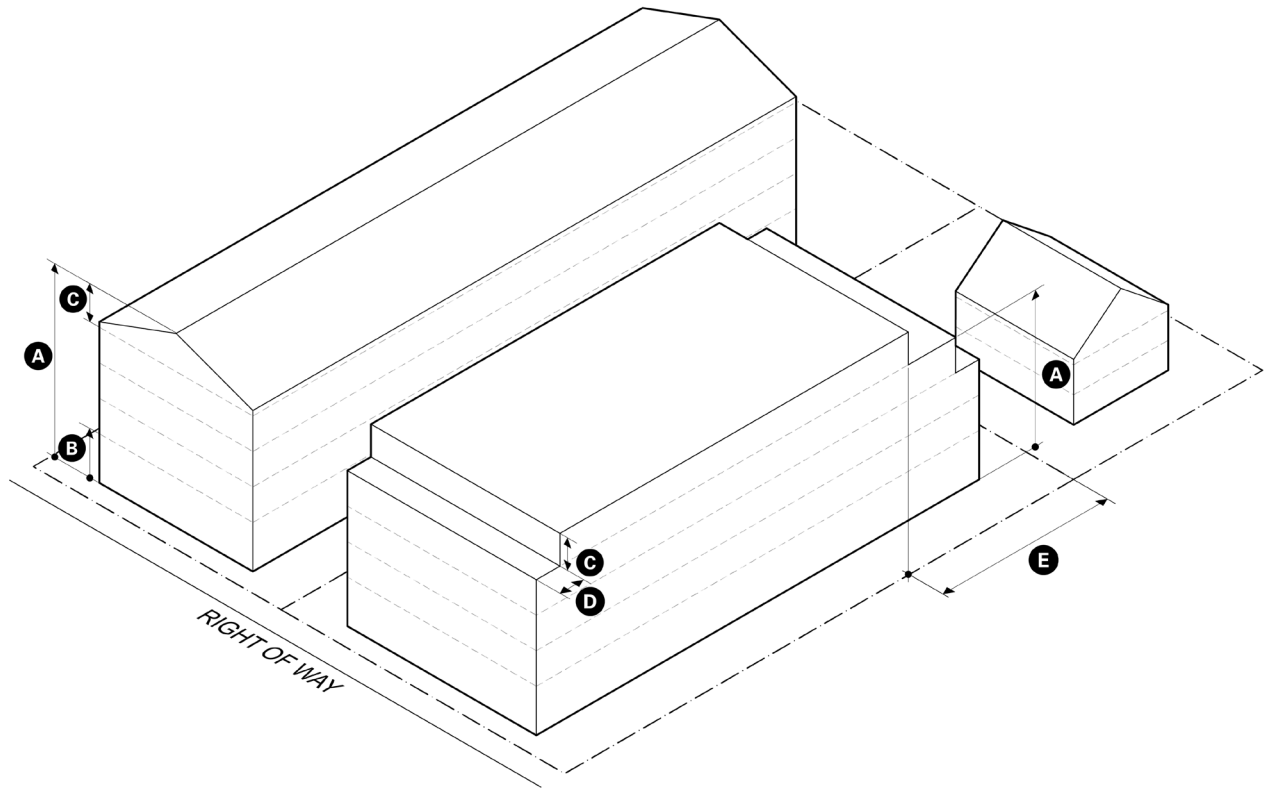


	MRT	VC2	VC3	DEFINITION / LISTED STANDARD
Open Space (min)	35% Usable Open Space	5% Beneficial Open Space for lots greater than 30,000 sf		Sec. 9.2.6.A.6
Lot Frontage (min)	45'	N/A	N/A	Sec. 9.2.6.A.1
Building and Structure Height				
(A) Front (min)	20' or Average*	0'	0'	Sec. 9.2.6.A.2
(B) Side (min)	10'	0'	0'	Sec. 9.2.6.A.2
Abutting a Residential or Public Use District	10'	20'	20'	Sec. 9.2.6.A.2
(C) Rear (min)	15'	5'	5'	Sec. 9.2.6.A.2
Abutting a Residential or Public Use District	15'	20'	20'	Sec. 9.2.6.A.2
Building Separation for Multiple Building on a Lot (min)				
	20'	25'	25'	Sec. 9.2.6.A.5
Facade				
Facade Build Out Ratio (min)				
Primary front lot line	N/A	75%, or lot width within side setbacks minus 15', whichever is less		Sec. 9.2.6.A.3
Front lot line	N/A	50%		Sec. 9.2.6.A.3
Parking Placement				
Parking Setbacks (min)				
(D) Facing a right of way		12'		Sec. 9.2.6.A.7
(E) Not facing a right of way		4'		Sec. 9.2.6.A.7
-- = Not allowed	N/A = Not Applicable			

* Average setback is described in Sec. 1.5.3.

B. Building Dimensional Standards

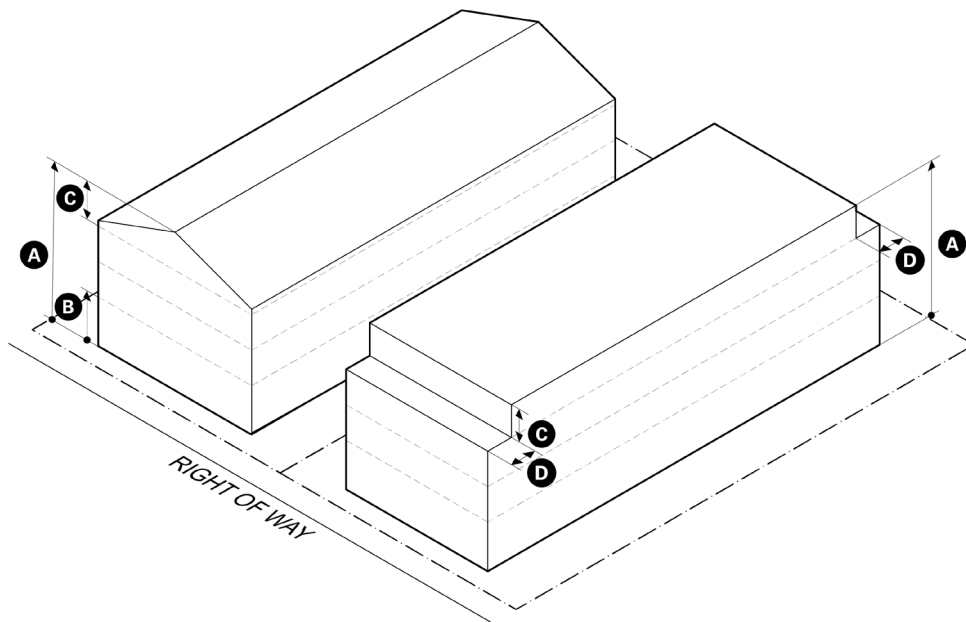
VC3 Building Dimensional Standards



The images above are examples of the VC3 building type and are intended only for illustrative purposes.

REGULATION	STANDARD	DEFINITION / LISTED STANDARD
Building Massing		
Building Footprint (max)	15,000 sf	Sec.9.2.6.B.1
Building Height in Stories / Feet (max)		
Ⓐ Pitched Roof	4.5 / 71'	Sec. 9.2.6.B.5
Ⓔ Pitched Roof, development within 50' of lot line abutting a Residential District	3.5 / 58'	Sec. 9.2.6.B.5
Ⓐ Flat Roof	4.5 / 69'	Sec. 9.2.6.B.6
Ⓔ Flat Roof, development within 50' of lot line abutting a Residential District	3.5 / 56'	Sec. 9.2.6.B.6
Ground Story Height in Feet (min)		
Ⓑ Mixed-Use Priority Street	15'	Sec. 9.2.6.B.3
Ⓑ All other streets	12'	Sec. 9.2.6.B.3
Half-Story Height in Feet (max)		
Ⓒ Pitched Roof	14'	Sec. 9.2.6.B.3
Ⓒ Flat Roof	12'	Sec. 9.2.6.B.3
Half-Story Step-Back in Feet (min)		
Pitched Roof	N/A	Sec. 9.2.6.B.5
Ⓓ Flat Roof	10' along front and rear lot lines	Sec. 9.2.6.B.6
Facade		
Ground Story Fenestration (min)		
Mixed-Use Priority Streets	70%	Sec. 9.2.6.B.12
All other streets, non-residential uses	50%	Sec. 9.2.6.B.12
All other streets, residential uses	15%	Sec. 9.2.6.B.12
Ground Story Active Use (min)		
Mixed-Use Priority Street	100%	Sec. 9.2.6.B.9
Articulation		
Length of continuous facade (max.)	80'	Sec. 9.2.6.A.11
Use and Occupancy		
Dwelling Units (min/max)	3 / N/A	
-- = Not allowed	N/A = Not Applicable	

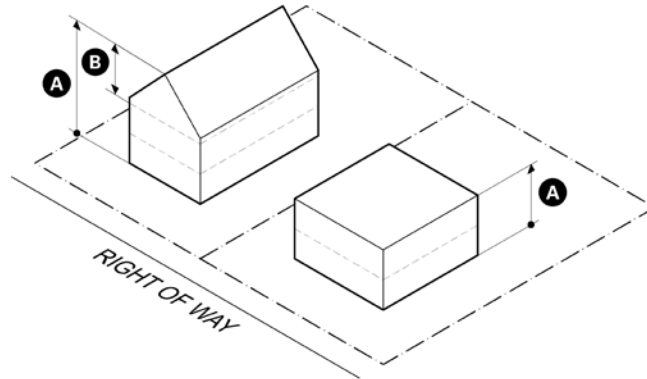
VC2 Building Dimensional Standards



The images above are examples of the VC2 building type and are intended only for illustrative purposes.

REGULATION	STANDARD	DEFINITION / LISTED STANDARD
Building Massing		
Building Footprint (max)	10,000 sf	Sec.9.2.6.B.1
Building Height in Stories / Feet (max)		
Ⓐ Pitched Roof	3.5 / 58'	Sec. 9.2.6.B.5
Ⓐ Flat Roof	3.5 / 56'	Sec. 9.2.6.B.6
Ground Story Height in Feet (min)		
Ⓑ Mixed-Use Priority Street	15'	Sec. 9.2.6.B.3
Ⓑ All other streets	12'	Sec. 9.2.6.B.3
Half-Story Height in Feet (max)		
Ⓒ Pitched Roof	14'	Sec. 9.2.6.B.3
Ⓒ Flat Roof	12'	Sec. 9.2.6.B.3
Half-Story Step-Back in Feet (min)		
Pitched Roof	N/A	Sec. 9.2.6.B.5
Ⓓ Flat Roof	10' along front and rear lot lines	Sec. 9.2.6.B.6
Facade		
Ground Story Fenestration (min)		
Mixed-Use Priority Streets	70%	Sec. 9.2.6.B.12
All other streets, non-residential uses	50%	Sec. 9.2.6.B.12
All other streets, residential uses	15%	Sec. 9.2.6.B.12
Ground Story Active Use (min)		
Mixed-Use Priority Street	100%	Sec. 9.2.6.B.9
Articulation		
Length of continuous facade (max.)	80'	Sec. 9.2.6.A.11
Use and Occupancy		
Dwelling Units (min/max)	3 / N/A	
-- = Not allowed	N/A = Not Applicable	

MRT Building Dimensional Standards



The images above are examples of the MRT building type and are intended only for illustrative purposes.

REGULATION	STANDARD	DEFINITION / LISTED STANDARD
Building Massing		
Building Footprint (max)	1,500 sf	Sec.9.2.6.B.1
Building Height in Stories / Feet (max)		
Ⓐ Pitched Roof	2.5 / 40'	Sec. 9.2.6.B.5
Ⓐ Flat Roof	2.0 / 24'	Sec. 9.2.6.B.6
Ground Story Height in Feet (min)		
Mixed-Use Priority Street	N/A	
All other streets	N/A	
Half-Story Height in Feet (max)		
Ⓑ Pitched Roof	18'	Sec. 9.2.6.B.3
Ⓑ Flat Roof	N/A	
Half-Story Step-Back in Feet (min)		
Pitched Roof	N/A	
Ⓓ Flat Roof	N/A	
Facade		
Ground Story Fenestration (min)		
Mixed-Use Priority Streets	N/A	
All other streets, non-residential uses	N/A	
All other streets, residential uses	N/A	
Ground Story Active Use (min)		
Mixed-Use Priority Street	N/A	
Articulation		
Length of continuous facade (max.)	N/A	
Use and Occupancy		
Dwelling Units (min/max)	3 / 4, except as modified through Adaptive Reuse (see Sec. 9.2.6.B.8)	
-- = Not allowed	N/A = Not Applicable	

9.2.6. Development and Design Standards

A. Site Design Standards

This section provides the design standards for lot improvements within the VCOD zones, defines how to measure certain standards, and provides other requirements and information.

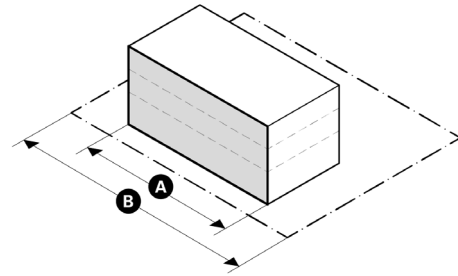
1. Lot Frontage

- a. Lots in the MRT zone must have the minimum lot frontage specified in the Site Dimensional Standards.
- b. Lot Frontage shall be measured per Section 1.5.2.E Lot Frontage. Section 1.5.2.G Rear Lots shall not be applicable to lots in the VCOD.

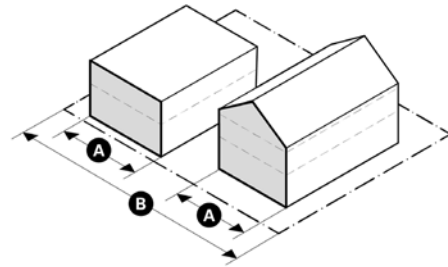
2. Setbacks

- a. Buildings shall comply with the setback requirements set forth in Section 1.5.3, Setback, except as modified in this Article 9.2.
- b. Buildings must meet the minimum setbacks specified in the Site Dimensional Standards for each VCOD zone.
- c. Buildings in the VC2 and VC3 zones must be set back from any lot line abutting a sidewalk an additional distance so that at least twelve (12) feet in width is provided between the back of curb and exterior facade of the building, at all points. Excluding the furnishing zone, the area of the lot that is within twelve (12) feet of the curb shall be paved in compliance with the City's sidewalk standards.
- d. For the limited purposes of determining the applicable setback requirements, if an abutting property is within a VC2 or VC3 district the abutting property shall be deemed to be in such Overlay District and not the underlying zoning district regardless of whether such abutting property has opted-in.

3. Building Placement



Single Building per Lot = $A \div B$



Multiple Buildings per Lot = $(A + A) \div B$

- a. The width of the front elevation must be a percentage of the lot width as specified by the facade build out ratio in the Site Dimensional Standards for each VCOD zone.
 - i. The facade build out ratio may be met cumulatively by multiple buildings on a lot.
 - ii. Usable open space between the front lot line and front elevation is considered part of the building for the purposes of calculating the facade build out ratio.

4. Number of Buildings

- a. Multiple buildings are permitted on each lot by-right, except;
 - i. A special permit is required in the MRT zone for multiple buildings on a lot, except as modified through Adaptive Reuse (see Sec. 9.2.6.B.8).

5. Building Separation

- a. Multiple buildings on a single lot must comply with the building separation distance at all points as specified in the Building Dimensional Standards for each VCOD zone.
- b. Abutting buildings on separate lots may not be interconnected so as to be internally accessible from one to the other at or above grade level.

6. Open Space and Beneficial Open Space

- a. Lots must provide the minimum open space specified in the Site Dimensional Standards for each VCOD zone.
- b. Development on lots thirty-thousand (30,000) sf and greater in the VC2 and VC3 zones must provide beneficial open space specified in the Site Dimensional Standards for the applicable VCOD zone and meet the following standards:
 - i. At least four hundred (400) square feet and at least twenty (20) feet in width and twenty (20) feet in length;
 - ii. Not on rooftops or other elevated portions of buildings; and
 - iii. Designed to accommodate public congregation and use, including any necessary amenities or infrastructure. Examples of such spaces include plazas, parks, playgrounds, playing fields, and community gardens.
- c. Street Trees
 - i. Installation of a street tree within the public right of way must be approved by the Tree Warden or their designee.

7. Retaining Walls

- a. The placement of a retaining wall of four (4) feet or more anywhere on a lot requires a special permit.

B. Building Design Standards

This section provides the design standards for buildings within the VCOD zones, defines how to measure certain standards, and provides other requirements and information.

1. Building Footprint

- a. Buildings must comply with the maximum building footprint as specified in the Building Dimensional Standards for each VCOD zone.
- b. Building footprint includes all enclosed spaces whether for habitation or storage. Any parking area that is covered by a roof is included in the Building Footprint.
- c. Building footprint includes decks that extend more than eight (8) feet from the building face.
- d. The following features do not count towards the building footprint.
 - i. Portions of the building below the average grade and not visible from any right of way or adjacent lots.
 - ii. Architectural features, as defined in Sec. 9.2.6.B.10.
 - iii. Structures, as defined in Sec. 1.5.3.D.

2. Building Height

- a. Buildings may not exceed the maximum building height specified in the Building Dimensional Standards for each VCOD zone. Building height is measured as defined in Section 1.5.4. Height.
- b. For the limited purposes of determining the applicable building height requirements, if an abutting property is within a VC2 or VC3 district the abutting property shall be deemed to be in such Overlay District and not the underlying zoning district regardless of whether such abutting property has opted-in.

3. Story Height

- a. The Ground Story of a building must comply with the minimum story height requirements specified in the Building Dimensional Standards for each VCOD zone.
- b. The height of the ground story and upper story(ies) of a building is measured vertically from the surface of the finished floor to the surface of the finished floor above, or to the top of the highest roof beam if no finished floor is immediately above, at all points.
- c. The height of a half-story is measured vertically from the surface of the finished floor to the top of the highest roof beam above.

4. Number of Stories

- a. Buildings may not exceed the maximum number of stories as specified in the Building Dimensional Standards for each VCOD zone.
- b. For the limited purposes of determining the allowable number of stories for a building, if an abutting property is within a VC2 or VC3 district the abutting property shall be deemed to be in such Overlay District and not the underlying zoning district regardless of whether such abutting property has opted-in.

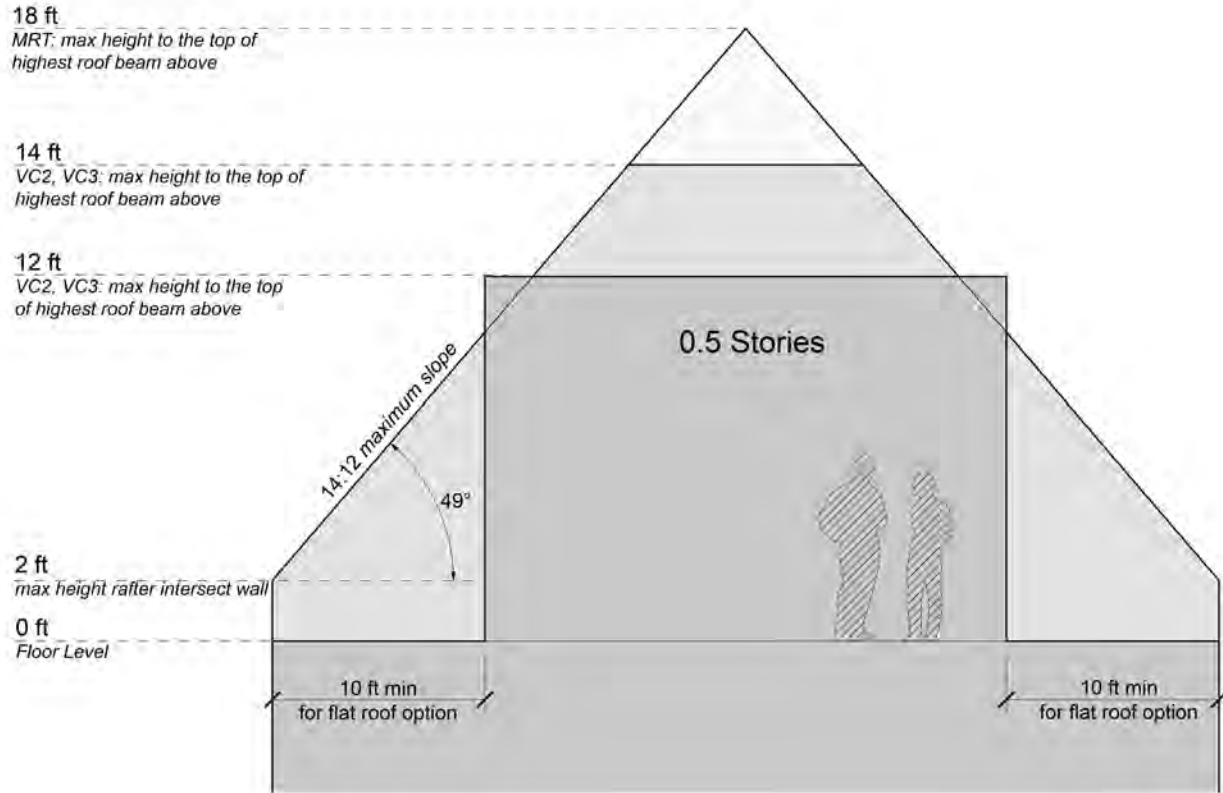
5. Half-Story for Pitched Roofs

- a. Space located directly under a pitched roof is counted as a half (0.5)-story, provided the following standards are all met:
 - i. At least two (2) opposite roof planes are pitched toward each other.
 - ii. A pitched roof may be composed of roof planes with different slopes.
 - iii. The slope of any pitch must be no greater than 14:12 (49.4 degrees); otherwise, this story is counted as a full story.

- iv. The roof rafters must intersect the wall plate or top of wall frame of the exterior walls at a height no more than two (2) feet above the finished floor of the half (0.5)-story; otherwise, this story is counted as a full story.
- v. Dormers must comply with the requirements set forth in Sec. 1.5.4.G.

6. Half-Story Step Back for Flat Roofs

- a. For buildings in the VC3 zone, the required step-backs must be provided above the fourth story, or for buildings less than four (4) stories at a building height of fifty-seven (57) feet.
- b. For buildings in the VC2 zone, the required step-backs must be provided above the third story, or for buildings less than (3) stories at a building height of forty-four (44).
- c. For the limited purposes of determining the applicable step-back requirements, if an abutting property is within a VC2 or VC3 district the abutting property shall be deemed to be in such Overlay District and not the underlying zoning district regardless of whether such abutting property has opted-in.
- d. Buildings must meet the upper story step-back requirement along any lot line abutting a residential district.
- e. Exceptions.
 - i. Sections of buildings that are on a portion of a lot where the lot depth is less than seventy (70) feet are exempt from the upper story step-back requirement along the rear lot line, except when the rear lot line abuts a residential district.
 - ii. Any portion of the half-story set back more than twenty-five (25) feet from any lot line is exempt from the upper story step-back requirement, except when the lot line abuts a residential district.



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7. **Affordable Housing Bonus**

- a. Except as modified herein, the provisions of Section 5.11 Inclusionary Zoning shall apply in the VCOD.
- b. Bonus. To increase the supply of affordable housing, beyond the requirements within Newton’s Inclusionary Zoning Ordinance, the following building height and building footprint increases are allowed within the VC2 and VC3 zones by-right, subject to the dimensional requirements of Sec. 9.2.5 and other development and design standards of Sec. 9.2.6:

Building Dimensional Standards

VCOD Zone	VC2	VC3
Building height in stories, (max)	4.5	5.5
Pitched roof, building height in feet, (max)	71’	84’
Flat roof, building height in feet, (max)	69’	82’
Building Footprint, (max)	12,500 sf	17,500 sf

- c. Standards
 - i. To utilize the affordable housing bonus in the above table, a development must fully comply with the provisions of Section 5.11, except the number of inclusionary units required shall be as follows:

Number of Inclusionary Units Required

Project Type VCOD Zone	RENTAL		OWNERSHIP	
	VC2	VC3	VC2	VC3
Tier 1, (% of units)	25%	50%	25%	50%
Tier 2, (% of units)	--	--	--	--
Average Median Income, (AMI)	50-80%	50-80%	80%	50-80%

- ii. The number of stories or height of any portion of the building within fifty (50) feet of a lot line abutting a residential district may not be increased.

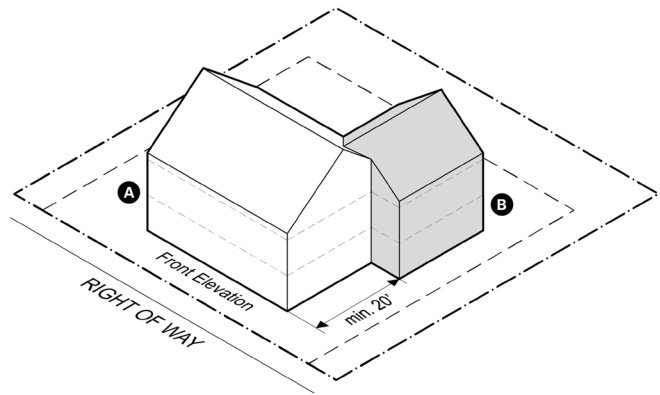
- iii. For the limited purposes of determining the affordable housing bonus requirements, if an abutting property is within a VC2 or VC3 district the abutting property shall be deemed to be in such Overlay District and not the underlying zoning district regardless of whether such abutting property has opted-in.

8. **Adaptive Reuse**

- a. Purpose. To benefit the general health and welfare of the Newton community by fulfilling stated goals on housing, transportation, sustainability, and historic preservation through the reuse and revitalization of existing buildings, including historically significant buildings.
- b. Eligibility.
 - i. Adaptive reuse development is only permitted in the MRT zone.
 - ii. Only lots with buildings that exist at the time the lot opts-in to the MRT zone are eligible for the provisions of this Adaptive Reuse section.
 - iii. The existing principal building on the lot must be preserved in compliance with the requirements set forth in Sec. 9.2.6.B.8.c.
 - iv. Any proposed development under the provisions of this Adaptive Reuse section must submit a pre-development site survey with existing building and site conditions prepared, stamped, and signed by a registered engineer or land surveyor, with the building permit application.
- c. Reuse Requirement. No alterations or replacements to or demolition of the existing structural framing of the existing principal building along the front and side elevations, and the roof, up to a new addition constructed pursuant to the adaptive reuse standards in Sec. 9.2.6.B.8 are permitted, except those required:

- i. To comply with applicable Health, Building, and Fire codes;
- ii. For the installation, replacement, relocation, or reconfiguration of windows and doors;
- iii. For the installation, replacement, relocation, or reconfiguration of architectural features, as defined in Sec. 9.2.6.B.10; or
- iv. Determined to be necessary for safety purposes by the Commissioner of Inspectional Services or their designee.

not be considered part of the existing principal building's footprint.



Building footprint of **B** ≤ Building footprint of **A** × 50%

- d. Standards. Notwithstanding anything to the contrary in the City of Newton Zoning Ordinance, development on a lot that qualifies as an adaptive reuse development and complies with the reuse requirement herein may utilize the following building standards:

- i. The maximum number of units allowed in the existing principal building is six (6) units, except by special permit.
- ii. Lots developed under this Adaptive Reuse section are exempt from the VCOD open space requirements.
- iii. The existing principal building developed under this Adaptive Reuse section has a minimum parking stall requirement of one-half (0.5) parking stalls per residential unit.
- iv. Multiple buildings on a lot are permitted, subject to site plan review in lieu of special permit approval.
- v. The maximum building footprint of the existing principal building shall be the footprint of the existing building at the time the lot opts-in to the MRT Zone plus fifty (50%) percent of the footprint of the principal existing building. For the purposes of calculating the building footprint of the existing principal building under Adaptive Reuse, unenclosed porches and decks shall

- a. Additions to the existing building(s) must meet the minimum VCOD setbacks specified in the Site Dimensional Standards.
- b. Additions are only permitted along the rear and side elevations of the existing principal building.
- c. Any portion of the addition along the side elevations of the existing principal building must be set back at least twenty (20) feet from the front elevation of the existing principal building.
- vi. Additions permitted herein may be built up to the maximum height specified in the MRT Building Dimensional Standards. The height of those portions of the existing principal building that must be preserved pursuant to Sec. 9.2.6.B.8.c. may not be increased.

9. Ground Story Active Uses

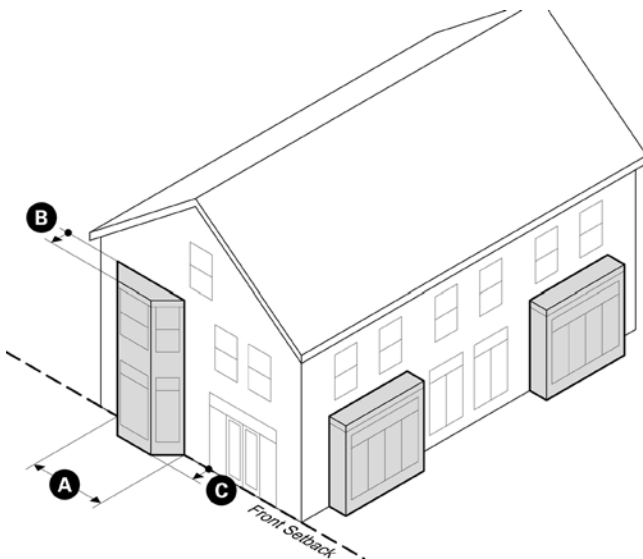


- a. Any lot with mixed-use priority street frontage must provide ground story active use for the entire width of the front elevation of the building facing the priority street. No more than thirty-five (35%) percent of the required active use space may be dedicated to semi-active accessory uses as defined below.
- b. Active uses include only:
 - i. Retail
 - ii. Restaurant / bar / craft beverage establishment / specialty food service
 - iii. Place of amusement
 - iv. Personal service
 - v. Gallery / arts studio
 - vi. Live/work space
- vii. Community use space
- c. Semi-active accessory uses include only:
 - i. Lobbies and common areas associated with office, hotel, or residential uses

10. Architectural Features

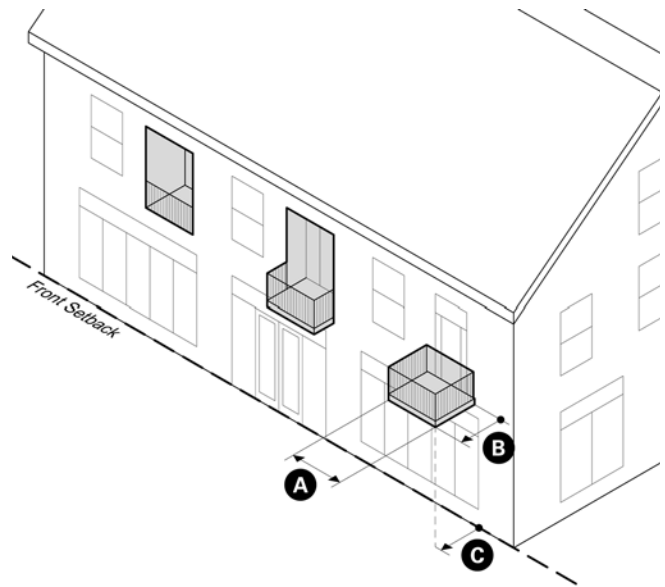
- a. The structural and architectural elements that extend outward from a building facade, including awnings, bays, balconies, and porches.
- b. Architectural features which fully comply with the dimensional standards below are not considered part of the building footprint.
- c. Architectural features may project into the front setback and/or right of way only based on the following standards:

i. Bay



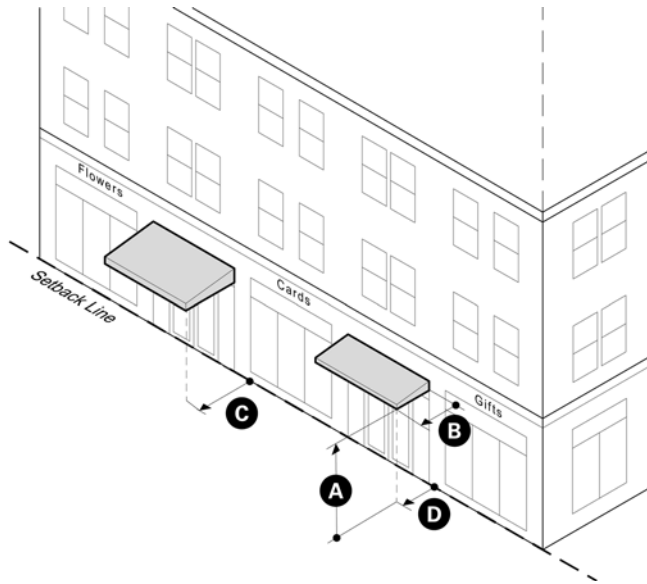
Dimensions	
Ⓐ Width of each bay (max)	Greater of 20% of wall length or 12 ft
Ⓑ Depth (max)	3 ft
Ⓒ Front setback encroachment at the ground story (max.)	3 ft
Fenestration (min)	60%
Extension into the right of way (max.)	3 ft
Clearance above Grade within right of way (min.)	Top of the ground story

ii. Balcony



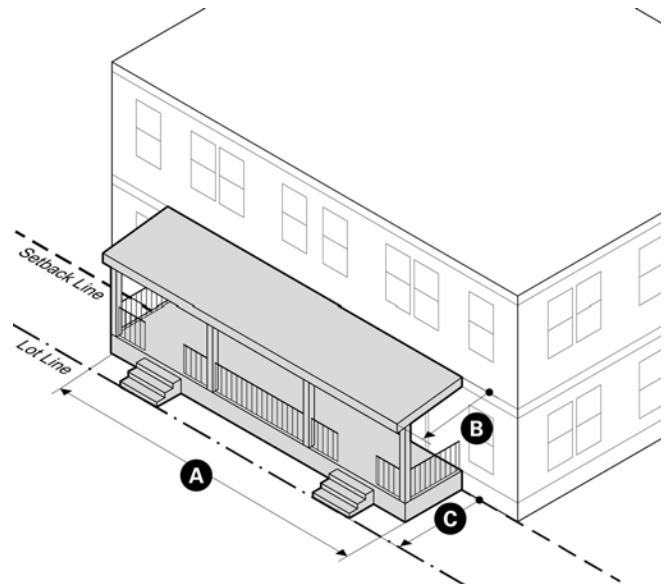
Dimensions	
Ⓐ Width of Each balcony (min./ max.)	5 ft / Greater of 20% of wall length or 12 ft
Ⓑ Depth (min. / max.)	3 ft / 8 ft
Ⓒ Extension into the right of way (max.)	3 ft
Clearance above grade	Top of the ground story
Front setback encroachment (max.)	100%

iii. Awning



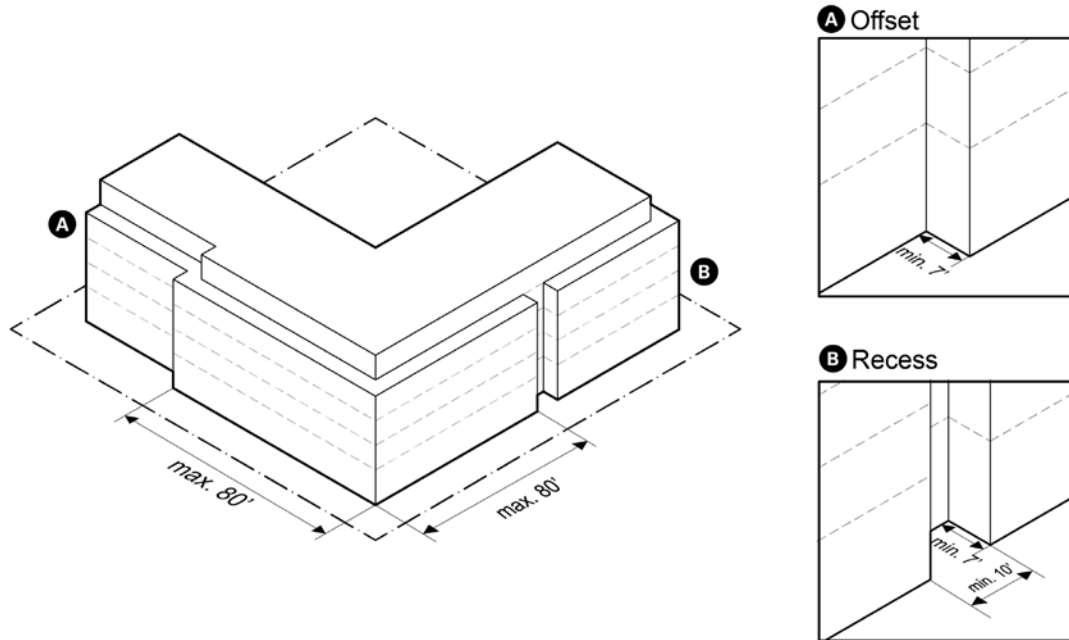
Dimensions	
Width of Each awning (min.)	--
(A) Clearance above grade (min.)	10 ft
(B) Depth (max.)	3 ft
(C) Extension in the right of way, principal entrance (max.)	6 ft
Extension into the right of way, other (max.)	3 ft
Front setback encroachment (max.)	100%

iv. Porch



Dimensions	
(A) Width, front (min.)	8 ft
(A) Width, side (min.)	4 ft
(B) Depth, front (max.)	8 ft
(B) Depth, side (min.)	4 ft
(C) Front setback encroachment (max.)	6 ft

11. Facade Articulation



- a. The front elevation of any building greater than eighty (80) feet in width must be divided vertically by a recess or an offset at least seven (7) feet deep and ten (10) feet wide for the full height of the building, excluding:
 - i. The half-story.
 - ii. Any portion of the ground story with ground story active uses as defined in Sec. 9.2.6.B.9.
- b. Balconies and awnings may be located within the recess or adjacent to the offset.
- c. Balconies and bays may be utilized to satisfy the facade articulation requirements in this section.

12. Ground Story Fenestration



- a. Fenestration must be provided as specified in the Building Dimensional Standards for each VCOD zone and is calculated as a percentage of the area of the front elevation at the ground story.
- b. For buildings with ground story active use spaces, ground story fenestration is measured between two (2) feet and ten (10) feet above the finished floor of the ground story.
- c. For ground story fenestration, glazing must have a minimum sixty percent (60%) Visible Light Transmittance (VLT) and no more than fifteen percent (15%) Visible Light Reflectance (VLR) as indicated by the manufacturer.

13. Building Entrances

- a. For lots with street frontage, buildings must have their principal entrance(s) from that right of way. For lots without street frontage, buildings must have their main entrance(s) on the side wall oriented toward a secondary right of way or parking lot provided for the building.
- b. Within the VC2 and VC3 zones, principal entrances must either be recessed or projected from the plane of the facade, or have a projecting awning, to signal building entry and provide adequate protection from the elements.

14. Roof Features

- a. Non-habitable architectural features are permitted on roofs in accordance with Section 1.5.4.A. In addition to the non-habitable architectural features set forth in Section 1.5.4.A., stair headhouses are not included in the height measurement for buildings in the VCOD.

15. Mechanical Equipment

- a. Roof-mounted mechanical equipment must be screened and setback at least ten (10) feet from the intersection of the roof and wall plane immediately below.
- b. Wall-mounted alarm devices, cable boxes, and utility meters shall not be mounted on a wall plane facing a right of way.
- c. Wall-mounted mechanical, plumbing, and/or electrical equipment such as louvers, exhaust equipment and ducts vents along the front elevation must be architecturally integrated into the design of the building and located to minimize adverse effects on pedestrian comfort along sidewalks and within open spaces.
- d. All free-standing mechanical and/or electrical equipment are prohibited between any front lot line and front elevation.

C. Parking Design Standards.

1. Required Accessory Parking Spaces

- a. There are no motor vehicle parking minimums within the VCOD, except:
 - i. One (1.0) parking stall per residential unit is required within the MRT zone, except as modified through Adaptive Reuse (see Sec. 9.6.2.B.8).
 - ii. A half (0.5) parking stall per residential unit is required for the existing principal building developed under the Adaptive Reuse section (see Sec. 9.6.2.B.8).
 - iii. A half (0.5) parking stall per residential unit is required within the VC3 zone for lots over twenty-thousand (20,000) square feet.
- b. Bicycle parking must be provided as specified in Sec. 9.2.6.C.2, except,
 - i. No bicycle parking is required for ground floor non-residential uses with five-thousand (5,000) square feet or less of gross leasable floor area.
- c. Motor vehicle parking spaces for persons with disabilities must be provided per 521 CMR 23.00 Parking and Passenger Loading Zones.
- d. Centralized parking facilities must provide signage identifying the permitted users.
- e. Pedestrian access to motor vehicle parking must be via a paved sidewalk or walkway.
- f. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.

2. Required Number of Accessory Bicycle Parking Stalls.

The following standards for accessory bicycle parking spaces are associated with the use categories permitted in the VCOD zones:

USE CATEGORY	BICYCLE PARKING	
	Short-term (min)	Long Term (min)
Residential Uses		
Multi-family dwelling, ten (10) units or less	--	--
Multi-family dwelling, more than ten (10) units	0.1 per unit	1.0 per unit
Lodging House	0.1 per bed	0.5 per bed
Live/Work space	0.5 per unit	1.0 per unit
Convalescent or rest home or other institution devoted to the board, care or treatment of humans	--	--
Elderly housing with services, residential care facility, elderly congregate living facility	--	--
Civic/Institutional		
Dormitory	0.1 per bed	0.5 per bed
Religious institutions	--	--
School serving children under 14 years of age	0.075 per student	2.5 per classroom
Commercial		
Bank	1 per 10,000 sf	1 per 5,000 sf
Family child care home, large family child care home, day care center	0.05 per child	0.075 per employee
Funeral home	1 per 10,000 sf	1 per 10,000 sf
Health club, similar establishment	1 per 2,500 sf	1 per 10,000 sf
Hospital, sanitarium	10 per entrance	1 per 5,000 sf
Hotel, motel	1 per 20 rooms	1 per 20 rooms
Medical office	1 per 4,000 sf	1 per 10,000 sf
Office, professional building	1 per 10,000 sf	1 per 2,000 sf
Outdoor or open-air sales space, drive-in establishments, open-air retail business, amusements and other similar uses	--	--
Personal service	1 per 2,500 sf	1 per 5,000 sf
Post office	1 per 2,500 sf	1 per 5,000 sf
Radio or television broadcasting studio	1 per 2,500 sf	1 per 10,000 sf
Restaurant, food or beverage establishment (for sidewalk and parking space cafe seating, see 12-70)	1 per 2,000 sf	1 per 4,000 sf
Retail store, showroom	1 per 2,500 sf	1 per 10,000 sf
Service establishment	1 per 2,500 sf	1 per 5,000 sf
Theaters, halls, clubs, auditoriums and other places of amusement or assembly	1 per 5,000 sf	0.075 per employee
Industrial		
Manufacturing	--	1 per 10,000 sf
Research, laboratory	1 per 10,000 sf	1 per 5,000 sf
Storage warehouse or business	--	--
Telecommunications and data storage facility	--	--
Wholesale business	--	1 per 40,000 sf

3. **Vehicular Parking Stall Dimensions**

- a. For vehicular parking stall requirements, see Sections 5.1.8.B and 5.1.8.C.

4. **Bicycle Parking Stall Dimensions**

- a. Bicycle parking may be provided through any combination of racks and lockers.
- b. Bicycle parking serving multiple uses may be combined into a single area or accessory structure.
- c. Access
 - i. Areas designed for bicycle parking stalls must have a hard, stabilized surface with an access aisle free from obstruction.
 - ii. Bicycle parking stalls must be accessible without moving another bicycle or lifting or carrying a bicycle over any steps or stairs.
- d. Weather Protection. When provided, weather protection must be permanent, designed to protect bicycles from rainfall, and provide at least seven (7) feet of clearance above ground level.
- e. Bicycle racks must meet the following standards:
 - i. Be a fixed-in-place stand that is securely anchored to the ground providing support to the bicycle without the use of a kick-stand.
 - ii. Be configured to provide two points of contact for locking the frame and at least one wheel.
- f. Bicycle lockers must meet the following standards:
 - i. Be securely anchored to the ground and provide support to the bicycle without the use of a kick-stand.
 - ii. Be secured by means of a lockable door or, alternatively, configured

internally to allow locking of the frame and at least one wheel.

- g. Additional standards for short-term bicycle parking:
 - i. Short-term bicycle parking must be provided outside of a principal building and within one-hundred (100) feet of the building served by the parking.
 - ii. Short-term bicycle parking must be at the same grade as the abutting sidewalk or at a location that can be reached by an accessible route that is a minimum of five (5) feet wide, with no steps and a six percent (6%) slope or less.
 - iii. Any required short-term bicycle parking provided in a structure or under cover must be provided at ground level and clearly marked as bicycle parking.
- h. Additional standards for long-term bicycle parking:
 - i. Long-term bicycle parking must be provided in a well-lit, secure location within the same building as the use the parking is intended to serve or within an accessory structure located within two-hundred (200) feet of the building.
 - ii. To provide security, long-term bicycle parking must be either in a locked room or in an area that is enclosed by a fence that is a minimum eight (8) feet high, with a locked gate.
 - iii. All required long-term bicycle parking spaces must be designed to provide continuous shelter from the elements.
 - iv. When twenty (20) or more long-term bicycle parking spaces are provided, a minimum of ten percent (10%) of the spaces must be at least three (3) feet by eight (8) feet in size.
 - v. A minimum of ten percent (10%) of long-term bicycle parking spaces must

have access to outlets for charging electric bicycles.

- i. Alternative compliance. The provisions of this Section 9.2.6.C.4 may be modified by special permit to accommodate alternative technologies and methods for providing bicycle parking so long as the Special Permit Granting Authority makes a finding that the alternative bicycle parking provides equal or greater benefits to bicycle users.

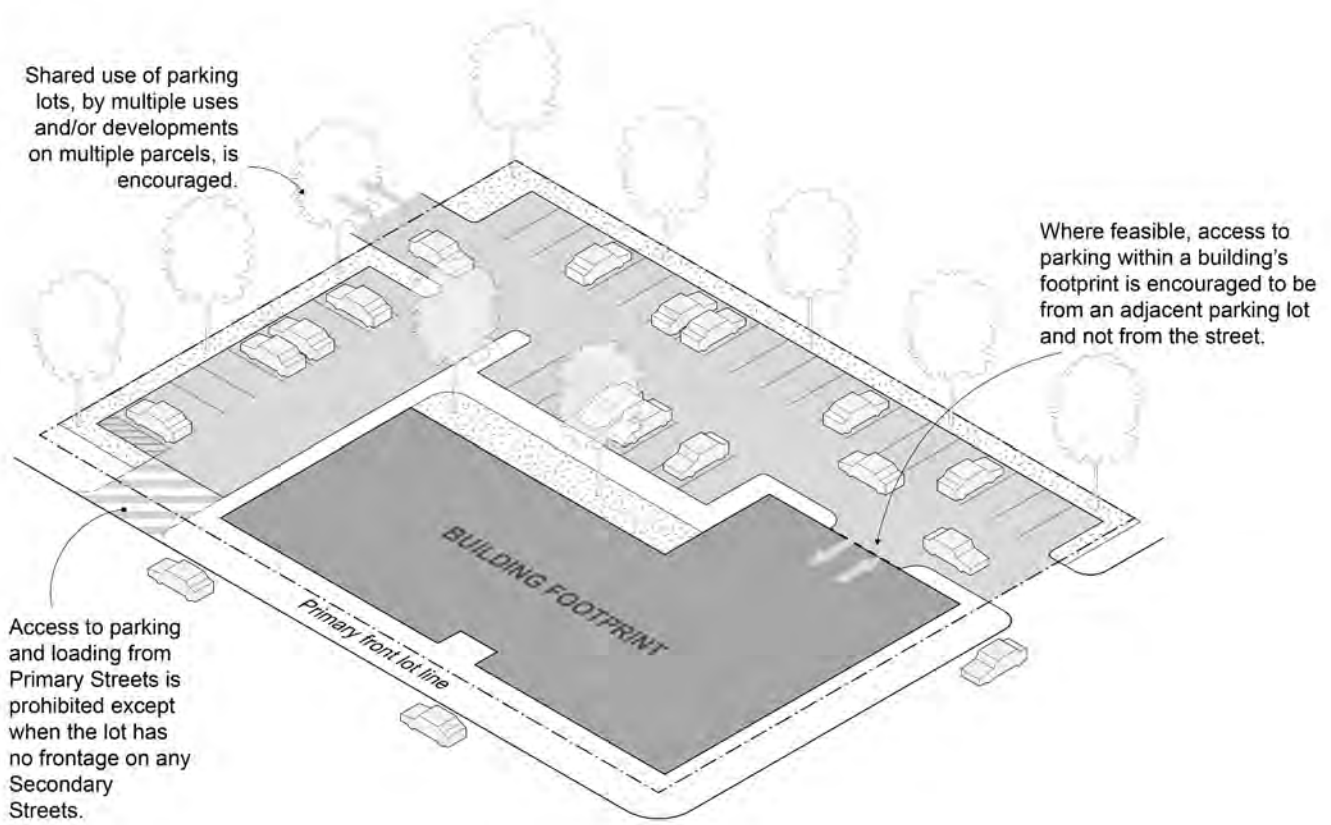
5. **Parking Access**

- a. Vehicular access to parking lots and structures along the primary front lot line is prohibited when vehicular access along another lot line is available.
- b. Shared use of vehicular parking lots, by multiple uses and/or developments on multiple parcels, is permitted.
- c. If the entrance to a parking area is along the primary front lot line, the width of the entrance may be no more than 40% of the front elevation along the primary front lot line.

6. **Curb Cuts and Driveways**

- a. Curb cuts are prohibited along the primary front lot line when vehicular access along another lot line is available. Notwithstanding the foregoing, a curb cut along a primary front lot line on a corner lot is permitted if the Commissioner of Public Works, or their designee, determines:
 - i. A one-way vehicular access along the primary front lot line and a one-way vehicular access along the secondary front lot line improves safety and traffic flow.
- b. Each lot is limited to one curb cut per street frontage.
- c. The maximum width of a driveway for vehicular access to parking lots and structures is as follows:

ACCESS TYPE	WIDTH, (MAX.)
One-Way	12 ft
Two-Way	24 ft



The interior width of a curb cut (between curb stones) may be no wider than the driveway, vehicular entrance, or loading facility it serves.

- d. The grade, cross slope, and clear width of the walkway of a sidewalk must be maintained between the driveway apron and the abutting driveway.
- e. Curb cuts for driveways must be at least twenty (20) feet from an intersection that does not have a traffic-control signal as defined in Chapter 19 of the City Ordinances and at least forty (40) feet from an intersection with traffic-control signals. The distance between the curb cut and the intersection shall be measured from the point of intersection of the tangent lines of the curve. The Commissioner of Public Works, or their designee, may modify the minimum allowable distance of a proposed curb cut from an intersection and the location of a proposed curb cut upon their determination that such modification will improve vehicular and pedestrian safety.

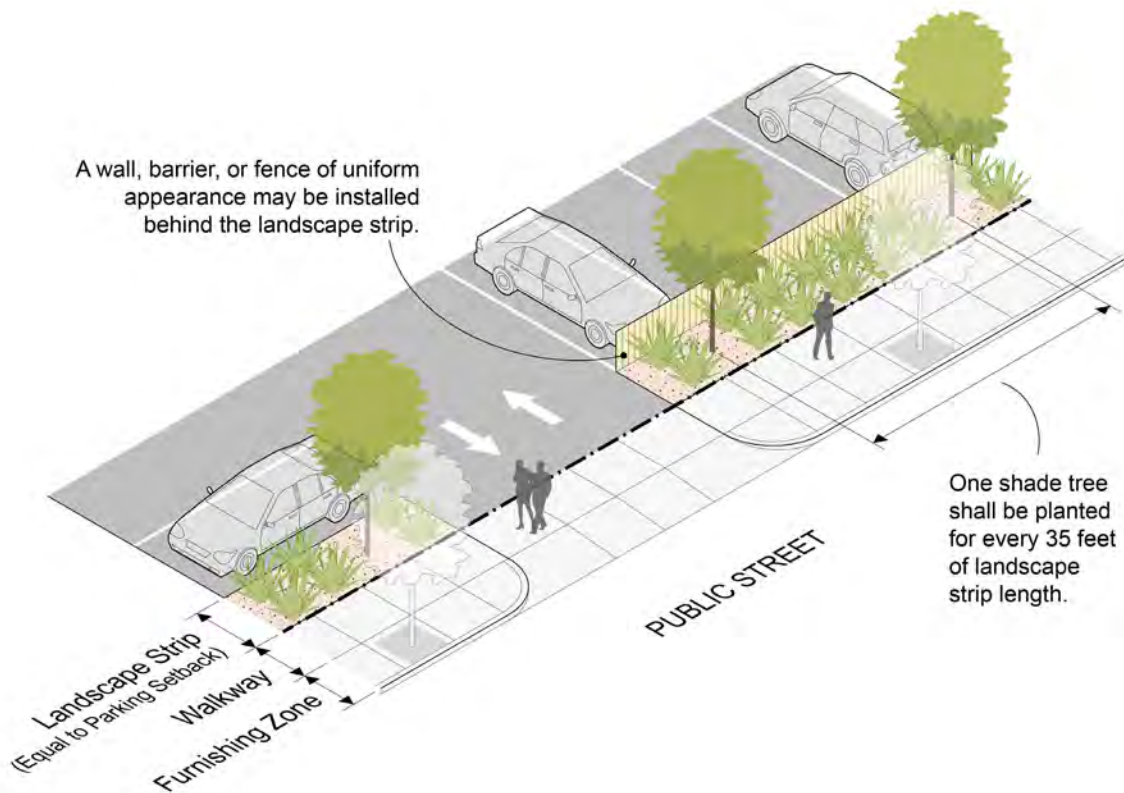
7. **Vehicular Parking Placement**

- a. Unless otherwise specified in this Section, all vehicular parking stalls must be located at or behind any required parking setback as specified in the Lot Standards for each VCOD zone.
- b. No vehicular parking stalls are allowed between the front elevation and the primary front lot line, except in the MRT zone where one (1) parking stall may be located between the front elevation and the primary front lot line.

8. Screening. Surface vehicular parking spaces and outdoor loading facilities must be separated from the right of way by a building or screening within the parking setback as specified in the Site Dimensional Standards for each VCOD zone. Screening shall consist of one or a combination of the following:

- a. A landscape strip at least five (5) feet in width, running the full length of the parking lot along the right-of-way, excluding curb cuts and driveways.
 - i. The landscape strip must be planted with trees, shrubs, perennials, native grasses, and/or other planting types that provide a buffer from the right-of-way.
 - ii. Deciduous large shade trees must be planted for every thirty-five (35) feet of landscape strip length, spaced linearly and parallel to the right-of-way. Shade trees must be a minimum of two (2) inches in tree caliper when planted.

- b. A wall, barrier, or fence of uniform appearance. Such a wall, barrier, or fence may be opaque or perforated provided that not more than fifty (50) percent of the face is open. There shall be a landscaped strip with a minimum width of 3 feet between the base of the wall, barrier, or fence and right of way. The wall, barrier, or fence shall comply with the provisions of the Fence ordinance in Chapter 5, Sections 5-30 - 5-34.
- c. The required screening shall be located so as not to conflict with any corner visibility requirements or any other City ordinances. Such screening may be interrupted by entrances or exits.
- d. Outdoor parking facilities containing 20 stalls or more must comply with the requirements in Sec. 5.1.9.B.
- e. Parking lots in the VC2 and VC3 zones on a lot abutting properties in any residential districts along any side or rear lot line must be screened, per the standards above.



9. **Lighting.** Lighting shall comply with the provisions of the Light Trespass ordinance in Chapter 20 Sections 20-23 – 20-49.

10. **Loading**

- a. For off-street loading requirements, see Section 5.1.12.
- b. Access to loading docks or service areas along the primary front lot line is prohibited, except when the loading docks and service areas are internal to the building or fully behind the building.
- c. Outdoor loading facilities, including all docks and areas used for the storage and staging of goods or materials, that are visible from a public street, public space, or abutting properties in any residential districts must be screened from view. See Section 9.2.6.C.8.

11. **Service Areas**

- a. Buildings containing five (5) or more residential units must provide private trash and recycling pick up.
- b. Trash collection, trash compaction, recycling collection and other similar service areas must be fully enclosed within a building or located to the side or rear of the buildings within fully locked enclosures.
- c. Outdoor service areas are not permitted along any primary front lot line.
- d. Outdoor service areas that are visible from a public street, public space, or abutting properties in any residential districts must be fully screened from view. See Section 9.2.6.C.8.

12. **Parking Relief**

- a. The Planning Board is the Special Permit Granting Authority for all parking relief within the VCOD zones.
- b. In particular instances, a special permit may be granted to allow for exceptions to this Sec. 9.2.6.C. if it is determined that literal compliance is impracticable due to the nature of the use, or the location, size,

width, depth, shape, or grade of the lot, or that such exceptions would be in the public interest, or in the interest of safety, or protection of environmental features.

- c. A special permit may not be granted to allow exceptions to the minimum parking setbacks or to allow parking between the primary front lot line and front elevation where not otherwise permitted.

(Ord. No C-34, 12/04/23)

9.2.7. Design Guidelines.

The Director of Planning and Development may adopt, and periodically amend as deemed necessary, design guidelines. These guidelines provide direction, not requirements, for the design of new development within the VCOD zones resulting in a cohesive pattern over time. The intent is to define expectations for new development while allowing for flexibility and fostering high quality design.

(Ord. No C-34, 12/04/23)

9.2.8. Allowed Uses.

Uses permitted in the VCOD zones are described below.

A. Permitted Uses

- 1. The use of real property is subject to the provisions of Article 9.2.8., Allowed Uses.
- 2. Uses are permitted as specified in Article 9.2.8, Allowed Uses.
- 3. Non-residential uses are permitted as specified in the table below, subject to the standards set forth in Article 6, only in combination with a permitted residential use.
- 4. Use categories not expressly authorized are prohibited.

B. Permitted Accessory Uses.

- 1. The use of real property is subject to the provisions of Article 9.2.8, Allowed Uses.
- 2. Accessory Uses are permitted as specified in Section 6.7, Accessory Uses.
- 3. Accessory Uses not expressly authorized are prohibited.

C. Use Table

Use Category	MRT	VC2	VC3	Definition/ Listed Standard
Residential Uses				
Single-Family, detached	--	--	--	Sec. 6.2.1
Two-Family, detached	--	--	--	Sec. 6.2.2
Multi-Family residential use	P	P	P	Sec. 6.2.4
Assisted living, nursing home	SP	SP	SP	Sec. 6.2.5
Congregate living facility	SP	P	P	Sec. 6.2.8
Elderly housing with services	SP	SP	SP	Sec. 6.2.10
Live/work space	P	P	P	Sec. 6.2.11
Lodging house	SP	SP	SP	Sec. 7
Civic/Institutional Uses				
Cemetery, private	--	--	--	Sec. 6.3.1
Club, clubhouse	SP	P	P	Sec. 6.3.2
Community use space	P	P	P	Sec. 6.3.3
Family child care home, large family child care home, day care center	L	L	L	Sec. 6.3.4
Government offices or services	P	P	P	Sec. 6.3.5
Heliport	--	--	--	Sec. 6.3.6
Hospital	--	SP	SP	Sec. 6.3.7
Library, museum or similar institution	SP	P	P	Sec. 6.3.8
Public use	L	L	L	Sec. 6.3.10
Rail/bus station	P	P	P	Sec. 6.3.11
Religious institution	L	L	L	Sec. 6.3.12
Sanitarium, convalescent or rest home, other like institution	SP	SP	SP	Sec. 6.3.13
School or other educational purposes, non-profit	L	L	L	Sec. 6.3.14
School or other educational purposes, for-profit	L	L	L	Sec. 6.3.14
Theater, hall	SP	P	P	Sec. 6.3.15
Commercial Uses				
Animal service, excluding overnight boarding	--	P	P	Sec. 6.4.1
ATM, standalone	--	P	P	Sec. 6.4.2
Bank, ground story	--	SP	--	Sec. 6.4.4
Bank, upper story	--	P	P	Sec. 6.4.4
Bed & Breakfast	P	P	SP	Sec. 6.4.5
Business incubator	--	P	P	Sec. 6.4.6
Business services	--	P	P	Sec. 6.4.7
Car-sharing service, car rental, bike rental, electric car-charging station as accessory uses	P	P	P	Sec. 6.4.8
Car wash	--	--	--	Sec. 6.4.9
Craft beverage establishment	--	L/ SP	L/ SP	Sec. 6.4.10
P = Allowed by Right L = Allowed Subject to Listed Standards SP = Special Permit by City Council Required -- Not Allowed				

Use Category	MRT	VC2	VC3	Definition/ Listed Standard
Drive-in business	--	--	--	Sec. 6.4.11
Dry cleaning or laundry, retail	--	P	P	Sec. 6.4.12
Fast food establishment	--	P	P	Sec. 6.4.13
Fuel establishment	--	--	--	Sec. 6.4.14
Funeral home	--	SP	SP	Sec. 6.4.15
Health club	--	P	P	Sec. 6.4.16
Hotel or lodging establishment	--	P	P	Sec. 6.4.17
Job printing, up to 3,000 square feet (area used for work and storage)	--	P	P	Sec. 6.4.18
Job printing, over 3,000 square feet (area used for work and storage)	--	SP	SP	Sec. 6.4.18
Kennel	--	--	--	Sec. 6.4.19
Microfulfillment Center	--	--	--	Sec. 6.4.27
Office	--	P	P	Sec. 6.4.21
Open-air business	--	P	P	Sec. 6.4.22
Outdoor storage	--	--	--	Sec. 6.4.23
Parking facility, accessory, single level	P	P	P	Sec. 6.4.24
Parking facility, non-accessory, single level	P	P	P	Sec. 6.4.24
Parking facility, accessory, multi-level	--	P	P	Sec. 6.4.24
Parking facility, non-accessory, multi-level	--	P	P	Sec. 6.4.24
Personal service, up to 5,000 square feet	--	P	P	Sec. 6.4.25
Personal service, over 5,000 square feet	--	P	P	Sec. 6.4.25
Place of amusement, indoor or outdoor	--	P	P	Sec. 6.4.26
Radio or television broadcasting studio	--	P	P	Sec. 6.4.27
Radio, or television transmission station	--	--	--	Sec. 6.4.27
Restaurant	--	P	P	Sec. 6.4.29
Retail sales, under 5,000 square feet	--	P	P	Sec. 6.4.30
Retail sales, over 5,000 square feet	--	P	P	Sec. 6.4.30
Service establishment, up to 5,000 sq. feet	--	P	P	Sec. 6.4.31
Service establishment, over 5,000 sq. feet	--	P	P	Sec. 6.4.31
Stable, public	--	--	--	Sec. 6.4.32
Taxidermist	--	--	--	Sec. 6.4.33
Vehicle repair shop, minor	--	--	--	Sec. 6.4.34
Vehicle repair shop, major	--	--	--	Sec. 6.4.34
Vehicles sales and service facility, indoor -	--	--	--	Sec. 6.4.35
Vehicles sales and service facility, outdoor	--	--	--	Sec. 6.4.35
Veterinary hospital	--	SP	SP	Sec. 6.4.36
Vehicles sales and service facility, indoor	--	SP	--	Sec. 6.4.35
Vehicles sales and service facility, outdoor	--	SP	--	Sec. 6.4.35
Veterinary hospital	--	SP	--	Sec. 6.4.36

P = Allowed by Right L = Allowed Subject to Listed Standards SP = Special Permit by City Council Required -- Not Allowed

Use Category	MRT	VC2	VC3	Definition/ Listed Standard
Industrial Uses				
Assembly or fabrication of materials manufactured off premise	--	--	--	Sec. 6.5.1
Bakery, wholesale	--	--	--	Sec. 6.5.2
Boat building, storage and repair	--	--	--	Sec. 6.5.3
Bottling works (except for alcoholic beverages)	--	--	--	Sec. 6.5.4
Building materials sales yard and storage building	--	--	--	Sec. 6.5.5
Contractor's yard	--	--	--	Sec. 6.5.6
Feed and seed store	--	--	--	Sec. 6.5.7
Food processing, wholesale	--	--	--	Sec. 6.5.8
Laboratory, research and development	--	P	P	Sec. 6.5.9
Laundry, cleaning & dyeing establishment	--	--	--	Sec. 6.5.10
Manufacturing	--	--	--	Sec. 6.5.11
Manufacturing, molding, shaping or assembly from prepared materials (including repairs)	--	--	--	Sec. 6.5.11
Paint store	--	--	--	Sec. 6.5.12
Printing, publishing and reproduction establishment	--	--	--	Sec. 6.5.13
Sign painting shop	--	--	--	Sec. 6.5.14
Telecommunications and data storage facility	--	--	--	Sec. 6.5.15
Trash or yard waste, collection, storage, transfer-haul or composting	--	--	--	Sec. 6.5.16
Vehicle storage	--	--	--	Sec. 6.5.17
Wholesale business or storage facility -	--	--	--	Sec. 6.5.18
Wholesale distribution plant	--	--	--	Sec. 6.5.19
Wireless communication equipment	P/L/ SP	P/L/ SP	P/L/ SP	Sec. 6.9
Manufacturing, uses not allowed by right	--	--	--	Sec. 6.5.11
Open Space Uses				
Agriculture, on a parcel of 5 or more acres	--	--	--	Sec. 6.6.1
Agriculture, on a parcel under 5 acres	--	--	--	Sec. 6.6.1
Resource extraction	--	--	--	Sec. 6.6.4
Restricted Uses				
Adult business	--	--	--	Sec. 6.10.1
Keno	--	--	--	Sec. 6.10.2
Medical Marijuana Treatment Center	--	--	--	Sec. 6.10.3
Craft Marijuana Cooperative	--	--	--	Sec. 6.10.3
Independent Testing Laboratory	--	--	--	Sec. 6.10.3
Marijuana Courier	--	--	--	Sec. 6.10.3
Marijuana Cultivator	--	--	--	Sec. 6.10.3
Marijuana Delivery Operator	--	--	--	Sec. 6.10.3
Marijuana Product Manufacturing	--	--	--	Sec. 6.10.3
Marijuana Research Facility	--	--	--	Sec. 6.10.3
P = Allowed by Right L = Allowed Subject to Listed Standards SP = Special Permit by City Council Required -- Not Allowed				

Use Category	MRT	VC2	VC3	Definition/ Listed Standard
Marijuana Retailer	--	SP	--	<u>Sec. 6.10.3</u>
Marijuana Transporter	--	--	--	<u>Sec. 6.10.3</u>
Microbusiness	--	--	--	<u>Sec. 6.10.3</u>
Firearm Business	--	--	--	<u>Sec. 6.10.4</u>
Firing Range	--	--	--	<u>Sec. 6.10.4</u>
Gunsmith	--	--	--	<u>Sec. 6.10.4</u>

P = Allowed by Right L = Allowed Subject to Listed Standards SP = Special Permit by City Council Required -- Not Allowed

(Ord. No C-34, 12/04/23)

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9.2.9. Administration

A. Special Permit Review

1. A special permit application shall be submitted and reviewed in accordance with Section 7.3, except in lieu of the criteria in 7.3.3.C, the City Council shall not approve any application for a special permit in the VCOD unless it finds, in its judgment, that the proposal meets all the following criteria:
 - a. The proposed development is consistent with the intent and purposes of the VCOD;
 - b. The specific site is an appropriate location for the proposed use and/or building(s);
 - c. The proposed development does not have material and adverse effects on its surroundings;
 - d. The proposed development enhances the public realm and pedestrian experience;
 - e. The site and buildings as designed, constructed and operated will contribute significantly to the efficient use and conservation of natural resources and energy, including through some or all of the following: (a) minimizing operating energy; (b) minimizing the use of fossil fuels; (c) implementing a transportation plan that will minimize carbon footprint.

B. Site Plan Review

1. **Purpose.** Site plan review is the administrative review and approval of a development under the provisions of the VCOD to identify and address any potential impacts from the proposed development.
2. **Applicability.** Site plan review is required as specified within the sections of VCOD ordinance.
3. **Authority.** The Planning Board is the granting authority for site plan review.
4. **Submission Requirements.** Whenever site plan review is required under the provisions of the VCOD an electronic application shall be

submitted in accordance with the requirements of this section.

- a. **Application.** The applicant must submit the following documents, as appropriate, to explain how the development proposal meets the review criteria in Section 9.2.9.B.6.
 - i. Site plans that show the boundaries, dimensions, and area of the lot, zoning table, the position of the building(s) on the site, points of vehicular and pedestrian access to and from the site and vehicular circulation on the site, location of utilities, locations and dimensions of bicycle and vehicular parking, location and screening of dumpsters, exterior lighting detail, and landscape treatments, including any screening of adjacent properties.
 - ii. Elevations and floorplans of the building(s) showing the architectural design and layout of the building(s).
 - iii. A 3D computer generated model or rendered perspective drawings including such details as necessary to show the relationship of the project to its surroundings.
 - iv. All site plans shall be prepared by a certified architect, landscape architect, and/or a civil engineer registered in the Commonwealth of Massachusetts.
 - v. Narrative of compliance with applicable review criteria in Section 9.2.9.B.6.
 - vi. Additional analysis may be required at the discretion of the Planning Board.

5. Procedure

- a. Development requiring site plan review must hold pre-submittal discussion or meeting with the Planning Department, who shall consult with the Inspectional Services Department (ISD), prior to filing an application for site plan review.

- b. The Planning Board shall hold a public hearing within forty-five (45) days of the filing of an application for site plan review. Notice of such public hearing shall be provided as required by M.G.L. Chapter 40A, Section 11.
- c. The Planning Board shall close the public hearing within one hundred and twenty (120) days from the opening of the public hearing, unless the applicant has agreed to an extension in writing. The Planning Board shall render a decision no later than sixty (60) days from the close of the public hearing and file its written decision with the City Clerk.

6. Review Criteria. When conducting a site plan review, the Planning Board shall consider the following criteria:

- a. **Circulation.** Special attention shall be given to traffic circulation, parking areas and access points to public streets and community facilities to maximize convenience and safety of vehicular, bicycle and pedestrian movement within the site and in relation to adjacent streets. The sharing of access driveways by adjoining sites is to be encouraged wherever feasible.
- b. **Screening and Loading.** Screening by plantings, fences, walls, or other means of parking areas, exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures in order to minimize their prominence on the site and surrounding properties.
- c. **Landscape and Topography.** Avoidance of major topographical changes; tree and soil removal shall be minimized, and any topographic changes shall be in keeping with the appearance of neighboring developed areas.
- d. **Environmental Sustainability.** Significant contribution to the efficient use and conservation of natural resources and energy for projects proposing buildings,

structures, or additions to existing buildings or structures.

- e. **Historic Preservation.** Avoidance of the removal or disruption of historic resources on or off-site. Historical resources include designated historical structures or sites, historical architectural elements or archaeological sites.
- f. **Design.** Proposed developments shall utilize high quality materials that enhance the village center as a whole, not just a quality building, with a strong relationship to the public realm, nearby buildings and structures, and pedestrian experience.

7. Grant of Permit. Site plan approval shall be granted upon determination by the Planning Board that the following have been satisfied:

- a. The Applicant has submitted the required fees and information as set forth in this section.
- b. The project as described in the application meets the design standards of the VCOD and the review criteria of Section 9.2.9.B.6.
- c. The Planning Board may impose reasonable conditions, at the expense of the applicant, to ensure compliance with their findings and the standards for granting site plan review.
 - i. Conditions must have a rational nexus to potential impacts of the proposed development, and be roughly proportional, both in nature and extent, to the impacts of the proposed development.
- d. The Planning Board may reject an application for site plan review only when:
 - i. The applicant fails to furnish adequate information required for approval;
 - ii. The imposition of reasonable conditions would not ensure compliance to standards and review criteria, as applicable; and/or

- iii. The submittal, although proper in form, includes or creates an intractable problem so intrusive on the needs of the public in one regulated aspect or another and cannot be adequately mitigated.
 - e. Site plan approval shall be granted by a majority vote of the members of the Planning Board present and voting.
8. Site Plan approval under this Section 9.2.9.B shall lapse if substantial use thereof or construction thereunder has not begun within 36 months following the grant of the site plan approval.

(Ord. No C-34, 12/04/23)