

CITY OF NEWTON
LEGAL NOTICE
MONDAY, MARCH 28, 2016

A Public Hearing will be held on Monday, March 28, 2016, at 7:45 PM, Second Floor, NEWTON CITY HALL before the ZONING & PLANNING COMMITTEE and the PLANNING & DEVELOPMENT BOARD, for the purpose of hearing the following petitions, at which time all parties interested in these items shall be heard. Notice will be published Monday, March 14, 2016 and Monday, March 21, 2016, in The Boston Globe and Wednesday, March 16, 2016 in the Newton Tab, with a copy posted online at www.newtonma.gov and in a conspicuous place at Newton City Hall.

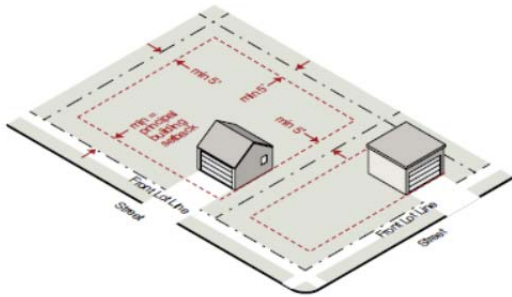
Copies of the proposed changes are available at the City Clerk's office or can be found online at: <http://www.newtonma.gov/civicax/filebank/documents/73978>

- #222-13(2) THE ZONING AND PLANNING COMMITTEE proposing to amend Newton Zoning Ordinance Chapter 30 by deleting, in Article 3 Residence Districts, the provisions of Sec. 3.4.3.A.4 pertaining to garages, and by adding a new Section 3.4.4 which would add a definition for garages; would further regulate the dimensions, setbacks and placement of street-facing garages in residence districts; and would modify or eliminate the provisions of Sec. 3.4.2.C.1 pertaining to special permit relief from dimensional controls over garages.

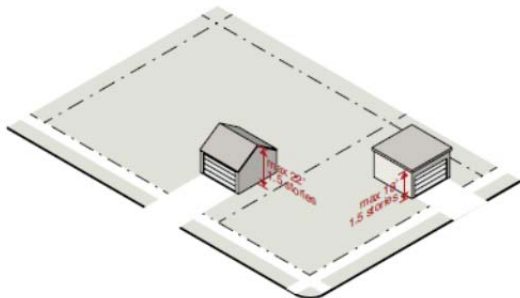
Proposed Ordinance Text**3.4.3. Accessory Buildings**

A. Except as provided in Sec. 6.9, 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. 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 1 1/2 stories.



3. The ground floor area of an accessory building shall not exceed 700 square feet.

~~4. If the accessory building is a garage, unless a special permit is granted, for each dwelling unit there shall be:~~

- ~~a. No more than 1 garage, whether or not it is located in an accessory building;~~
- ~~b. A garage shall provide for not more than 3 automobiles; and~~

~~e. The ground floor area of a garage 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.

3.4.4. GaragesA. Defined.

1. An attached or detached structure intended primarily for the storage or parking of one or more automobiles. A detached garage is an accessory building per section 3.4.3.

2. A garage wall is any wall enclosing a garage including that wall containing the garage entrance.

B. For each dwelling unit there shall be no more than 1 garage and a garage shall provide for no more than 3 automobiles.

C. Garage setback. A garage wall that faces a street may be no closer to the front lot line than the longest street-facing wall of the dwelling unit.

D. Garage Dimensions.

1. The length of the garage wall facing the street may be up to 50 percent of the length of the street facing building façade.

2. The ground floor area of a garage shall not exceed 700 square feet.

E. Where the street-facing side of a building includes multiple garages, the garage walls shall be separated by a minimum of 10 feet of living area.
For the purposes of this section a building is inclusive of all attached dwellings.