



Zoning & Planning Committee **Report**

City of Newton **In City Council**

Monday, June 1, 2020

Present: Councilors Crossley, Danberg, Albright, Leary, Krintzman, Ryan, Baker, and Wright

Also Present: Councilors Kelley, Laredo, Bowman, Markiewicz, Downs, Greenberg, Lipof, Malakie, and Gentile

Planning Board: Peter Doeringer (Chair), Sonia Parisca, Kevin McCormick, James Robertson, Sudha Maheshwari, Jennifer Molinsky, and Chris Steele

City Staff: Barney Heath, Director of Planning and Development; Zachery LeMel, Chief of Long-Range Planning, Gabriel Holbrow, Community Engagement Specialist; Jonathan Yeo, Chief Operating Officer; Nathan Giacalone, Committee Clerk

#88-20 Discussion and review relative to the draft Zoning Ordinance

DIRECTOR OF PLANNING requesting review, discussion, and direction relative to the draft Zoning Ordinance.

Action: **Zoning and Planning Held 8-0**

Notes: Zachery LeMel first presented a draft summer schedule through October, and the ZAP Committee discussed its scheduling options for the ongoing Zoning Redesign discussions. Mr. LeMel reiterated that the current timeline estimates a final vote on the revised ordinance to take place in December, 2021. In order to advance the schedule, three meeting dates were proposed for June, followed by additional meetings in July and August based on the availability of the Committee.

Mr. LeMel then began the main section of the presentation.

The draft proposes that Building Components are architectural features and small additions that a homeowner may install on their house by-right under certain conditions. Mr. LeMel notes that many examples of building components are found throughout Newton, such as front porches, balconies, window boxes or bays, corner features (turrets), and side/rear additions.

For new construction or by-right additions, the house must conform to required setbacks and not exceed the maximum lot coverage. He said that allowing certain building components can be a

tool to achieve smart and predictable growth for neighborhoods, a simpler process for increasing habitable space, and encourage variety and individuality in design. The objectives are to deter the influx of boxy and oversized homes often built through teardowns.

Because building components are a new concept, Mr. LeMel described the De Minimis rule within the current ordinance because it functions in similar ways to building components. The current De Minimis rule allows limited extensions of existing non-conformities so long as those extensions comply with the prescriptive standards. De Minimis and the new concept of building components are not apples to apples. De Minimis only applies to non-conforming structures, whereas building components would apply equally to non-conforming and conforming structures.

According to Inspectional Services, this rule is infrequently used. Mr. LeMel presented a generic case study to demonstrate how the current De Minimis rule might apply to a home, including for dormers, second floor additions, bay windows, and enclosing a porch.

Mr. LeMel then described issues with the current draft language. In the current draft, building components count toward the overall building footprint. If building types are limited in total square footage and measured and classified by footprints, as proposed in the new ordinance, this could disincentivize the use of building components, possibly continuing boxy buildings. To solve this, building components would not be counted toward the building footprint or maximum square footage, while still complying with setback and lot coverage requirements.

The Building Professional Focus Group suggested that the roof types section and some language in definitions promote certain architectural styles, an issue Zoning Redesign is meant to avoid. To solve this, the proposed ordinance will use more objective language and eliminate the roof types definitions section.

Instead, a clear definition of half-story is proposed. Currently, two and a half stories are the maximum allowed in residential districts, for single-family homes. Mr. LeMel presented a diagram proposing that any roof type that has a pitch between 19-49 degrees and/or any construction that is set back seven feet from the main wall of the building would be considered a half-story. Any construction that exceeds the 49-degree pitch would be considered a full story, while any pitch below 19 degrees would be considered zero stories.

Another challenge is using special permits to allow increasing building footprints. The recommendation is to remove this option and replace it with building components. Building components could allow for a similar outcome to expanding the building footprint with greater flexibility, variety, and without the need for a special permit.

Councilors and Planning & Development Board members discussed the presentation. Questions, answers, and comments followed:

Q: With the variety of possible building components to add, is the homeowner still confined to the building footprint limit for their house type?

A: The total square footage building components may add is dependent on the standards set within each building component and on the setback and lot coverage standards.

Q: What in Newton's current zoning code promoted the shift to the oversized and boxy houses Zoning Redesign is now seeking to deter?

A: It was other conditions, more than the zoning code which drove this trend. Land values are high, and Newton is a desirable place to live. Banks lend money to developers based on how much the developer can build. This in turn leads to a higher cost which must be recouped. These conditions push developers to build to lot maximums and because of Newton's desirability, a buyer can always be found.

Q: Can you provide more details on the setbacks for half stories?

A: The thinking is that a full height space can be considered a half story if that floor is set back a minimum of 7 feet from the floor below. The setback mitigates the visual impact of the upper floor from the public realm below as to be perceived as a half story, and therefore can be categorized as one. In addition, the setback allows for a small terrace, which can function as another visual element to enhance the look and feel from the public realm below.

C: Currently, it is possible to create *de facto* third stories; the half story regulations could make this problem worse.

A: This is a good point which is why Planning is working to test these standards and make sure they are not easily manipulated. A main goal should be to allow residents to expand their properties and enhance their neighborhoods. It is better if these half stories can be designed so as not to be perceived dominating the neighborhood from the street.

Q: Are you going to be eliminating special permits?

A: No. The recommendation discussed here is to specifically remove the ability to ask for a Special Permit to increase the house type building footprint.

C: I think the diagrams used to demonstrate the half-stories under roofs show much higher houses than what is currently allowed.

A: The diagram in the presentation is just that, a diagram. Of course, any proposal will have to comply with the set height/story maximums for that building type.

Q: How will cellars impact the measurement of building height, especially in cases where high

water tables require cellars to be raised significantly above ground level?

A: This is a great question and cellar manipulation to create *de facto* three-story buildings is a problem the Planning Department is aware of and trying to address. This issue will be discussed more in depth with ISD and members of the building community. More language in the draft ordinance could solve this and case studies will be developed as an aid.

Q: Could building components be added while a house is being built?

A: Yes, building components could be added to new developments as well as renovations.

Q: Will you still be able to enclose porches?

A: Yes, that will be allowed. The standards will be laid out within the building component.

Q: Can a porch be enclosed if built into a setback?

A: The draft ordinance, as well as an amendment Council passed in the previous term allows front porches, enclosed or not, to be built into the setback.

C: If certain houses are made nonconforming, they would still be able to renovate with building components.

C: There are good things about building components as they can make houses more attractive and valuable, but the Council should be careful with them. They could potentially allow for an oversized mass on a small lot. The Council should review each component individually to determine if they should be allowed by-right or not. The proposed ordinance also needs to clarify the language that allows detached structures ranging from playsets to detached garages to be built encroaching on setbacks. Large lots should not be subjected to the same house size constraints that will be on smaller lots as the proposed language appears to do.

Q: If reducing nonconformity is a goal, then why are we willing accept so much nonconformity from the proposed ordinance? Who has the Planning Department been speaking with during this process?

A: Planning has spoken with its consultant, Utile, as well as members of the architectural focus group. A list of the group's members is attached to this report. The Planning Department welcomes Councilors to forward the names of any other interested architects and builders who are willing to donate their time to this process. Invitations have been made based on how well the administration knows them and if they have shown interest in being involved.

Q: I have some questions for the Planning Department to think about as they move forward with Zoning Redesign

- If a homeowner has maxed out their lot coverage, are they only able to add building components which do not touch the ground?
- How do we encourage builders and developers to leave porches and decks open?
- How do we achieve a balance between home sizes and open space?
- Will the proposed ordinance address features such as in-house elevators that may appear more as the population ages?

C: The half-story classification is confusing, and Zoning Redesign should make story clarifications clearer. Based on the earlier diagram, 12 feet high should be considered a full story. Otherwise, do not refer to it as a half story.

C: The 4-8 unit classification seems odd to use as 5 units is usually considered the cut-off for commercial property.

C: Without effective constraints on building components, developers may try “pyramiding” them on top of each other.

Q: If some components can intrude into the setbacks, does this interfere with what a neighbor may do with their property?

A: This problem has been identified since the De Minimis rule often creates a condition with neighbors racing against each other to build to the setback first, preventing the other property from doing so.

C: Building components look like a good addition as they are less prescriptive, decrease the need for special permits, and simplify the redesign process.

Q: Will there be clarification on roofdeck guidelines? Will they create more nonconformities?

A: Planning will look into this and collaborate with ISD on better enforcement.

Q: In addition to being less prescriptive, is the goal of using generic terms to describe the building components supposed to make the zoning code more accessible?

A: Yes. The terms will hopefully be simplified to only imply volume/mass, not style. There will be outreach to the community (building professionals and general public) to explain what features are permitted and how to utilize them.

Q: Are you able to estimate how many special permits would not have been required had the proposed building component guidelines been in effect?

A: Planning is currently working to answer this question with assistance from local architects.

C: There are certain issues with this proposed language which still need to be revised. Under

some measurements, this language could ban the gambrel roof. The language also needs to answer whether additions should be treated differently if they require a foundation. There is a fine line in the answers to these questions between crossing into design regulations.

Q: When will the Committee be discussing building components again? This could be a long discussion taking up more time than what was anticipated.

A: The Planning Department expects to return to this conversation by the end of June.

Q: What are the next steps for the discussion on accessory structures?

A: There is consensus on accessory structures, but more work needs to be done to build understanding on a few outstanding points. As each section of the proposed ordinance is covered, it builds on the general understanding of Zoning Redesign as a whole. This will hopefully allow ongoing conversations to occur at a faster pace.

C: As discussions continue with expert input, it should stay in mind that architects and builders may have an implicit bias in favor of more building whether or not that is the majority will of the Council and Committee.

C: Whether or not there is a redraft of the available proposed ordinance language by the end of June depends on how fast the additional case studies can be developed.

Mr. LeMel then led a presentation and discussion to respond to questions raised in previous meetings. He restated the main goals of regulating garages and driveways to be to promote safety, sustainability, and more quality design.

Councilor questions addressed the sources of the draft language, reasons for some of the proposed regulations, details of previous driveway materials and their costs, and other parking regulations. He closed his presentation with a brief summary of the next steps in the Zoning Redesign discussion process.

Councilor and Committee member questions, answers, and comments followed:

C: In some historic narrow lots, there is parking space in the side setbacks, a distinction the proposed ordinance needs to be aware of.

Q: If I need to rebuild an existing nonconforming garage, what should I do?

A: Under the proposed ordinance you may rebuild an existing nonconformity. In addition, State Law, MGL CH 40A, provides specific rights to existing non-conformities.

Q: Based on how the proposed ordinance is written, on some two-family houses it could allow

the whole front side of the house to be a garage depending on the size of the house.

A: The Planning Department is aware of this and is working with a consultant on it.

Q: Why have the pervious paving costs you presented to us changed so much?

A: The initial numbers only accounted for installation. The new figures have been updated to include other factors such as maintenance and other cost requirements (i.e. stormwater retention) that is often required on traditionally paved driveways to manage stormwater.

C: If the Council supports the 10-foot restriction for driveway entrances, it will make most houses in Newton nonconforming.

C: The Committee should see better data supporting the 10-foot driveway entrance. We should also see better vetting of the costs of alternative paving substances. It is also fair to count stormwater management into new construction. The Committee also needs to discuss how to handle the new nonconformities the proposed ordinance will make. If the driveways are counted separately from the house it could remove the need for more special permits.

C: The future of single-family housing is in multi-unit buildings. The driveway drainage system costs on pervious surfaces for single-family houses will have little real impact on affordable housing.

C: Concerns about the 10-foot driveway entrance could be remedied by disentangling driveway nonconformities from building nonconformities.

C: Newton also faces the climate risk of flooding and the city should start preparing now to incentivize pervious surfaces to mitigate possible flood damage and save property values.

Councilor Laredo submitted a letter commenting on the proposed language regulating garage doors and driveways to the Clerk's Office for attachment to the report.

Councilor Krintzman moved hold which carried 8-0.

#38-20 **Request for discussion relative to single-family attached dwellings**
COUNCILOR LAREDO requesting a review of the zoning requirements for single-family attached dwelling units.

Action: **Zoning and Planning Held 8-0**

#148-20 **Request to amend Chapter 30 to eliminate parking minimums**
COUNCILORS ALBRIGHT, AUCHINCLOSS, BOWMAN, CROSSLEY, DANBERG,
DOWNS, GENTILE, GREENBERG, KALIS, KELLEY, LIPOF, MARKIEWICZ, NOEL,
KRINTZMAN, AND RYAN seeking amendments to Chapter of the Revised City of
Newton Ordinances to eliminate mandated parking minimums to improve vitality
of local businesses, reduce the cost of housing, and support the climate action
goals.

Action: **Zoning and Planning Held 8-0**

The meeting adjourned at 10:19PM.

Respectfully Submitted,

Deborah J. Crossley, Chair

Nathan Giacalone

From: Marc C. Laredo
Sent: Monday, June 1, 2020 10:06 PM
To: Nathan Giacalone
Cc: Deborah J. Crossley
Subject: Email to Mr. Lemel

From: Marc C. Laredo <mlaredo@newtonma.gov>
Sent: Thursday, May 28, 2020 5:39 PM
To: Zachery LeMel <zlemel@newtonma.gov>
Subject: Re: Garage doors and driveways

Zack,

Thank you again for taking the time to talk today - much appreciated. As we discussed, I think that a few key things will be helpful going forward:

1. Let's work through the details of a particular section of the code before moving on to another area. For example, with driveways and garages, let's work through our rules now and then go on to the next topic rather than do multiple overviews and then be presented with a draft code to work through for the entire residential ordinance. I think there are multiple advantages to this approach including (a) finishing a topic while our discussion on it is fresh in our minds; (b) completing work on something rather than leaving it for later; (c) allowing the public to better follow our work; (d) building consensus as we move along in the process; and (e) using our lessons learned on one topic to inform our discussion of other topics. Of course, when we are done with each individual topic we will have to read the entire residential ordinance (and then the entire code) together to make sure it is internally consistent.

2. Please provide us with the sources of your recommendations and the reasons for them. The width of a driveway entrance is a good example. You stated that according to the design professionals, it needs to be at least ten feet wide. That is an important point of information that we need to know. You then took that data and used it to create a recommended maximum width. Until your email and our conversation today, I did not know how you arrived at that number and I suspect that the Council did not either. We need to know how you get to a number and then why you choose it (here, you explained it was because you felt this was consistent with our goals on climate action and safety).

3. Please provide us with cost estimates for proposals. If a measure that we are going to adopt is going to be more expensive for our constituents, we need to understand and be able to explain that additional expense. The cost of paving driveways with asphalt versus impervious surface is a good example. According to your numbers, it could be anywhere from double to 20 times the cost to build a permeable driveway versus asphalt paving. Likewise, when you talk about the cost of maintenance, I don't think you can say that a permeable driveway will be less costly to maintain. I presume both have the same life span (and, if not, that would be good to know) and it clearly costs more to maintain. Again, we may decide to require this but we need to do so knowingly, armed with all available information.

4. Please identify the individual professionals with whom you discuss these issues. We probably know many of them and then can (a) suggest others with whom you might want to speak and (b) speak with them ourselves if we so choose.

5. Please consider and tell us about the perhaps unintended consequences of your recommendations. With driveways for example, your recommendations would make the vast majority of lots non-conforming. Since creating much greater conformity is one of the main goals of this effort, we need to evaluate and decide whether less conformity is better in this instance and what are the consequences of that lack of conformity are.

6. Please look to the existing, as built nature of our city when making suggestions. Again, driveways are a good example. Few are ten feet wide or less at the entrance. Has that been a problem in our residential neighborhoods? Are there benefits to such surfaces (use for playing basketball, small children riding tricycles, etc.) that we also need to consider? Are we now saying that what the vast majority of single family homes have now is inappropriate? Should someone who is doing a significant addition to their house be prohibited from having what everyone else on the street has? The point is that we should not be looking at this in a vacuum.

Again thank you for all of your effort on this project and I look forward to continued conversations.

Marc



Ruthanne Fuller
Mayor

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Barney S. Heath
Director

MEMORANDUM

DATE: June 2, 2020

TO: Councilor Deborah Crossley, Chair, Zoning & Planning Committee
Members of the Zoning & Planning Committee

FROM: Barney Heath, Director, Department of Planning and Development
Zachery LeMel, Chief of Long Range Planning
Gabriel Holbrow, Community Planner – Engagement Specialist

RE: **List of Architects and building professionals consulted for Zoning Redesign #88-20 Discussion and review relative to the draft Zoning Ordinance**
DIRECTOR OF PLANNING requesting review, discussion, and direction relative to the draft Zoning Ordinance.

CC: City Council
Planning & Development Board

At the Zoning and Planning Committee meeting on June 1, 2020, Councilors asked for a list of architects and building professionals with whom the Planning Department is meeting to discuss Zoning Redesign.

The following are the names of professionals who have been invited to meet with the Planning Department to discuss Zoning Redesign as of June 2, 2020. Names with asterisks have actually attended a meeting with the Planning Department or provided written comments between March 2020 and today.

The Planning Department welcomes recommendations from Councilors of other professionals to invite to future sessions as part of our growing list.

Mark Armstrong	Nick Falkoff	Marc S. Hershman*
Henry Bobek*	Russel Feldman	Tom Huth
Kelley Brown	Henry Finch	Jonathan Kantor*
Gianluca Corsetti	Robert Fizek	Ellen Katz
Mark Dooling	Steven Garfinkle	Michael Kaufman
John Downie	Daniel Green	Treff LaFleche
Stefanos Efstratoudakis	Stephen Hamilton	Florin Luca
Paul Eldrenkamp	Betsy Harper	John Martin

Alan Mayer

Mike McKay

Lisa Monahan*

Charles Navratil

Christina B. Oliver

Sonia Parisca

Deborah Pierce*

Dan Powdermaker

Troy Lawrence Randall

Stephen Reilly

Dennis Rieske

Stephen Riley

Luis Riobueno

Dan Ruben

John Rufo

Peter Sachs

Cindy Sachs*

Mark Sangiolo*

George Schnee

Lee Silverstone

Peter H. Smith

Stephen Tise

Benjamin B. Tucker

Stephen Vona

Jay Walter*

Michael Wang*

Tamar Warburg

Alfred Wojciechowski*

James Youngblood



Workshop Five - Building Components

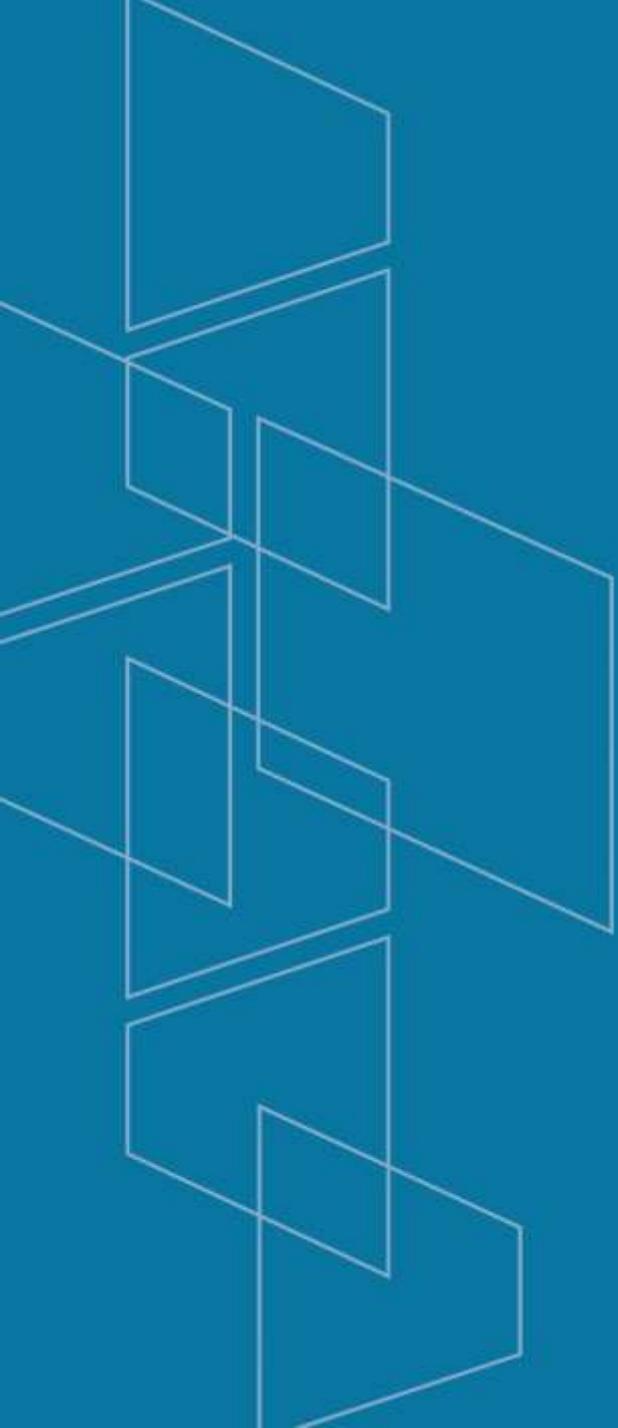
Article 3

06.01.20 - ZAP Committee



Presentation Tonight

- **Part I: Article 3 Schedule**
- **Part II: Deep dive into Building Components**
 - **Goals**
 - **Comparison to De Minimus**
 - **Issues/Solutions to Current Draft**
 - **Discussion**
- **Part III: Responses to Councilor Questions on 5/19 Meeting**



Part I: Article 3 Schedule



Goals

- **Adopt new Zoning Ordinance by end of City Council Term (2021)**
- **Hold a straw vote on each Article as they are reviewed**

Schedule - June

June – 1	June – 15	June – 29
ZAP	ZAP	ZAP
Workshop 5 – Building Components	Workshop 6 – Uses, Parking, Alternate Lot Configurations	Workshop 7 – Revised standards (districts, components, building types)

- **Updated website**
- **Office hours (2)**
- **Professional focus group (2)**
- **Internal working group (2)**

Schedule - July

July – 13	July – 27
ZAP	ZAP
Workshop 8 – Residence Districts zoning map	Workshop 9 – Design/Building professionals discussion

- **Office hours (2)**
- **Professional focus group (2)**
- **Internal working group (2)**

Schedule - August

August – 10	August – 20	August – 24
ZAP	Committee of the Whole	ZAP
Editing and review session I	Article 3 presentation	Editing and review session II

- **Office hours (2)**
- **Professional focus group (2)**
- **Internal working group (2)**

Schedule - September

September – 14	September 30*
ZAP	ZAP
“Public hearing” on Article 3	Straw vote on Article 3

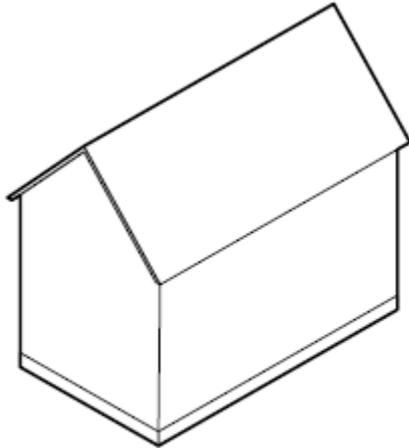
- **Neighborhood Area Councils (4)**
- **Office hours (2)**
- **Professional focus group (2)**
- **Internal working group (2)**

Discussion: Schedule

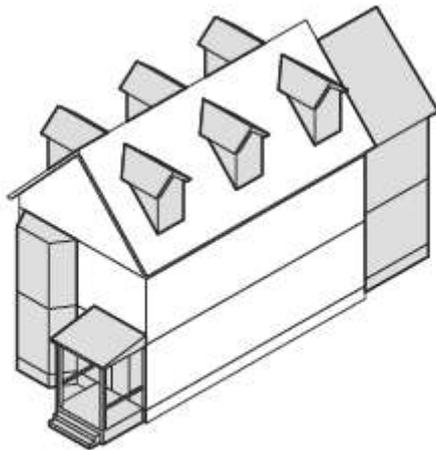


Part II: Building Components

Goals



MAIN MASSING of a BUILDING



Additional BUILDING COMPONENTS

- **Predictable growth for homeowners and neighbors**
- **Better process for allowing increase in habitable space**
- **Achieve variety and individuality in design**

Goals of Building Components

Reduce Oversized, Boxy rebuilds



Building Components in Newton

Projecting Front Entry



Building Components in Newton Bay



Building Components in Newton Balcony



Building Components in Newton

Front Porch



Building Components in Newton

Turret/Corner Feature



Building Components in Newton Dormer



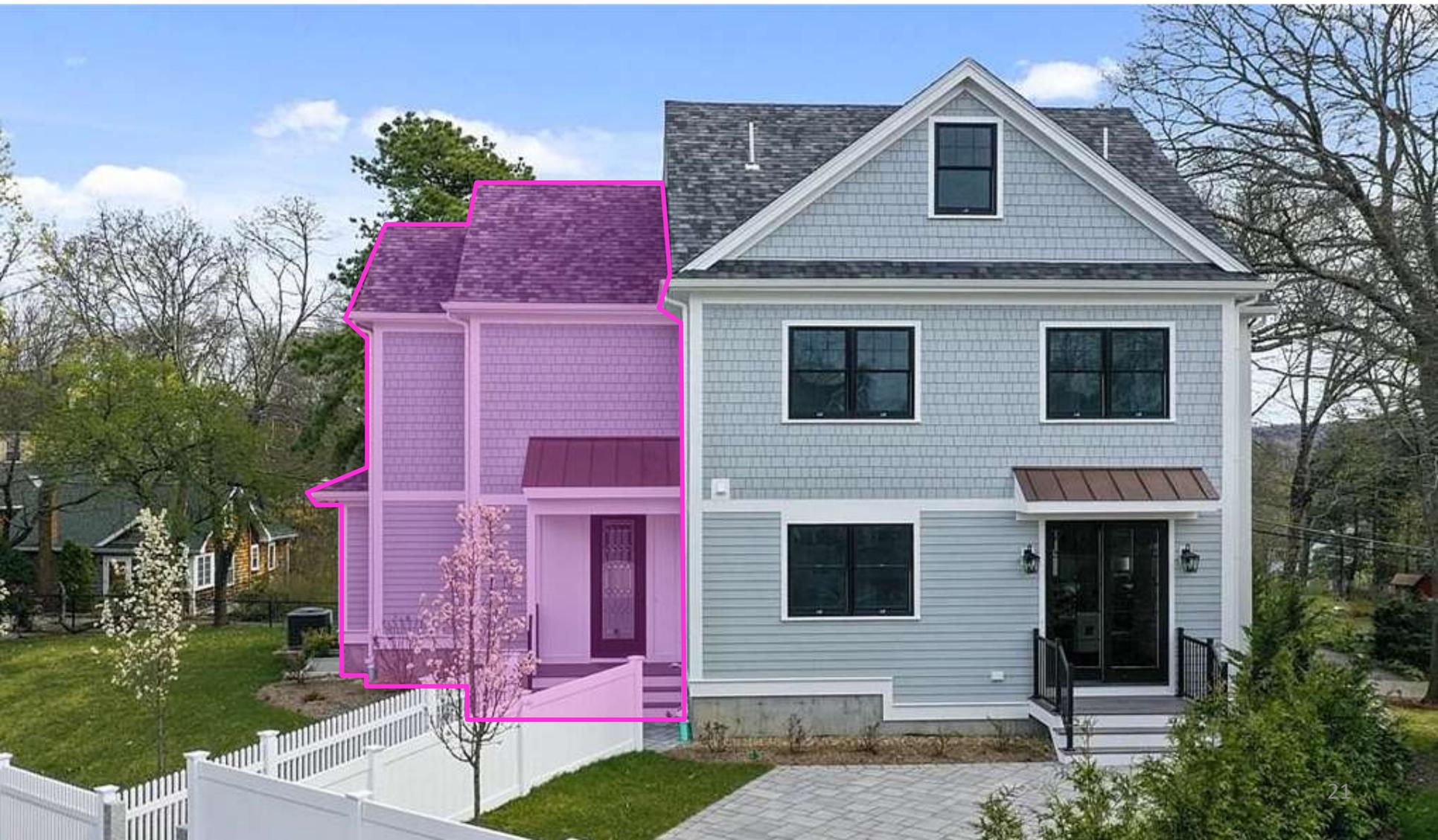
Building Components in Newton Cross Gable



Building Components in Newton
Roof Deck



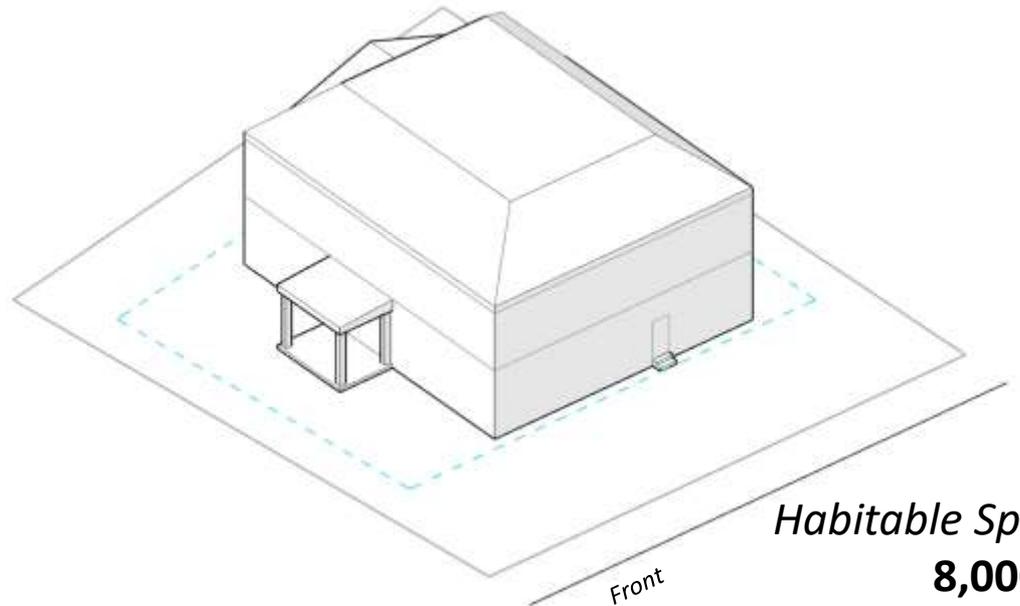
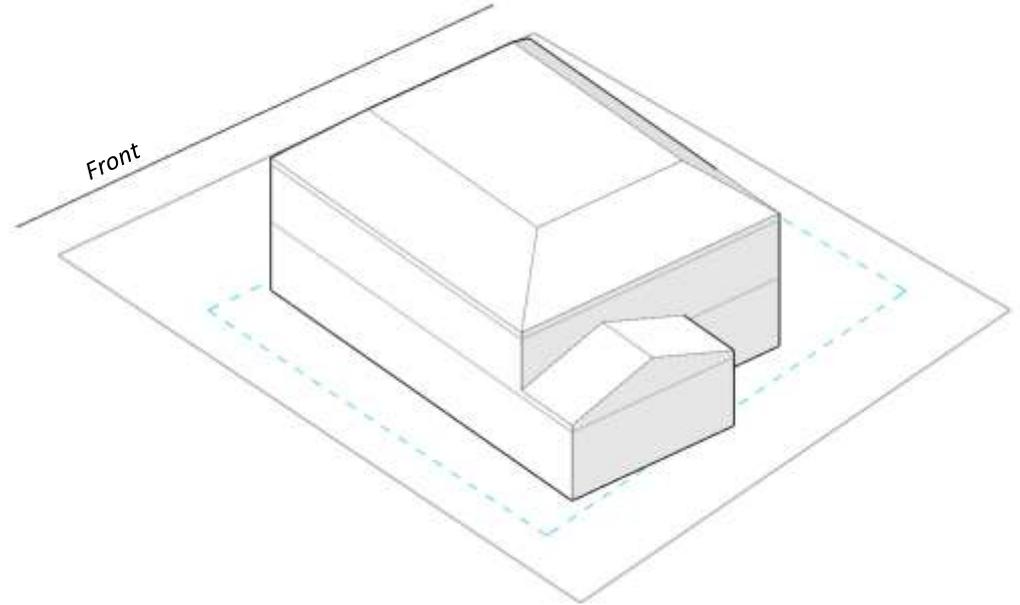
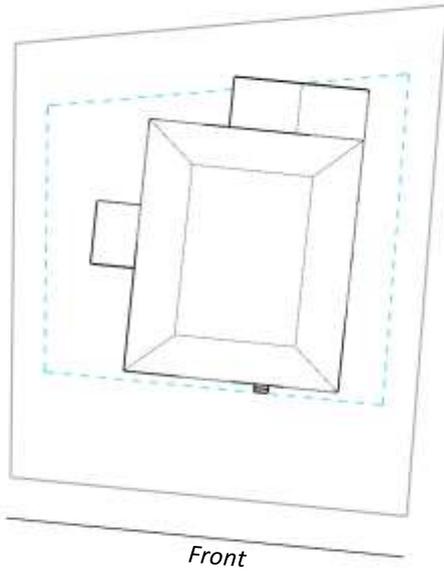
Building Components in Newton Side and Rear Additions



Building Components: A Refinement to De Minimus

Current Code: De Minimis Relief Existing Non-Conforming Building

- SR2
- Over maximum lot coverage of 30%
- Over rear setback

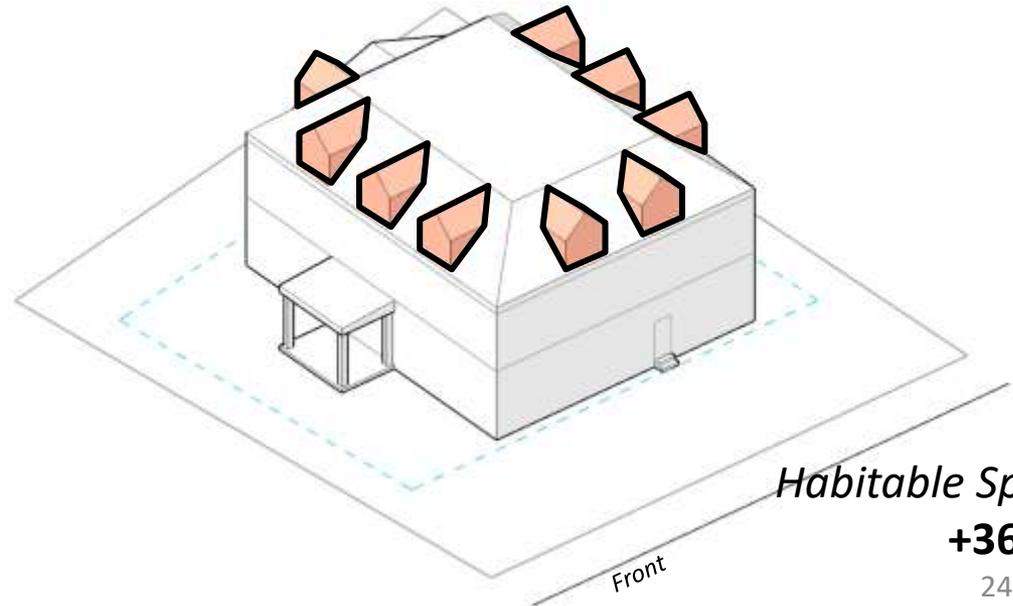
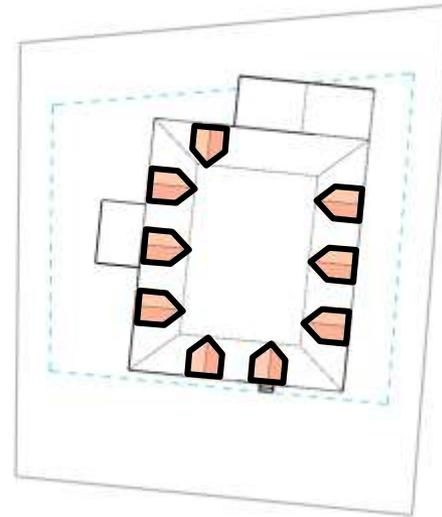


Habitable Space
8,000 sf

Current Code: De Minimis Relief

Dormers

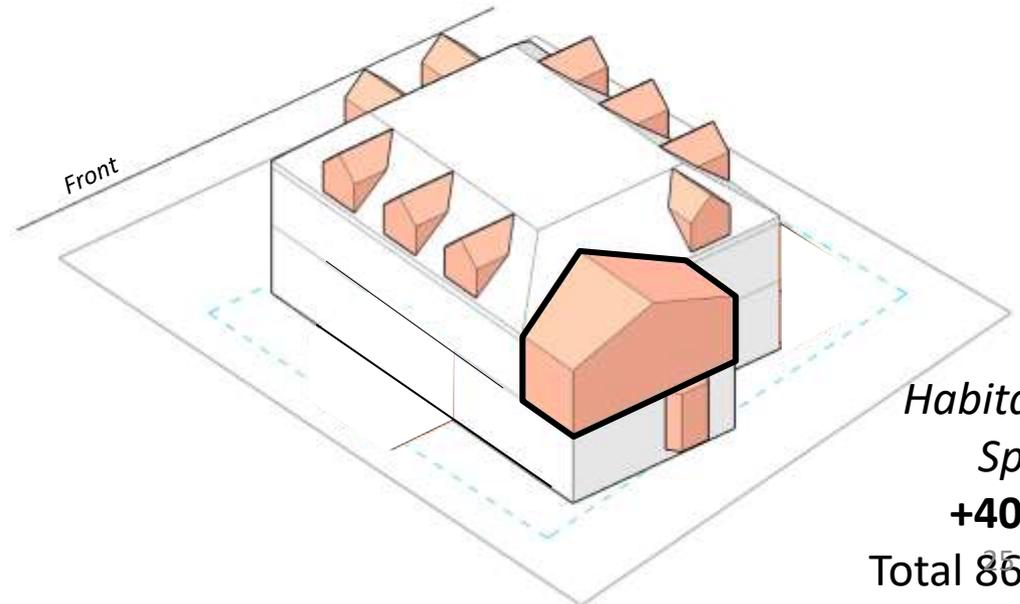
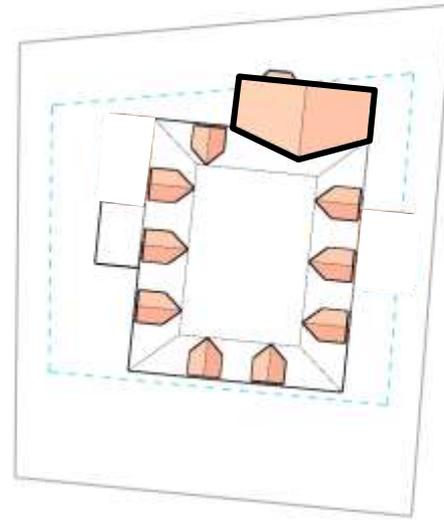
- 2. *In accordance with Sec. 7.8.2.B.1, the following de minimus alterations are allowed:*
 - a. Dormers that do not extend above the height of the existing roof peak and do not add more than 400 square feet of floor area;



Habitable Space
+360 sf

Current Code: De Minimis Relief Second Floor Additions

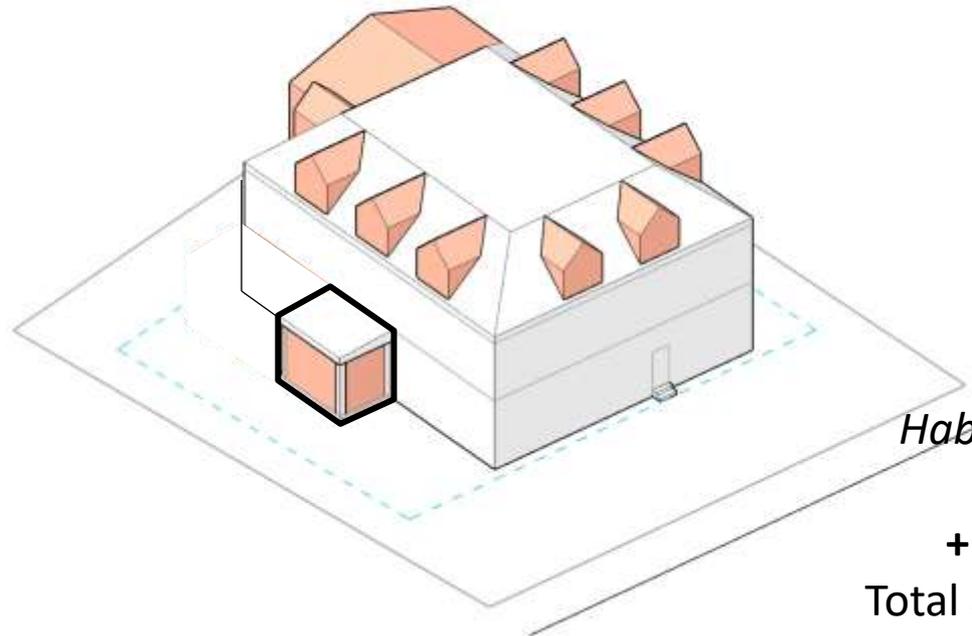
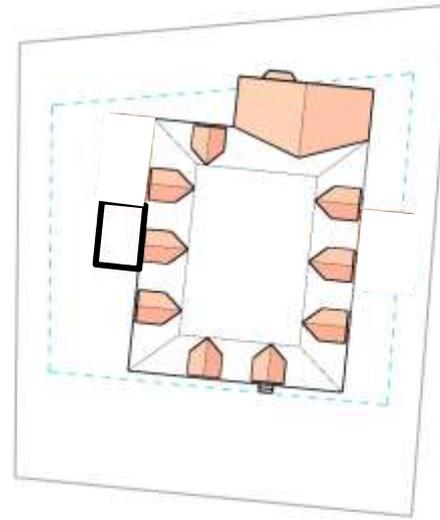
- d. Second floor additions which do not total more than 400 square feet in size;



*Habitable
Space
+400 sf
Total 850 sf*

Current Code: De Minimis Relief
Enclosing an Existing Porch

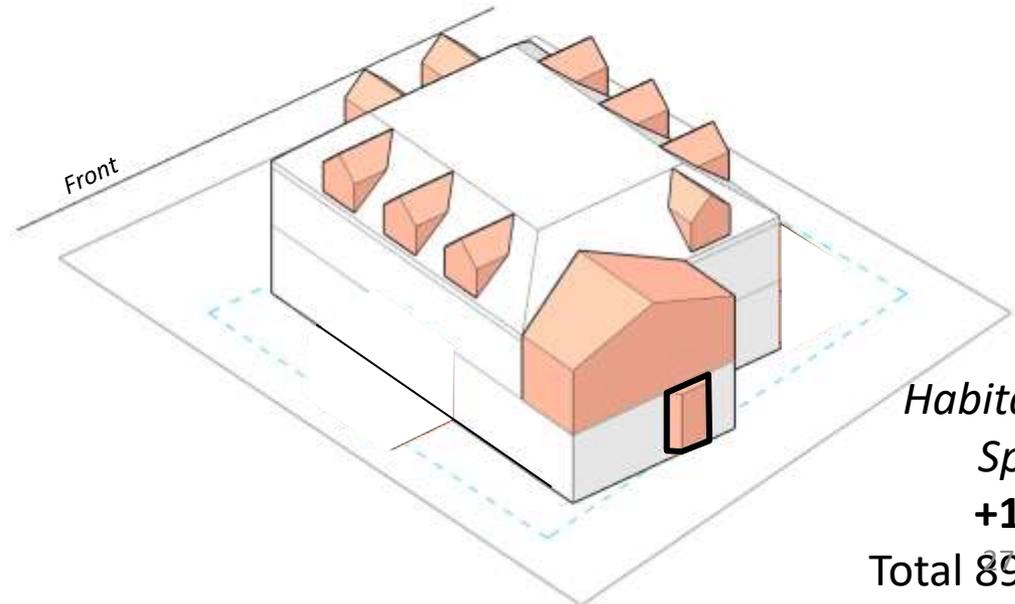
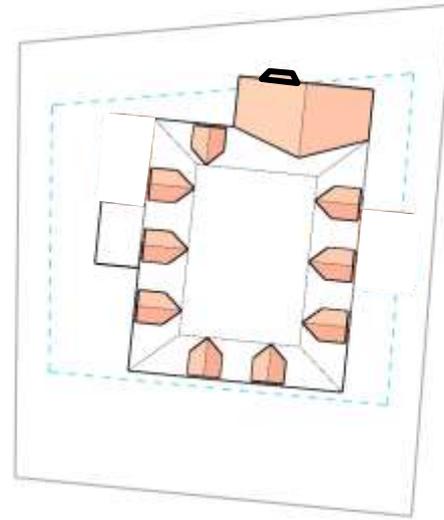
- e. Enclosing an existing porch of any size;



*Habitable
Space
+145 sf
Total 875 sf*

Current Code: De Minimis Relief Bay windows in Side/Rear Setbacks

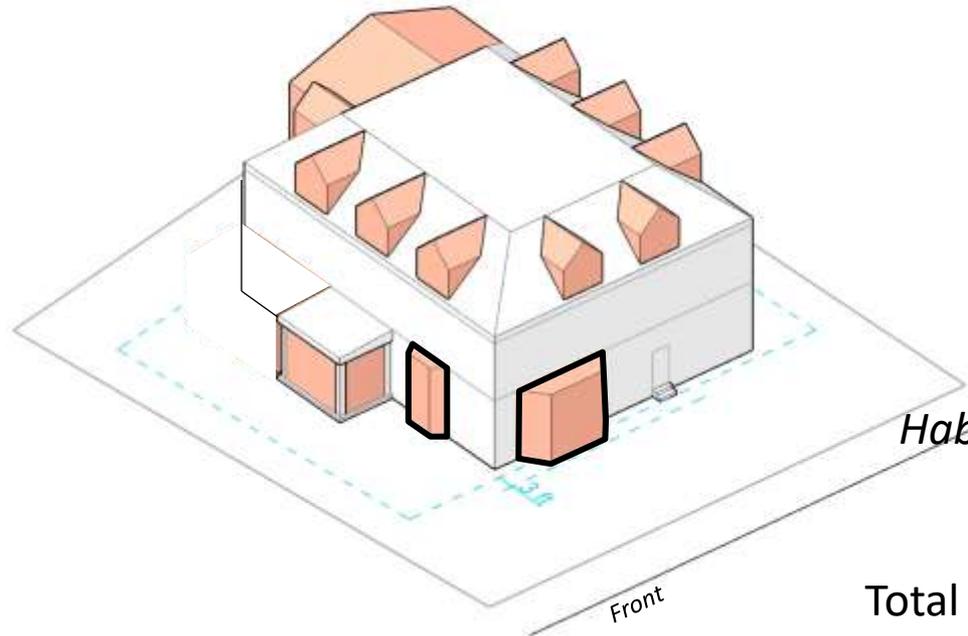
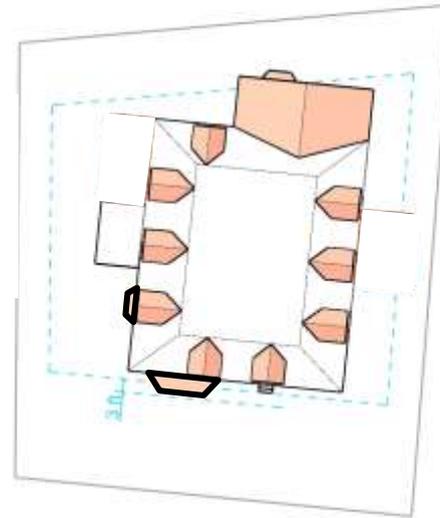
- f. Bay windows in the side and rear setbacks which are cantilevered and do not have foundations;



*Habitable
Space
+15 sf
Total 890 sf*

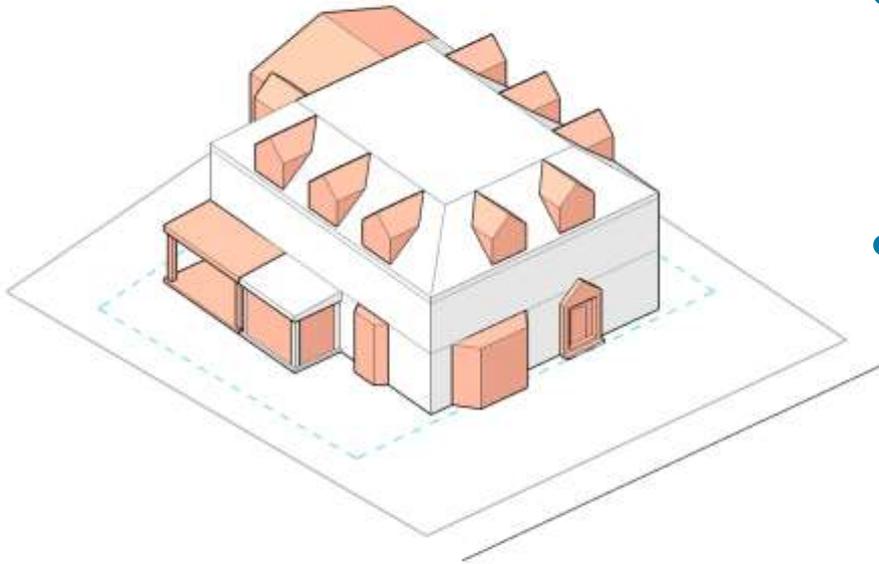
Current Code: De Minimis Relief Bay Windows in Front Setback

- 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;



*Habitable
Space
+65 sf
Total 955 sf*

Draft Code: Building Components Follow Logic of De Minimis Relief



- **Build from the idea of the De Minimis Relief.**
- **Allow by-right renovations/additions in a regulated and predictable manner.**

Issues with Draft Language
&
Recommended Proposed Changes

Problem A

Building Components Count towards Building Type Footprint (sec. 2.5.1.B)

Less Incentive to use building components



Solution A

Building Components do not count towards Building Type Footprint

More Incentive to use building components



Solution A

Building Components do not count towards Building Type Footprint

More Incentive to use building components

- **Components allowed by-right only when:**
 - **Within setbacks**
 - **Comply with lot coverage**

Problem B

Language too directly implies style

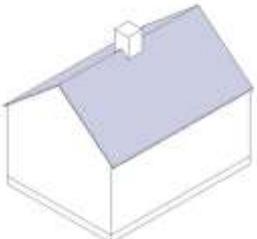
“We don’t want to impose an absolute style”

“Architects need to create vitality and individual expression of unique buildings”

“How do we allow for innovation?”

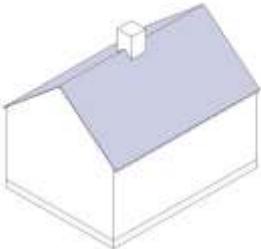
I. Gable Roof Type

- Description: A pitched roof with two sides meeting at a single ridge beam.



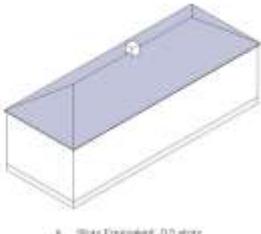
II. Low Gable Roof Type

- Description: A pitched roof with two sides meeting at a single ridge beam.



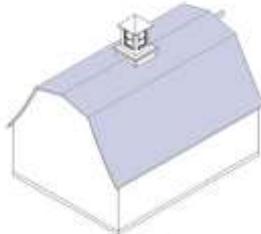
III. Hipped Roof Type

- Description: A roof that is pitched on all sides meeting in a single point or ridge beam.



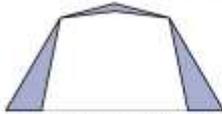
IV. Two-Stage Roof Type

- Description: A complex pitched roof consisting of a shallow sloped upper portion and a steeply sloped lower portion, meeting either in a single ridge beam (like a gambrel roof) or a single point (like a mansard roof).



V. Story Equivalent: 1 story

- Pitch Pitch: Upper slope min pitch = 1:1.12, Max pitch = 0.32, 1 over slope; Min pitch = 0.32, Max pitch = 0:0.32



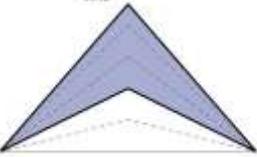
VI. Story Equivalent: 0 story

- Pitch Pitch: Min pitch = 5:12, Max pitch = 0.32



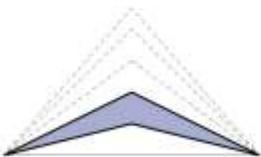
VII. Story Equivalent: 0.5 story

- Pitch Pitch: Min pitch = 6:12, Max pitch = 0.32



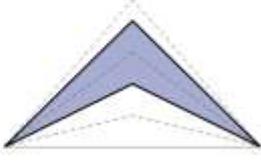
VIII. Story Equivalent: 0 story

- Pitch Pitch: Min pitch = 5:12, Max pitch = 0.32



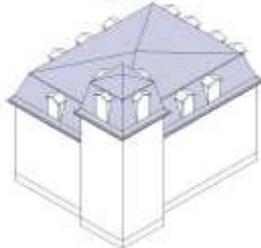
IX. Story Equivalent: 0.5 story

- Pitch Pitch: Min pitch = 6:12, Max pitch = 0.32



X. Story Equivalent: 1 story

- Description: A roof formed by an arch, series of arches, or domes.



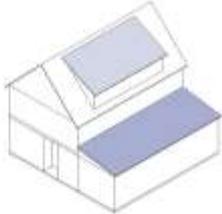
XI. Story Equivalent: 1 story

- Description: A roof with almost no pitch and no central ridge.



1. Shed Roof Type

- Description: A pitched roof sloping in one direction from a single high ridge beam to a single low ridge beam.



2. Story Equivalent: 0.5 story

- Description: The edge of the slope of the roof may be no more than 6 ft higher than the building eaves.

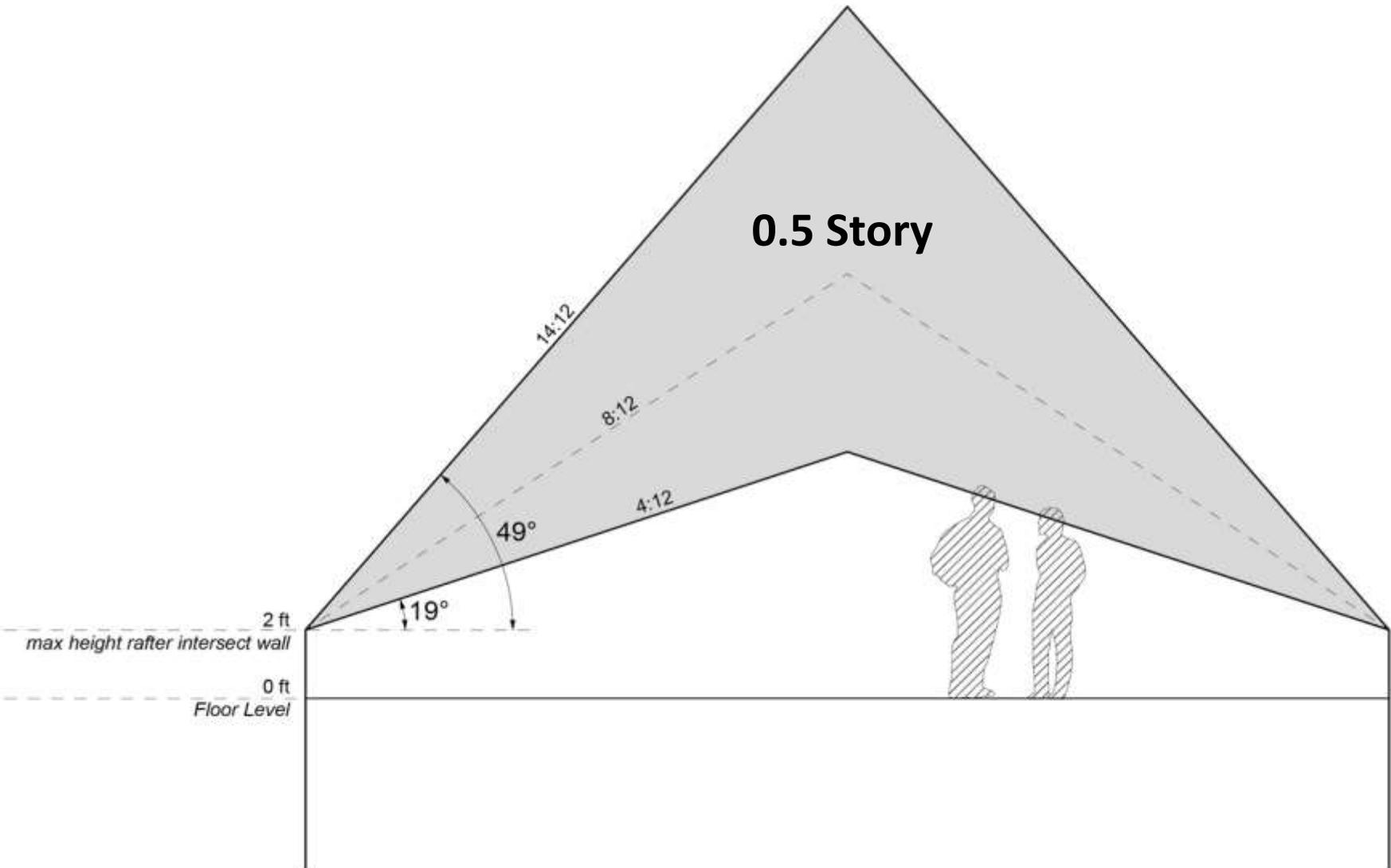
3. Sheddy Mansard

The following 6 shed roof eave heights are exempt up to a limit of 2 feet. It is assumed that if the roof is supported by a parapet wall or similar opaque screening from view of the street.

- Flat roof over side, walk, and stair/entrance canopy

Solution B

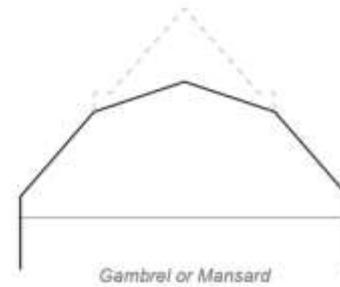
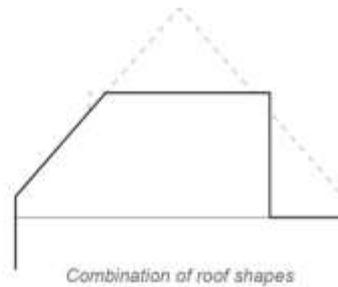
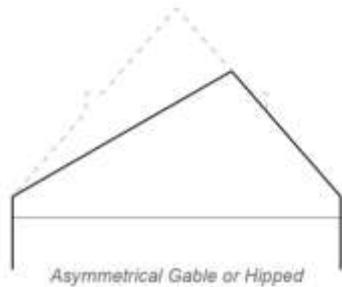
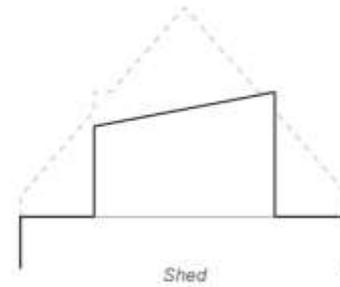
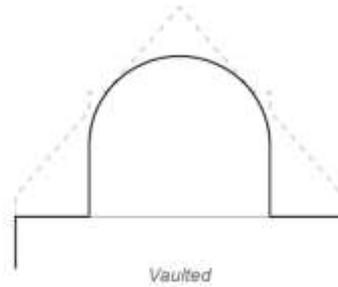
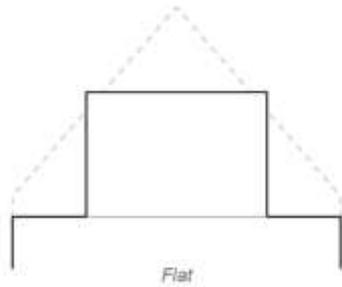
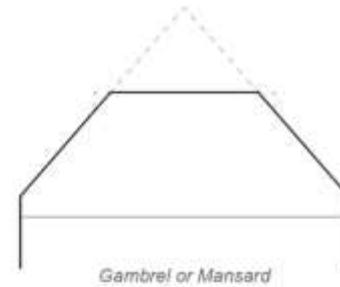
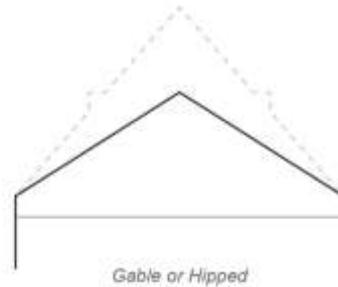
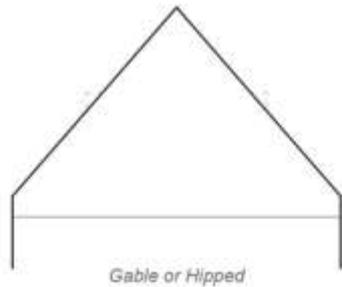
Modify regulations so that they allow for a variety of design styles



Solution B

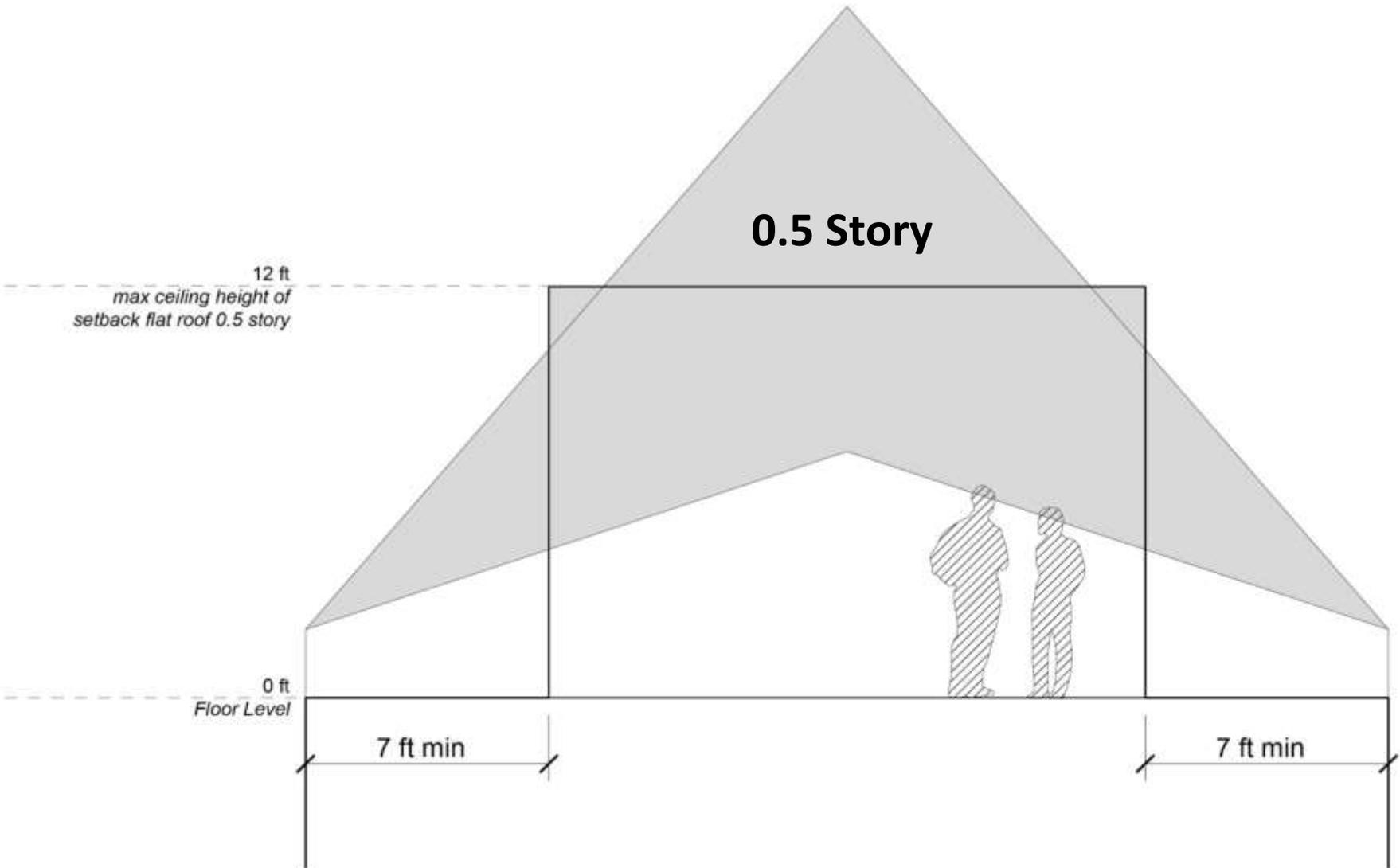
Modify regulations so that they allow for a variety of design styles

A few design options for 0.5 story:



Solution B

Modify regulations so that they allow for a variety of design styles

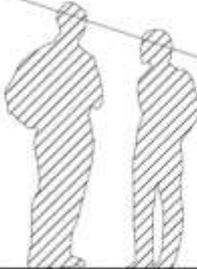


Solution B

Modify regulations so that they allow for a variety of design styles

1 Story

0 ft
Floor Level



Solution B
Building Components should be named generically

Turret →
Corner Bay
Window



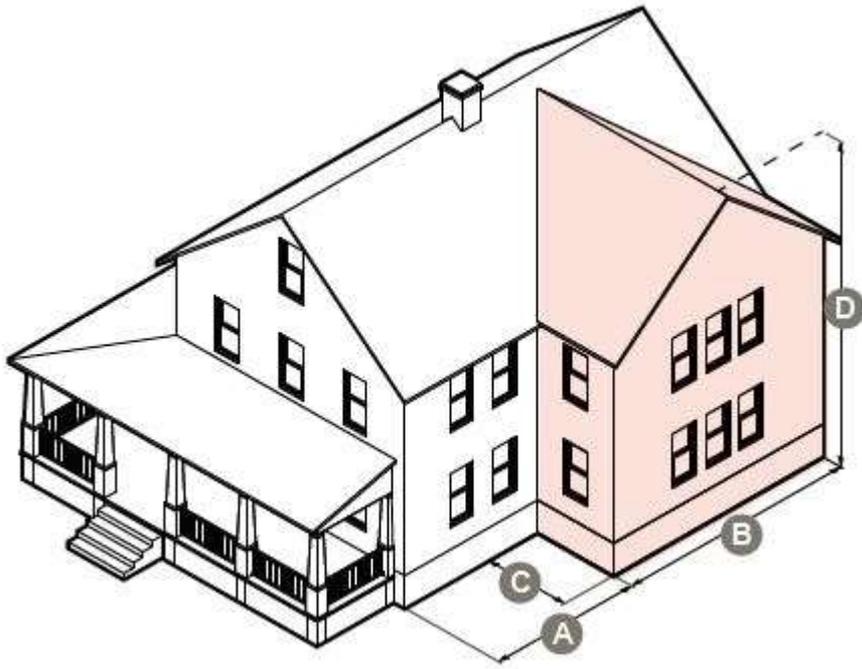
Problem C

Building Type footprint increase allowed by special permit

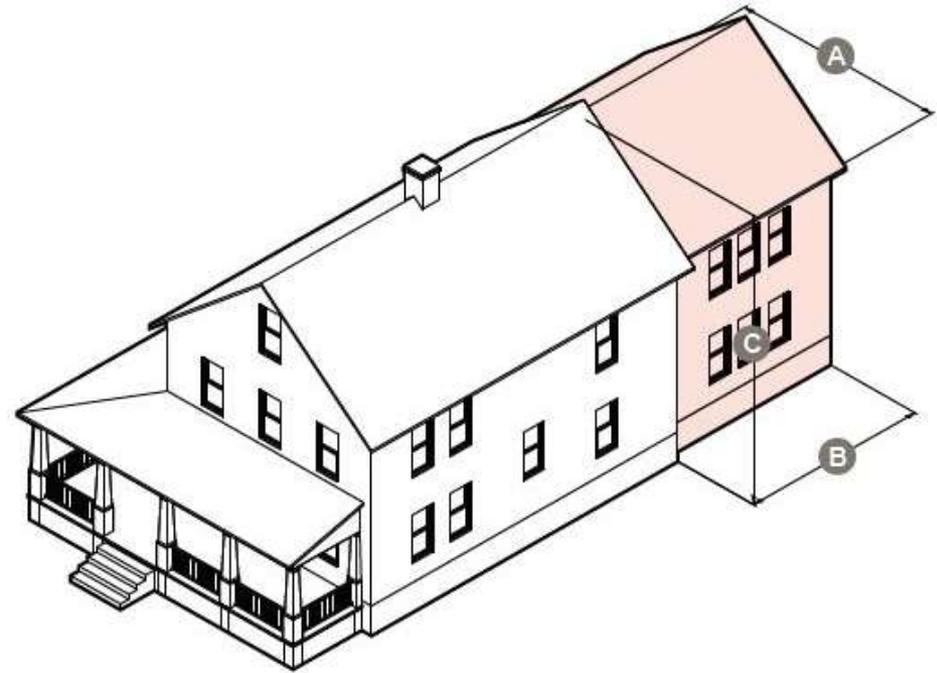
Building Type	By-Right Building Footprint Max. Square Feet	Special Permit Building Footprint Max. Square Feet
A	2,400	3,000
B	1,400	2,000
C	1,200	1,800
D	3,500	4,000
Two-unit	2,000	2,200
3-Unit	1,600	1,800
Townhouse Section	1,500	1,800
4-8 Unit	2,500	N/A

Solution C

Remove Building Type footprint increases by Special Permit and add new Building Components that allow for similar flexibility



Side Wing



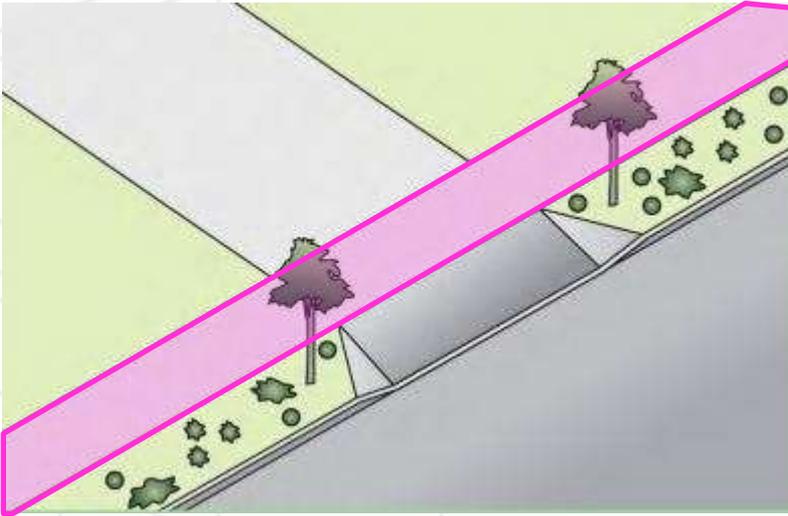
Rear Addition

Discussion: Building Components



Part III: Responses to Councilor questions (5/19)

Goals



- **Safety**
- **Sustainability**
- **Quality Design**





Question

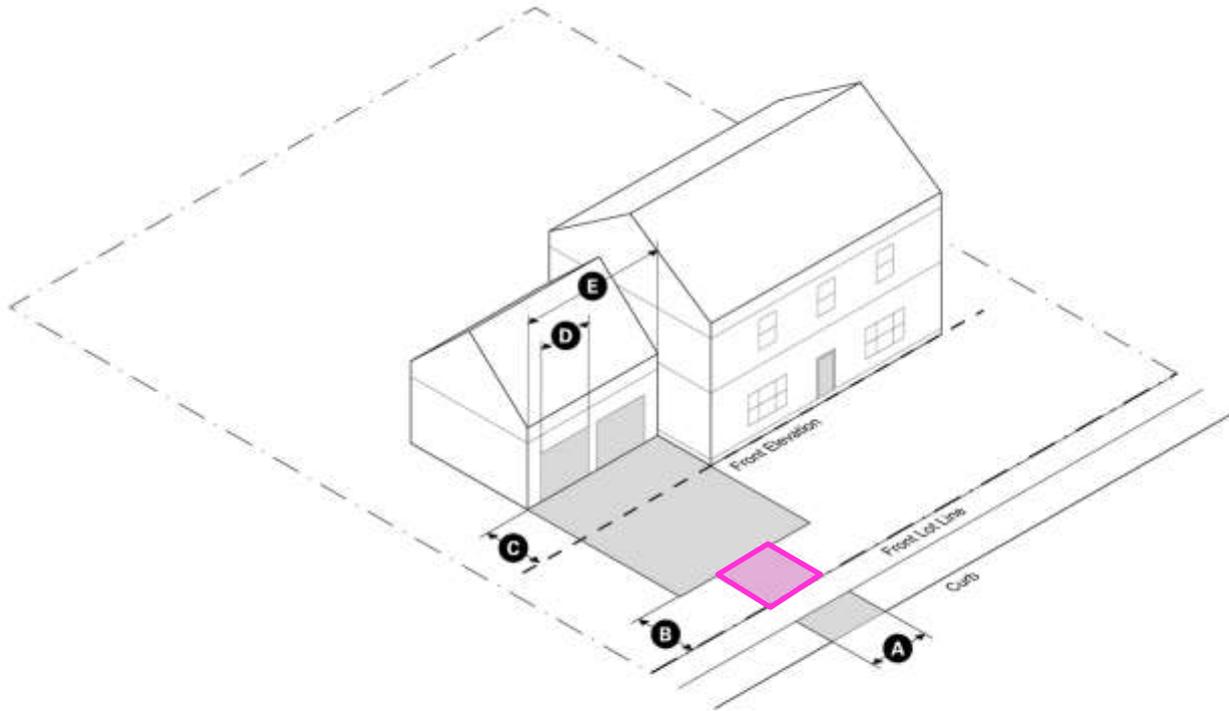
What are the sources of the draft language being used for the garage and driveway standards?

Multiple Sources

- **Utile (consultant)**
- **ISD, Engineering, Current Planning (internal staff)**
- **Local Architects/Builders**
- **Other City Zoning Codes**

Question

How was 10 feet determined for the width of driveways for residential properties with eight-units or less (sec. 3.7.1.E.5)?



Single-Family Front-Facing Garage

A	Width (max)	10 ft
B	Distance (min)	10 ft
C	Distance (min)	10 ft
D	Width (max)	9 ft
E	Width (max)	50% of total front facade

Design Standards

The curb cut is limited in width and the driveway apron must be set back from the front of the lot.

The face of the garage must be set back from the front elevation and garage doors must be separate and not exceed a certain width.

Question

How will the new regulations impact snow removal?

- **Typical snowplows are between 6.5-8ft wide (less than driveway maximum)**
- **Salt can be used with pervious pavement (not sand)**
- **Snowplows can be used on pervious pavement (blade shoes)**
- **Speaking with local snow removal companies for additional guidance**

Question

What are grass pavers, pervious concrete and porous asphalt (sec. 3.7.1.E.1)?



Grass Pavers



Porous Concrete

Question

What is the relative cost of installing and maintaining traditionally paved driveways vs. pervious systems?

- **Pervious systems cost 20-25% more than traditional asphalt**
- **Regular maintenance is required**
- **Other benefits outweigh the additional cost**

Question

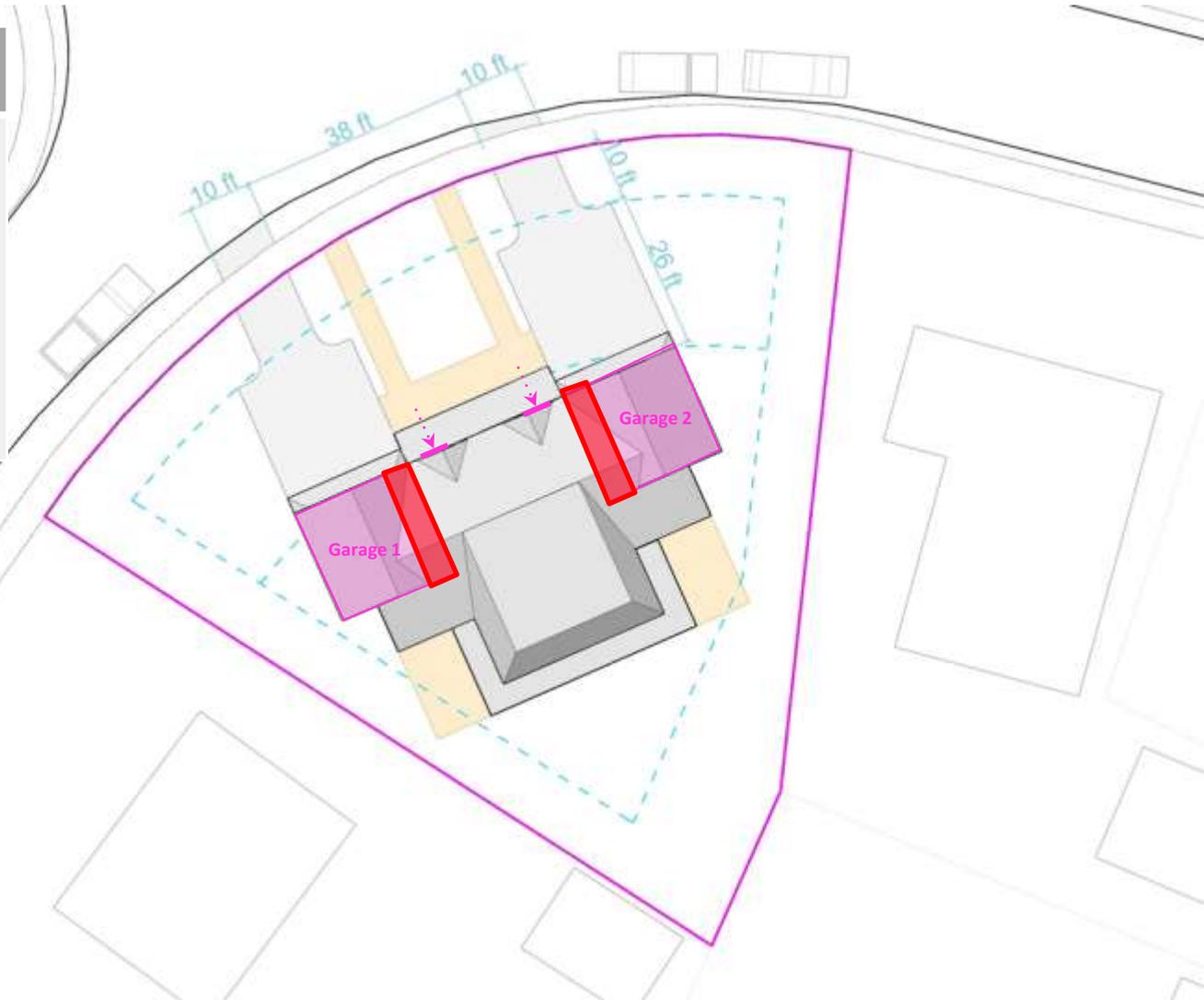
How was 35 feet between two curb cuts determined (3.7.1.E.7)?

- **Curb cuts reduce on-street parking and should be minimized**
- **If a property has two curb cuts, requiring 35 feet between each:**
 - **Allows for 2 on-street parking spaces between them**
 - **Reduces broken up sections of sidewalk**

Question

The 6-8 Salisbury Rd case study looked incorrect. Did the garages exceed 50% of the Front Elevation of the building (sec. 3.4.2.F.1)?

	Existing Project	Modified
Building Width	67 ft	67 ft
Garage Width	40 ft	33.5 ft



Question

The 6-8 Salisbury Rd case study looked incorrect. Did the garages exceed 50% of the Front Elevation of the building?



Question

Sec. 3.7.1.E.4 parking stall requirements - is this just for new builds? Presently many homes in my neighborhood would be non-conforming.

- **Existing properties that are non-conforming with the proposed regulations would be able to maintain that non-conformity**
- **Renovations, to other parts of the property, would not be impacted**
- **New development would need to fully comply**

Question

Why are properties within R1 districts set back more than 70 feet from the Primary Front Lot Line exempt (sec. 3.4.2.G) from Garage Design Standards?

- **Purpose of the regulation is to limit the impact garages have on the street and surrounding neighborhood**
- **Homes set back 70 feet or more inherently have a much lower visual impact**

Question

Why are properties within R1 districts set back more than 70 feet from the Primary Front Lot Line exempt (sec. 3.4.2.G) from Garage Design Standards?

- **Purpose of the regulation is to limit the impact garages have on the street and surrounding neighborhood**
- **Homes set back 70 feet or more inherently have a much lower visual impact**



Question

Why do you allow side-facing and rear-garages on narrow lots? Shouldn't they be allowed on all lots? What constitutes a 'narrow lot'?

- **Side-facing and rear-facing garages are allowed on all lots**
- **These garage types provide alternatives to front facing garages to narrow lots in particular**
- **'narrow lot' is not a defined term within the draft ordinance**



Next Steps & Schedule



Next Steps

6/3 – Professional Focus Group

6/8 at ZAP – Office Hours

6/15 at ZAP – Uses, Parking, Alternate Lot Configurations

Homework

Will be provided in the next ZAP memo

Thank You!

