

CITY OF NEWTON

IN CITY COUNCIL

ORDINANCE NO. C-67

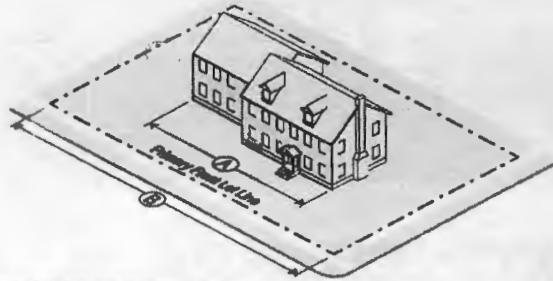
October 20, 2025

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEWTON that the Revised Ordinances of Newton, Massachusetts, 2017, as amended, be and are hereby further amended with respect to **Chapter 30 ZONING** as follows:

- I. **INSERT** in **Sec. 1.5. Rules of Measurement** a new **Sec. 1.5.7** as follows:

Sec. 1.5.7. Residential Façade Build Out Ratio

- A. Applicability. This regulation applies to all Single-Family, Detached and Two-Family, Detached building types.
- B. Definitions.
 1. Residential Façade Build Out Ratio. The ratio of the width of the entire residential front elevation of the building to the lot frontage along the primary front lot line.
 2. Residential Front Elevation. Any exterior wall of a building oriented in whole or in part toward the primary front lot line. The residential front elevation does not include any exterior wall of a building more than 20 feet behind the frontmost exterior wall oriented in whole or in part toward the primary front lot line.
- C. Standards.



Facade Buildout Ratio = A + B

| Dimensions | |
|---|-----|
| Residential Façade Build Out Ratio (max.) | 60% |
| A Building Front Elevation | -- |
| B Lot Frontage | -- |

D. Exemptions.

1. Buildings on lots with a frontage of fifty (50) feet or less are exempt from the residential façade build out ratio standards (Sec. 1.5.7.C).
2. Buildings, or any portion thereof, that are no more than 1 ½ stories, with a sloping roof and a maximum height of 22 feet, or with a flat roof and a maximum height of 18 feet, are exempt from the residential façade build out ratio standards (Sec. 1.5.7.C).

E. Special Permit.

1. The City Council may grant a special permit to increase the Residential Front Elevation with a Residential Façade Buildout Ratio in excess of the maximum set out above.
- II. **INSERT** after the row "All Lot Sizes See Sec. 3.1.9" where it appears in in the table in **Sec. 3.1.3. Single-Family Detached** the following rows:

| |
|---|
| Residential Façade Build Out Ratio (max.) |
| 60%, See Sec. 1.5.7. |

- III. **INSERT** after the row "All Lot Sizes See Sec. 3.2.11" where it appears in in the table in **Sec. 3.2.3. Single-Family Detached or Two-Family Detached** the following rows:

| |
|---|
| Residential Façade Build Out Ratio (max.) |
|---|

| |
|----------------------|
| 60%, See Sec. 1.5.7. |
|----------------------|

IV. **INSERT** a new **Section 7.8.2.B.2.k.** as follows:

- k. Alterations and additions increasing the Residential Front Elevation width by no more than ten percent (10%) of the width, where the Residential Façade Buildout Ratio is nonconforming.

- V. The amendments to the City of Newton Zoning Ordinance set forth in this Order shall be effective on March 1, 2026, and shall apply to all building permits and special permits issued, and all comprehensive permit applications submitted, on or after the effective date.

Approved as to legal form and character:

Alissa Giuliani

Alissa O. Giuliani
City Solicitor

Under Suspension of Rules

Readings Waived and Approved

18 yeas 5 nays (Councilors Gentile, Greenberg, Grossman, Kalis, and Kelley) 1 absent (Councilor Krintzman)

Cassidy Flynn
(SGD) Cassidy Flynn

Acting City Clerk

Ruthanne Fuller
(SGD) RUTHANNE FULLER

Mayor

Date: 10/22/2025