

CITY OF NEWTON

IN BOARD OF ALDERMEN

ORDINANCE NO. Z-20

April 7, 2008

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF NEWTON AS FOLLOWS:

That the Revised Ordinances of Newton, Massachusetts, 2007, as amended, be and are hereby further amended with respect to Chapter 30, Zoning as follows:

1. By deleting from Section 30-1 **Definitions**, "*Story, half*", the height designation figure 7'3", and inserting in its place the figure 7'.

2. By adding to Section 30-1 **Definitions** the following new definition:

*Dormer*: A projection built out from a sloping roof, usually containing a window or vent.

3. By deleting, in Section 30-1 **Definitions**, the first sentence of the definition of *Height*, and inserting in its place the following language:

*Height*: The vertical distance between the elevations of the following:  
(a) the average grade plane and (b) the midpoint between the highest point of the ridge of the main building roof and the line formed by the intersection of the top of the main building wall plate and the main roof plane.

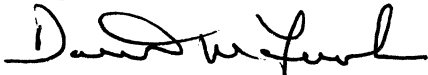
4. By adding to Section 30-15 **Density/dimensional requirements** the following new subsection (t):

30-15(t) **Dormers**. Except as may be allowed by special permit in accordance with Section 30-24, the following restrictions shall apply to dormers above the second story in single and two family dwellings. Dormers are not allowed in accessory structures except by special permit.

a. A dormer may be no wider than fifty percent (50%) 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 fifty percent (50%) of the length of the exterior wall next below. See illustrations below.

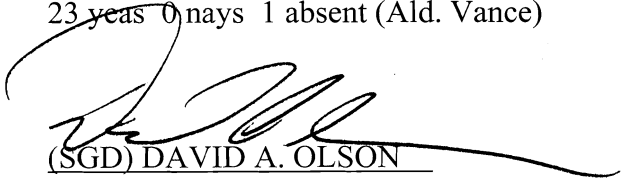
- b. A roof line overhang shall be continued between the dormer and the story next below so as to avoid the appearance of an uninterrupted wall plane extending beyond two stories. See illustrations below.
- c. The vertical plane of the side wall of any dormer shall not be closer than three feet (3') from the vertical plane of the intersection of the roof and the main building end wall nearest the dormer. See illustrations below.
- d. No dormer may project above the main ridgeline of the single or two family dwelling. See illustration below.

Approved as to legal form and character:



DANIEL M. FUNK  
City Solicitor

Under Suspension of Rules  
Readings Waived and Adopted  
23 yeas 0 nays 1 absent (Ald. Vance)



(SGD) DAVID A. OLSON  
City Clerk



(SGD) DAVID B. COHEN  
Mayor

Date: 4/24/08

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APR 21 2008  
MAYOR'S OFFICE

