

Overview of Residential Reconstruction in Needham



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Town of Needham

Director of Planning and Community Development

Dimensional Regulations: Single Residence B & General Residence Zoning Districts

	Minimum Lot Area (sq ft)	Minimum Frontage (feet)	Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Maximum Floor Area Ratio (FAR)	Maximum Lot Coverage %	Maximum Stories	Maximum Height (feet)
Single Residence B & General Residence Zoning Districts (post-1986 lots)	10,000	80	20	12.5 ^a	10	NR	NR	2.5	35
Single Residence B & General Residence Zoning Districts (pre-1986 lots)	10,000	80	20	10	10	NR	NR	2.5	35
Single Residence B Zoning District (New Construction)	10,000	80	20	12.5 * ^a	20	NR	25%-30%	2.5	35
General Residence Zoning District (New Construction)	10,000	80	20	12.5 * ^a	20	NR	30%-35%	2.5	35

* 10' side setback for non-conforming lots

^a Increased to 14.5' for any length over 28'

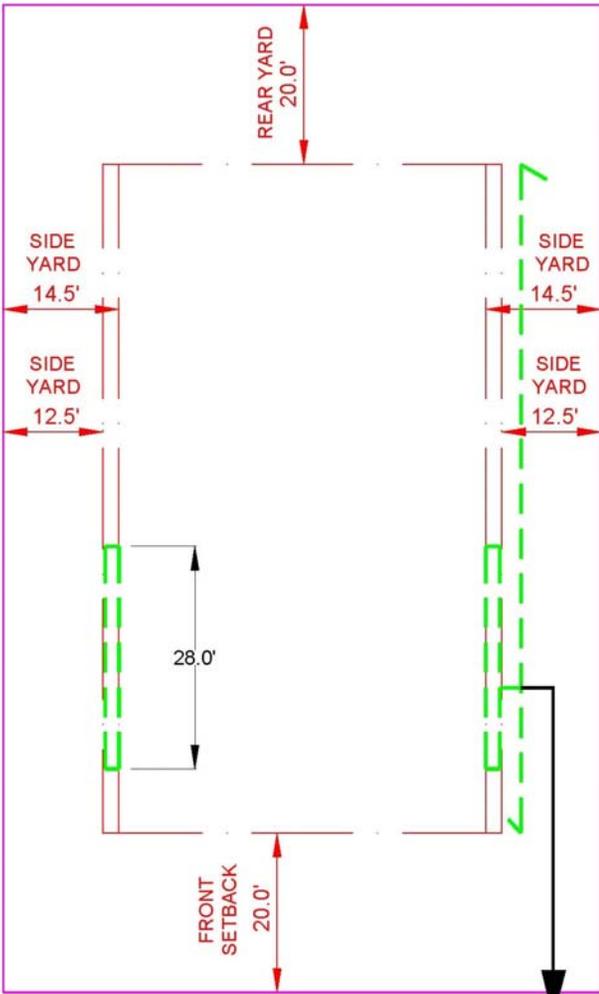
Definition of New Construction

1. Any construction of a structure on a vacant lot.
2. Any construction which involves demolition of more than 50% (fifty percent) of the exterior frame or exterior envelope of an existing structure.
3. Any addition to an existing one-story structure which results in a gross floor area greater than 240% (two hundred forty percent) of the gross floor area of the existing structure.
4. Any addition to an existing one and one-half story structure which results in a gross floor area greater than 220% (two hundred twenty percent) of the gross floor area of the existing structure.
5. Any addition to an existing two-story or two and one-half story structure which results in a gross floor area greater than 175% (one hundred seventy-five percent) of the gross floor area of the existing structure.

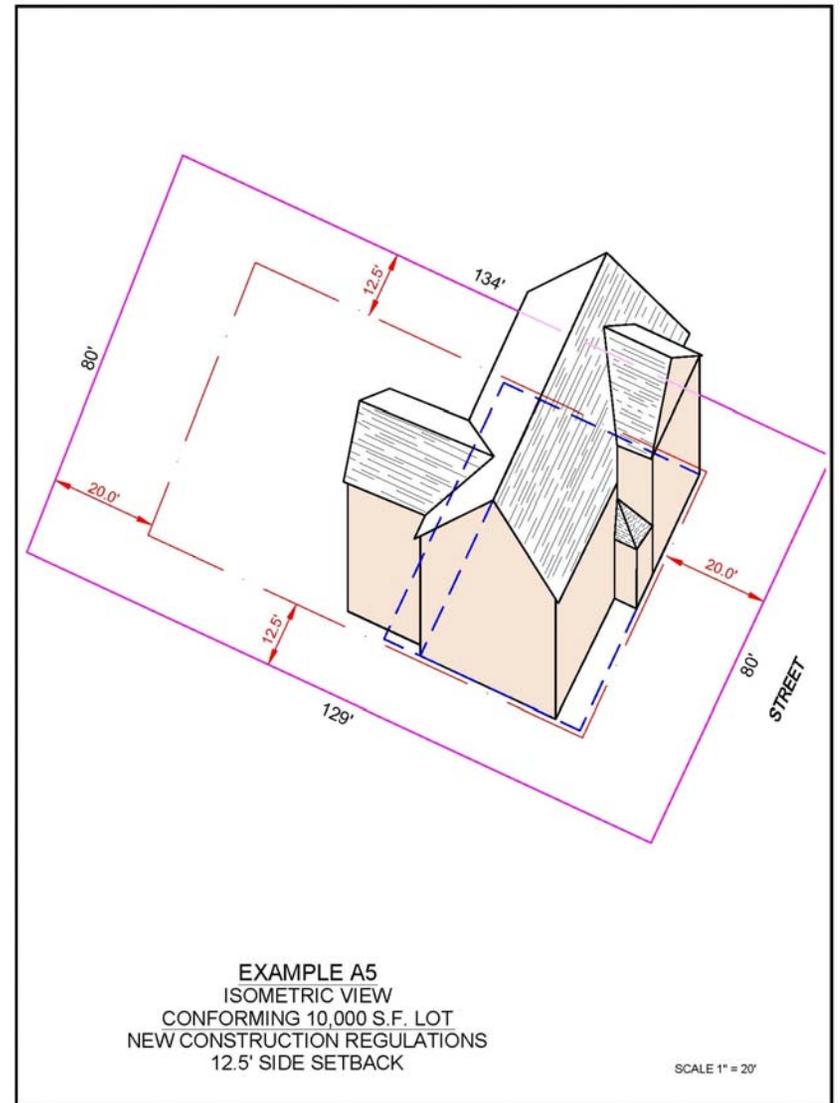
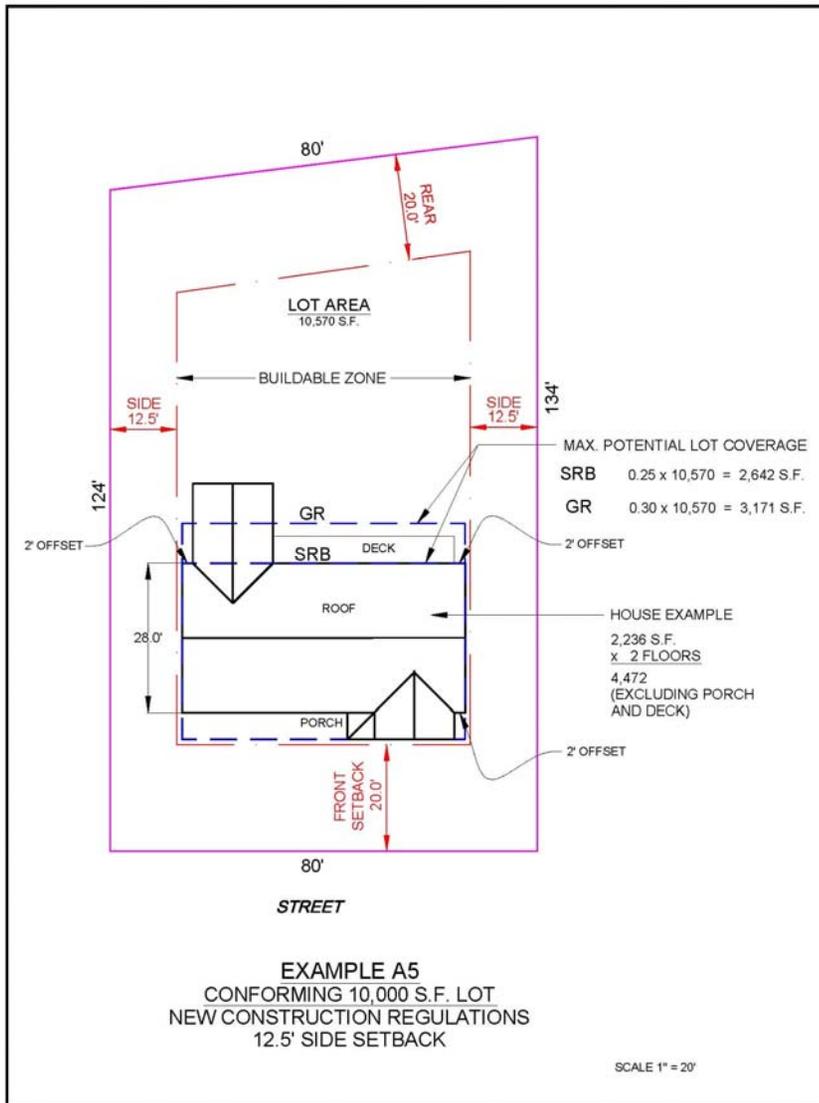
For purposes of calculating the percentages of any construction, addition or demolition under this definition, all construction shall be taken into account which commenced, or could have commenced, pursuant to an issued permit within two (2) years prior to the date of any request for any permit to construct, reconstruct, alter, add, extend or otherwise structurally change any structure.

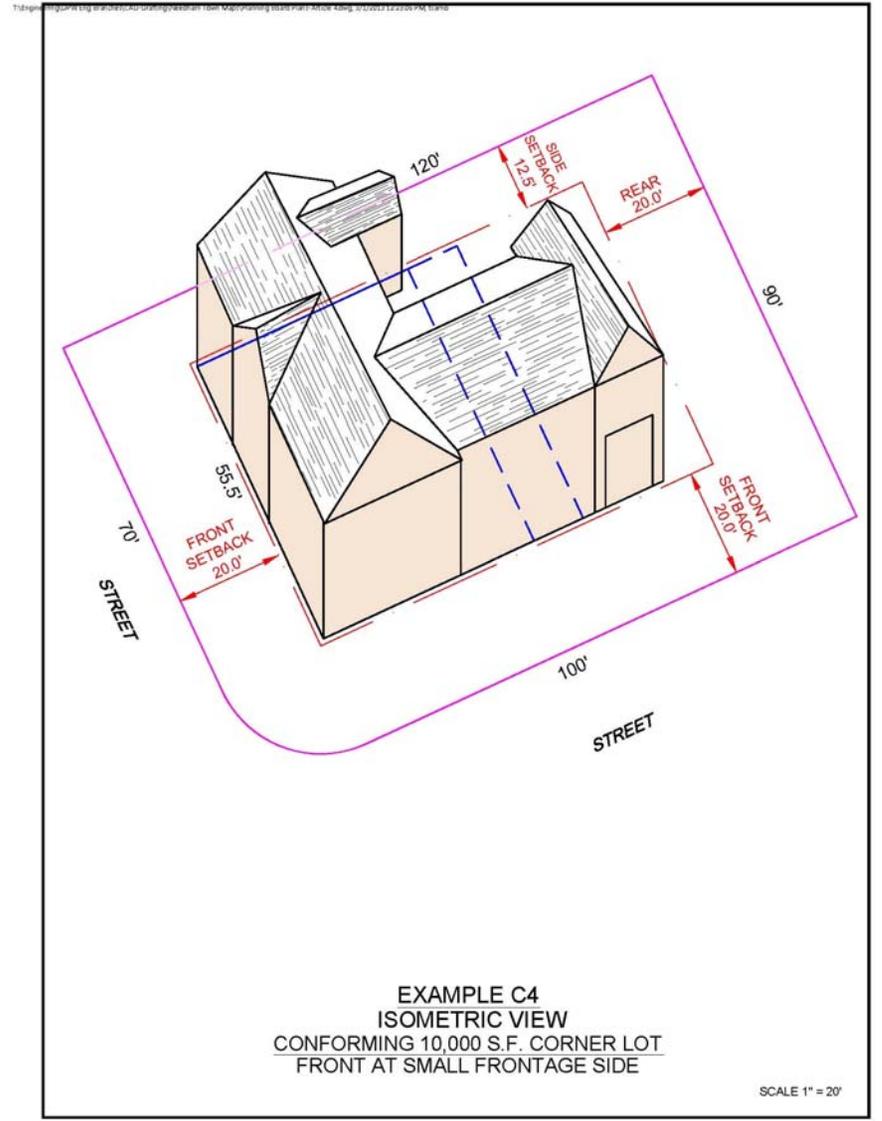
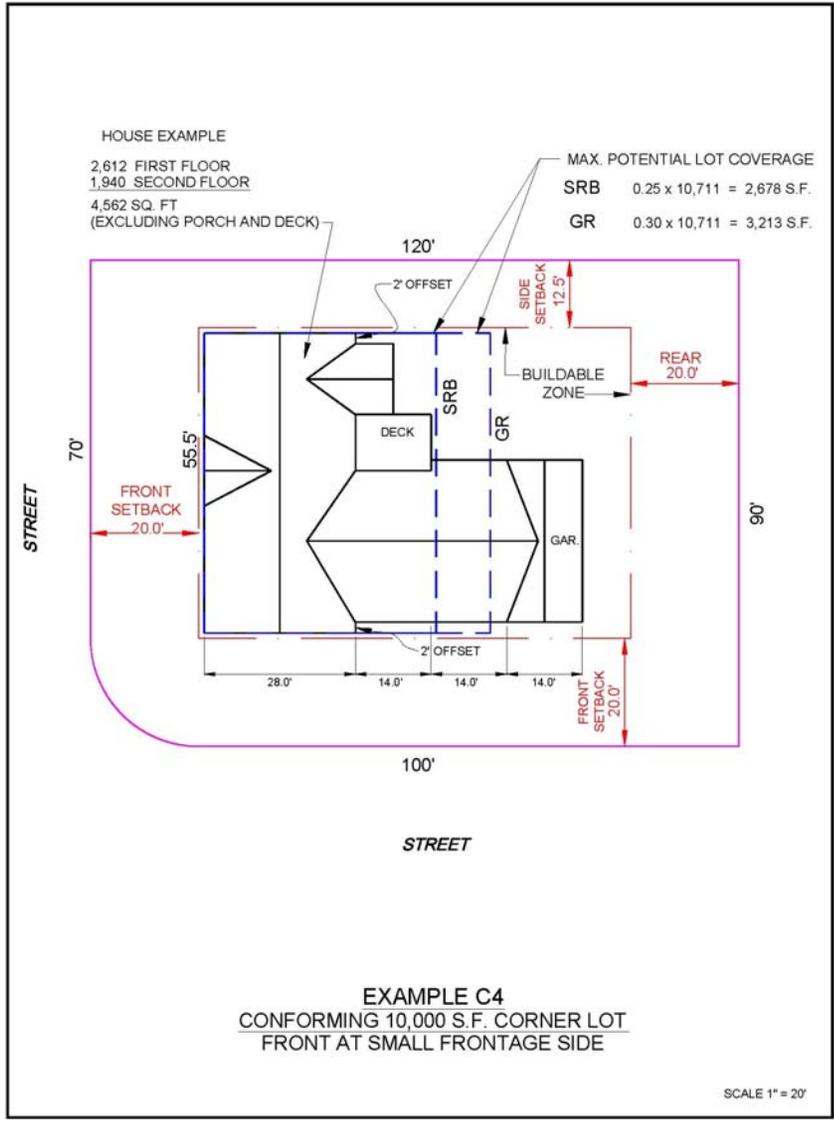
Table of Lot Size Ranges

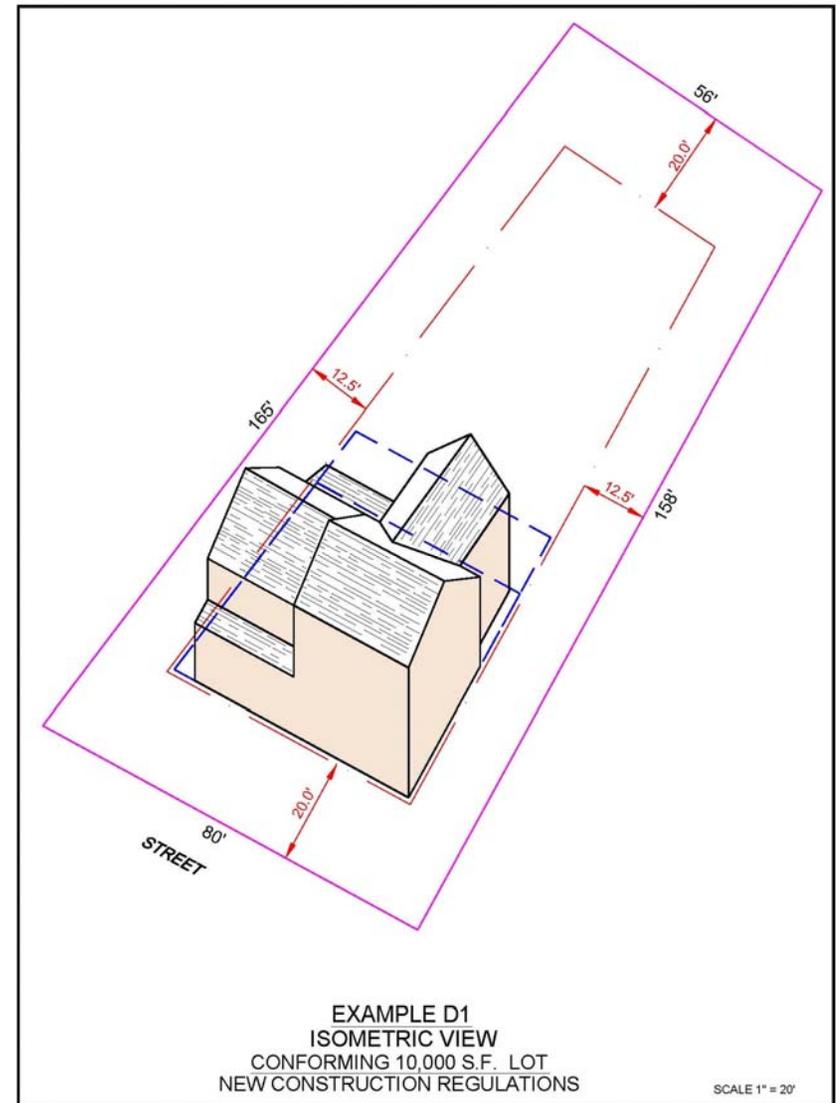
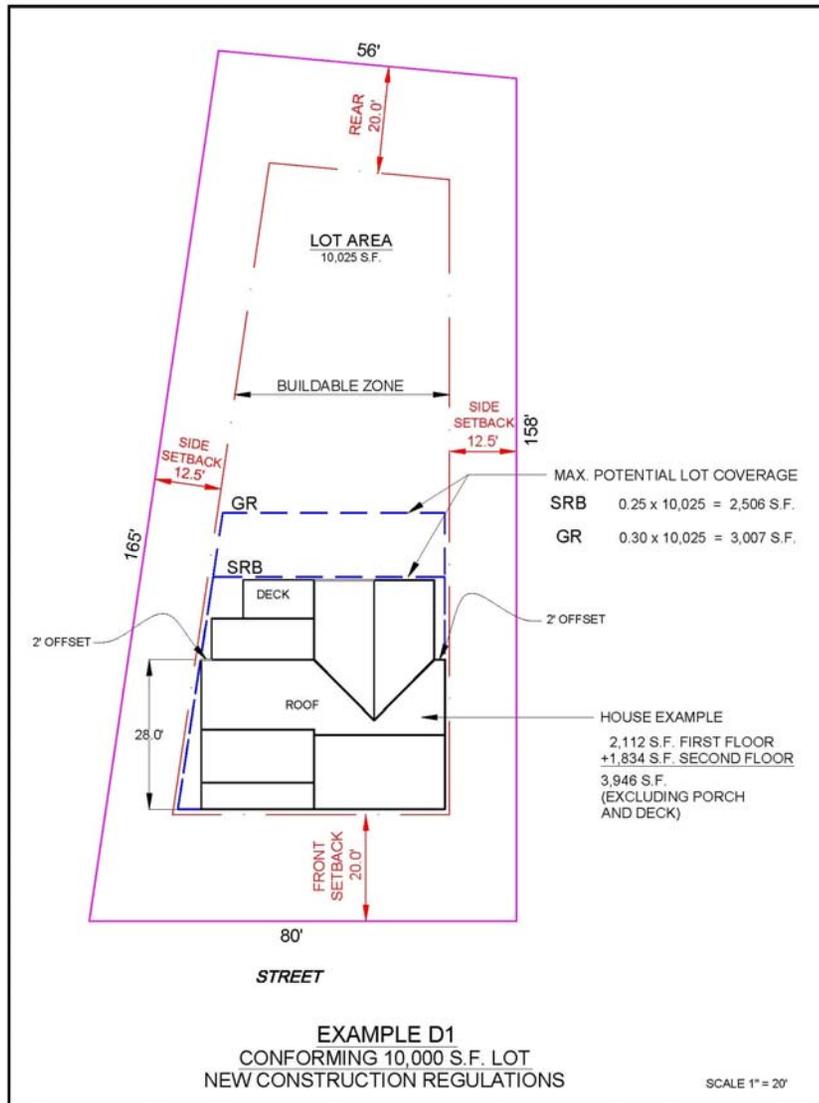
	Lot Size (SF)	% Coverage	Allowable Coverage (SF)
Single Residence B	7500 or more	25	1875 or more
	7000-7499	26	1820-1950
	6500-6999	27	1755-1890
	6000-6499	28	1680-1820
	5500-5999	29	1595-1740
	5499 or less	30	1650 or less
General Residence	9000 or more	30	2700 or more
	8500-8999	31	2635-2790
	8000-8499	32	2560-2730
	7500-7999	33	2475-2640
	7000-7499	34	2380-2550
	6999 or less	35	2450 or less

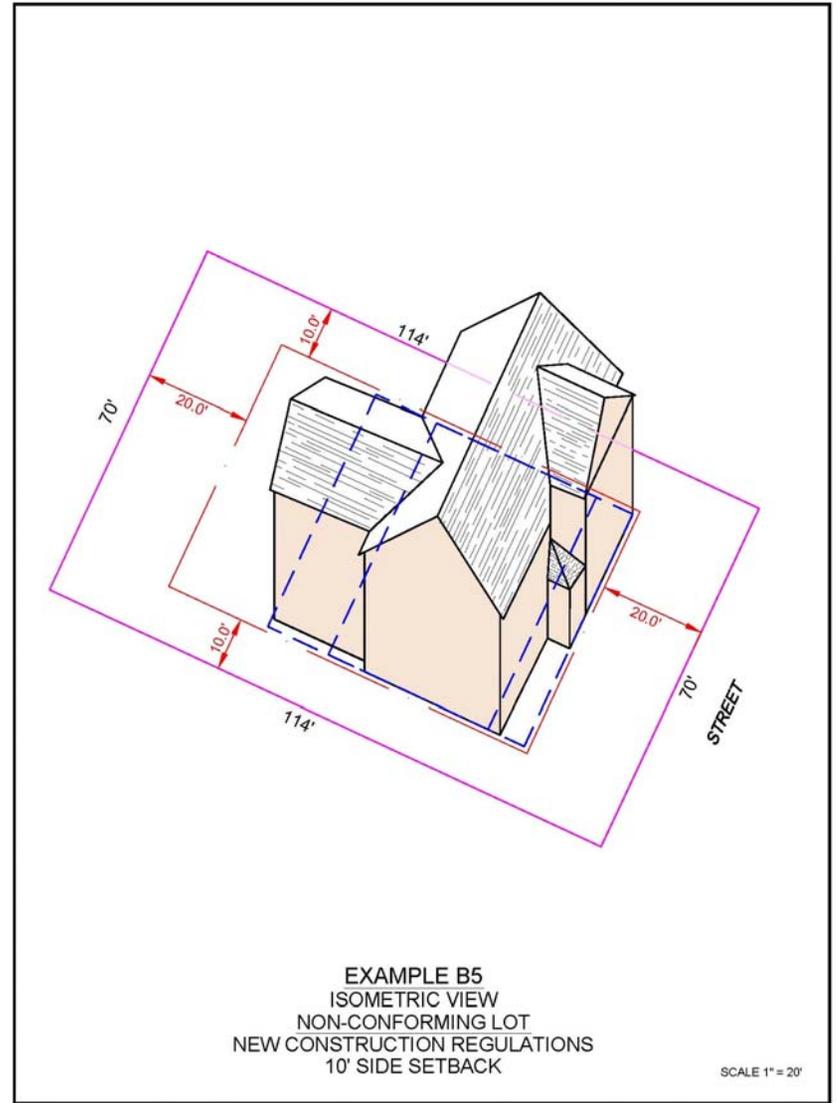
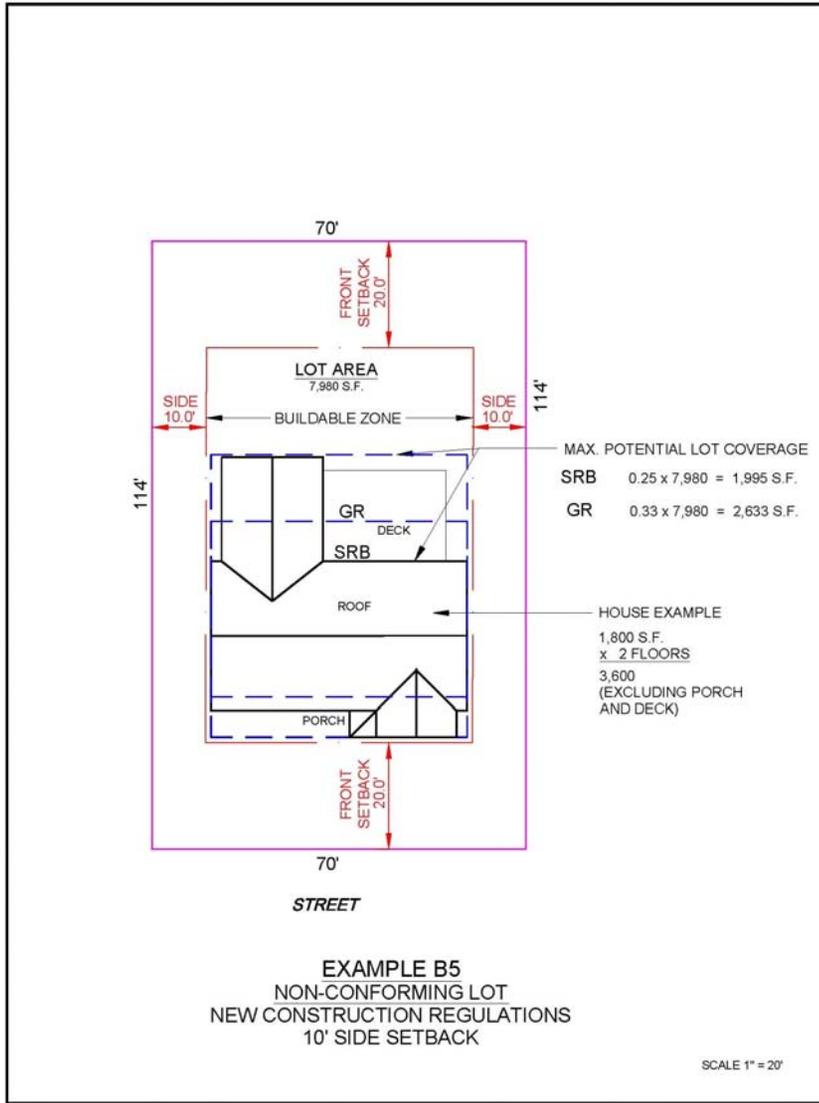


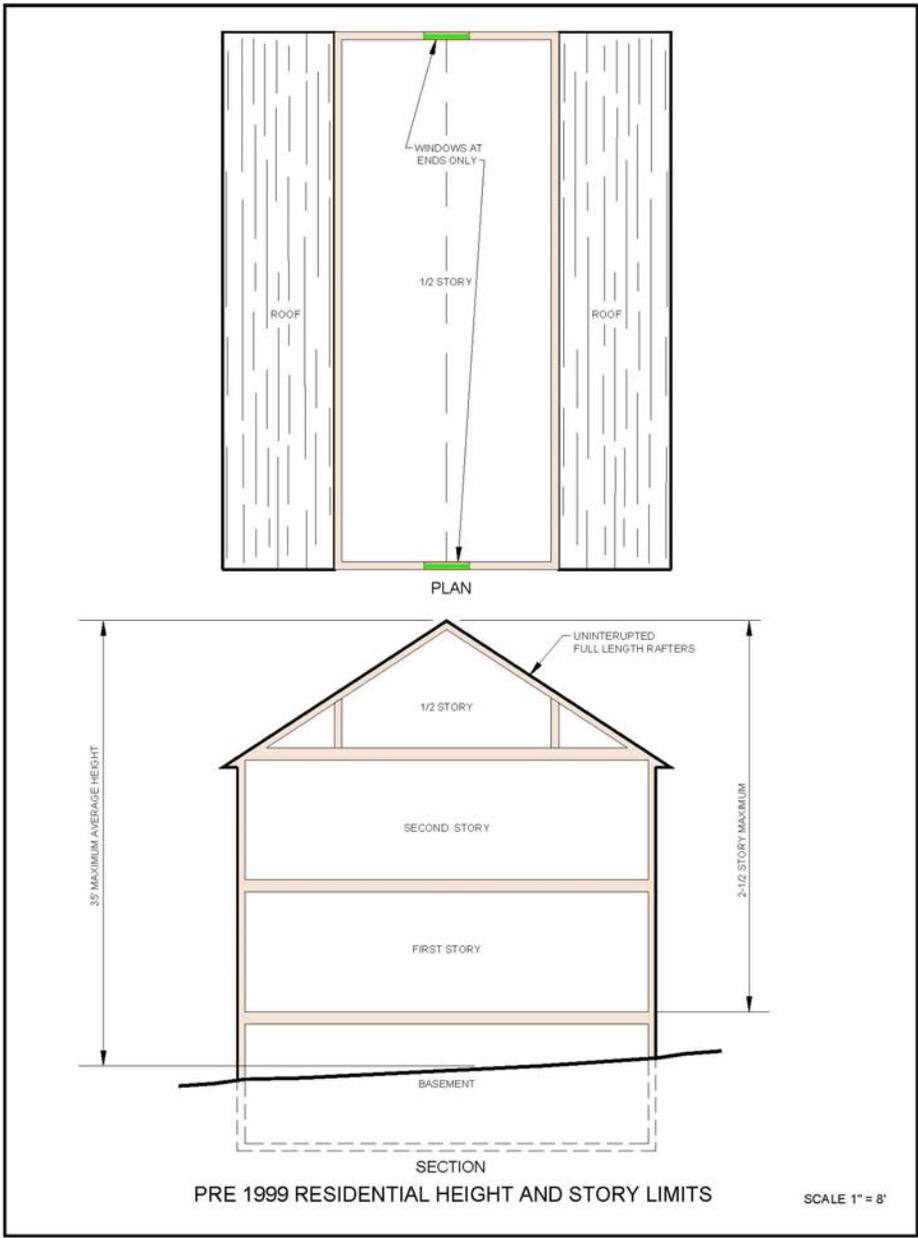
MAXIMUM OF 28 FEET OF STRUCTURE ALLOWED AT THE 12.5 FOOT SIDE YARD. REMAINING STRUCTURE TO HAVE 14.5 FOOT SIDE YARD. PORTION OF STRUCTURE WITH 12.5 FOOT SIDE YARD MAY BE PLACED AT ANY LOCATION BETWEEN FRONT AND REAR YARD SETBACKS.



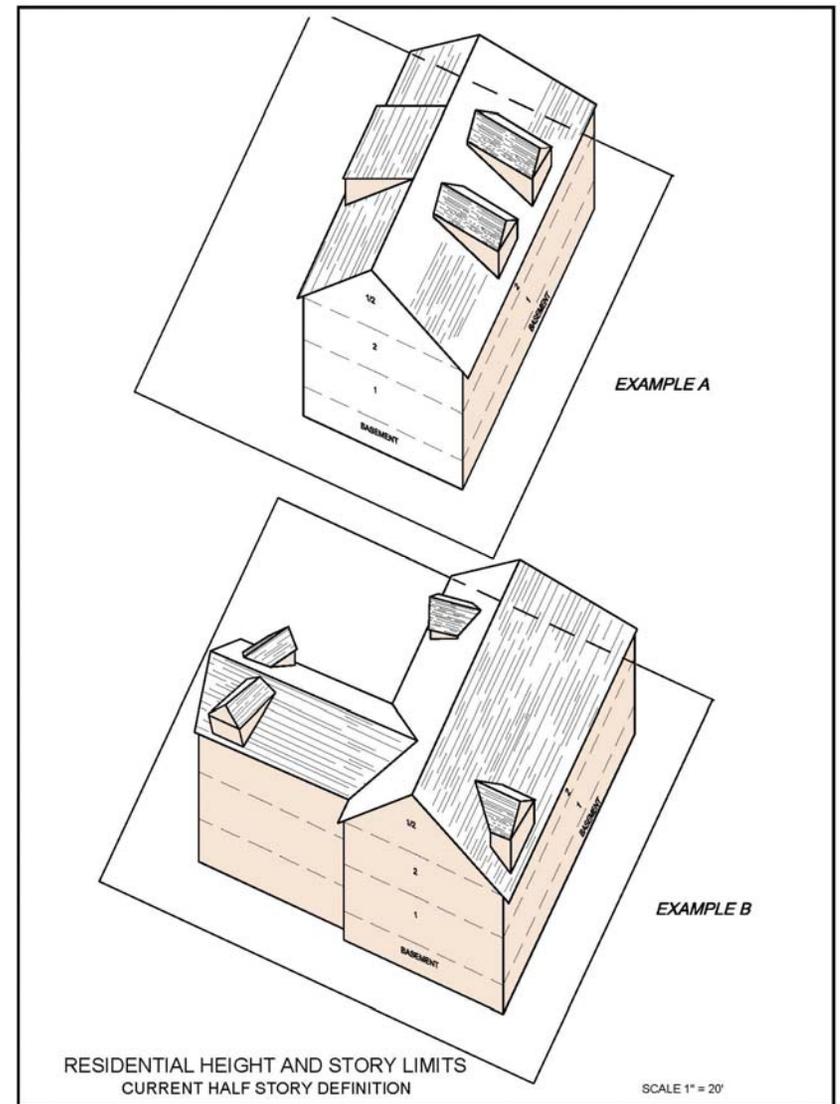
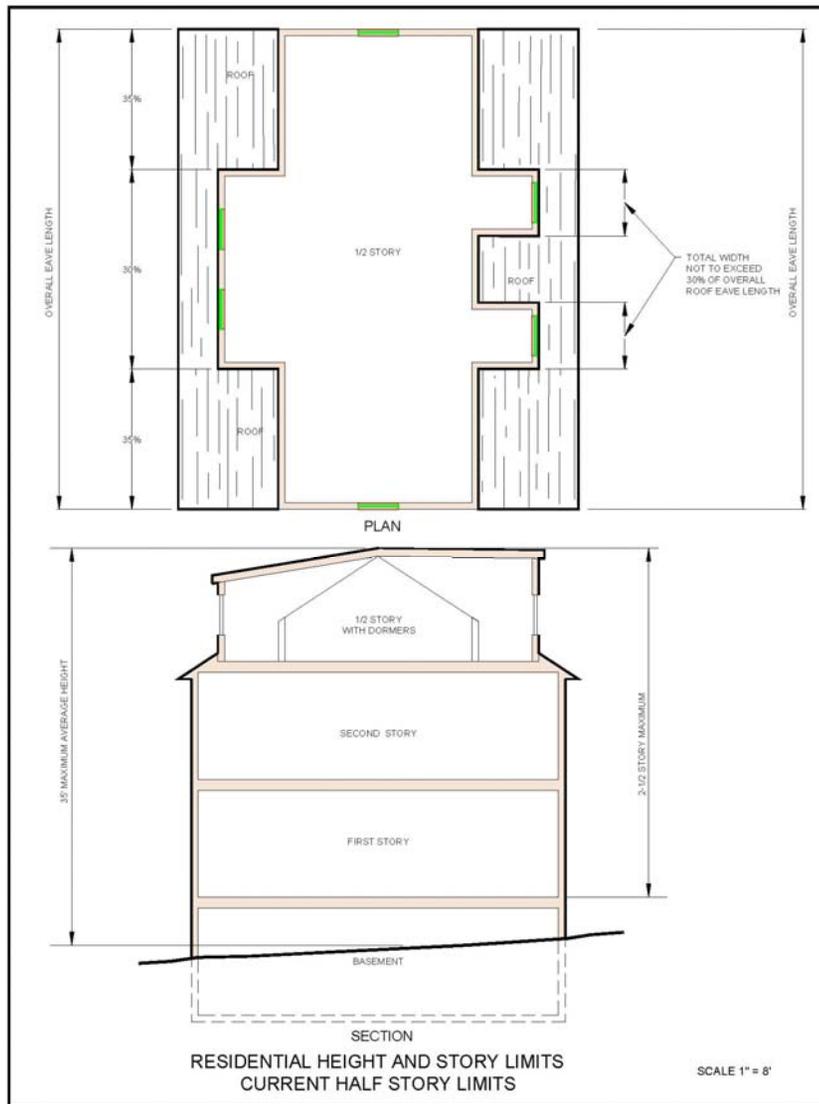








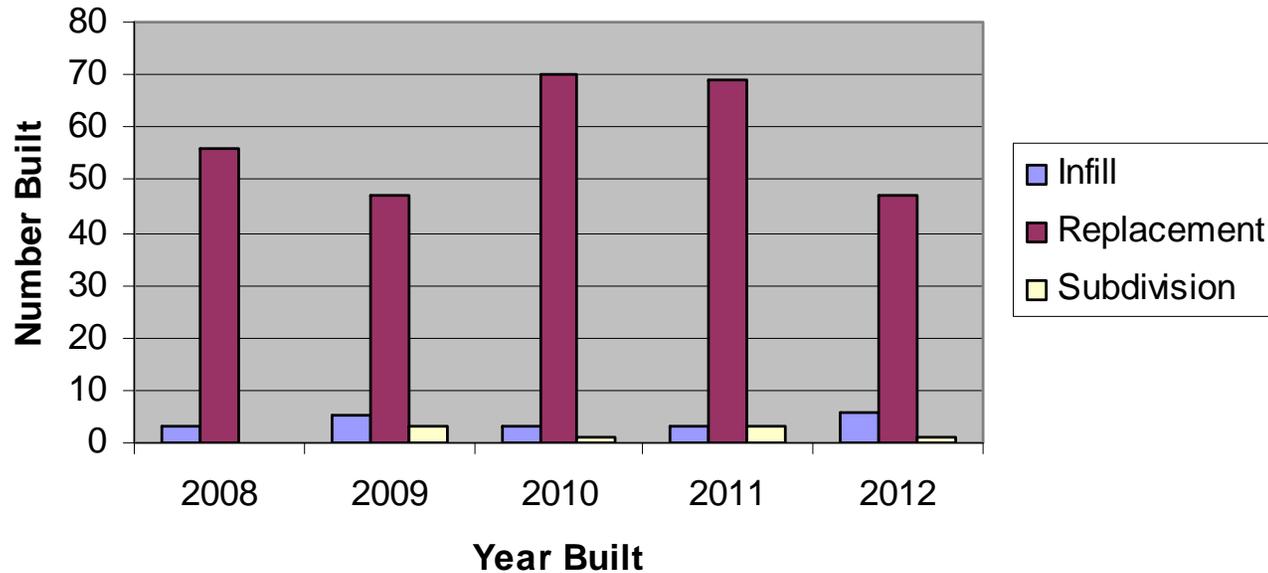
Based on Sketch By Mark Gluesing



New Single Family Homes

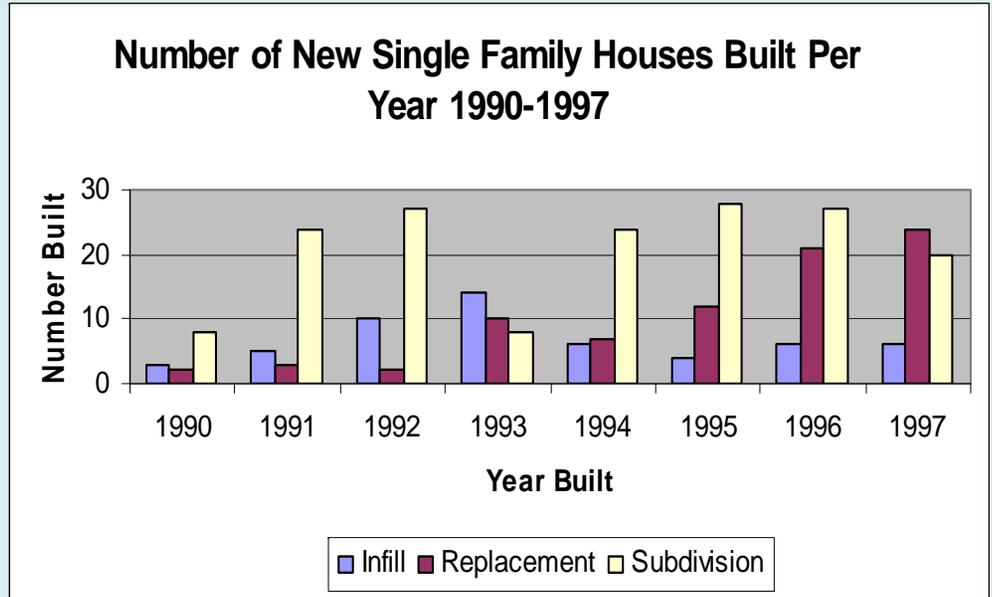
Year	Infill	Replacement	Subdivision	Total
2008	3	56	0	59
2009	5	47	3	55
2010	3	70	1	74
2011	3	69	3	75
2012	6	47	1	54
Total	20	289	8	317

Number of New Single Family Houses Built per Year 2008-2012

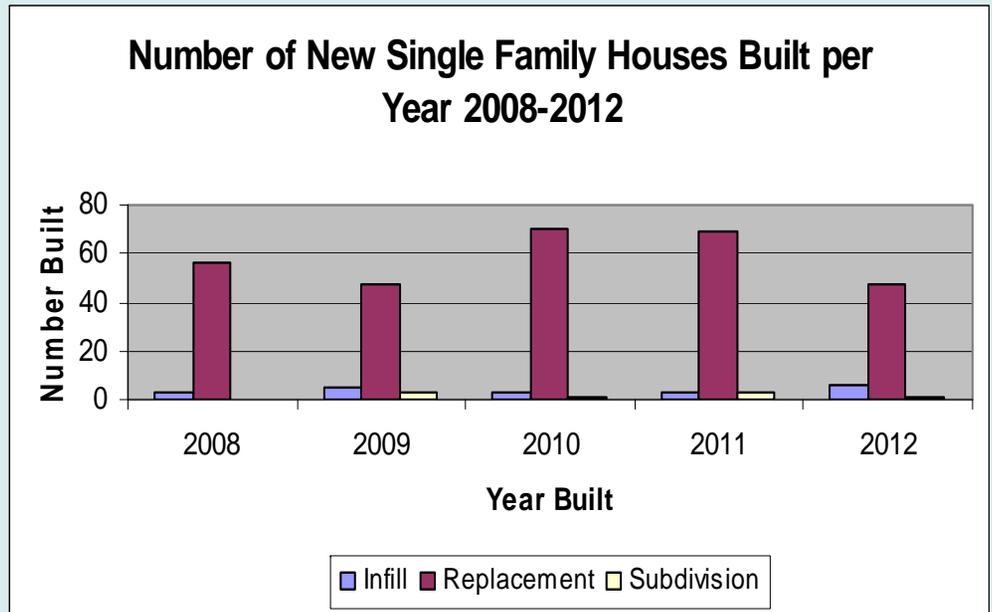


New Single Family Homes

Year	Infill	Replacement	Subdivision	Total
1990	3	2	8	13
1991	5	3	24	32
1992	10	2	27	39
1993	14	10	8	32
1994	6	7	24	37
1995	4	12	28	44
1996	6	21	27	54
1997	6	24	20	50
Total	54	81	166	301



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