

Planning and Community Development Department Large House Study Review Committee

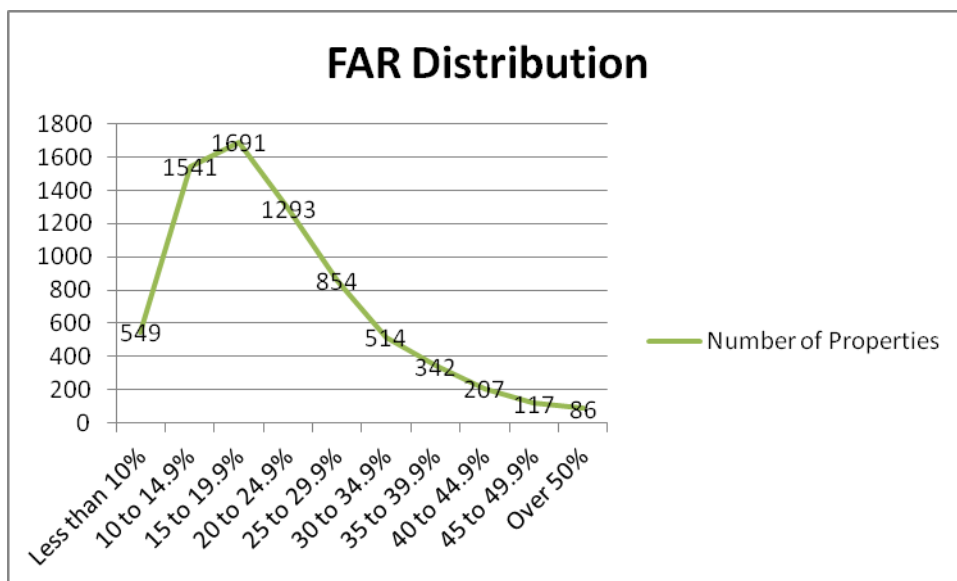
Working with the Town Assessor and the Information Technology Unit, the Planning and Community Development Department has conducted an analysis of various features of the single-family housing stock in the Residence B districts as input into the work of the Large House Study Review Committee. This analysis, summarized below, involved a review of FAR, lot coverage, conforming versus nonconforming lots, and amounts of finished space. Some of this data has also been mapped.

FAR Distribution

The table and figure below analyze the Floor Area Ratios (FAR) of single-family homes in the Residence B districts. This data suggests that the majority of such properties were within an FAR of 20% with a median of 19.4%. About 30% of the properties had FARs above 25.0% and of these 5.6% were more than 40%. In comparison, the 25 properties we previously examined that involved demolition and replacement activity from January through May 12, 2014, the FARs ranged between 24.5% and 71.9%, with almost three-quarters over 40%.

FAR Distribution

FAR	Number of Properties	Percentage of Properties
Less than 10.0%	549	7.6%
10.0-14.9%	1,541	21.4%
15.0-19.9%	1,691	23.5%
20.0-24.9%	1,293	18.0%
25.0-29.9%	854	11.9%
30.0-34.9%	514	7.1%
35.0-39.9%	342	4.8%
40.0-44.9%	207	2.9%
45.0-49.9%	117	1.6%
More than 50.0%	86	1.2%
	7,194	100.0%



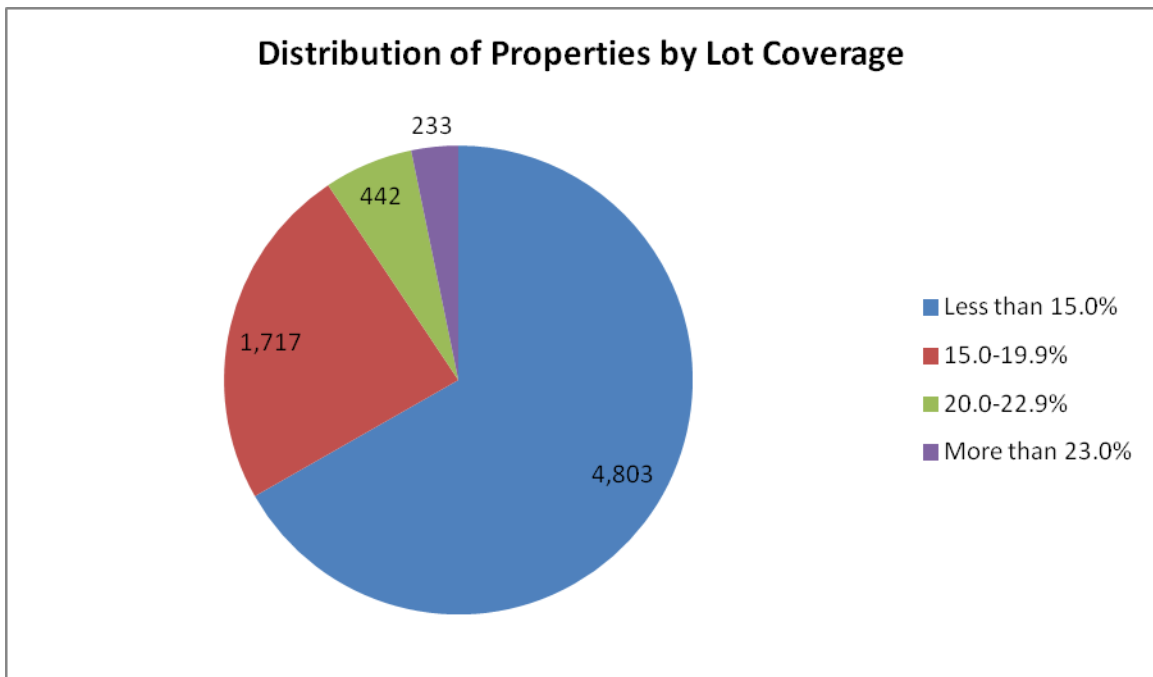
Lot Coverage

Data indicates that about two-thirds of the properties had lot coverage percentages of less than 15.0% with a median of 12.96% in comparison to a median of 23% for the 25 demo/replacement units that were previously examined. Only 233 properties had percentages of 23% or more, 80 of which involved percentages of more than 25%.

Distribution of Properties by Lot Coverage

Lot Coverage	Number of Properties	Percentage of Properties
Less than 15.0%	4,803	66.8%
15.0 to 19.9%	1,717	23.9%
20.0 to 22.9%	442	6.1%
23.0 to 24.9%	153	2.1%
More than 25.0%	80	1.1%
	7,195	100.0%

Total size of structure reflects finished space that includes attached garages



Conforming and Nonconforming Properties

The table below summarizes Assessor’s data in regard to conforming and nonconforming properties. Conforming properties have lot sizes of at least 10,000 square feet in size and frontages of 80 feet or more. About three-quarters of Needham’s single-family properties in the Residence B Districts are conforming with respect to lot size as well as frontage. Additionally data indicates that 1,237 properties, or 17.2% of all single-family residences in Residence B, are nonconforming for both lot size and frontage. Accommodating larger replacement homes on these properties is more challenging.

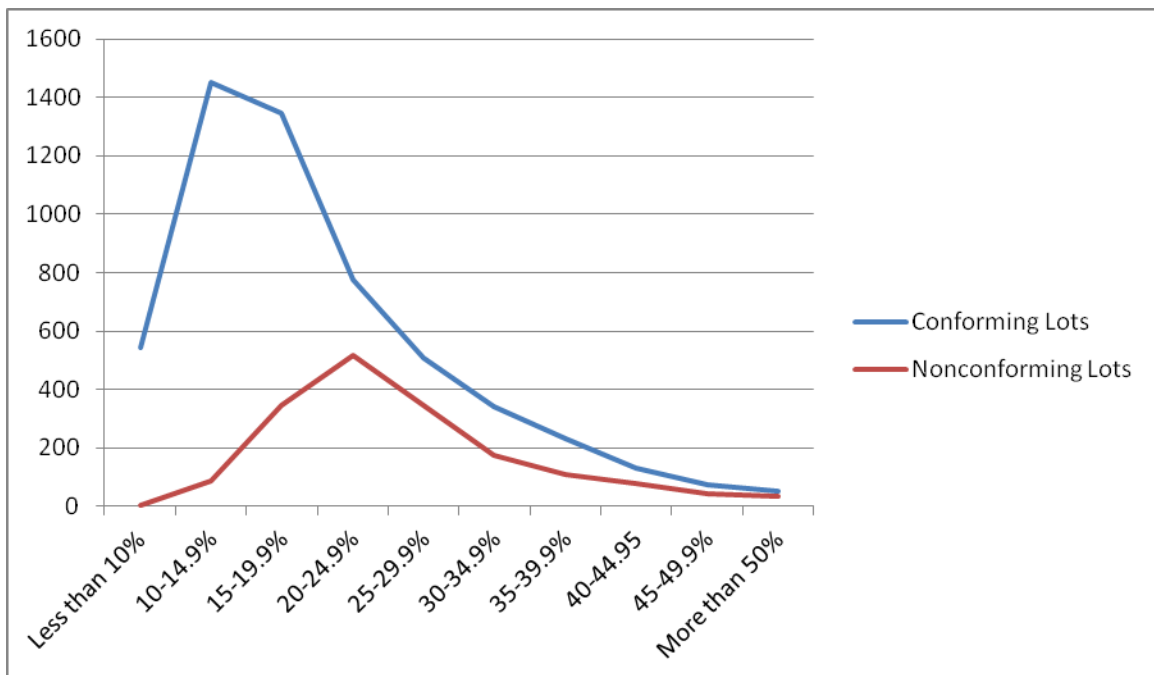
Conforming and Nonconforming Properties

Conforming				Nonconforming				Total			
Lot Size		Frontage		Lot Size		Frontage		Conforming for Lot Size and Frontage		Nonconforming for Lot Size and Frontage	
#	%	#	%	#	%	#	%	#	%	#	%
5,450	75.7	5,390	74.9	1,750	24.3%	1,810	25.1%	4,688	75.7%	1,237	17.2%

The table and figure below identify the distribution of units according to whether they are conforming as to lot size and FAR. More than half of the conforming lots involve FARs ranging from 10% to 20% while about half of the nonconforming lots have FARs between 20% and 30%. Approximately 15% of the conforming lots had FARs of more than 30% in comparison to one-quarter of the nonconforming lots.

Conforming and Nonconforming Properties Based on Lot Size and FAR

FAR	Conforming Lots		Nonconforming Lots		Total	
	#	%	#	%	#	%
Less than 10.0%	544	10.0	5	0.3	549	7.6
10.0 to 14.9%	1,452	26.6	89	5.1	1,541	21.4
15.0 to 19.9%	1,344	24.7	347	19.9	1,691	23.5
20.0 to 24.9%	774	14.2	519	29.8	1,293	18.0
25.0 to 29.9%	508	9.3	346	19.8	854	11.9
30.0 to 34.9%	341	6.3	173	9.9	514	7.1
35.0 to 39.9%	231	4.2	111	6.4	342	4.8
40.0 to 44.9%	130	2.4	77	4.4	207	2.9
45.0 to 49.9%	75	1.4	42	2.4	117	1.6
50.0% or more	51	0.9	35	2.0	86	1.2
Total	5,450	100.0	1,744	100.0	7,194	100.0



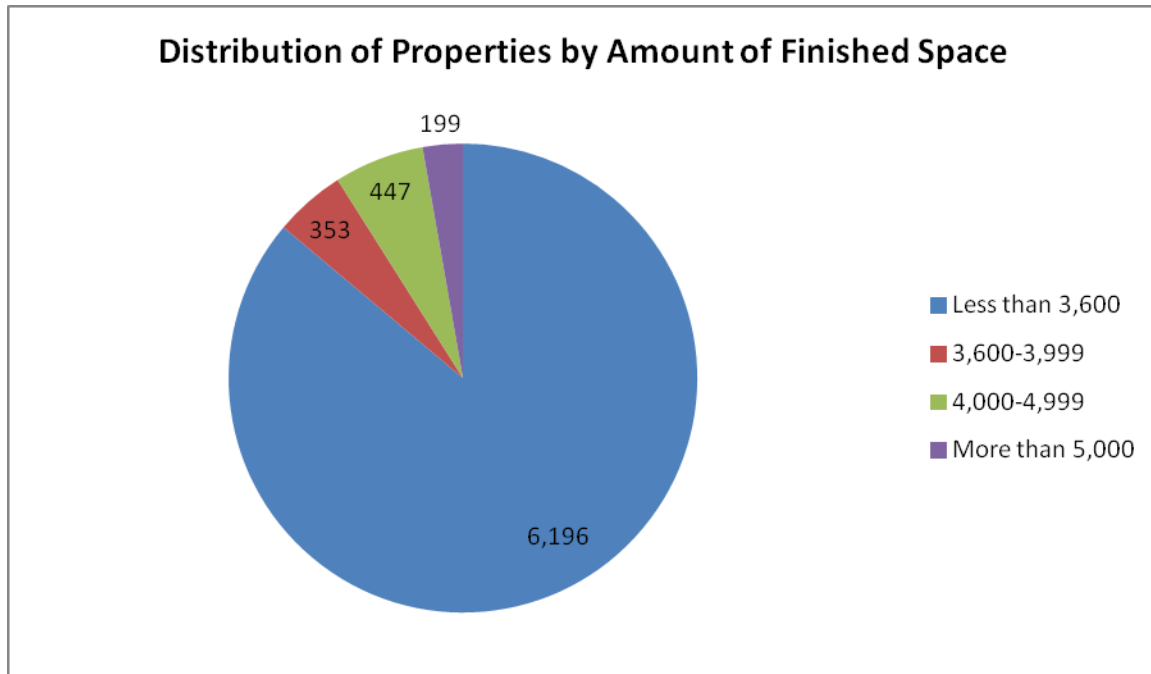
Amount of Finished Space

As the following table and chart indicate, the substantial majority of Needham’s properties have less than 3,600 square feet of finished space (includes attached garages) with a median of 2,092 square feet. Nine percent involve large houses of 4,000 square feet or more which likely includes many of the new replacement homes.

Distribution of Properties by Amount of Finished Space

Finished Space (square footage)	Number of Properties	Percentage of Properties
Less than 3,600	6,196	86.1%
3,600 to 3,999	353	4.9%
4,000 to 4,999	447	6.2%
More than 5,000	199	2.8%
	7,195	100.0%

Finished space includes attached garages



Note: Some of the totals from the above tables and charts deviate somewhat due to the inclusion of a number of zero figures for the particular type of data we were examining.