

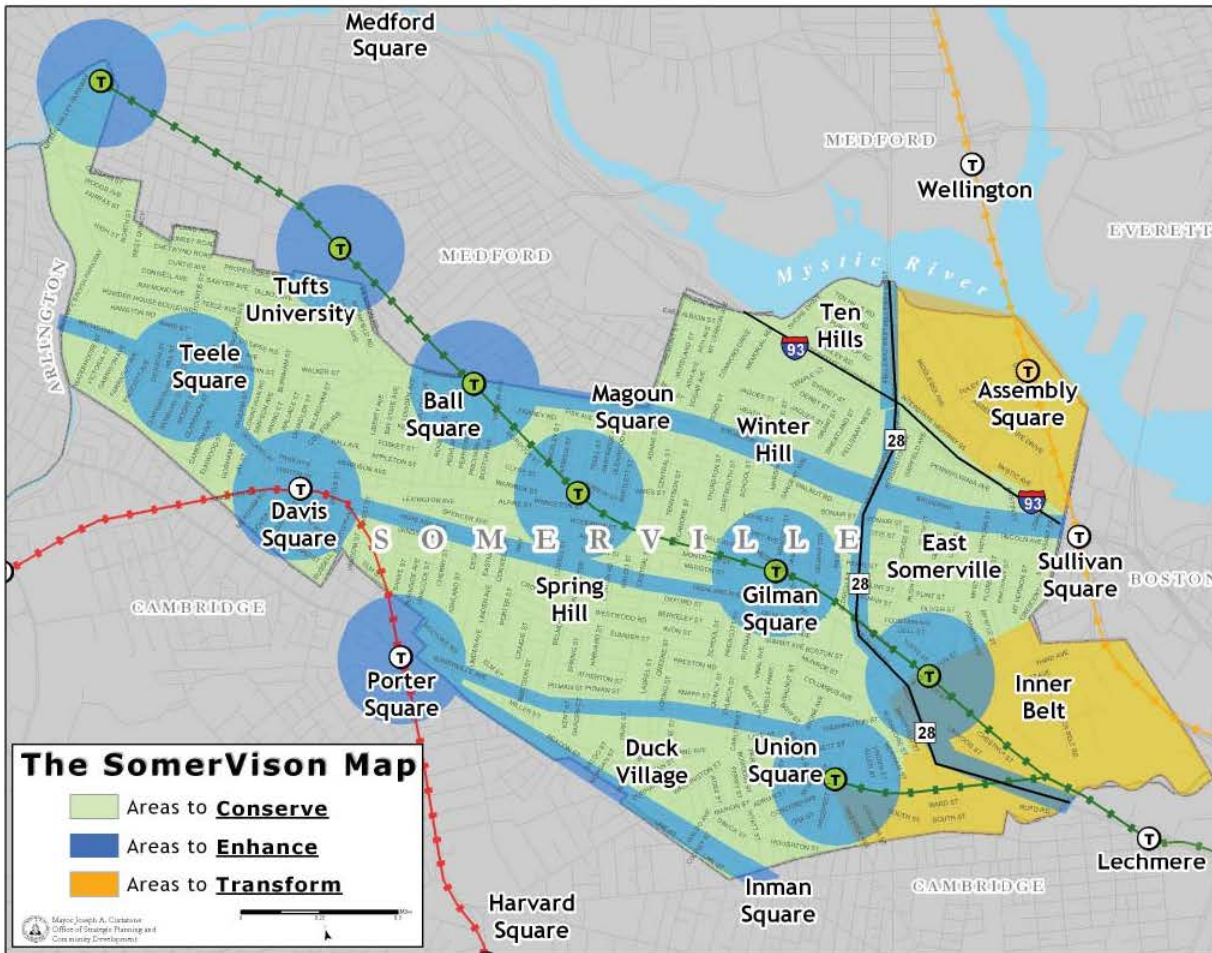


City of Somerville

ZONING OVERHAUL

www.somervillezoning.com

May 15, 2018 – NR District Discussion



The SomerVision Map illustrates our Vision for the community to:

Conserve

our great residential neighborhoods

Enhance

our funky squares and commercial corridors

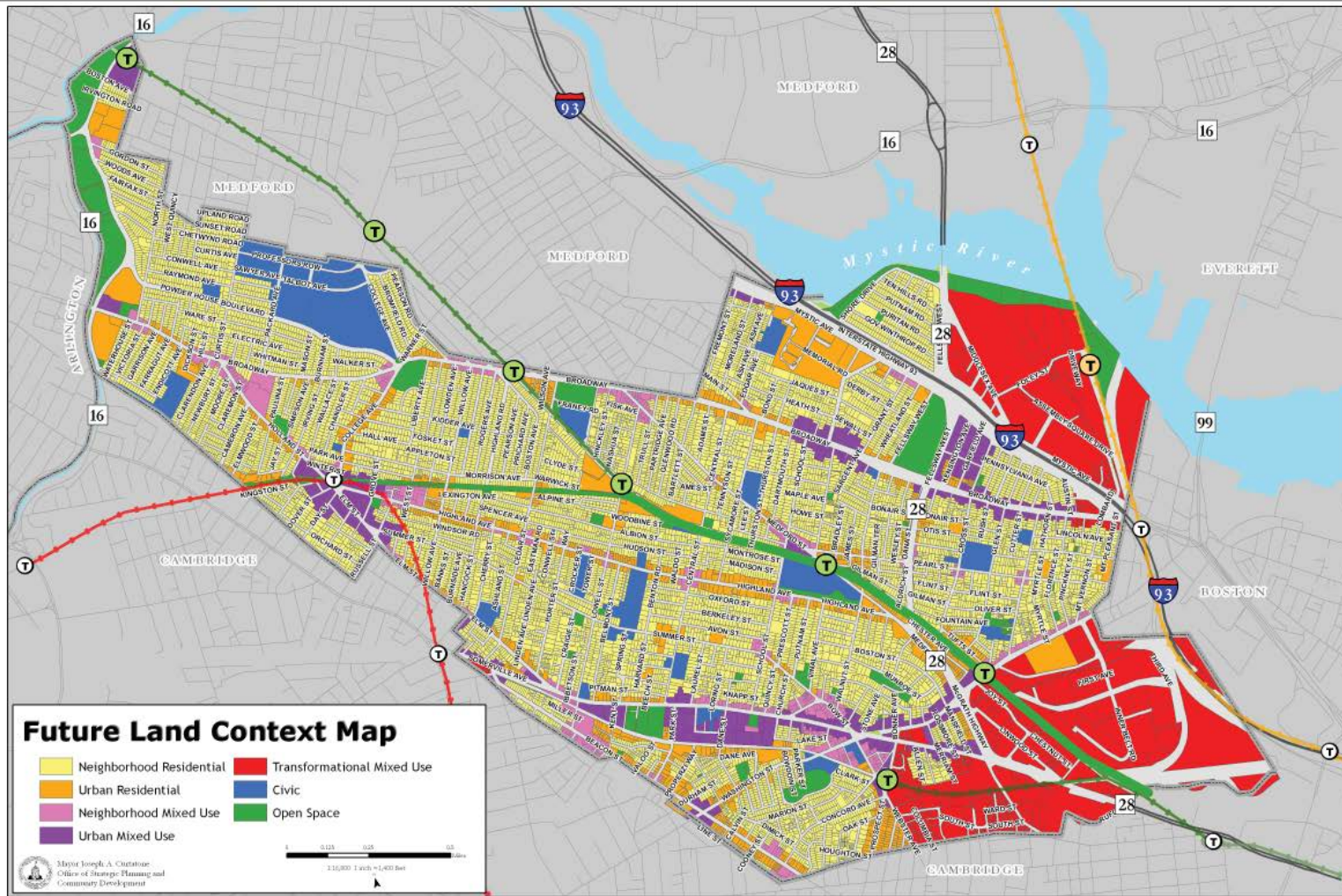
Transform

opportunity areas on the eastern and southern edges of Somerville.

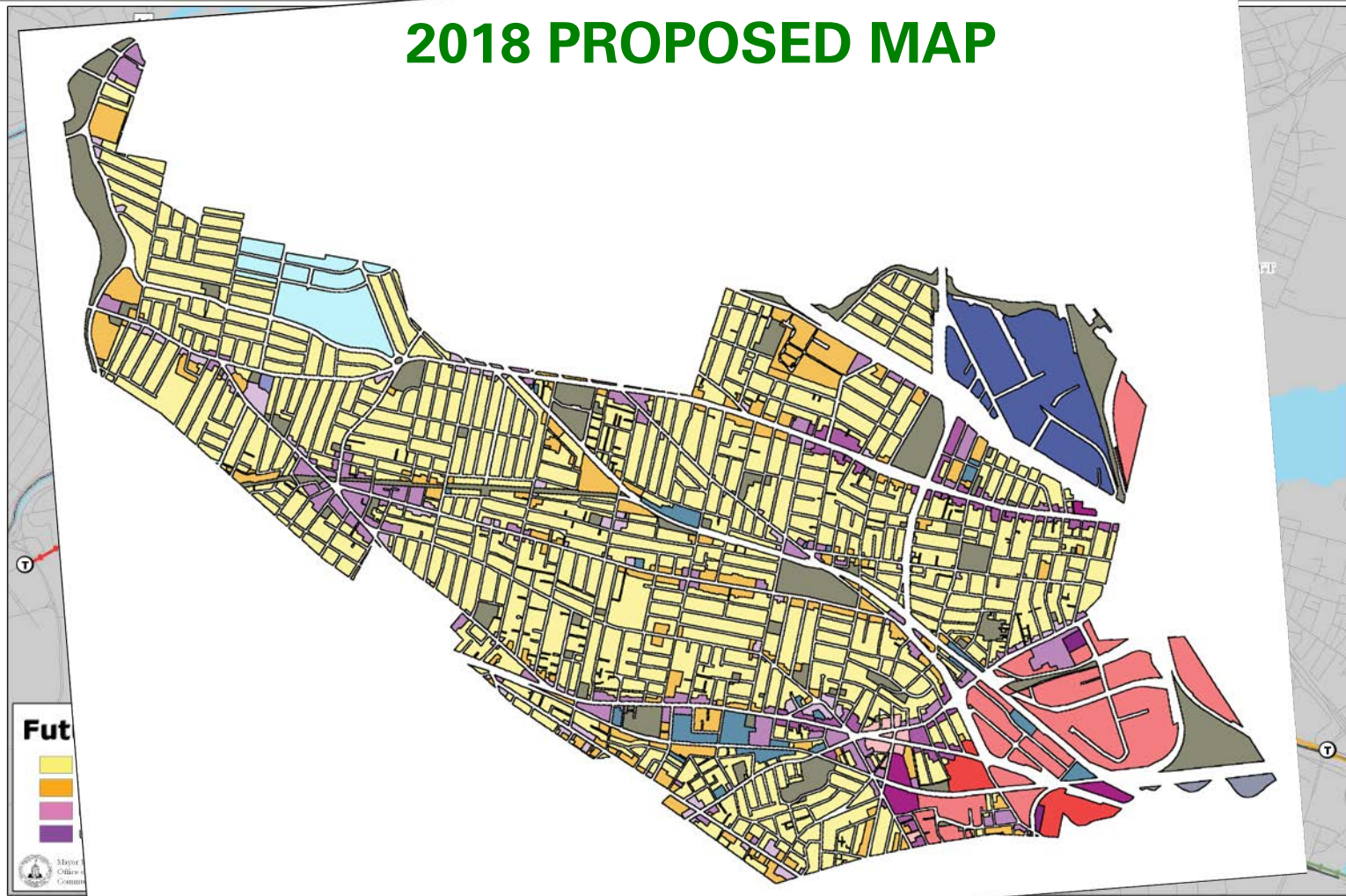


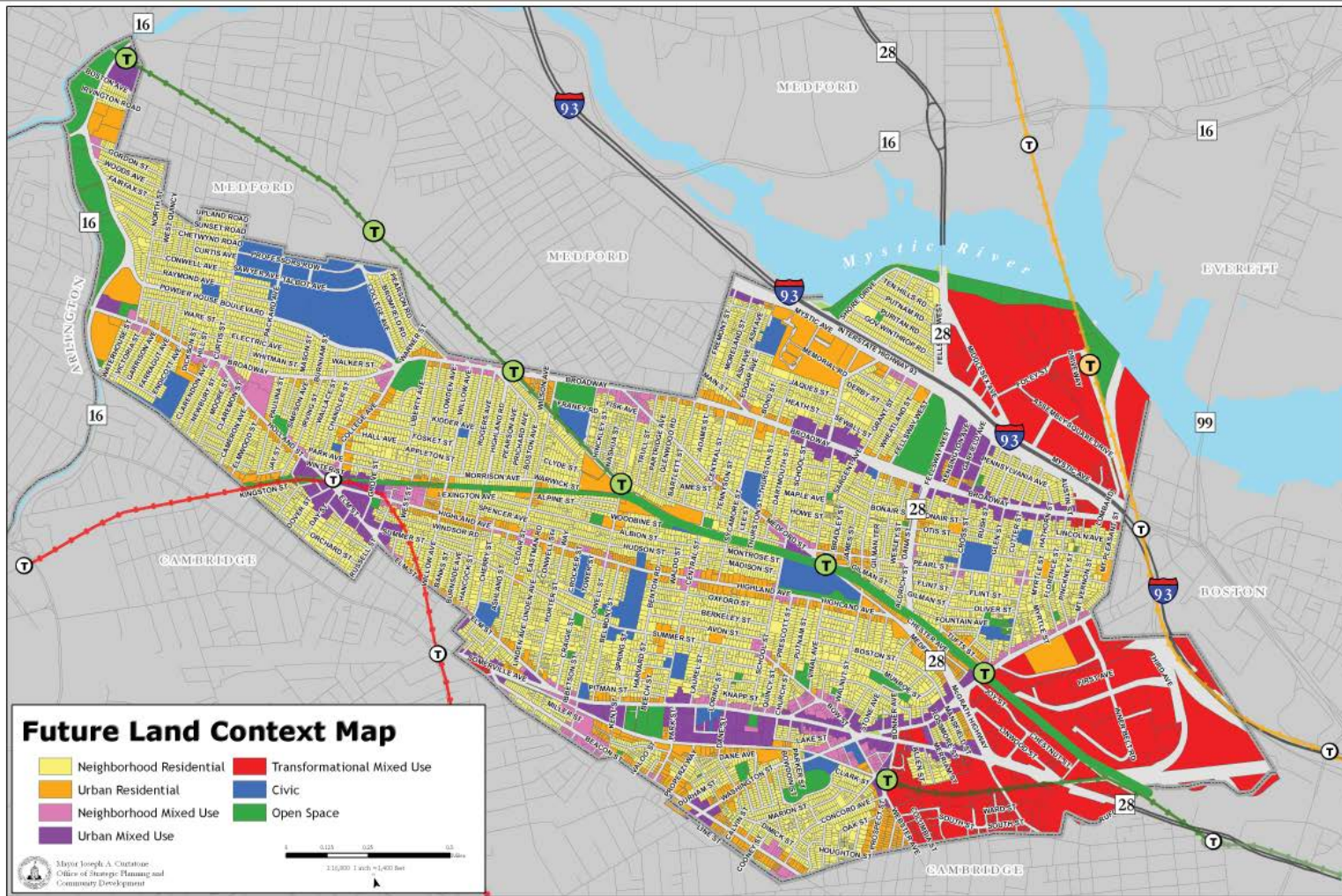
Photo: Juliette Melton





2018 PROPOSED MAP





<i>Category</i>	Neighborhood Residential
<i>Intent</i>	Create, maintain, and enhance residential areas characterized by one to three dwelling units typically found on local serving streets.
<i>Desired Character + Uses</i>	This area should remain predominantly residential in character with allowances for schools, churches, private clubs, home-based businesses, and small-scale civic institutions. Additionally, characteristics of this area may include: tree-lined front yards, thoughtfully designed infill development, street-fronting buildings, and backyards with landscaping and gardens.
<i>Intensity</i>	The most common development type is one-, two-, and three-family structures.



EXISTING BUILDING TYPES IN NR

8,588	Detached House	75.51%
1,053	Detached Triple Decker	9.26%
680	Cottage	5.98%
336	Multiplex	2.95%
205	Rowhouses	1.80%
187	Semi-Detached House	1.64%
93	Duplex	0.82%
83	Apartment Building	0.73%
72	Commercial Building	0.63%
31	Apartment House	0.27%
25	General Building	0.22%
21	Semi-Detached Triple Decker	0.18%



EXISTING BUILDING TYPES IN NR



Cottage

1 Unit
70 outliers



Detached House

1-3 Units
108 outliers



Semi-Detached House

1-2 Units
36 outliers



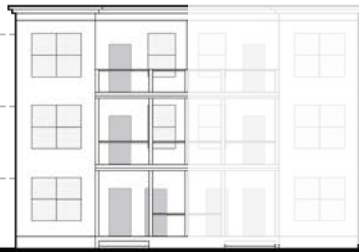
Duplex

1-2 Units
9 outliers



Detached
Triple Decker

2-3 Units
51 outliers



Semi-Detached
Triple Decker

3 Units
0 outliers



Multi-Plex

4-6 Units
18 outliers



Apartment House

6-10 Units
11 outliers



ZONING PROPOSAL #1 (2015)



Cottage
(1 Unit)



Detached House
(2 Units)



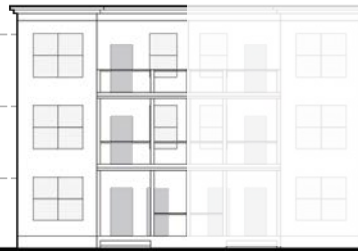
Semi-Detached House
(2 Units)



Duplex
(2 Units)



Detached
Triple Decker
(3 Units)



Semi-Detached
Triple Decker
(3 Units)



ZONING PROPOSAL #1 (2015)



Cottage

~~(1 Unit)~~
(2 Units)



Detached House

~~(2 Units)~~
(3 Units)



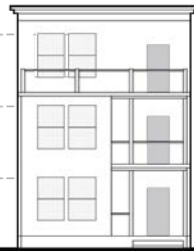
Semi-Detached House

~~(2 Units)~~
(3 Units)



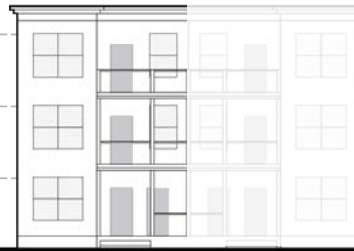
Duplex

~~(2 Units)~~
(3 Units)



Detached
Triple Decker

~~(3 Units)~~
(4 Units)



Semi-Detached
Triple Decker

~~(3 Units)~~
(4 Units)



ZONING PROPOSAL #1 (2015)



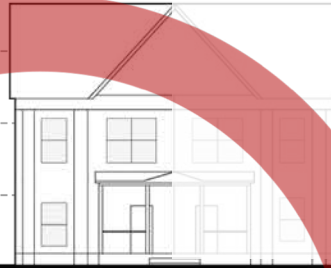
Cottage

~~(1 Unit)~~
(2 Units)



Detached House

~~(2 Units)~~
(3 Units)



Semi-Detached House

~~(2 Units)~~
(3 Units)



Duplex

~~(2 Units)~~
(3 Units)



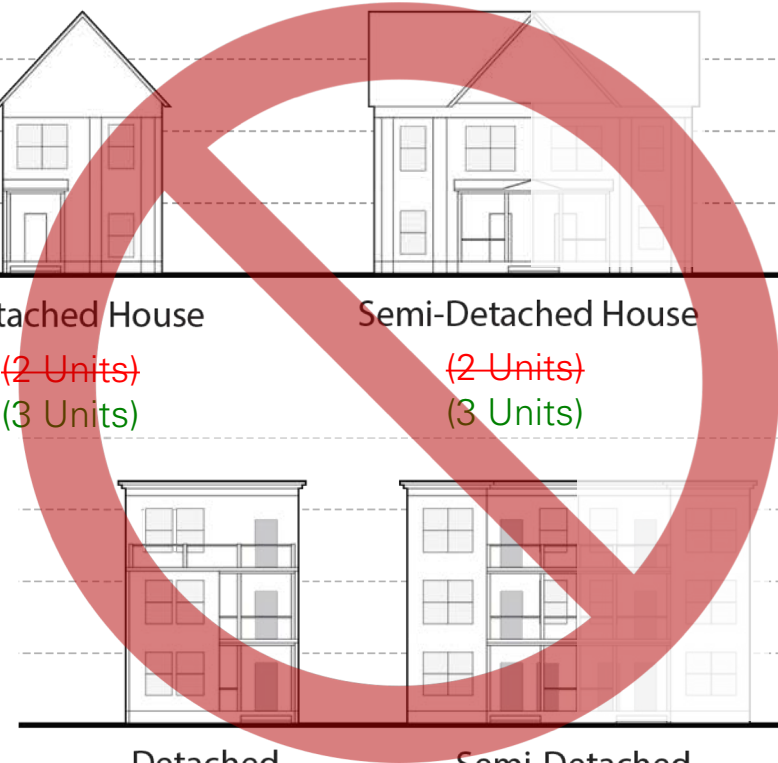
Detached
Triple Decker

~~(3 Units)~~
(4 Units)



Semi-Detached
Triple Decker

~~(3 Units)~~
(4 Units)



w/ Accessory Unit



ZONING PROPOSAL #2 (2018)



Cottage
(1 Unit)



Detached House
(2 Units)



Semi-Detached House
(2 Units)



Duplex
(2 Units)



ZONING PROPOSAL #2 (2018)



Cottage

Existing Lots 9
Split Lots 5

New Cottages: 14
(+14 Units)



Detached House

Existing Lots 770
Split Lots 156

New Houses: 926
(+1122 Units)



Semi-Detached House

Existing Lots 47

New Semi-Det Houses 47
(+146 Units)



Duplex

Existing Lots 117

New Duplexes 117
(+128 Units)

1,410 potential new units in NR



Summary of Neighborhood Residence Public Feedback

1. Make existing buildings conforming to type and dimensions as much as possible
2. Permit houses to have a 3rd unit in certain circumstances
3. Permit triple deckers in certain circumstances

ZONING CONCEPT #3 (20XX)



Cottage



Detached House



Semi-Detached House



Duplex



Detached
Triple Decker



ZONING CONCEPT #3 (20XX)



Cottage
(1 Unit)



Detached House
(2 Units)



Semi-Detached House
(2 Units)



Duplex
(2 Units)



Detached
Triple Decker
(3 Units)

ZONING CONCEPT #3 (20XX)



Cottage

~~(1 Unit)~~
(2 Units)



Detached House

~~(2 Units)~~
(3 Units)



Semi-Detached House

~~(2 Units)~~
(3 Units)



Duplex

~~(2 Units)~~
(3 Units)



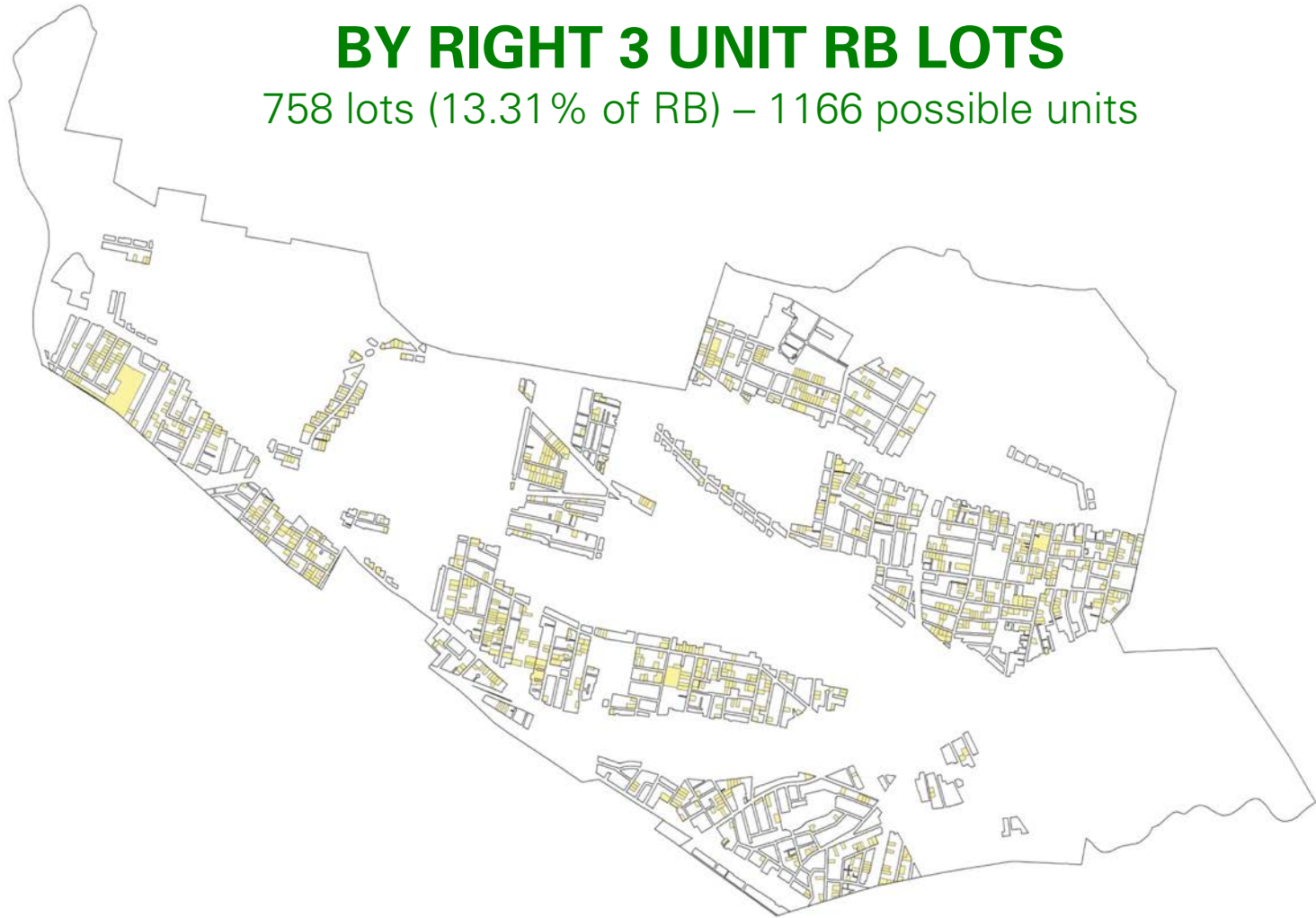
Detached
Triple Decker

~~(3 Units)~~
(4 Units)



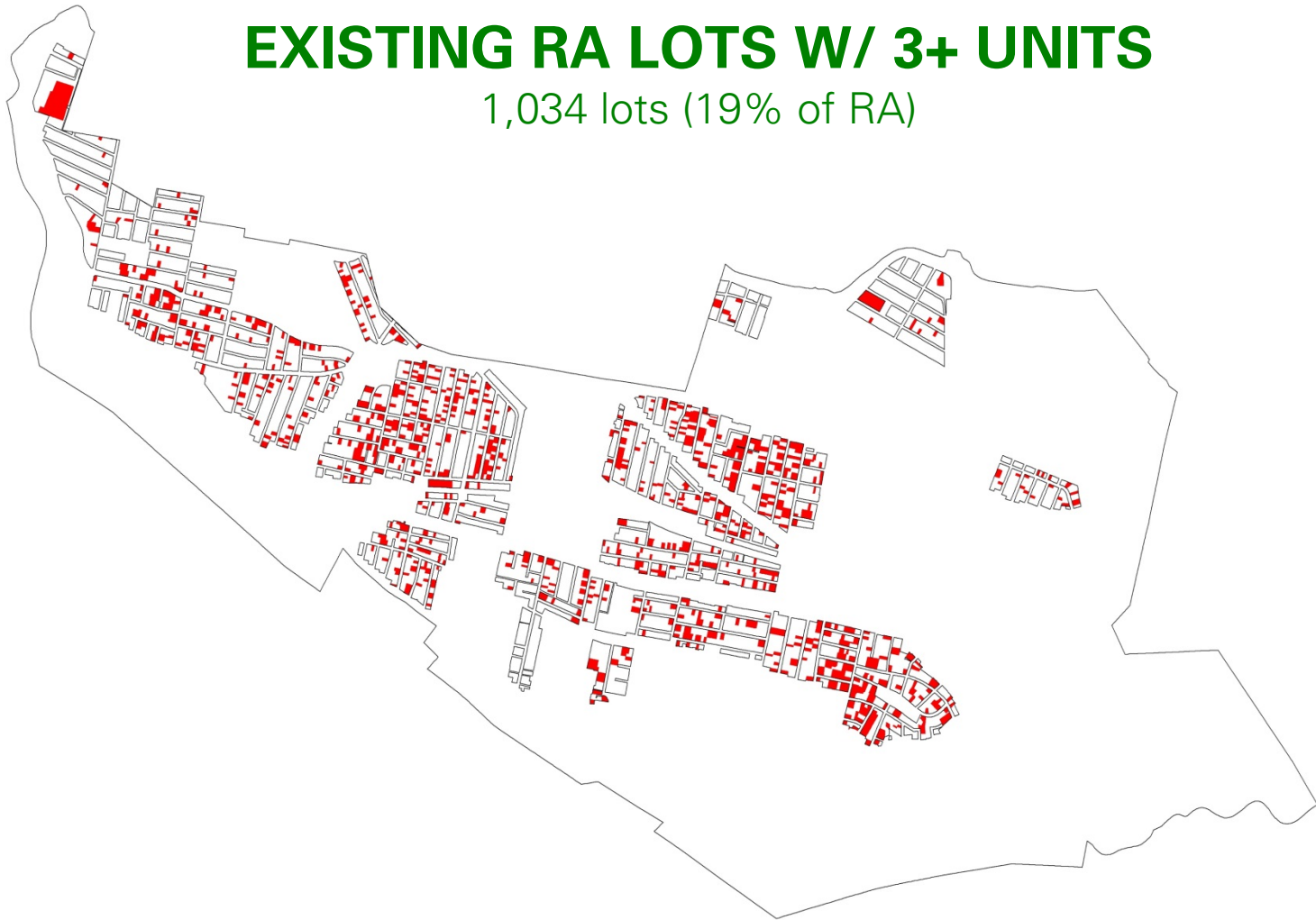
BY RIGHT 3 UNIT RB LOTS

758 lots (13.31% of RB) – 1166 possible units



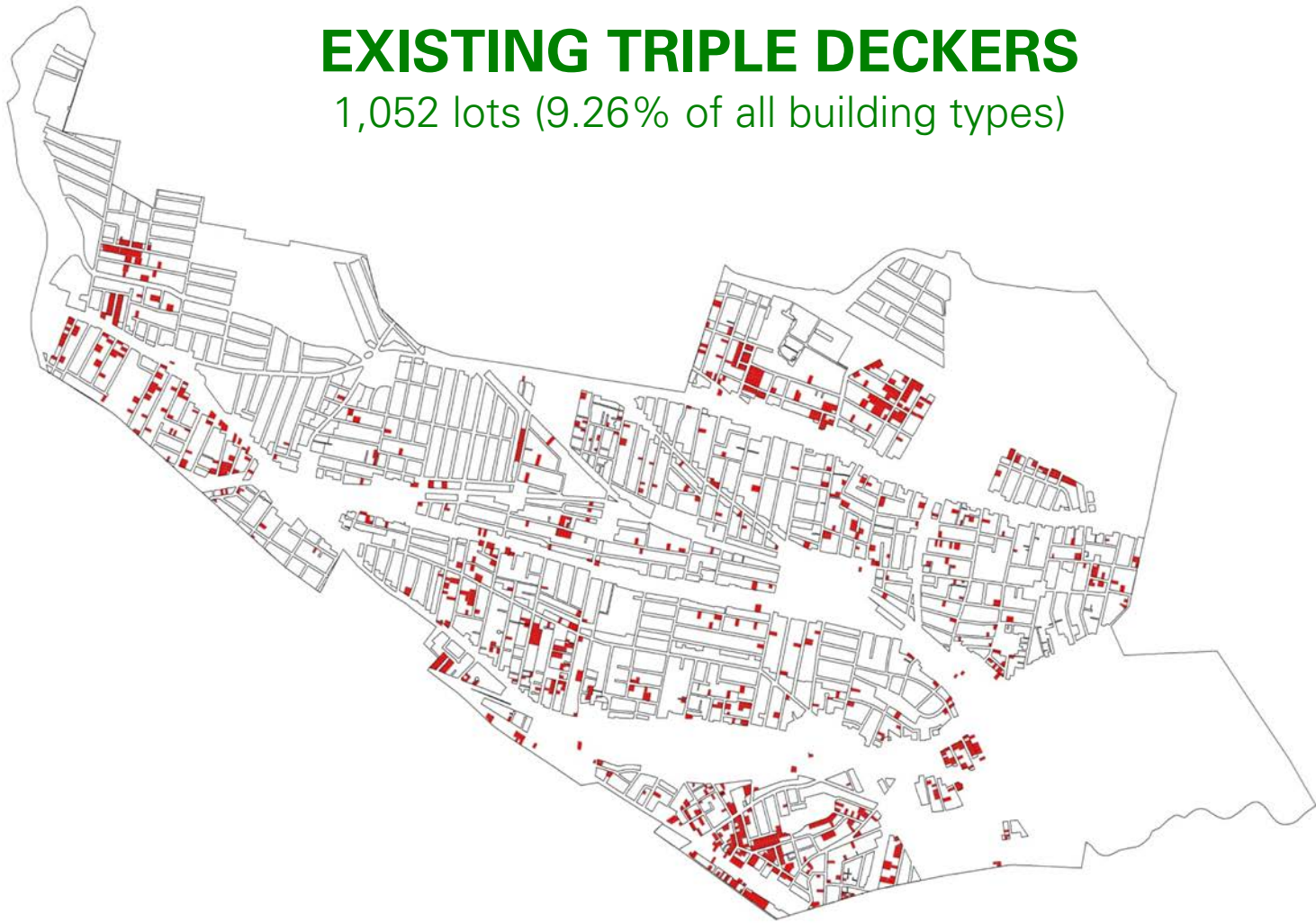
EXISTING RA LOTS W/ 3+ UNITS

1,034 lots (19% of RA)



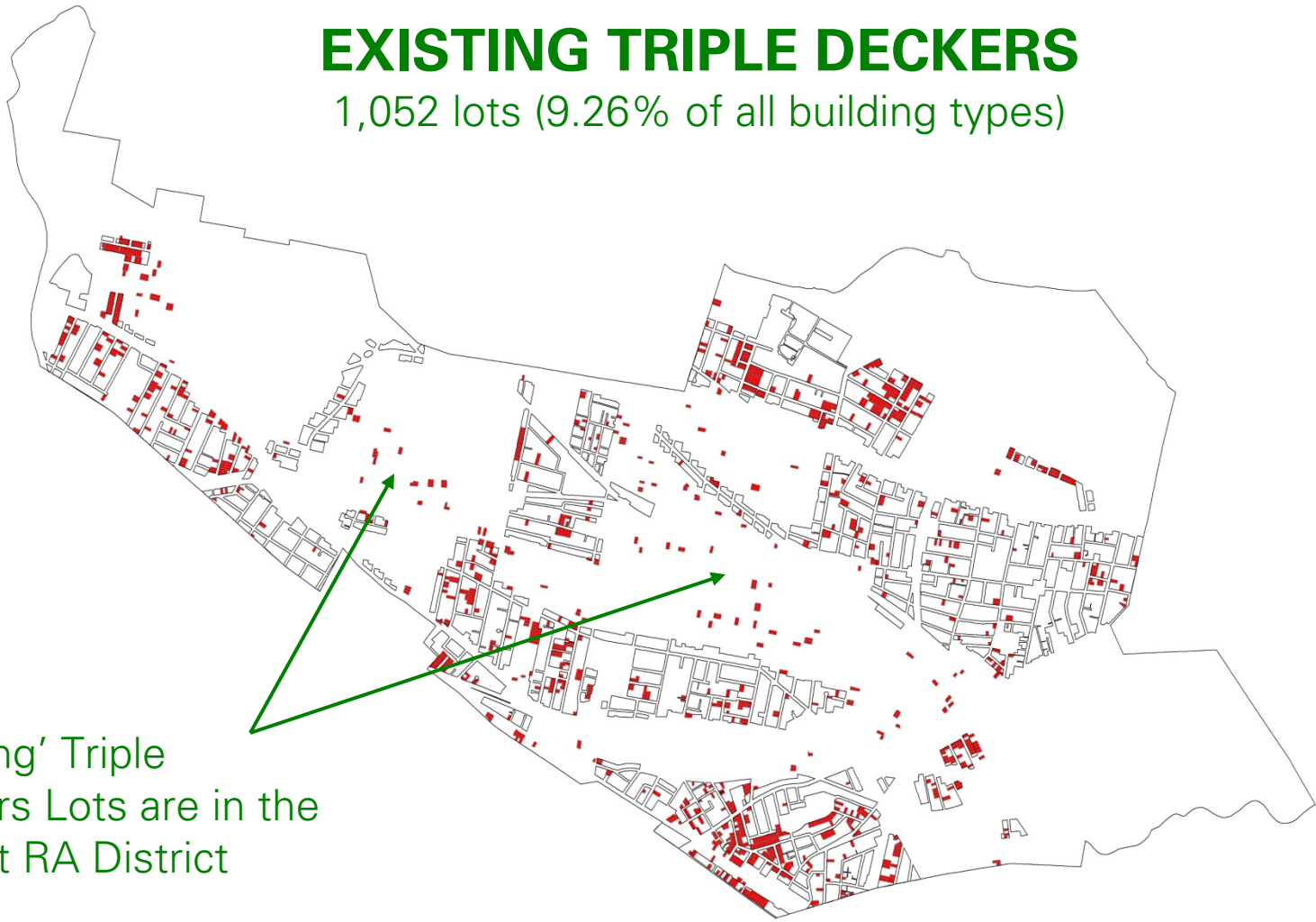
EXISTING TRIPLE DECKERS

1,052 lots (9.26% of all building types)



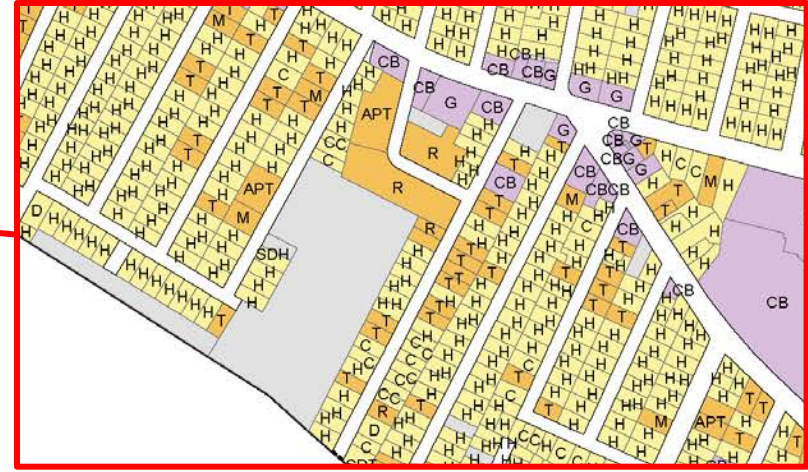
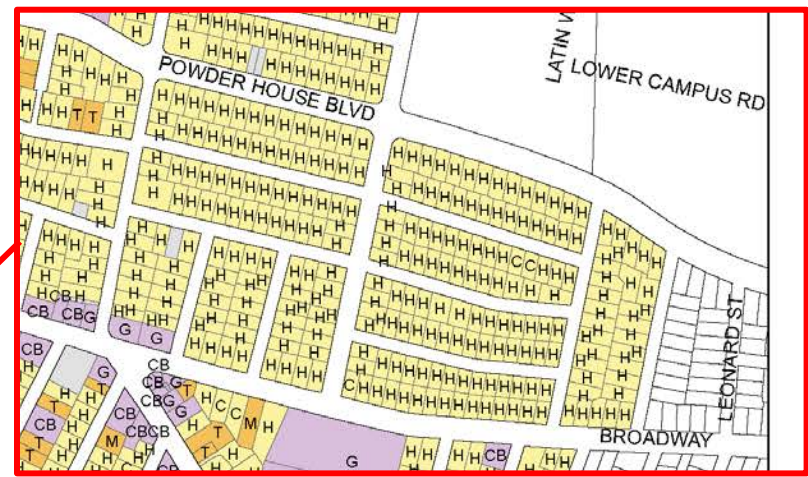
EXISTING TRIPLE DECKERS

1,052 lots (9.26% of all building types)



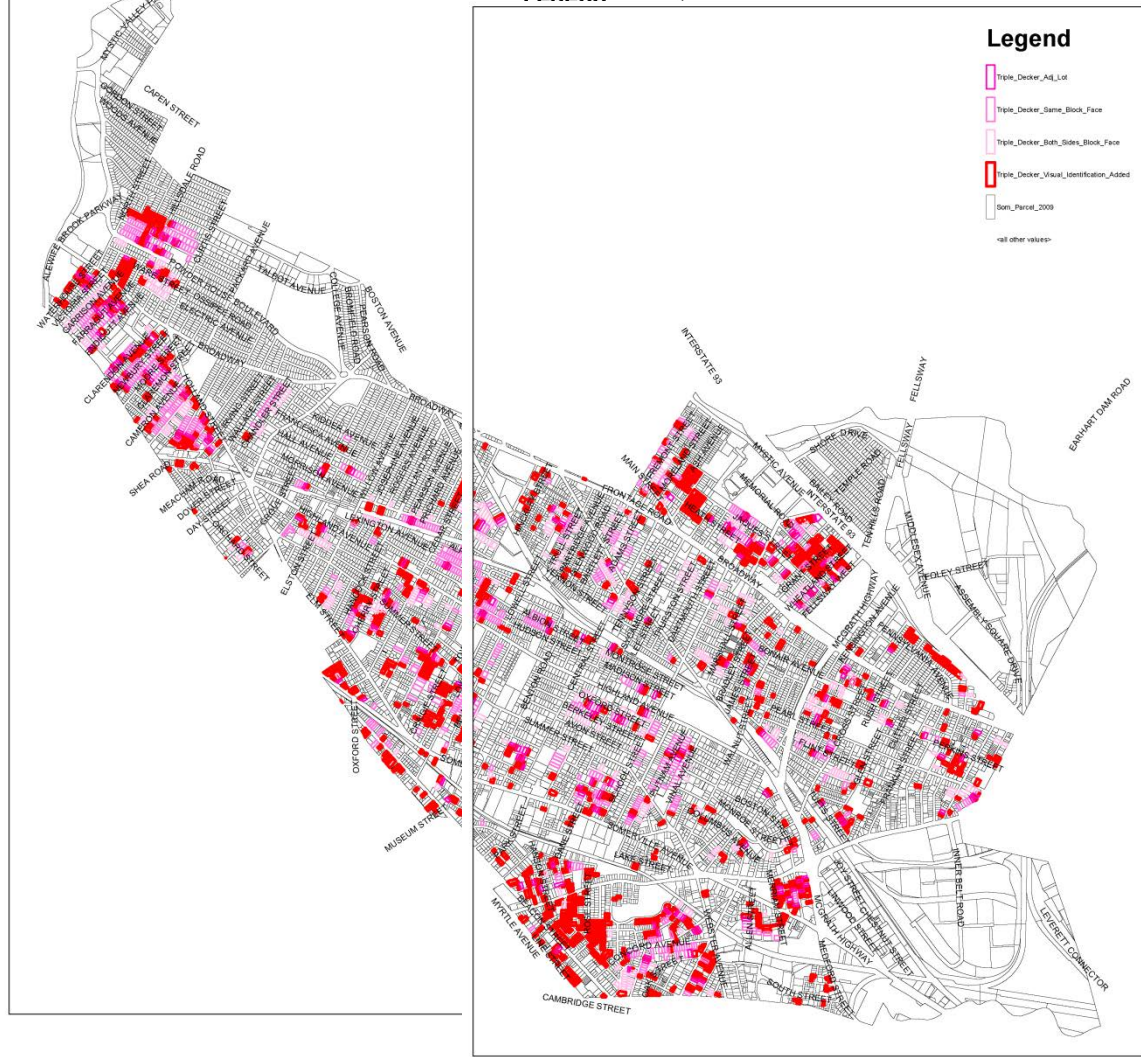
'Floating' Triple Deckers Lots are in the current RA District



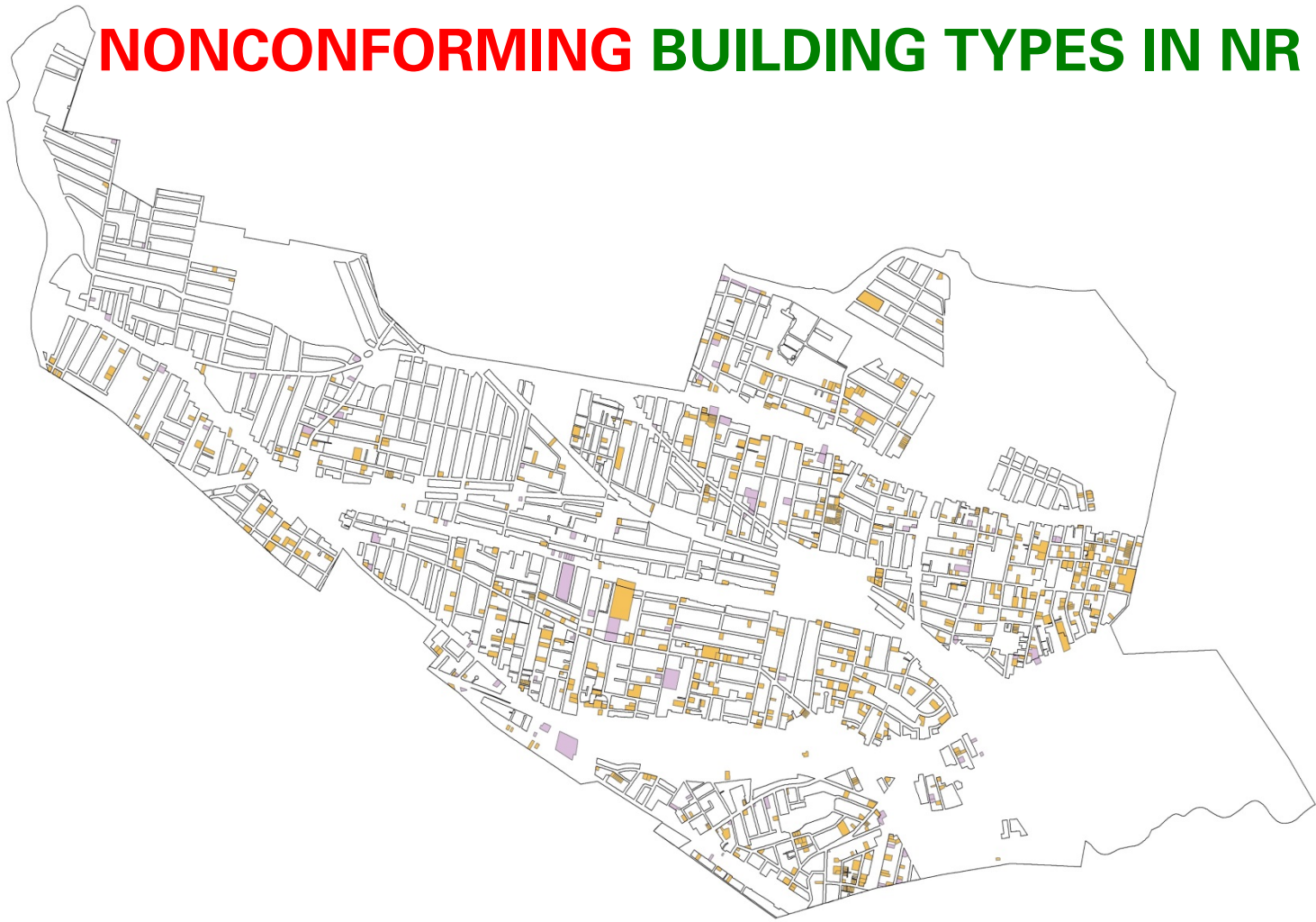


Under what circumstances might we permit Triple Deckers?

- ✓ Correct Size Lot
- Adjacent to a Lot with an Existing Triple Decker
- On any Lot on the same Block Face as an Existing Triple Decker
- On Lots where both Block Faces on either side of a Street have an Existing Triple Decker



NONCONFORMING BUILDING TYPES IN NR





City of Somerville

ZONING OVERHAUL