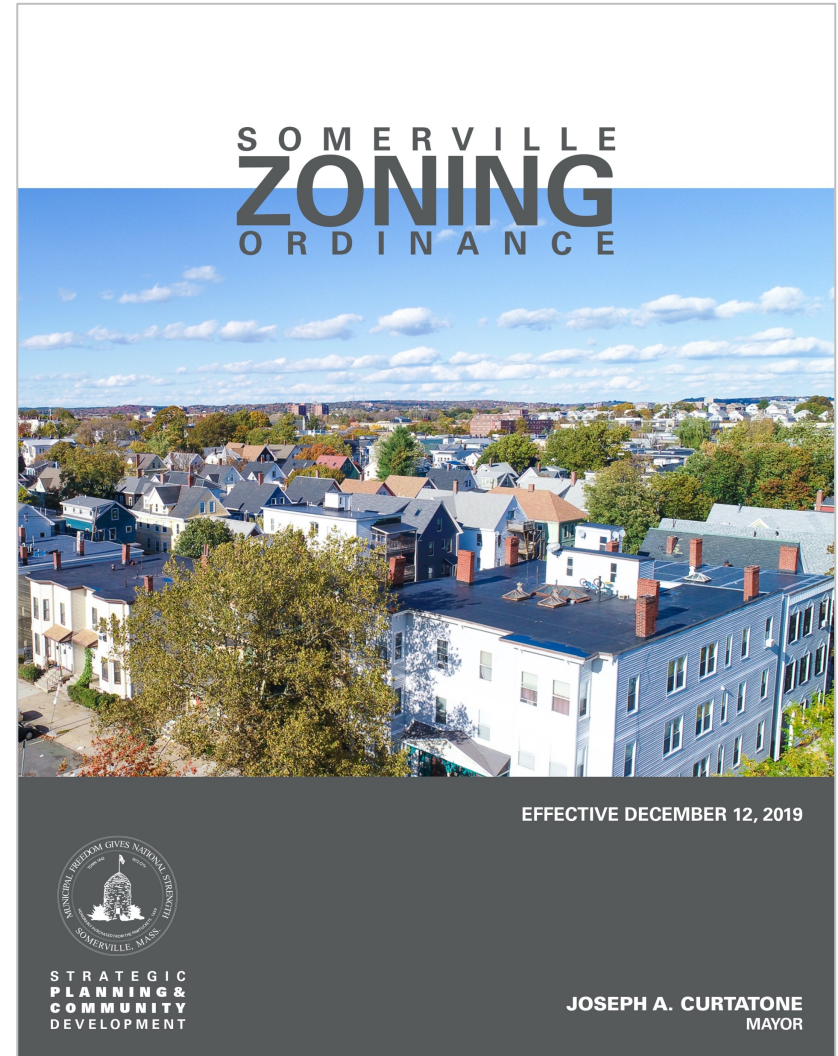


LAND USE COMMITTEE

September 1, 2021

www.somervillezoning.com

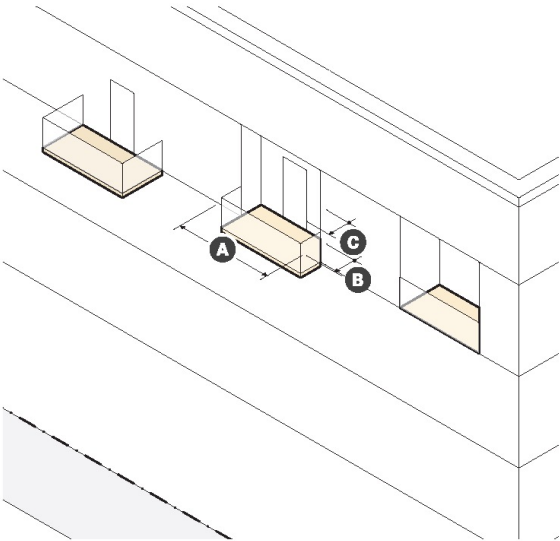


Building Components

Balconies in UR, MR, HR districts

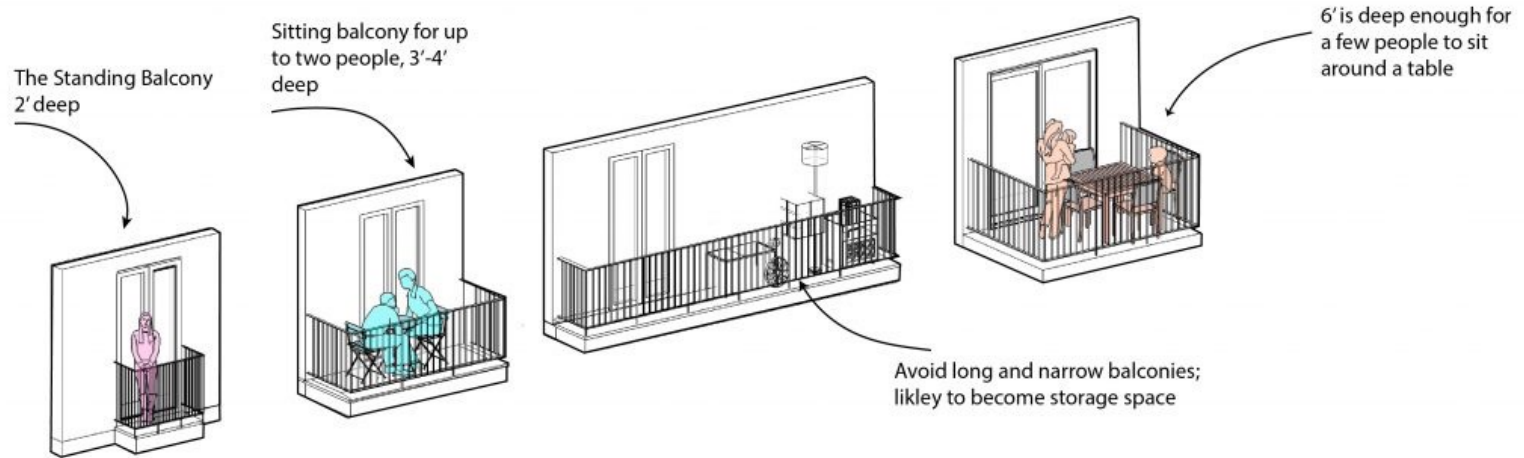
k. Balcony

- i. A balcony is a front, side, or rear facing upper story platform with a railing enclosed by a wall, railing, or balustrade and accessed from an entrance of a building providing outdoor amenity space.



Dimensions	
A Width (min)	5 4 ft
B Depth (max)	5 3 ft
Area (min)	50 sf
Clearance (min)	10 ft
C SETBACK ENCROACHMENT (max)	--
Front	100 %
Side	0 ft
Rear	0 ft

Building Components



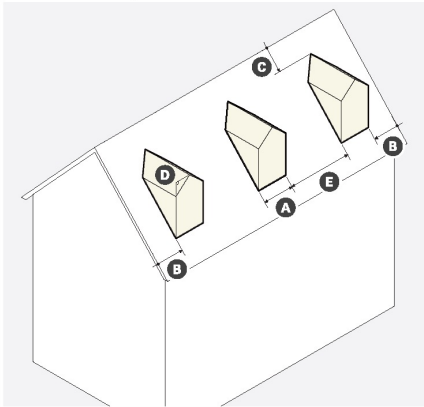
Building Components

Gable Dormer in NR & UR

Shed Dormer in NR & UR

k. Gable Dormer

- i. A gable dormer is a window space with a GABLE, HIP, or arched roof that projects perpendicularly from a pitched roof. Dormer windows provide light to the HABITABLE space of a half-STORY.

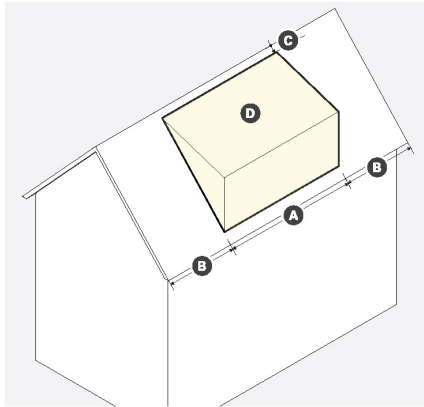


Dimensions	
A Face Width (max)	window(s) width +18 in of wall
Side Wall SETBACK (min)	—
Roof with eave	0 ft
Roof without eave	1 ft
B Facade & Rear Wall SETBACK (min)	3 ft
C Ridge SETBACK (min)	1 ft
D Roof Slope (min)	4:12 (18:43°)
E Dormer Separation (min)	50% of width

- ii. Standards
 - a). The face wall of a gable dormer may not project beyond the exterior wall of the BUILDING and may not interrupt the eave of the roof.
 - b). Gable dormers may be combined with a shed dormer(s) to create a Nantucket dormer.
 - c). The cumulative width of a single, multiple, or attached combinations of dormers may equal up to fifty percent (50%) of the eave/ridge length of the roof.
 - d). **FLAT ROOFS are prohibited.**

l. Shed Dormer

- i. A shed dormer is window space with a shed roof that projects perpendicularly from a pitched roof. Shed dormers provide light and additional HABITABLE space to a half-STORY.



Dimensions	
A Face Width (max)	window(s) width +36 in of wall
Side Wall SETBACK (min)	—
Roof with eave	0 ft
Roof without eave	1 ft
B Facade & Rear Wall SETBACK (min)	3 ft
C Ridge SETBACK (min)	1 ft
D Roof Slope (min)	4:12 (18:43°)
Dormer Separation (min)	50% of width

- ii. Standards
 - a). The face wall of a shed dormer may not project beyond the exterior wall of the BUILDING and may not interrupt the eave of the roof.
 - b). Shed dormers may be combined with a dormer window(s) to create a Nantucket dormer.
 - c). The cumulative width of a single, multiple, or attached combinations of dormers may equal up to fifty percent (50%) of the eave/ridge length of the roof.
 - d). **FLAT ROOFS are prohibited.**

Building Components

Flat Roof Definition

Roof, Flat

A roof with ~~no slope greater~~ with a slope that is less than 2:12 (9.46°).