

LAND USE COMMITTEE

September 1, 2021

www.somervillezoning.com

**SOMERVILLE
ZONING
ORDINANCE**

EFFECTIVE DECEMBER 12, 2019

STRATEGIC
PLANNING &
COMMUNITY
DEVELOPMENT

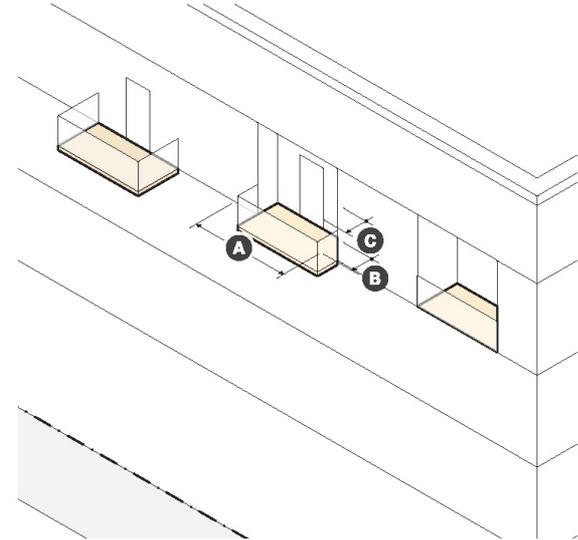
JOSEPH A. CURTATONE
MAYOR

Building Components

Balconies in UR, MR, HR districts

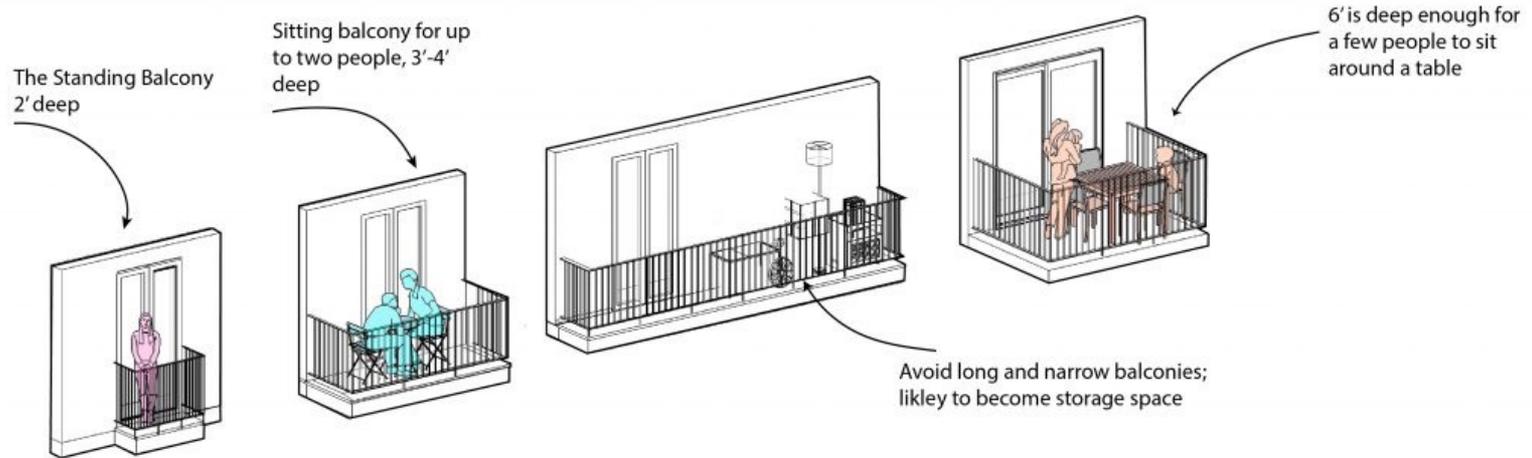
k. Balcony

- 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



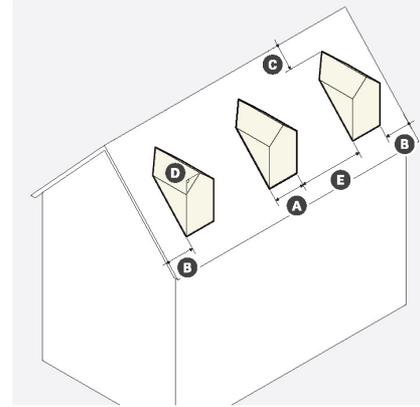
Building Components

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.

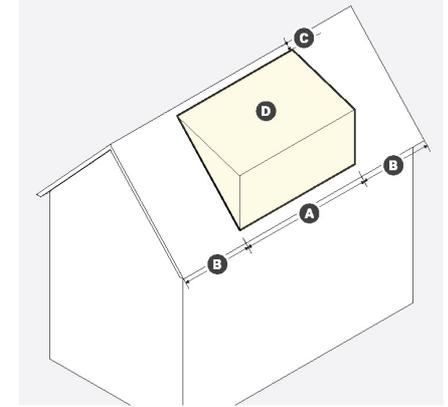


| Dimensions | |
|-------------------------------------------|-----------------------------------|
| A Face Width (max) | window(s) width +18 in of wall |
| Side Wall SETBACK (min) | -- |
| Roof with eave | 0 ft |
| Roof without eave | 1 ft |
| B Facade & Rear Wall SETBACK (min) | 3 ft |
| C Ridge SETBACK (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°).