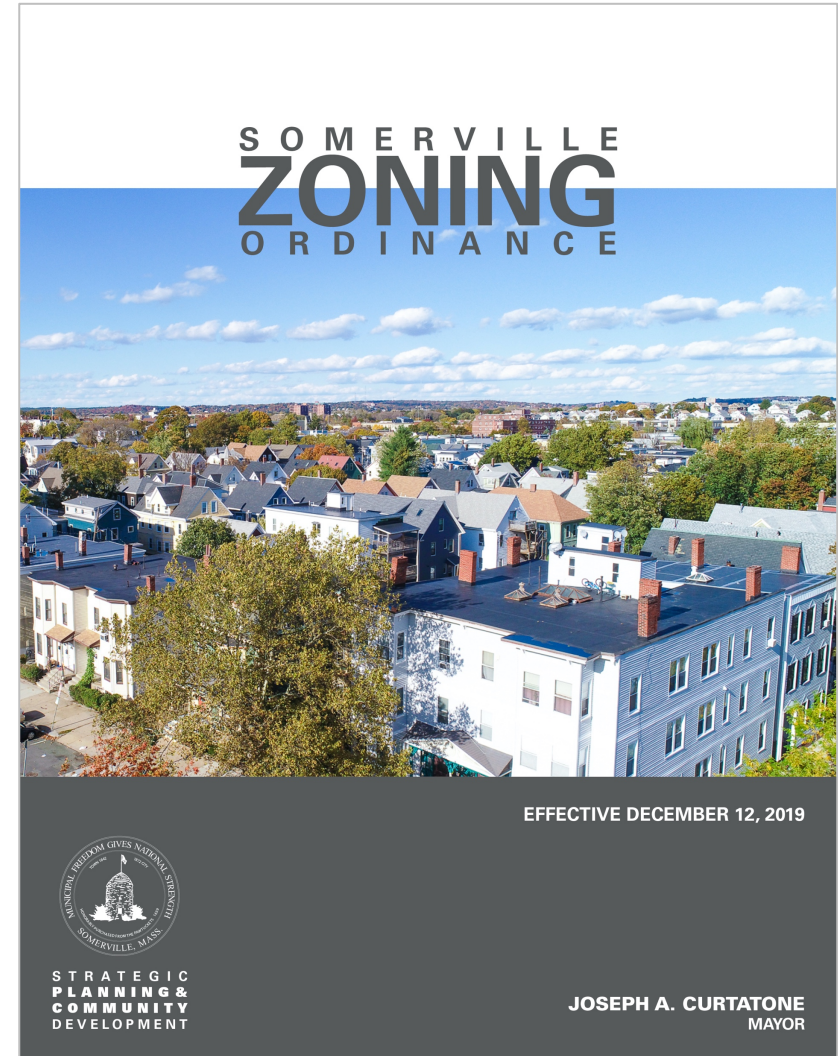


LAND USE COMMITTEE

September 29, 2020

www.somervillezoning.com



ITEMS ADDRESSED

1. 209478: That the Director of SPCD present recommendations for an "**Affordable Housing Overlay District**" to this Council's Committee on Land Use, to facilitate the construction of new affordable housing.

September 2020 Draft

Applicability

- Zoning districts as specified
- Standards differ based on underlying zoning district (NR, UR, or MR)

All Districts (NR, UR, MR)

- No density restriction
- 100% ADUs

Neighborhood Residence

- All NR building types permitted by-right
- Within ½ mile of transit:
 - Four additional UR building types permitted by-right
- All dimensional standards remain the same

Mid-Rise Districts

- Apartment buildings and general buildings permitted by-right
- Household Living uses permitted by-right
- Within ½ mile of transit:
 - 7 stories on any MR Lot (“5 over 2”)
- All dimensional standards remain the same

8. OVERLAY DISTRICTS

Affordable Housing (AH)

8.1 AFFORDABLE HOUSING (AH)

- 1. Intent**
 - To implement recommendations of SomerVision for affordable housing.
 - To increase the supply of affordable dwelling units in the City of Somerville.
- 2. Purpose**
 - To require development to provide a significant number of affordable dwelling units.
- 3. Applicability**
 - The provisions of this Section supplement or supersede the provisions of the districts upon which it is superimposed. Applicants may choose to comply with all of the applicable provisions of this Section in lieu of complying with those same provisions of the underlying zoning district.
 - Where the provisions of this Section conflict with those found elsewhere in this Ordinance, the provisions of this Section apply.

- 4. All Zoning Districts**
 - Unless otherwise specified in this Section, development may provide any number of dwelling units with no restrictions on the dwelling units per lot, dwelling units, or gross floor area per dwelling unit permitted for each building type provided that all dwelling units are AFFORDABLE DWELLING UNITS.

- 5. Neighborhood Residence**
 - Building Types
 - The following building types are permitted:
 - Detached Triple Decker (§3.1.11)
 - Backyard Cottage (§3.1.12)
 - Within the 1/2 Mile Transit Area, the following additional building types from the Urban Residence district are permitted:
 - Semi-Detached Triple Decker (§3.2.8)
 - Multi-Plex (§3.2.8)
 - Apartment House (§3.2.9)
 - Rowhouses (§3.2.11)

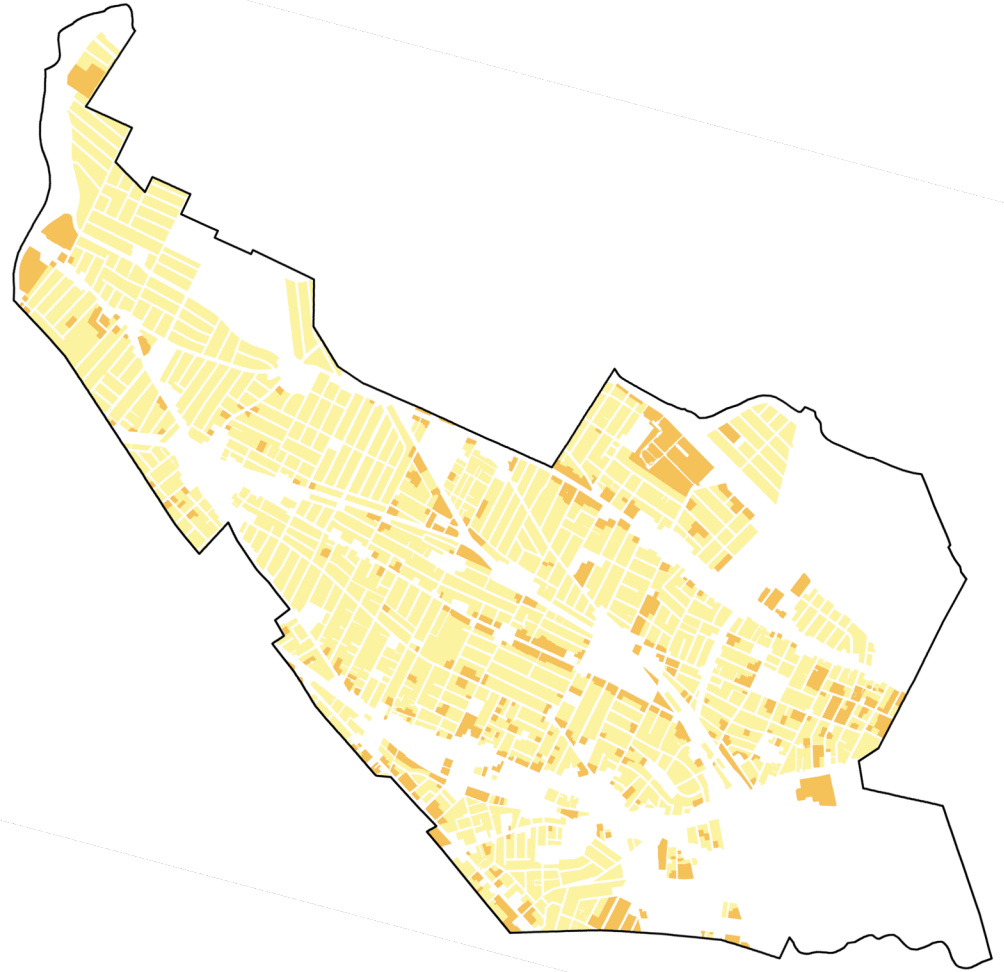
- 6. Mid-Rise Districts**
 - Building Types
 - Apartment buildings and general buildings are permitted.
 - Within the 1/4 Mile Transit Area, the maximum number of stories and the maximum building height permitted for each building type is specified on Table 8.1.6.
 - Use Provisions
 - Household Living uses are permitted.

Table 8.1.6

	Apartment Building	General Building
Number of Stories (max)	7	7
Building Height, Feet (max)	86 ft	88 ft

Neighborhood Residence & Urban Residence

- No density restrictions
- 100% ADUs
- All building types permitted by-right
- All dimensional standards remain the same

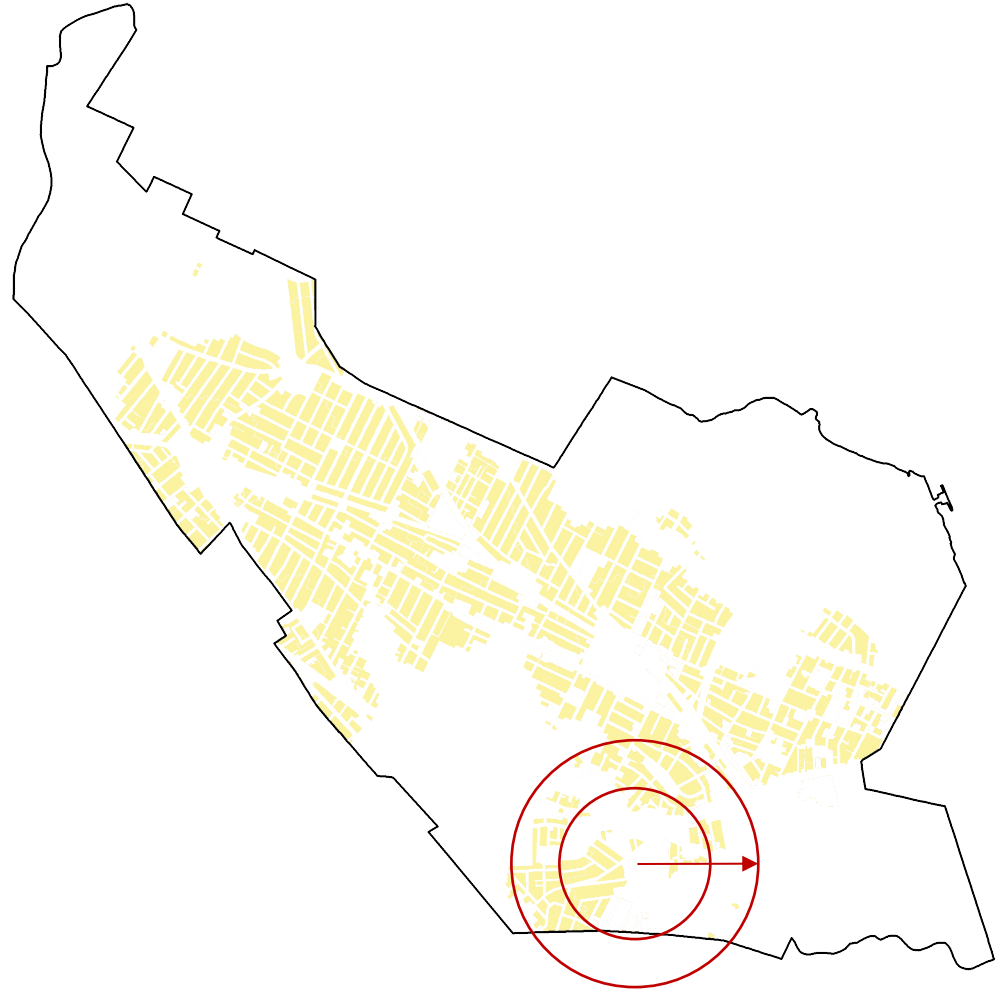


Neighborhood Residence & Urban Residence

- No density restrictions
- 100% ADUs
- All building types permitted by-right
- All dimensional standards remain the same

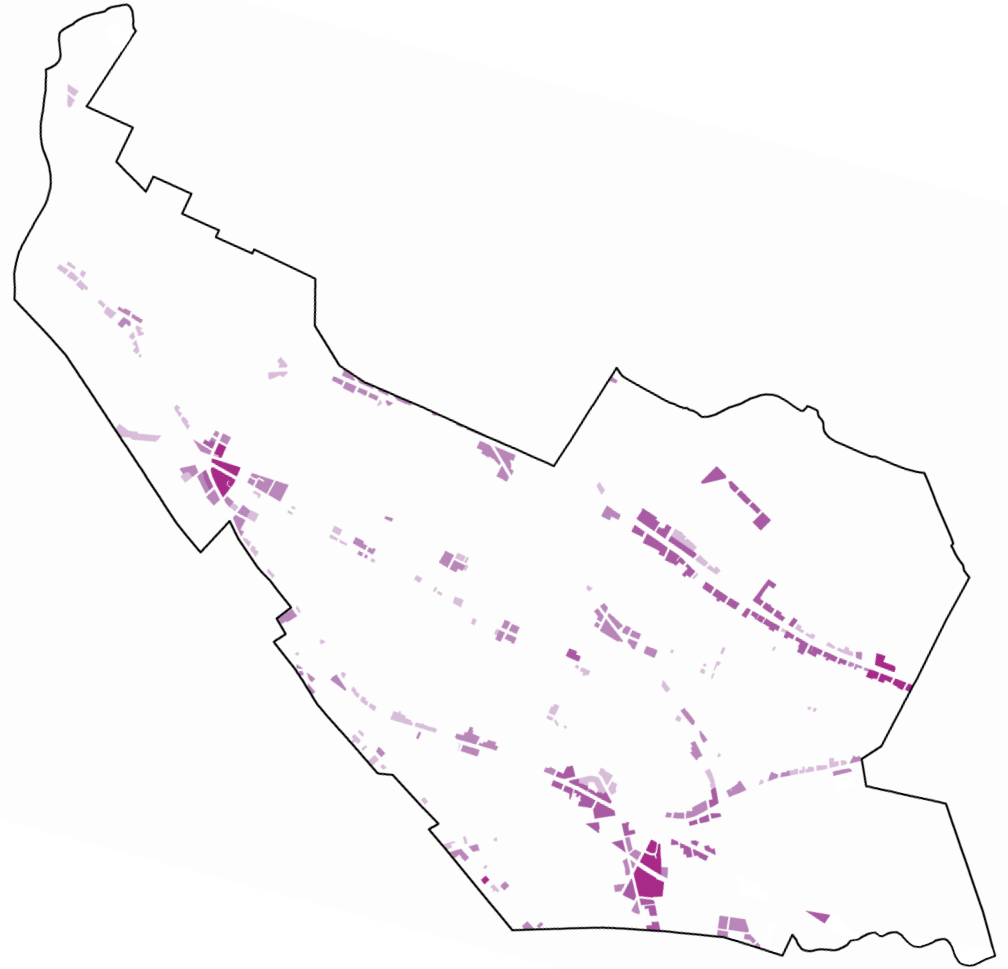
Within ½ Mile of Transit

- Additional permitted building types in NR:
 - Semi-Detached Triple Decker
 - Multi Plex
 - Apartment House
 - Rowhouses



Mid-Rise Districts

- No density restrictions
- 100% ADUs
- Apartment buildings & general buildings permitted by-right
- Household Living uses permitted by-right
- All dimensional standards remain the same

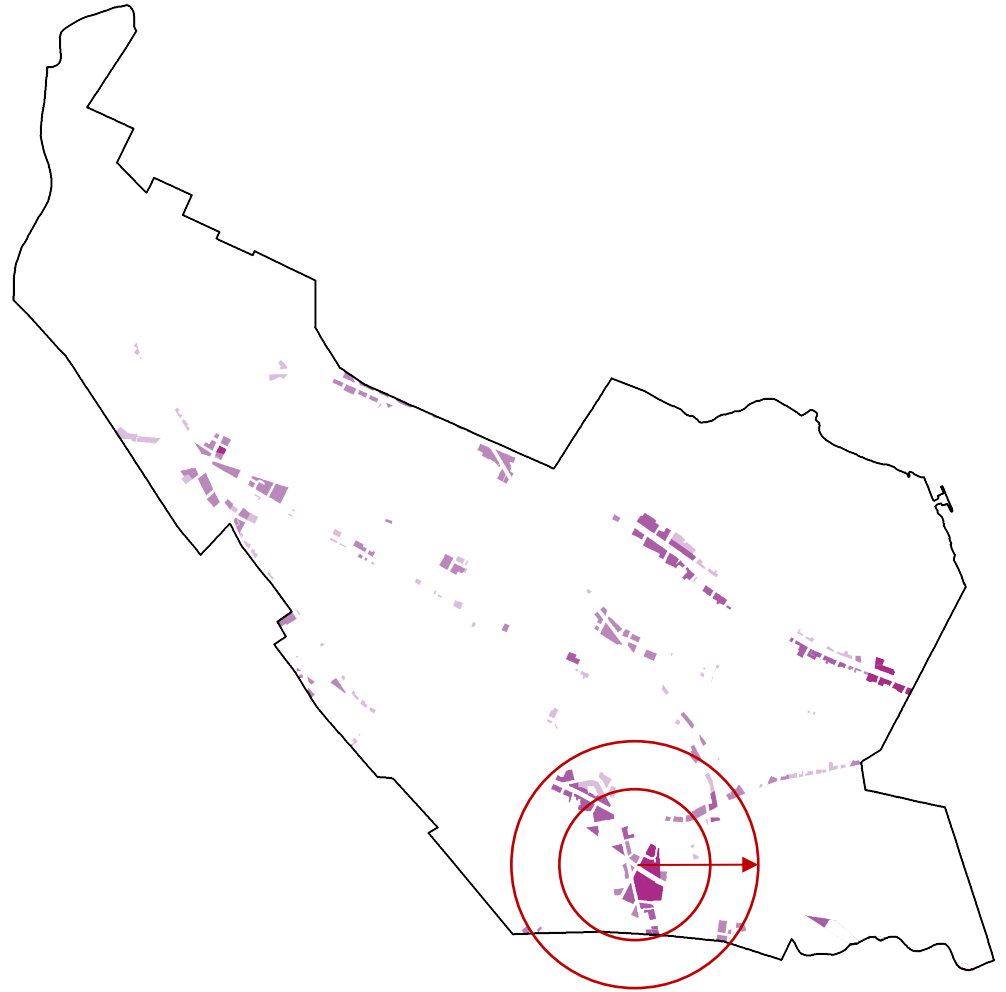


Mid-Rise Districts

- No density restrictions
- 100% ADUs
- Apartment buildings & general buildings permitted by-right
- Household Living uses permitted by-right
- All dimensional standards remain the same

Within ½ Mile of Transit

- 7 Story buildings



Other Changes

- **Delete** all existing references to “100% Affordable Housing” and GFA/DU: 100% Affordable Housing from each building type table.