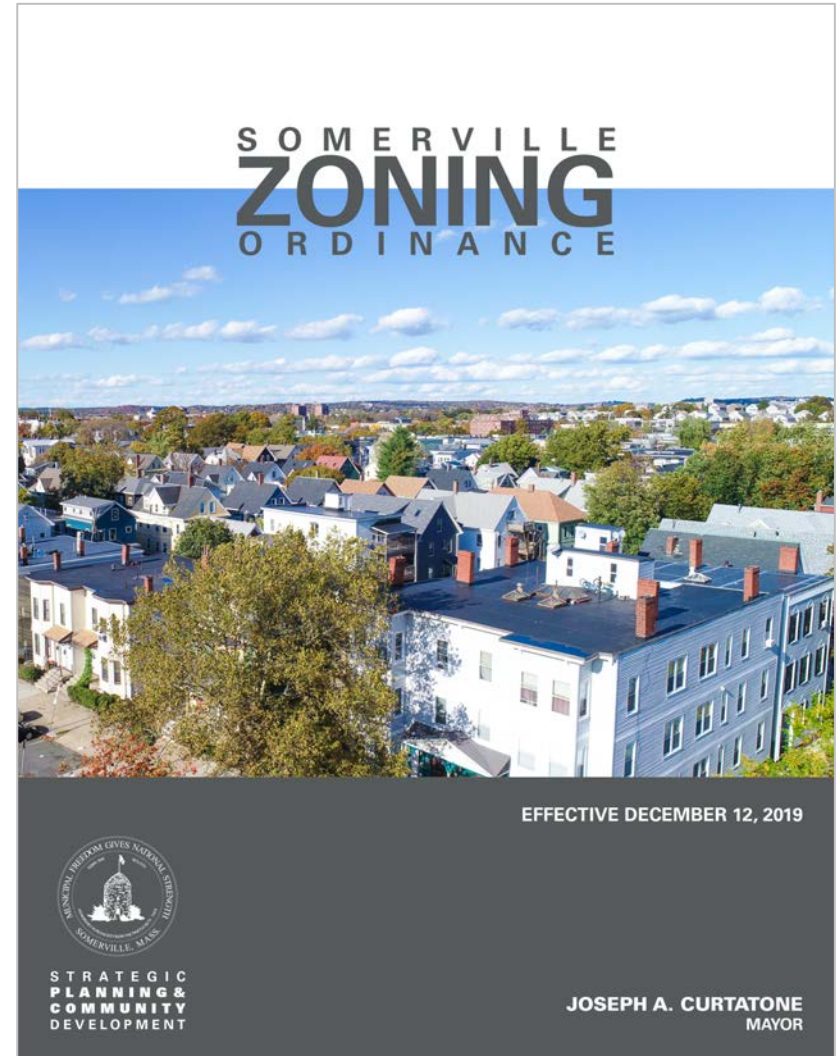


LAND USE COMMITTEE

October 27, 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.

October 27, 2020 Draft

Applicability

- NR, UR, MR3-6 districts as specified
- Standards differ based on underlying zoning district

Neighborhood Residence

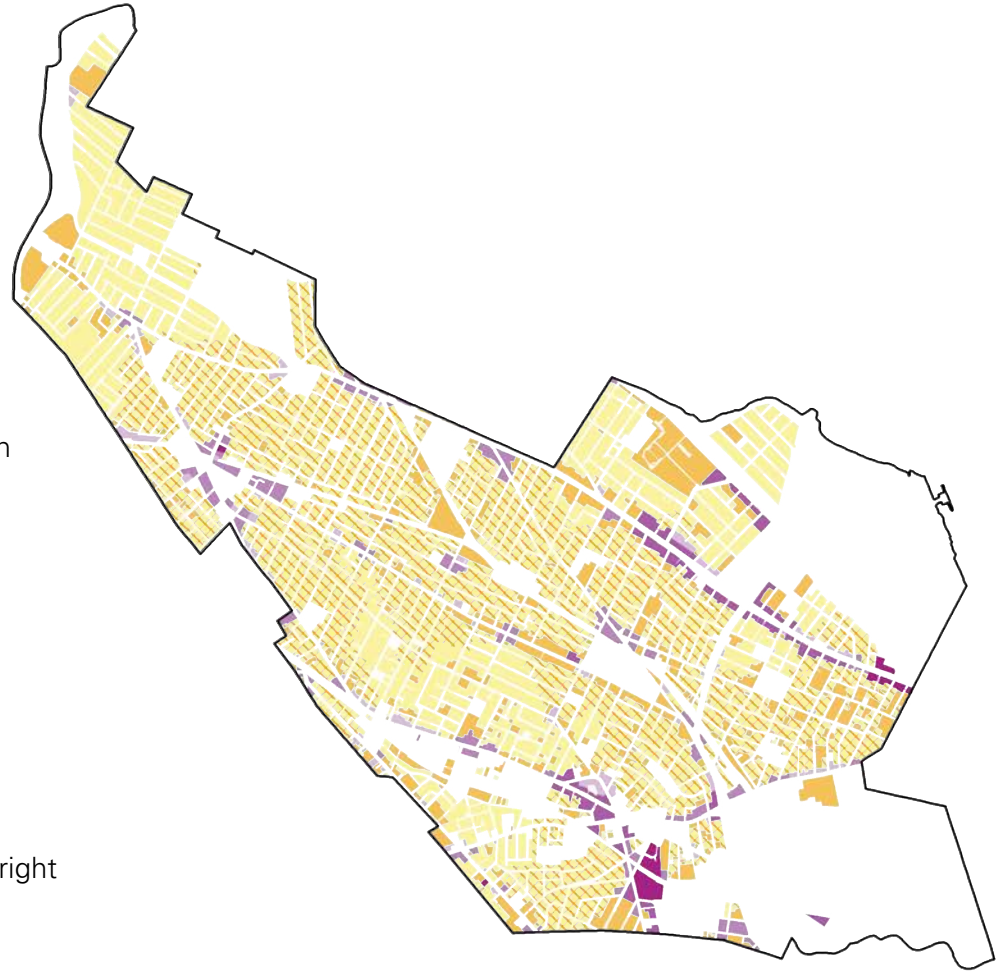
- No density restriction
- 100% ADUs required
- All NR building types permitted by-right
- Four (4) additional UR building types permitted by-right in Transit Areas
- Some dimensional standards provided 5% flexibility

Urban Residence

- No density restriction
- 100% ADUs required
- All building types permitted to be four (4) stories
- All UR building types permitted by-right
- Some dimensional standards provided 5% flexibility

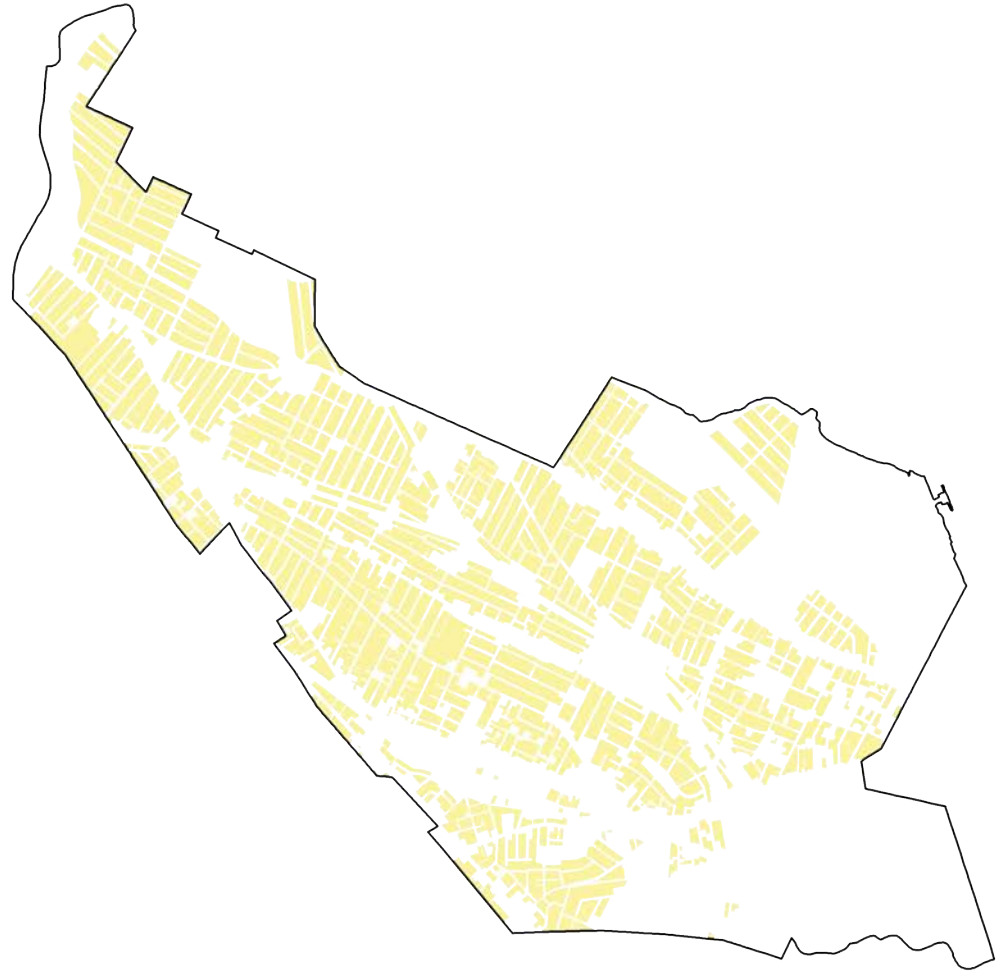
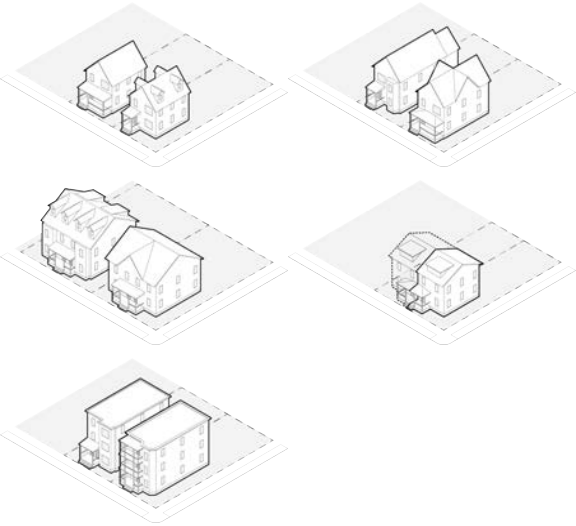
Mid-Rise Districts

- No density restrictions
- 100% ADUs required
- Apartment buildings and general buildings permitted by-right
- Household Living uses permitted by-right
- 4 stories on any MR3 lot
- 7 stories on any MR4, MR5, or MR6 lot
- Some dimensional standards provided 5% flexibility



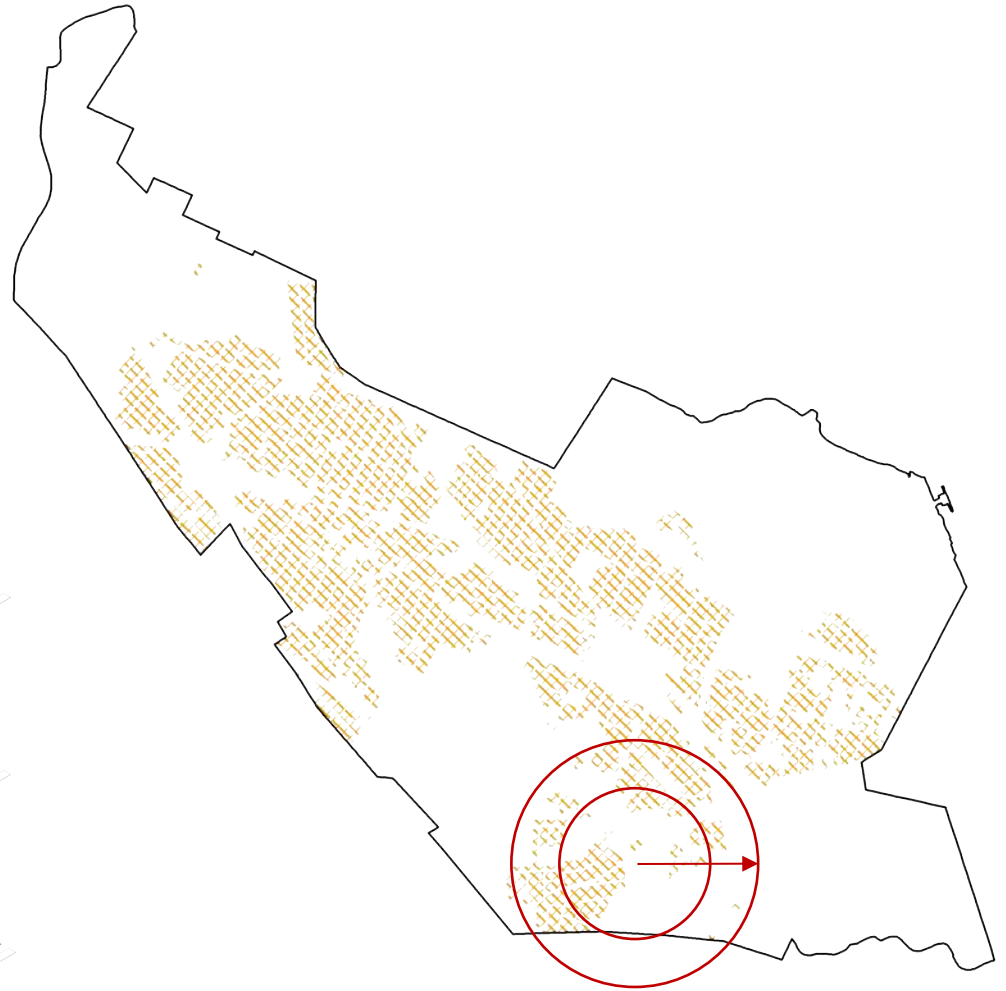
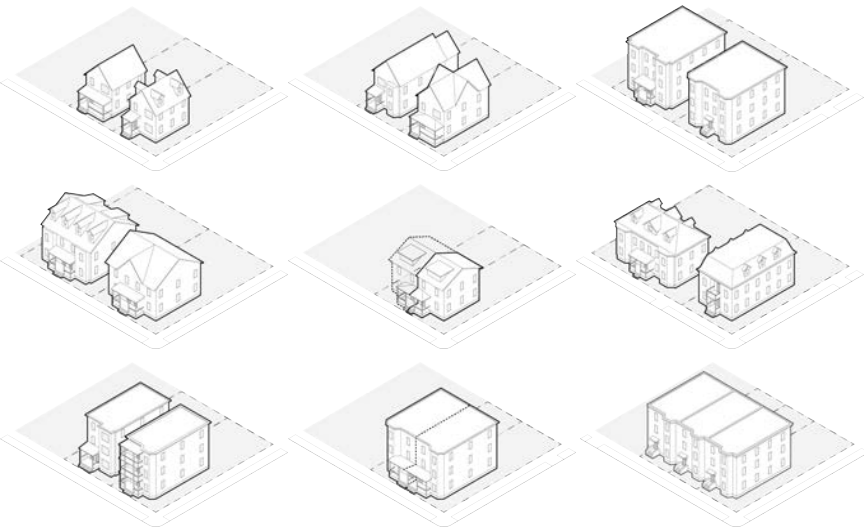
Neighborhood Residence

- No density restrictions
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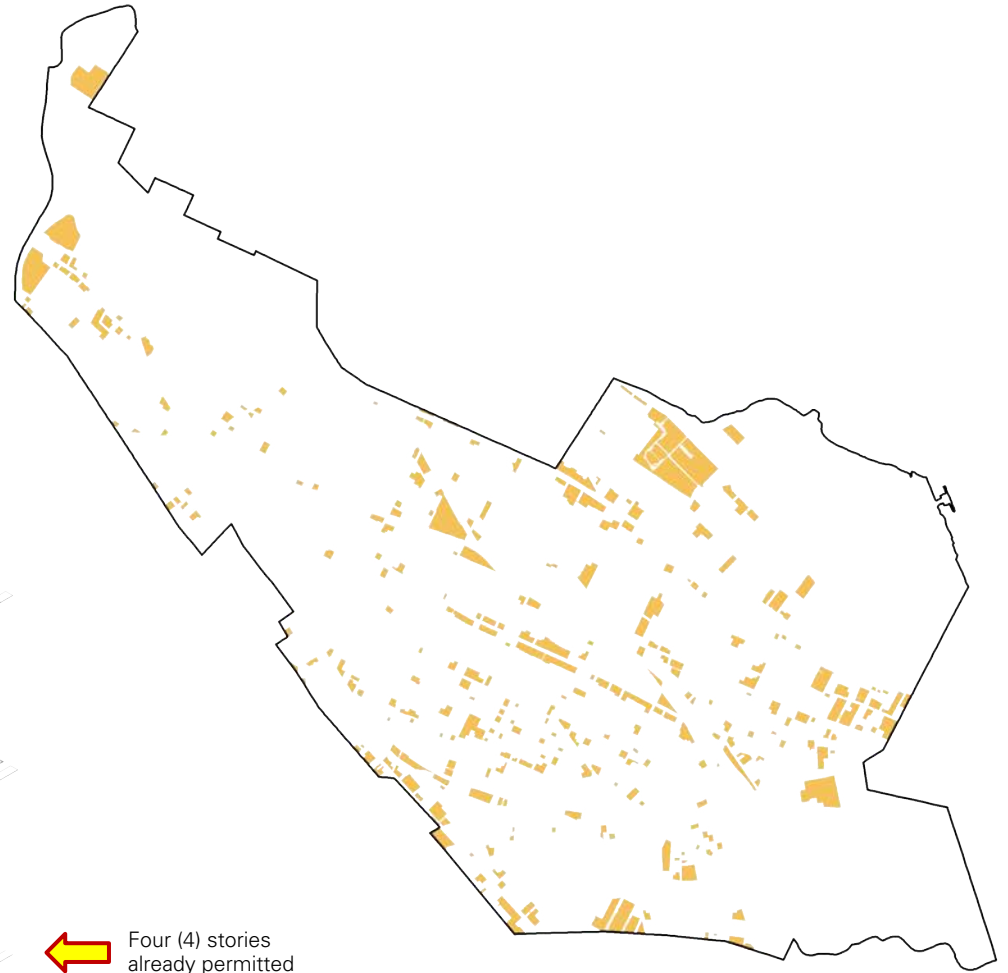
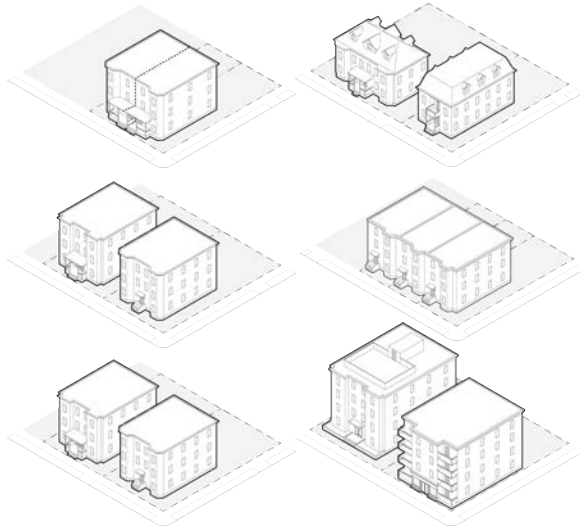
Neighborhood Residence + Transit Area

- No density restrictions
- 100% ADUs required
- Four (4) additional building types permitted
- All building types permitted by-right
- Some dimensional standards provided 5% flexibility



Urban Residence

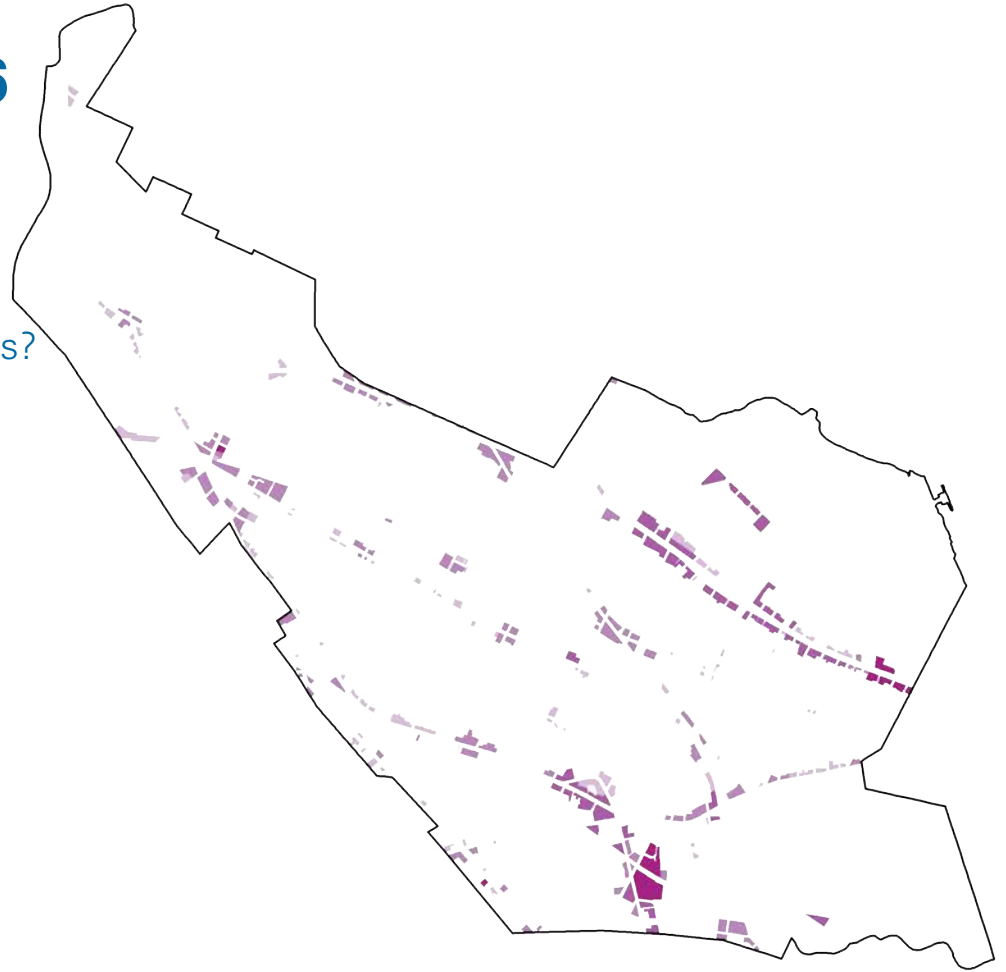
- No density restrictions
- 100% ADUs required
- All buildings permitted to be four (4) stories
- All building types permitted by-right
- Some dimensional standards provided 5% flexibility



Four (4) stories
already permitted

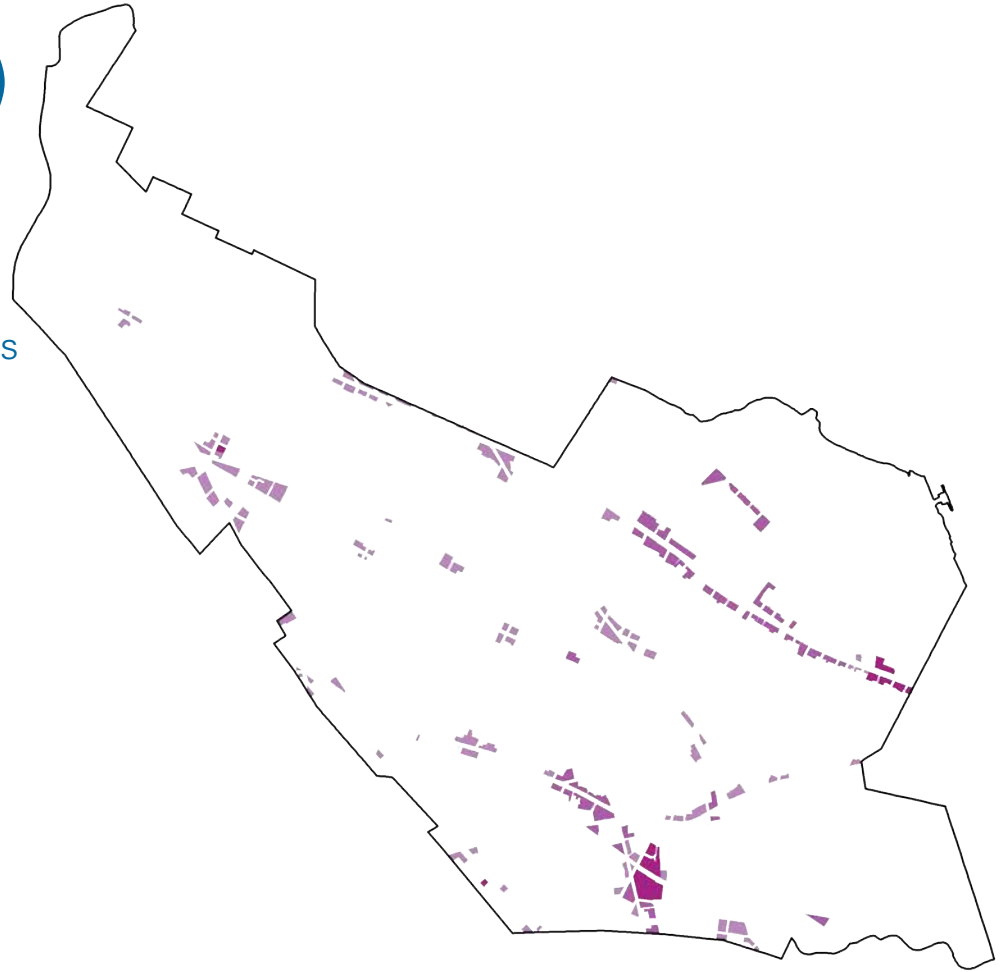
Mid-Rise 3 (?) – Mid-Rise 6

- No density restrictions
- 100% ADUs required
- All buildings permitted to be seven (7) stories?
- All building types permitted by-right
- Some dimensional standards provided 5% flexibility



Mid-Rise 4 – Mid-Rise 6 (?)

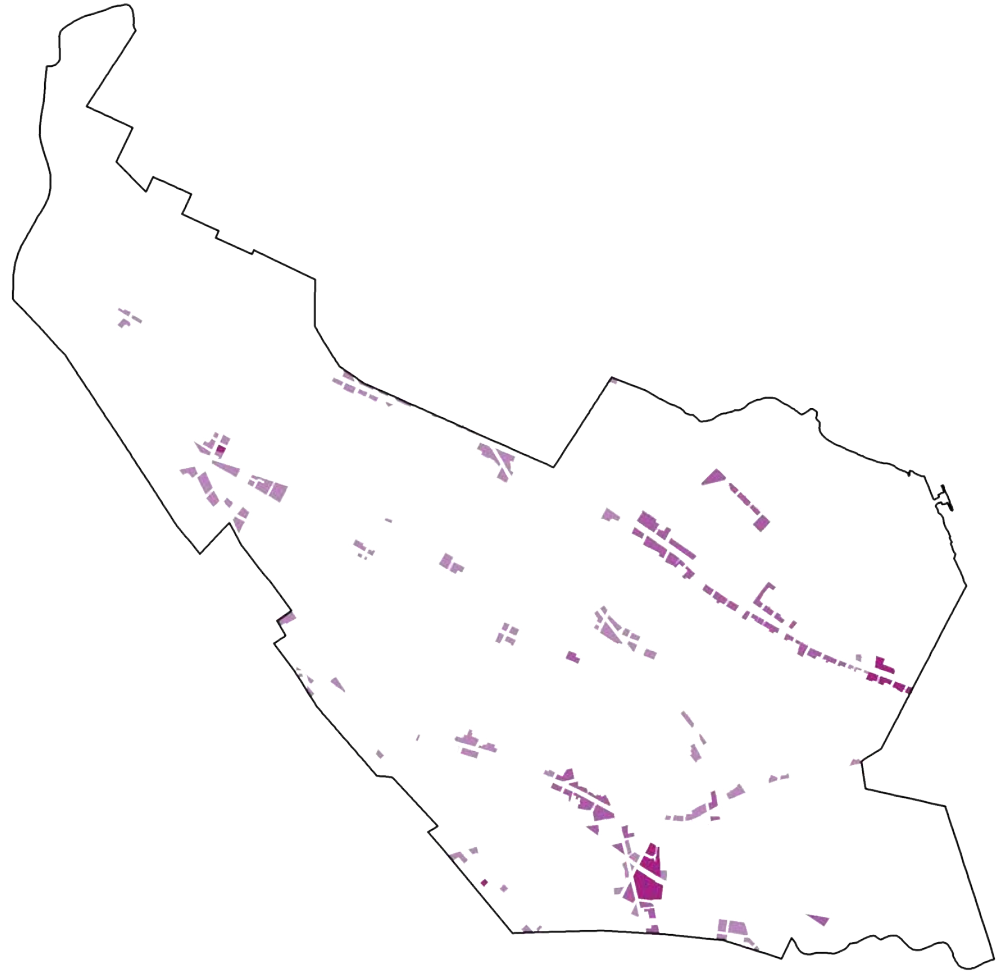
- No density restrictions
- 100% ADUs required
- All buildings permitted to be seven (7) stories
- All building types permitted by-right
- Some dimensional standards provided 5% flexibility



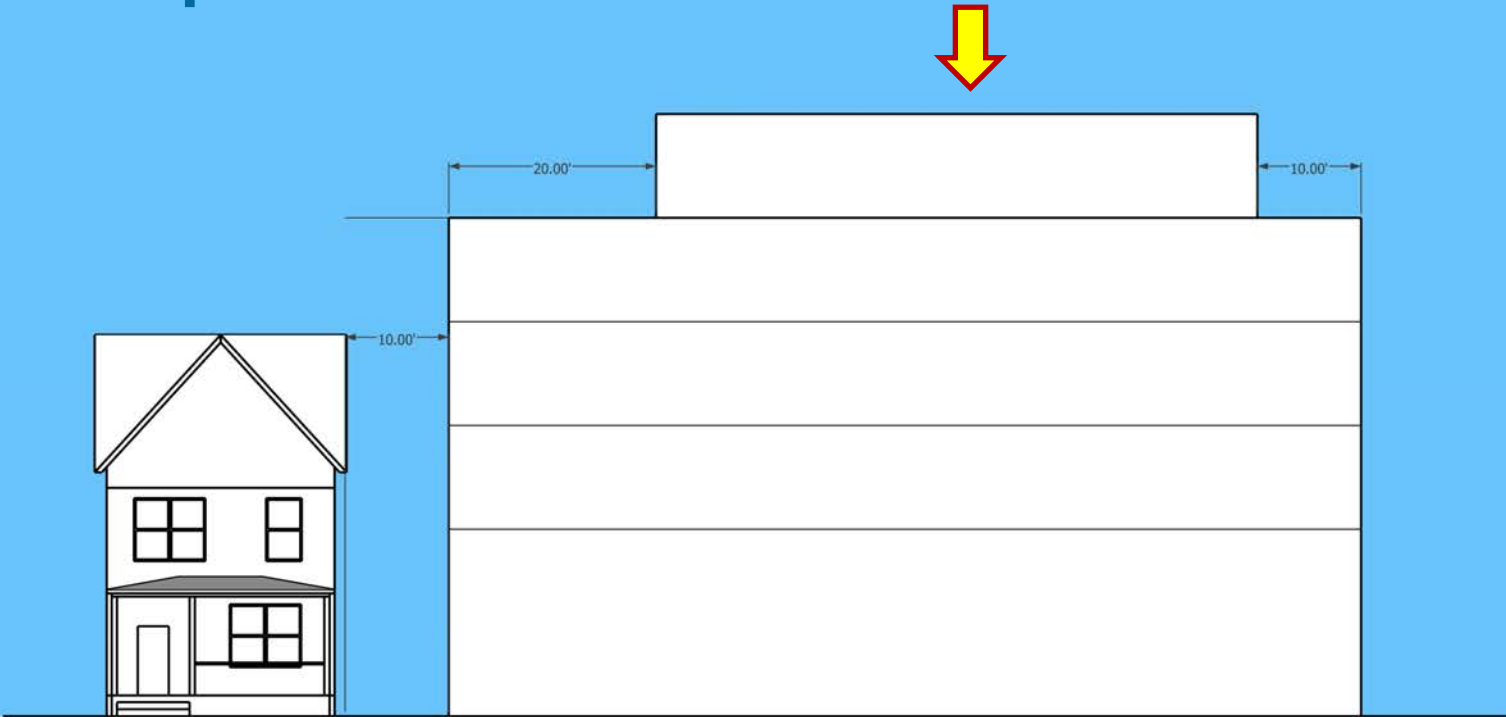
Discussion:

During Fall 2019 Adoption Hearings

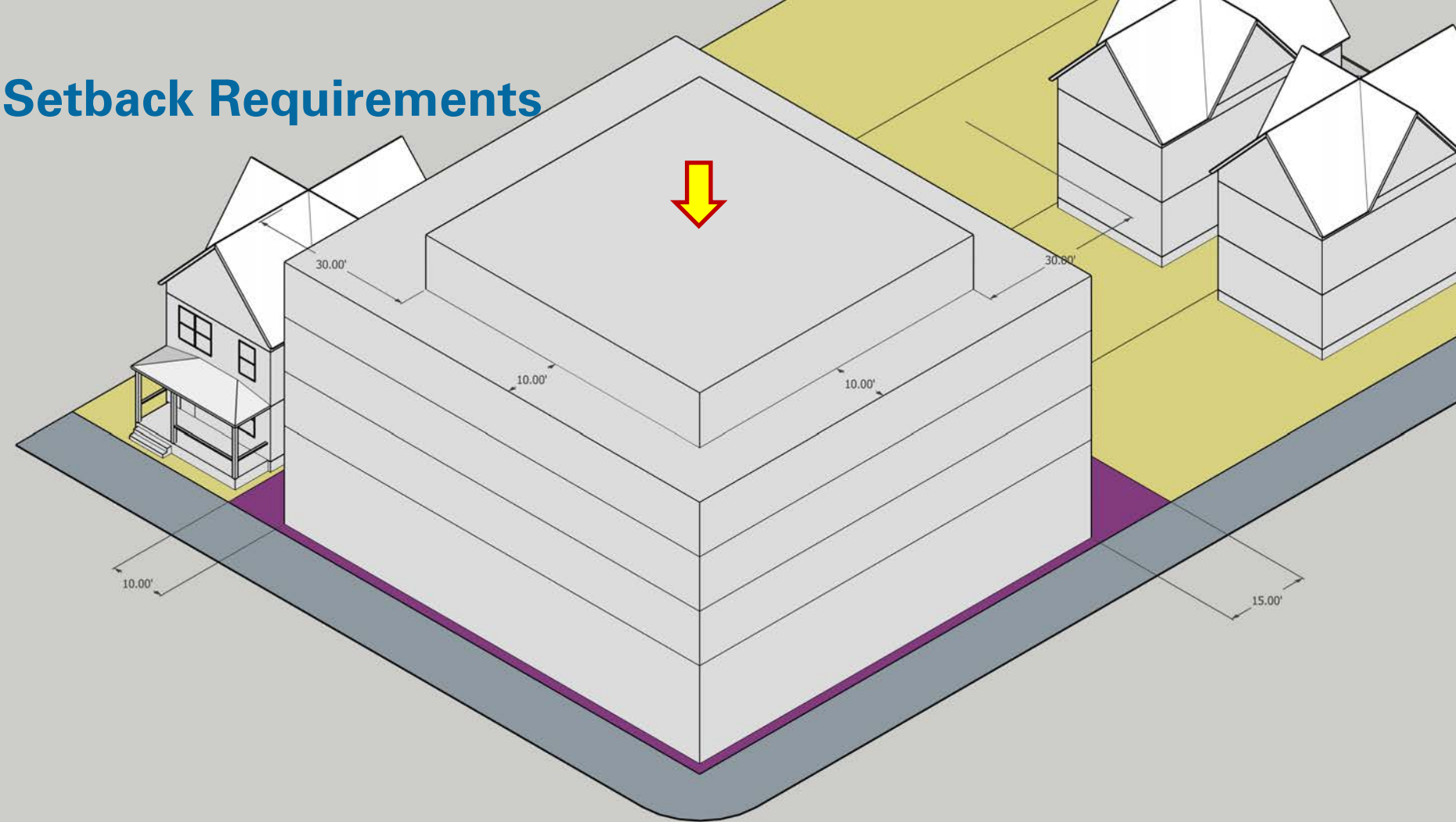
- Mid-Rise 4
 - Abutting NR/UR = OK
- Mid-Rise 5 & Mid-Rise 6
 - Abutting NR requires 30' Setback for 5th & 6th Story



Setback Requirements



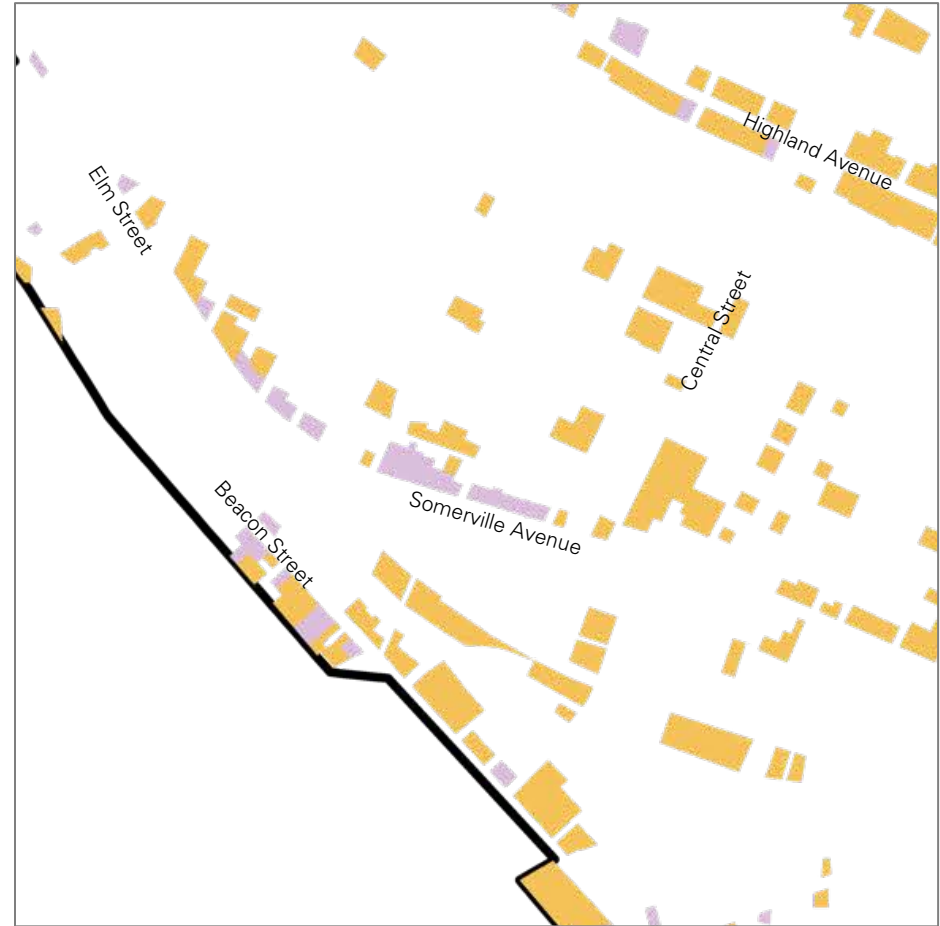
Setback Requirements



3 to 4 Story Adjacencies



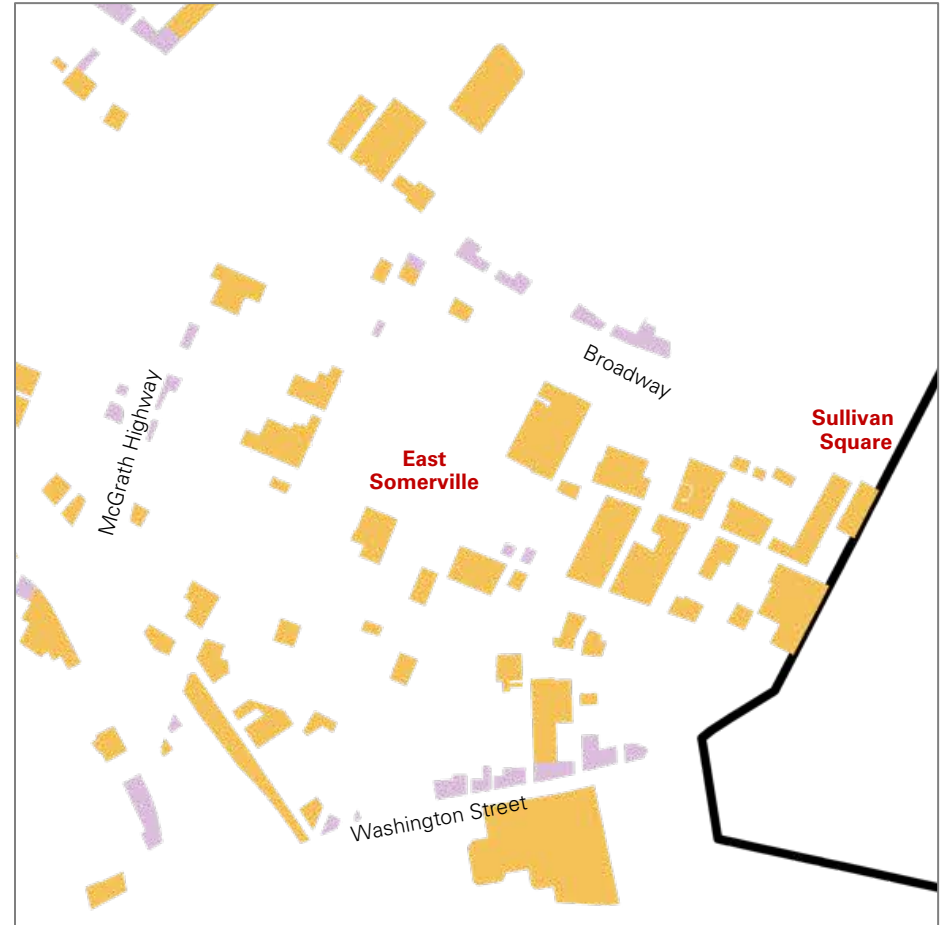
3 to 4 Story Adjacencies



3 to 4 Story Adjacencies



3 to 4 Story Adjacencies



October 27, 2020 Draft

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- All UR building types permitted by-right
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