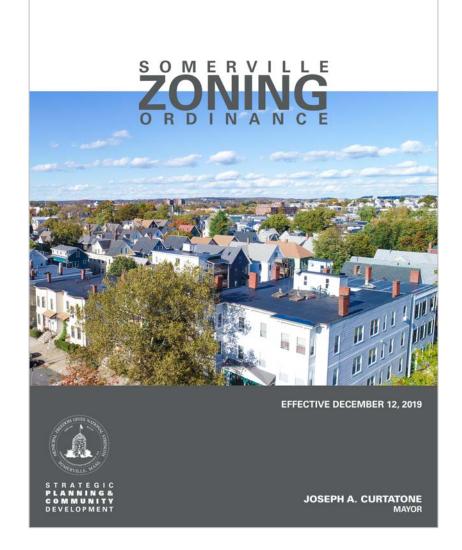
LAND USE COMMITTEE

October 27, 2020

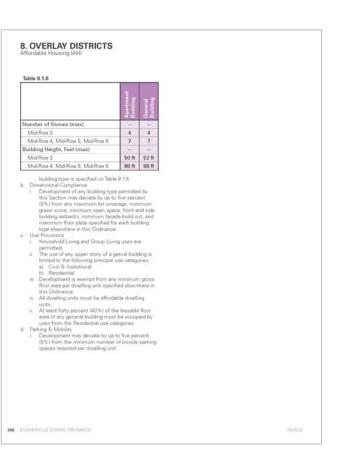


ITEMS ADDRESSED

 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

8. OVERLAY DISTRICTS 8.1 AFFORDABLE HOUSING (AH) type elsewhere in this Ordinance. a. To implement recommendations of SomerVision for c. Use Provisions affordable housing. i. Development is exempt from any maximum b. To increase the supply of AFFORDABLE DWELLING UNITS in number of dweling units, maximum number of dwelling units per lot specified elsewhere in this the City of Somerville. 2. Purpose ii. All dwelling units must be AFFCRDABLE DWELLING UNITS. a. To permit the development of buildings that provide all 5. Urban Residence dwelling units as AFFORDABLE OWELLING UNITS. b. To permit additional residential use intensity, additional a. Building Type building height, and additional tolerance for dimensional i. The maximum number of stones permitted for standards to incentivize the development of AFFOREASLE 3. Applicability This Section is applicable to real property located in the Residential Districts (Article 3) and Mid-Rise Districts (Article 4), as specified for each zoning district. b. 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. c. Where the provisions of this Section conflict with Number of Stories (max) 4 4 4 4 4 those found elsewhere in this Ordinance, the provisions of this Section apply d. Development subject to his Section is exempt from each building type is specified on Table 8.1.5. Section 12.1 Affordable Housing. b. Dimensional Compliance i. Development of any building type permitted by 4. Neighborhood Residence this Section may deviate by up to five percent a. Building Types (5%) from any maximum lot coverage, minimum i. The following building types are permitted by right: green score, minimum open space, front and side a). Cottage (53.1.7) building setbacks, minimum facade build out, and b). Detached House (§3.1.8) maximum floor plate specified for each building c). Semi-Detached House (§3.1.9) type elsewhere in this Ordinance. d) Duplex (53.1.10) c. Use Provisions e). Detached Triple Decker (53.1.11) i. Development is exempt from any maximum f). Backyard Cottage (53.1.12) number of dweling units, maximum number of ii. Within the 1/2 Mile Transit Area, the following dwelling units per lot, minimum gross floor area additional building types are permitted by right per dwelling unit specified elsewhere in this a). Semi-Detached Triple Decker (53.2.8). bl. Multi-Plex (53.2.8) ii. All dwelling units must be AFFCRIDABLE OWELLING UNITS. c) Apartment House (§3.2.9) dl Rowhouses (§3 2.11) 6. Mid-Rise Districts b. Dimensional Compliance a. Building Types Development may deviate by up to five percent The following building types are permitted by right: (5%) from any maximum lot coverage, minimum a). Apartment Building green score, minimum open space, front and side building setbacks, minimum facade build out, and ii. The maximum number of stories and the maximum floor plate specified for each building maximimum building height permitted for each SOMERVILLE ZONING DRDINANCE | 365



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Applicability

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

Neighborhood Residence

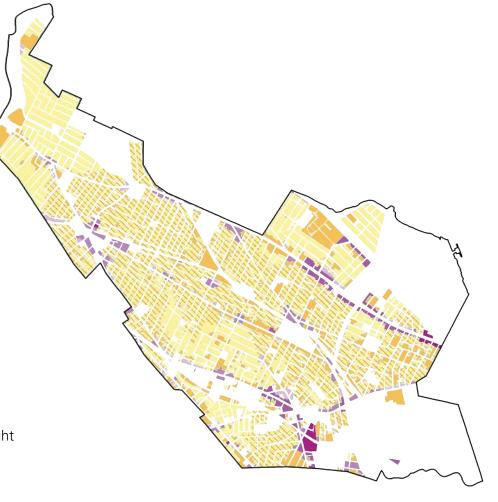
- No density restriction
- 100% ADUs required
- All NR building types permitted by-right
- Four (4) additional UR building types permitted by-right in Transit Areas
- Some dimensional standards provided 5% flexibility

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

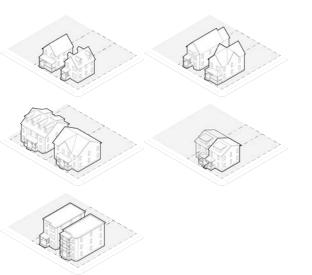
Mid-Rise Districts

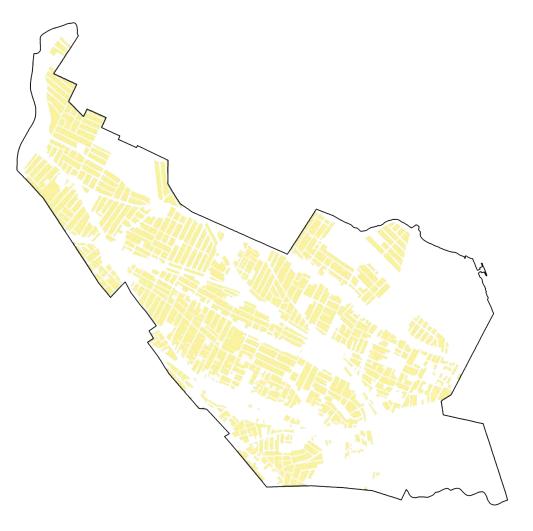
- No density restrictions
- 100% ADUs required
- Apartment buildings and general buildings permitted by-right
- Household Living uses permitted by-right
- 4 stories on any MR3 lot
- 7 stories on any MR4, MR5, or MR6 lot
- Some dimensional standards provided 5% flexibility



Neighborhood Residence

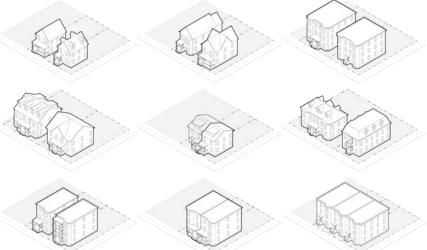
- No density restrictions
- 100% ADUs required
- All building types permitted by-right
- Some dimensional standards provided 5% flexibility

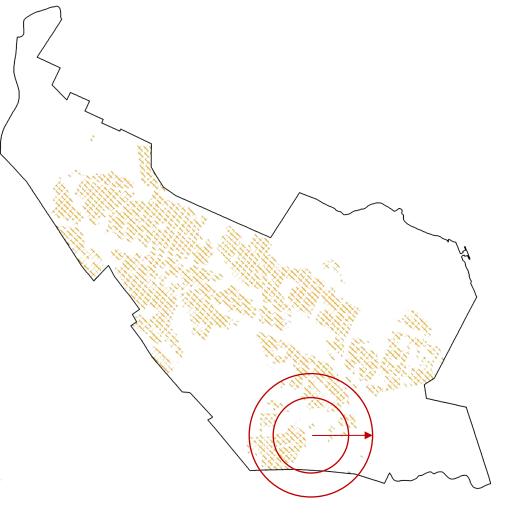




Neighborhood Residence + Transit Area

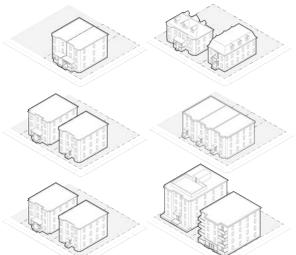
- No density restrictions
- 100% ADUs required
- Four (4) additional building types permitted
- All building types permitted by-right
- Some dimensional standards provided 5% flexibility

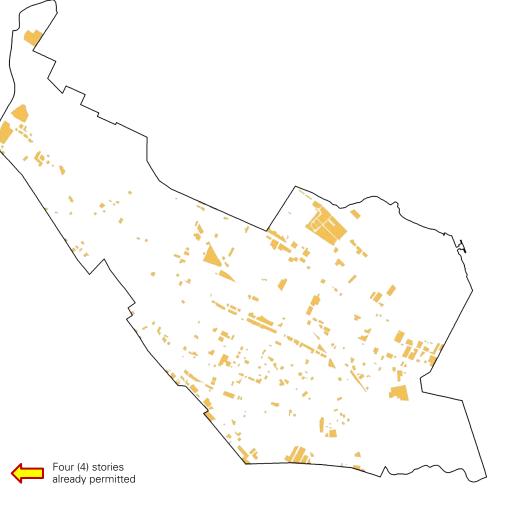




Urban Residence

- 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





Mid-Rise 3 (?) – Mid-Rise 6

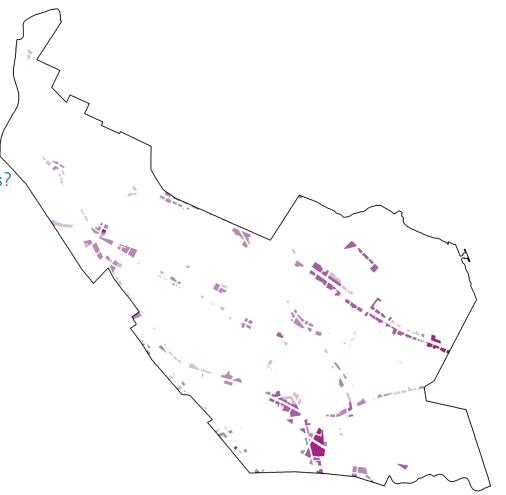
No density restrictions

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 (?)

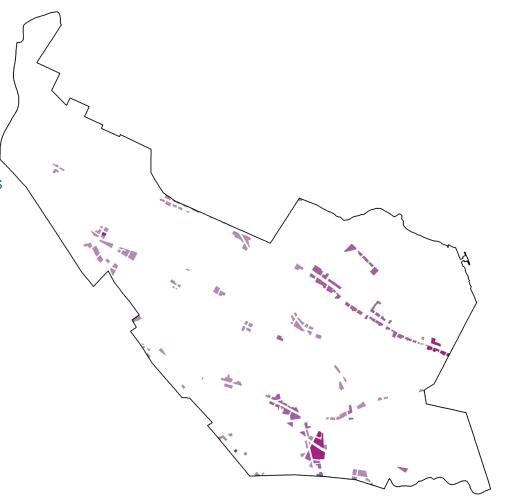
No density restrictions

100% ADUs required

All buildings permitted to be seven (7) stories

• All building types permitted by-right

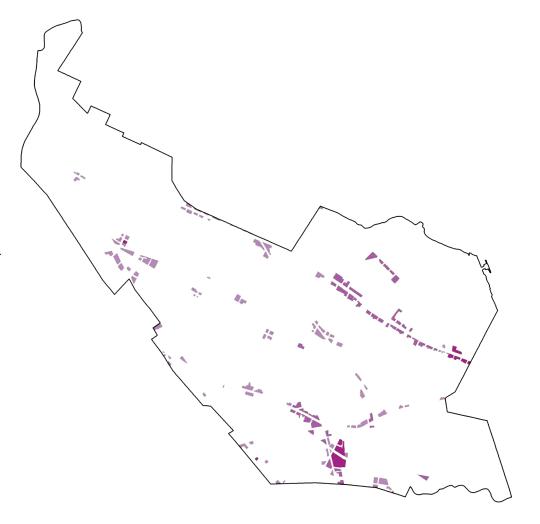
Some dimensional standards provided 5% flexibility



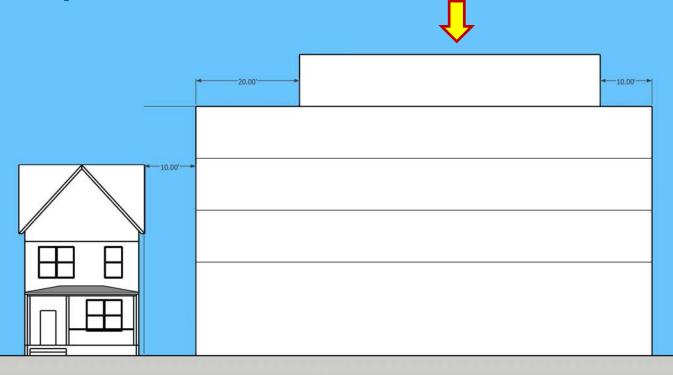
Discussion:

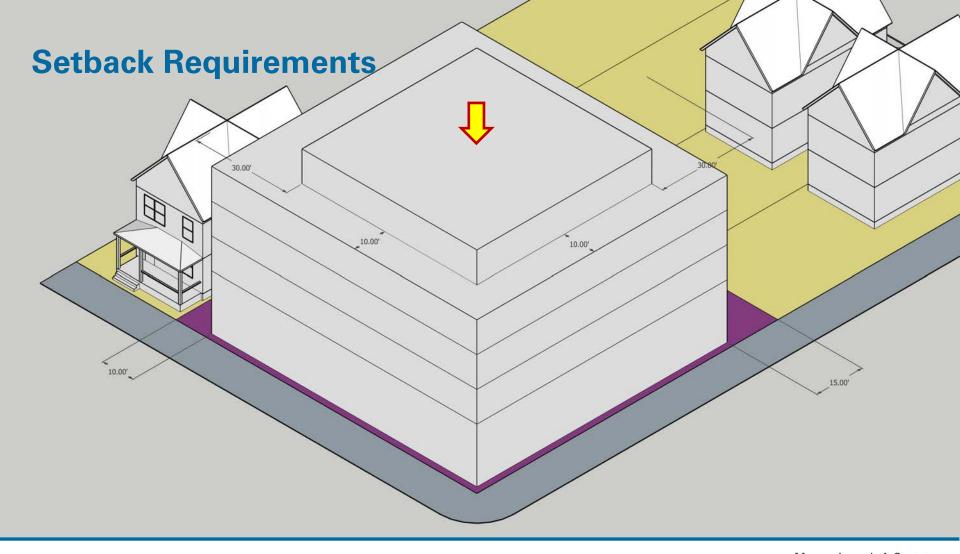
During Fall 2019 Adoption Hearings

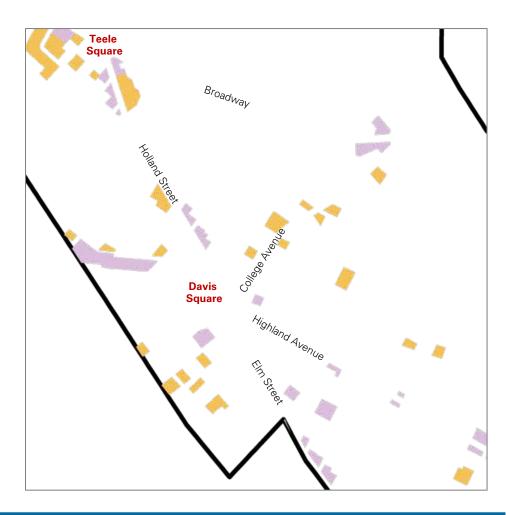
- Mid-Rise 4
 - Abutting NR/UR = OK
- Mid-Rise 5 & Mid-Rise 6
 - Abutting NR requires 30' Setback for 5th & 6th Story

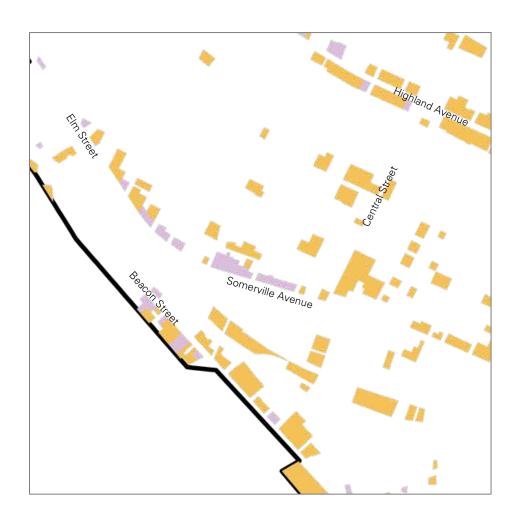


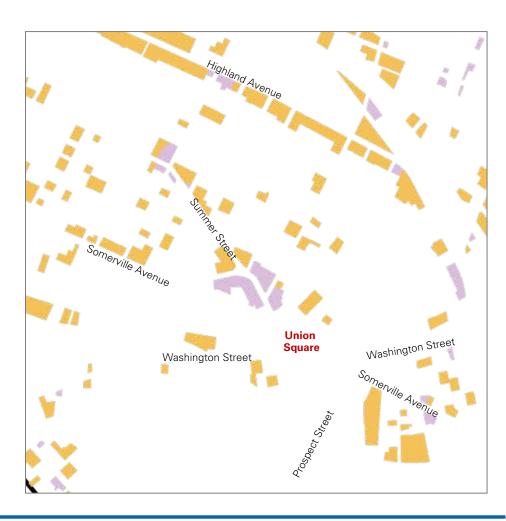
Setback Requirements













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

