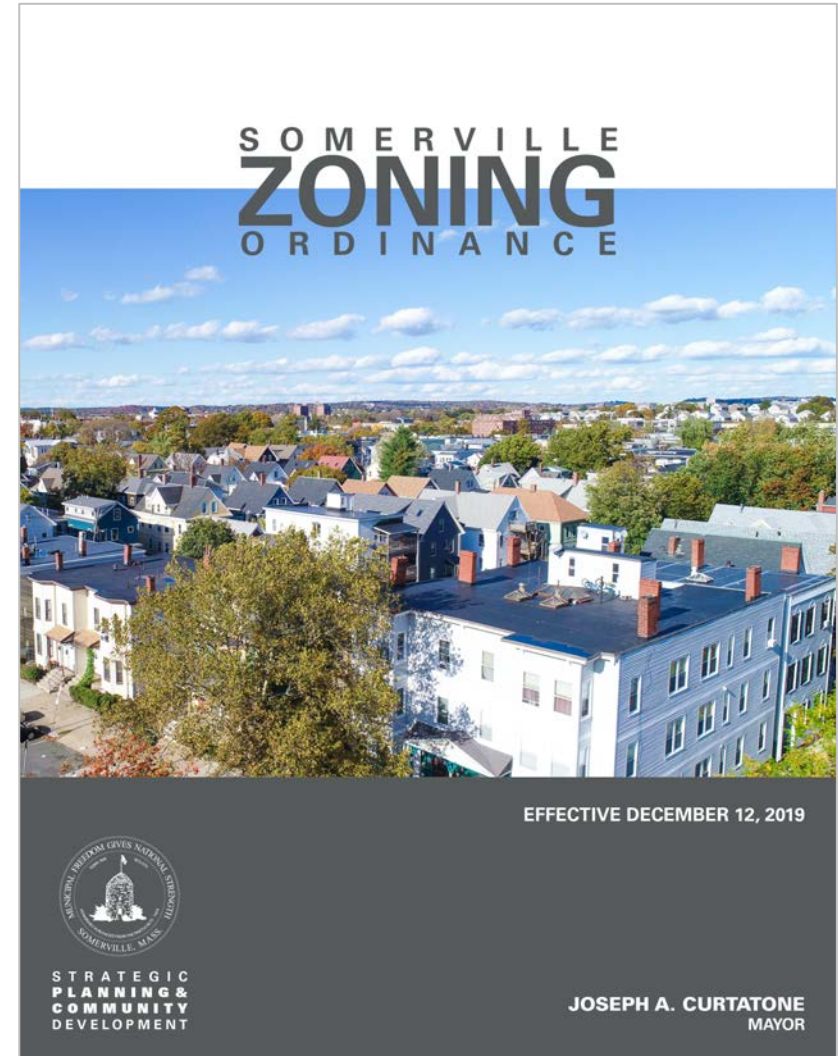


JOINT HEARING

November 19, 2020

www.somervillezoning.com



Amendment Overview

8. OVERLAY DISTRICTS

Affordable Housing (AH)

8.1 AFFORDABLE HOUSING (AH)

1. Intent

a. To implement recommendations of SomerVision for affordable housing.

b. To increase the supply of AFFORDABLE DWELLING UNITS in the City of Somerville.

2. Purpose

a. To permit the development of buildings that provide all dwelling units as AFFORDABLE DWELLING UNITS.

b. To permit additional residential use intensity, additional building height, and additional tolerance for dimensional standards to incentivize the development of AFFORDABLE DWELLING UNITS.

3. Applicability

a. 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.

c. Development 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.

d. Where the provisions of this Section conflict with those found elsewhere in this Ordinance, the provisions of this Section apply.

e. Development subject to his Section is exempt from Section 12.1 Affordable Housing.

4. Neighborhood Residence

a. Building Types

i. The following building types are permitted by right:

a. Cottage (S3.1.7)

b. Detached House (S3.1.8)

c. Semi-Detached House (S3.1.9)

d. Duplex (S3.1.10)

e. Detached Triple Decker (S3.1.11)

f. Backyard Cottage (S3.1.12)

ii. Within the 1/2 Mile Transit Area, the following additional building types are permitted by right:

a. Semi-Detached Triple Decker (S3.2.8)

b. Multi-Plex (S3.2.8)

c. Apartment House (S3.2.9)

d. Rowhouses (S3.2.11)

b. Dimensional Compliance

i. Development may deviate by up to five percent (5%) from any maximum lot coverage, minimum green score, minimum open space, front and side building setbacks, minimum facade build out, and maximum floor plate specified for each building type elsewhere in this Ordinance.

c. Use Provisions

i. Development is exempt from any maximum number of dwelling units, maximum number of dwelling units per lot, and minimum gross floor area per dwelling unit specified elsewhere in this Ordinance.

ii. All dwelling units must be AFFORDABLE DWELLING UNITS.

5. Urban Residence

a. Building Type

i. The maximum number of stories permitted for each building type is specified on Table 8.1.5.

Table 8.1.5

	Semi-Detached Triple Decker	Multi-Plex	Apartment House	Apartment Building	Row Houses
Number of Stories (max)	4	4	4	4	4

b. Dimensional Compliance

i. Development of any building type permitted by this Section may deviate by up to five percent (5%) from any maximum lot coverage, minimum green score, minimum open space, front and side building setbacks, minimum facade build out, and maximum floor plate specified for each building type elsewhere in this Ordinance.

c. Use Provisions

i. Development is exempt from any maximum number of dwelling units, maximum number of dwelling units per lot, and minimum gross floor area per dwelling unit specified elsewhere in this Ordinance.

ii. All dwelling units must be AFFORDABLE DWELLING UNITS.

6. Mid-Rise Districts

a. Building Types

i. The following building types are permitted by right:

a. Apartment Building

b. General Building

ii. The maximum number of stories and the maximum building height permitted for each building type is specified on Table 8.1.6.

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8. OVERLAY DISTRICTS

Affordable Housing (AH)

Table 8.1.6

	Apartment Building	General Building
Number of Stories (max)	--	--
Mid-Rise 3 abutting NR	4	4
All other MR3-MR6 lots	7	7
Building Height, Feet (max)	--	--
Mid-Rise 3 abutting NR	50 ft	52 ft
All other MR3-MR6 lots	86 ft	88 ft

b. Dimensional Compliance

i. Development of any building type permitted by this Section may deviate by up to five percent (5%) from any maximum lot coverage, minimum green score, minimum open space, front and side building setbacks, minimum facade build out, and maximum floor plate specified for each building type elsewhere in this Ordinance.

c. Use Provisions

i. Uses from the following principal use categories are permitted by right:

a. Household Living

ii. Development is exempt from any minimum gross floor area per dwelling unit specified elsewhere in this Ordinance.

iii. The use of any upper story of a general building is limited to the following principal use categories and specific uses:

a. Community Center

b. Library

c. Public Service

d. Religious & Educational Uses Protected by M.G.L. 40A, Sec. 3

e. Day Care Services

f. Health Care Services

g. Household Living

h. Group Living

iv. At least forty percent (40%) of the gross floor area of any general building must be occupied by uses from the Residential principal use categories.

v. All dwelling units must be AFFORDABLE DWELLING UNITS.

d. Parking & Mobility

i. Development may deviate by up to five percent (5%) from the minimum number of bicycle parking spaces required per dwelling unit.

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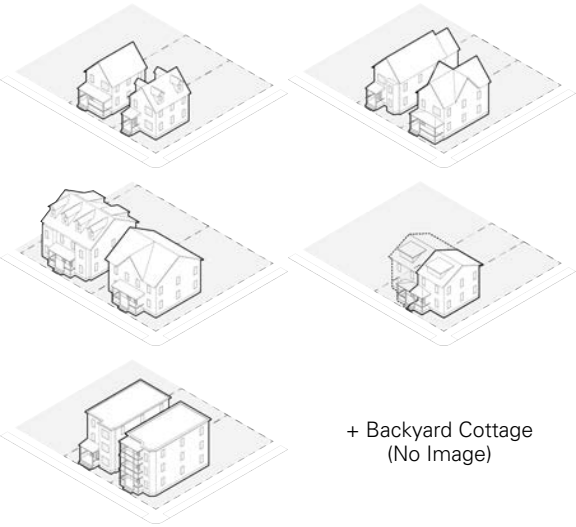
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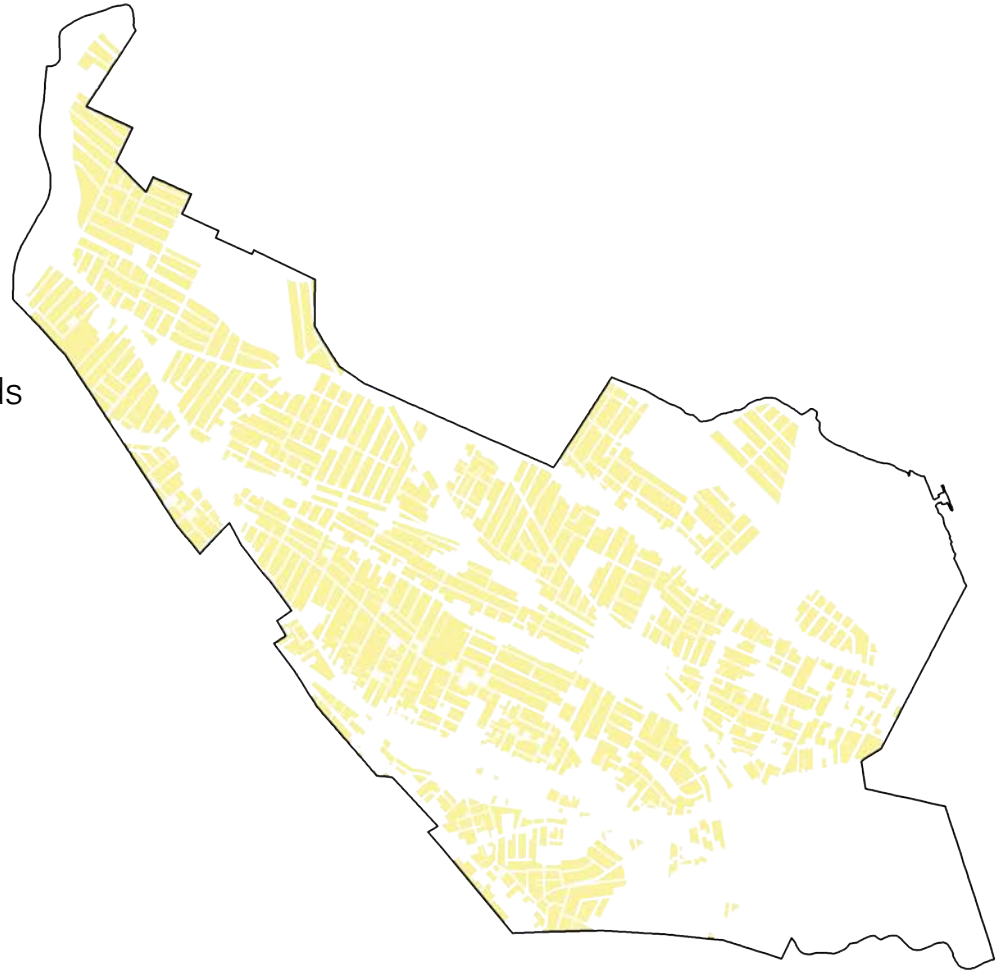
Mayor Joseph A Curtatone
Office of Strategic Planning
& Community Development

Neighborhood Residence

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

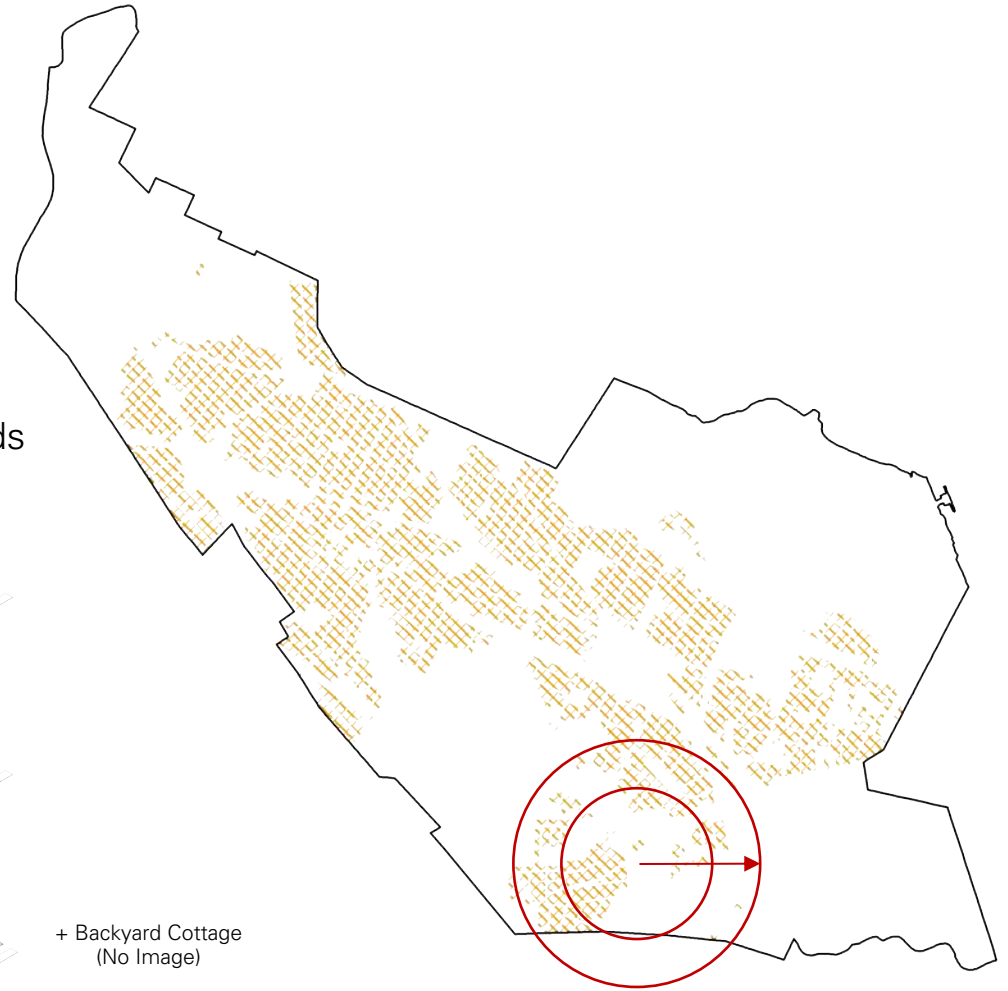
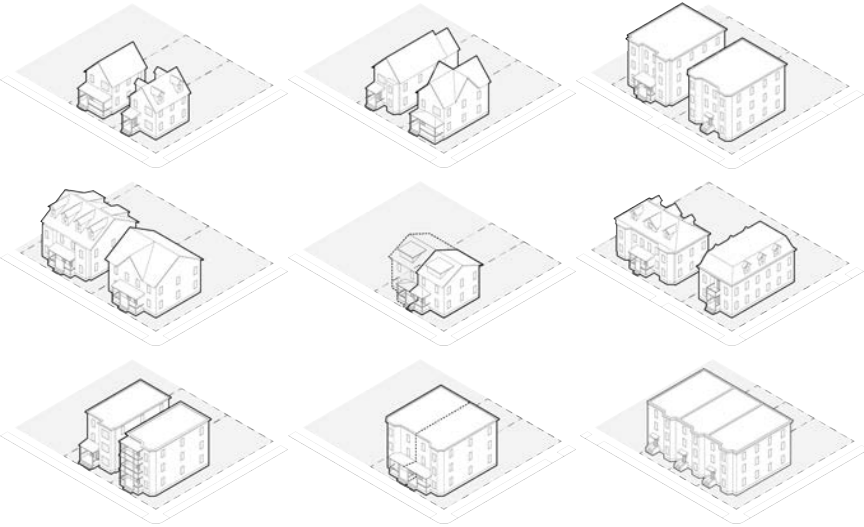


+ Backyard Cottage
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Neighborhood Residence + Transit Area

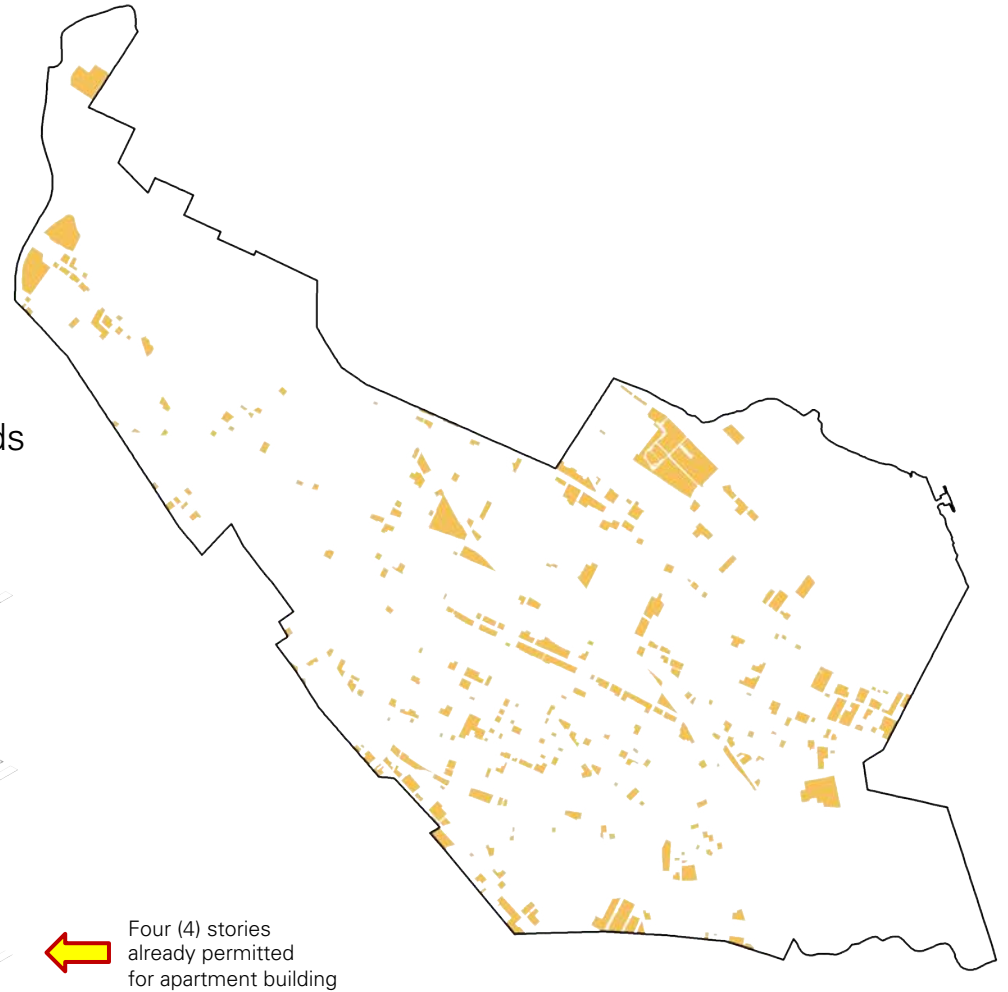
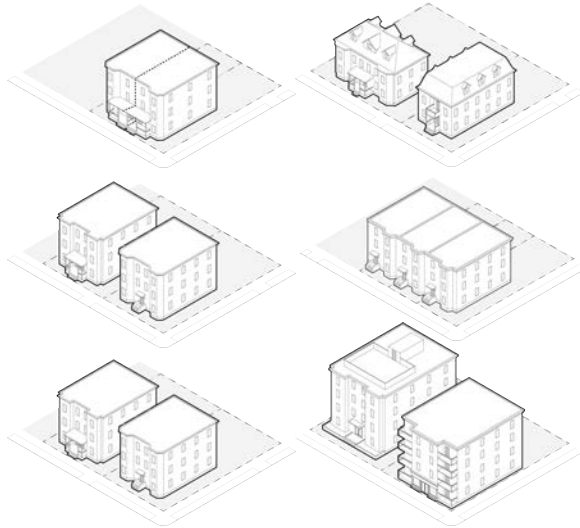
- No density restrictions
- 100% ADUs required
- Four (4) additional building types permitted
- All building types permitted by-right
- 5% flexibility for some dimensional standards



+ Backyard Cottage
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Urban Residence

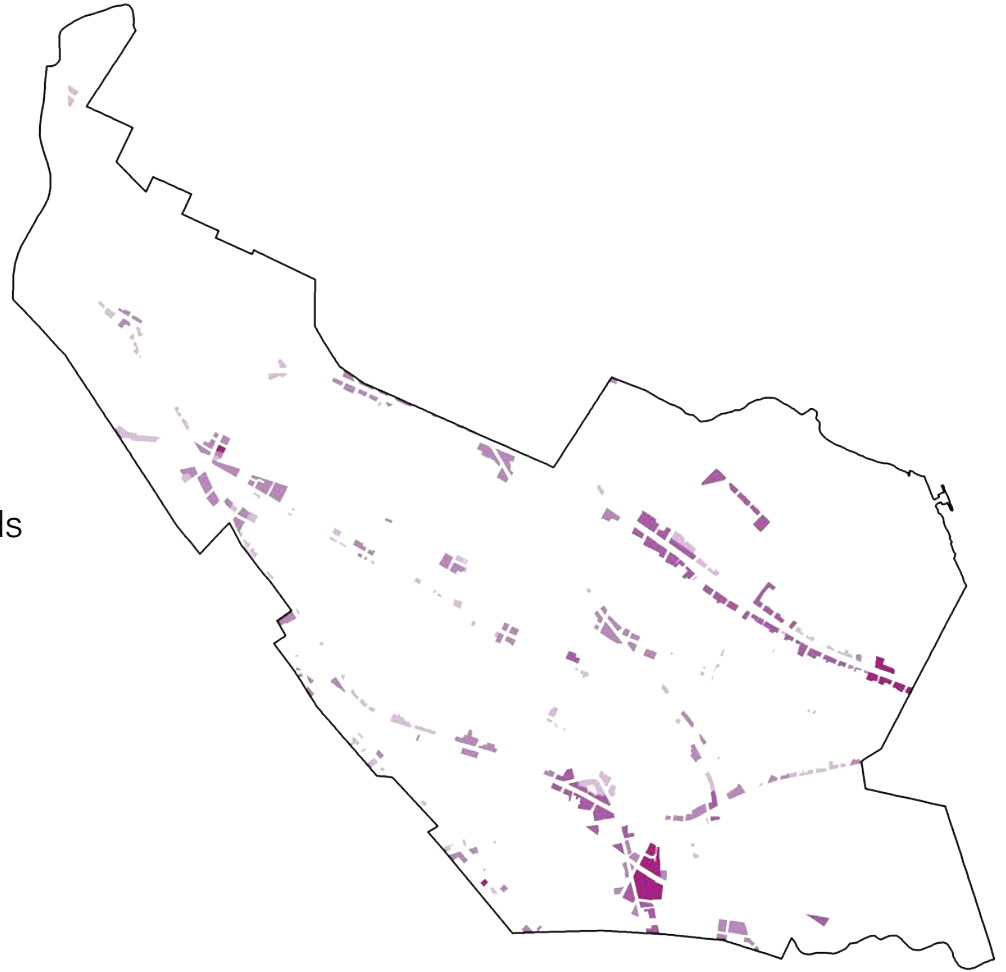
- No density restrictions
- 100% ADUs required
- All buildings permitted to be four (4) stories
- All building types permitted by-right
- 5% flexibility for some dimensional standards



Four (4) stories
already permitted
for apartment building

Mid-Rise 3 – Mid-Rise 6

- No density restrictions
- 100% ADUs required
- Permitted Number of Stories:
 - MR3 abutting NR: 4 stories
 - All other MR3-MR6: 7 stories
- All building types permitted by-right
- 5% flexibility for some dimensional standards
- General Buildings:
 - Min 40% residential uses
 - Restrictions on upper story uses
- 5% flexibility for min. bicycle parking



Summary

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
- 5% flexibility for some dimensional standards

Urban Residence

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

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 abutting NR
- 7 stories on any other MR3-MR6 lot
- General Buildings: 40% residential; restricted upper story use
- 5% flexibility for some dimensional standards & bike parking

