

CITY OF SOMERVILLE ORDINANCE NO. _____
IN THE BOARD OF ALDERMEN: _____

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE TO EXCLUDE CLOSETS AN ATTICS FROM NET FLOOR AREA AND CLARIFY STEPS FOR THE SUBDIVISION OF LAND

WHEREAS, closets and unfinished attics are not included in Net Floor Area under the current zoning ordinance, but are typically considered to not be a part of the net floor area of a building, and;

WHEREAS, the ordinance has not corrected the percentage of affordable units required in the RA and RB zoning districts, and;

WHEREAS, the provisions requiring subdivision of land are not clearly articulated in Article 8 of the Zoning Ordinance;

THEREFORE, be it adopted by the Board of Aldermen, in session assembled, that the Somerville Zoning Ordinance is hereby amended as follows:

Article 2, Item 2.2.58 is hereby amended as follows:

(Text that is removed is ~~crossed-out in-red~~ and additions are underlined)

2.2.58. Floor area, net. The sum area of all floors or accessible levels of a building as measured to the perimeter of the exterior faces of the walls, including enclosed porches, but excluding areas used for accessory garage purposes, basement, ~~and~~ cellar, ~~closet, and attic~~ areas devoted exclusively to storage and mechanical uses accessory to the operation of the building, off-street loading facilities, malls, plazas, elevator shafts, escalators, stairways and stair landings, and those areas used for the storage, operation or maintenance of mechanical equipment such as air conditioning and heating apparatus. For reasons of convenience, eighty percent (80%) of the gross floor area may be used if this is deemed reasonable in the judgment of the Superintendent.

Article 7, Section 7.3, second paragraph, first part

(Text that is removed is ~~crossed-out in-red~~ and additions are underlined)

In Residence A and Residence B districts, where developments include a minimum of ~~twelve and a half percent (12.5%)~~ twenty percent (20%) affordable housing units on site,

Article 8: Add Section 8.8

Section 8.8: Subdivision and Merger of Land

In all zoning districts, unless the regulations for a specific zoning district state otherwise, all subdivisions, lot splits, lot mergers, and lot line adjustments require Design & Site Plan Review per Section 5.4 of the the ordinance.