

## 2. GLOSSARY & OVERVIEW

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### 2.1 GLOSSARY

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#### Contents:

- 2.1.1 General

#### 2.1.1 General

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a. The following words, phrases, and terms in this Ordinance are defined in this Section.

(Ord. [2024-13](#), 11/26/2024; Ord. [2024-14](#), 11/26/2024; Ord. [2024-15](#), 12/12/2024) Ord. 2024-15 effective February 1, 2025.

#### **Abut or Abutting**

To physically touch or share a contiguous boundary or border, such as a common lot line, or to be separated only by an alley or shared driveway.

#### **Access**

The way or means to enter and leave.

#### **Accessible Means of Egress**

As defined by 521 CMR, as amended.

#### **Accessory Building**

A building or structure designed, used, or occupied in relation to the principal use(s) of a given lot.

#### **Accessory Use**

A use(s) of a lot, structure or portion thereof that is incidental and related to a principal building or use of land and located on the same lot as the principal building or use of land.

#### **Affordable Dwelling Unit**

A dwelling unit sold, leased, or rented at a price affordable to a specific household income specified by this Ordinance or other Federal, State, or local affordable housing program. Affordable dwelling unit is abbreviated as ADU. (See Article 12)

#### **Affordable Dwelling Unit, Existing**

An ADU subject to a covenant or deed restriction limiting its sale, lease, or rental. Existing affordable dwelling unit is abbreviated as Existing-ADU. (See Article 12)

#### **Albedo**

The amount of solar radiation reflected by a surface.

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## 2.4 STANDARDS & MEASUREMENTS

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- 2.4.2 Lot Standards
- 2.4.3 Building Placement
- 2.4.4 Massing & Height
- 2.4.5 Uses and Features
- 2.4.6 Building Components

### 2.4.1 General

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- a. This section provides an explanation of dimensional standards found in this Ordinance, defines how to measure each requirement, and provides other standards and reference information as necessary.
- b. The Building Official may waive the following provisions for constructing or modifying an accessible means of egress for an existing building provided that no other compliant design solution is possible:
  - i. §2.4.2.c.i. Lot Coverage
  - ii. §2.4.3 Building Placement
  - iii. §2.4.6 Building Components
- c. The Building Official may waive the following provisions for constructing or modifying an Entry Canopy, Stoop, Portico, Lobby Entrance, Projecting Porch, or Engaged Porch for an existing building used as Residential Housing with no more than three (3) dwelling units to comply with the minimum number and dimensions for a means of egress per 780 CMR, as amended, provided that no other compliant design solution is possible:
  - i. §2.4.2.c.i Lot Coverage
  - ii. §3.1.13 Building Components in Neighborhood Residence
  - iii. §3.2.12 Building Components in Urban Residence
- a-d. The Building Official shall maintain documentation of any waived standard granted for any means of egress in the public record.

### 2.4.2 Lot Standards

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- a. Lot Lines
  - i. Any lot line abutting a Pedestrian Street is a primary front lot line.
  - ii. The front lot line of any interior lot or key lot is a primary front lot line.
  - iii. Corner lots and through lots have two front lot lines.
    - a). Any front lot line of a corner lot abutting a pedestrian street is a primary front lot line.
    - b). For all other corner lots, the primary front lot line is designated by the property owner, with all remaining front lot lines designated as secondary front lot lines.
    - c). Both front lot lines of a through lot are primary front lot lines.
- b. Lot Dimensions
  - i. General
    - a). Lots must have dimensions appropriate for one or more of the building type(s) or civic spaces permitted for the district where the lot is located.