

CITY OF SOMERVILLE
ORDINANCE NO. 2012-
IN THE BOARD OF ALDERMEN: _____

**AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE
(SZO) AND DIMENSIONAL REQUIREMENTS**

Be it hereby adopted by the Board of Aldermen, in session assembled, that the below listed sections of the Somerville Zoning Ordinance are hereby amended as identified.

1. Article 8: Dimensional Requirements, Section 8.6.23 is hereby amended as follows (additions are underlined and deletions are ~~crossed-out~~):

Reduction of FAR and height limits for shallow lots abutting residential districts in CCDs: Lots with a depth of fifty-five (55) feet or less shall have a maximum FAR of 2.0 and height limit of forty-five (45) feet in the CCD-55 Districts. Lots with a depth of fifty-five (55) feet or less shall have a maximum FAR of 2.0 in the CCD-45 Districts. In the event that a parcel has a varying depth, the shallow lot FAR and height limit shall apply to that part of the property less than fifty-five (55) feet in depth.

2. *Effective Date.* The effective date (“Effective Date”) of this Ordinance shall be the date of which it is adopted by the Somerville Board of Aldermen. Notwithstanding the foregoing, this Ordinance shall not apply to any use, structure, or parking proposal for which, prior to the Effective Date, the applicant had applied (a) to the Inspectional Services Department for a building permit, or (b) to the SPGA for a Special Permit (“SP”) for Special Permit with Site Plan Review (“SPSR”); but rather, the validity of the building permit, SP, or SPSR, even if granted after the Effective Date, shall be governed by the zoning in effect immediately prior to the Effective Date.