

**CITY OF SOMERVILLE**  
**ORDINANCE NO. 2023-**  
**IN CITY COUNCIL: \_\_\_\_\_, 2023**

Be it ordained by the City Council, in session assembled, that sections 3.1 and 3.2 of the Zoning Ordinance of the City of Somerville are amended as follows by deleting the ~~struckthrough~~ text.

Approved:

\_\_\_\_\_  
President

Approved:

\_\_\_\_\_  
Mayor

### 3 RESIDENCE DISTRICTS

NEIGHBORHOOD RESIDENCE  
URBAN RESIDENCE



# 3. RESIDENCE DISTRICTS

## Neighborhood Residence (NR)

### 2. Intent

- a. To implement the objectives of the COMPREHENSIVE PLAN of the City of Somerville.
- b. To conserve already established areas of detached and semi-detached residential buildings.

### 3. Purpose

- a. To permit the DEVELOPMENT of one-, two-, and three-unit detached and semi-detached residential buildings on individual LOTS.
- b. To permit contextual MODIFICATIONS to existing detached and semi-detached residential buildings.
- c. To permit the adaptive REUSE of certain existing nonconforming buildings for arts & creative enterprise and retail USES compatible with residential areas.
- d. To create dwelling unit types, sizes, and bedroom counts ideal for larger households in houses, semi-attached houses, duplexes, and triple deckers.
- e. To create dwelling unit types, sizes, and bedroom counts ideal for smaller households in cottages and backyard cottages.

### 4. Applicability

- a. The section is applicable to all real property within the Neighborhood Residence district as shown on the maps of the Official Zoning Atlas of the City of Somerville.

### 5. Development Review

- a. DEVELOPMENT review is subject to the provisions of Article 15: Administration of this Ordinance.
- b. This Ordinance may also require Subdivision Plan Approval, Site Plan Approval, a Special Permit, or a Hardship Variance based on the nature of a development proposal. In such cases, additional DEVELOPMENT review is required in accordance with Article 15: Administration.
  - i. The Zoning Board of Appeals is the decision making authority for all DEVELOPMENT that requires Site Plan Approval, a Special Permit, or a Hardship Variance in the Neighborhood Residence district.
- c. Upon verification that no additional DEVELOPMENT review is necessary, or completion of the required DEVELOPMENT review, the BUILDING OFFICIAL shall issue a Zoning Compliance Certificate to certify compliance with the provisions and procedures of this Ordinance.

### 6. Building Types

- a. One (1) PRINCIPAL BUILDING and one (1) ACCESSORY BUILDING are permitted on each LOT.
- b. Unless otherwise specified, the following PRINCIPAL BUILDING TYPES are permitted by right in the Neighborhood Residence district:
  - i. Cottage
  - ii. Detached House
  - iii. Semi-Detached House
  - iv. Duplex
  - v. Detached Triple DECKER
- c. ~~The detached triple-decker building type is permitted only on a compliant lot that is either abutting at the side or directly opposite on any thoroughfare from a lot with an existing triple-decker building type.~~
- d. The following ACCESSORY BUILDING TYPES are permitted by right in the Neighborhood Residence district:
  - i. Backyard Cottage
- e. ACCESSORY STRUCTURES are regulated according to Article 10: DEVELOPMENT Standards of this Ordinance.



# 3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

## 3.1.7 Cottage

A small FLOOR PLATE, detached, PRINCIPAL BUILDING TYPE with one (1) DWELLING UNIT. The cottage is the smallest type of detached PRINCIPAL BUILDING in Somerville. Two variants exist, one with a half-STORY under pitched roof and another with a full height second STORY and a shallow pitched roof or a FLAT ROOF.

The following images are examples from Somerville of the cottage BUILDING TYPE and are intended only for illustrative purposes.

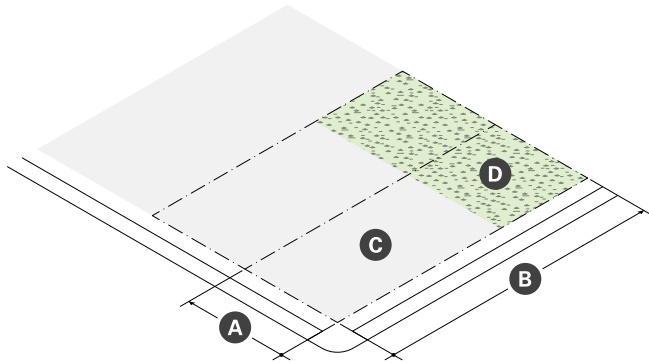


# 3. RESIDENCE DISTRICTS

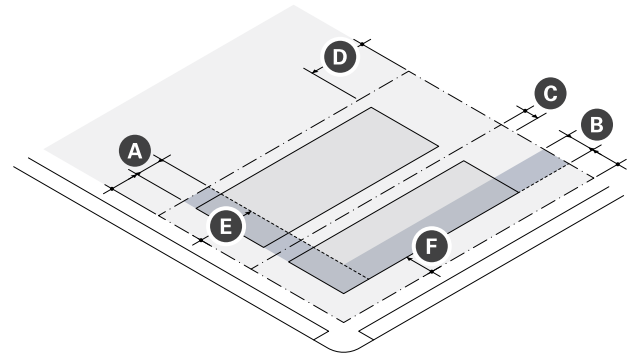
Neighborhood Residence (NR)

## 3.1.7 Cottage (continued)

a. Lot Standards



b. BUILDING Placement



Lot Dimensions	
<b>A</b> Lot WIDTH (min)	–
No Driveway ACCESS	32 ft
Side or Rear Driveway ACCESS	32 ft
Front Driveway ACCESS	34 ft
<b>B</b> Lot Depth (min)	70 ft

Lot Development	
<b>C</b> Lot Coverage (max)	60%
<b>D</b> GREEN SCORE	–
Minimum	0.35
Ideal	0.40

Building Setbacks		
<b>A</b> Primary Front SETBACK <sup>1</sup> (min/max)	10 ft	20 ft
<b>B</b> Secondary Front SETBACK <sup>1</sup> (min/max)	10 ft	20 ft
<b>C</b> Side SETBACK (min)	–	
No Driveway ACCESS	5 ft	
Side or Rear Driveway ACCESS	5 ft	
Front Driveway ACCESS	3 ft	
Sum of Side SETBACKS (min)	–	
No Driveway ACCESS	10 ft	
Side or Rear Driveway ACCESS	10 ft	
Front Driveway ACCESS	12 ft	
<b>D</b> Rear SETBACK (min)	20 ft	
<b>E</b> Building Separation (min)	10 ft	

Parking Setbacks	
<b>F</b> Primary Front SETBACK (min)	20 ft
<b>G</b> Secondary Front SETBACK (min)	10 ft

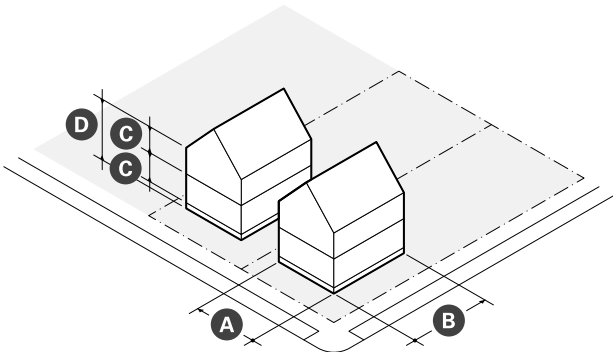
<sup>1</sup> See §3.1.13.a Contextual Front SETBACKS

# 3. RESIDENCE DISTRICTS

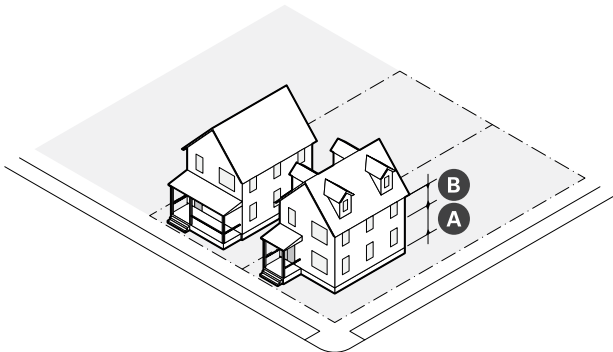
Neighborhood Residence (NR)

## 3.1.7 Cottage (continued)

c. Massing & Height



d. Uses & Features



Main Mass	
FACADE Build Out (min)	60%
<b>A</b> Width (min/max)	22 ft 26 ft
<b>B</b> Depth (min/max)	24 ft 32 ft
GROUND STORY Elevation (min)	2 ft
<b>C</b> STORY Height (min/max)	10 ft 12 ft
<b>D</b> Number of Stories (max)	2
Roof Type	Flat, GABLE, MANSARD

Facade Composition		
<b>A</b> GROUND STORY FENESTRATION (min/max)	15%	50%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15%	50%

Use & Occupancy	
Dwelling Units per Lot (max)	1
Dwelling Units (max)	1
Outdoor AMENITY SPACE (min)	1/ DU

## 3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

### 3.1.7 Cottage (continued)

e. Reserved.



## 3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

### 3.1.8 Detached House

A moderate FLOOR PLATE, detached, PRINCIPAL BUILDING TYPE with one (1) to three (3) vertically stacked DWELLING UNITS, where each unit typically has its own front door. The house is the most prevalent BUILDING TYPE in Somerville. When the second floor is split between two DWELLING UNITS, this type is referred to as a “Philly Style.”

The following images are examples from Somerville of the house BUILDING TYPE and are intended only for illustrative purposes.



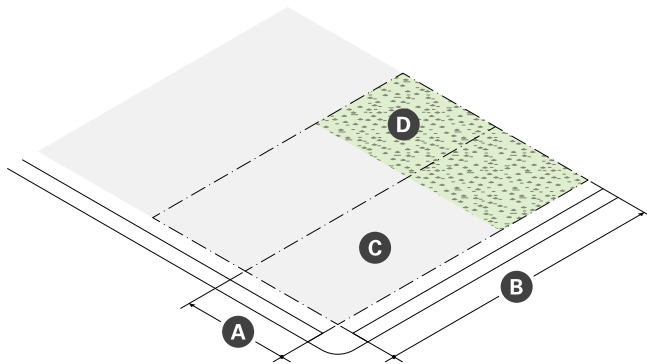


# 3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

## 3.1.8 Detached House (continued)

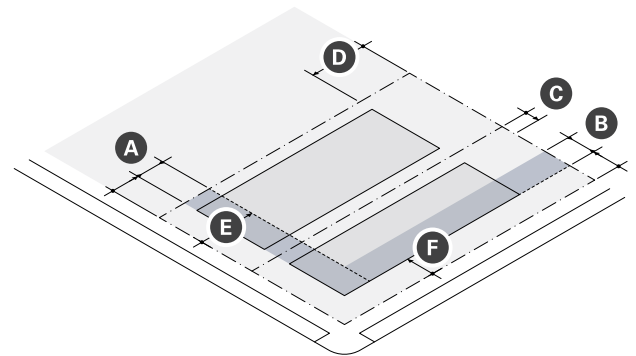
a. LOT Standards



Lot Dimensions	
<b>A</b> LOT WIDTH (min)	–
No Driveway ACCESS	32 ft
Side or Rear Driveway ACCESS	32 ft
Front Driveway ACCESS	34 ft
<b>B</b> Lot Depth (min)	<b>80 ft</b>

Lot Development	
<b>C</b> LOT Coverage (max)	60%
<b>D</b> GREEN SCORE	–
Minimum	0.35
Ideal	0.40

b. BUILDING Placement



Building Setbacks		
<b>A</b> Primary Front SETBACK <sup>1</sup> (min/max)	10 ft	20 ft
<b>B</b> Secondary Front SETBACK <sup>1</sup> (min/max)	10 ft	20 ft
<b>C</b> Side SETBACK (min)	–	
No Driveway ACCESS	5 ft	
Side or Rear Driveway ACCESS	5 ft	
Front Driveway ACCESS	3 ft	
Sum of Side SETBACKS (min)	–	
No Driveway ACCESS	10 ft	
Side or Rear Driveway ACCESS	10 ft	
Front Driveway ACCESS	12 ft	
<b>D</b> Rear SETBACK (min)	20 ft	
<b>E</b> Building Separation (min)	10 ft	

Parking Setbacks	
<b>F</b> Primary Front SETBACK (min)	20 ft
<b>G</b> Secondary Front SETBACK (min)	10 ft

<sup>1</sup> See §3.1.13.a Contextual Front SETBACKS

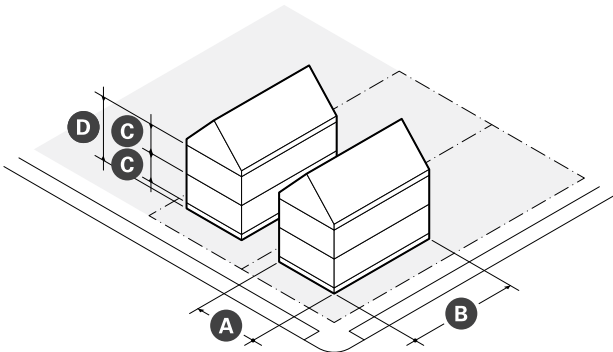
# 3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

## 3.1.8 Detached House (continued)

c. Massing & Height

d. Uses & Features



Main Mass	
FACADE Build Out (min)	50%
<b>A</b> Width (min/max)	22 ft 28 ft
<b>B</b> Depth (min/max)	28 ft 48 ft
GROUND STORY Elevation (min)	2 ft
<b>C</b> STORY Height (min/max)	10 ft 12 ft
<b>D</b> Number of STORIES (max)	2.5
Roof Type	Flat, GABLE, GAMBREL, HIP, or MANSARD

Facade Composition		
<b>A</b> GROUND STORY FENESTRATION (min/max)	15%	50%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15%	50%

Use & Occupancy	
<b>Dwelling Units per Lot (max)</b>	<b>3</b>
Dwelling Units (max)	3
Outdoor AMENITY SPACE (min)	1/ DU

# 3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

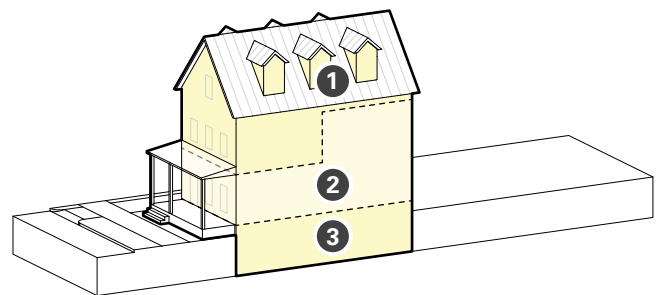
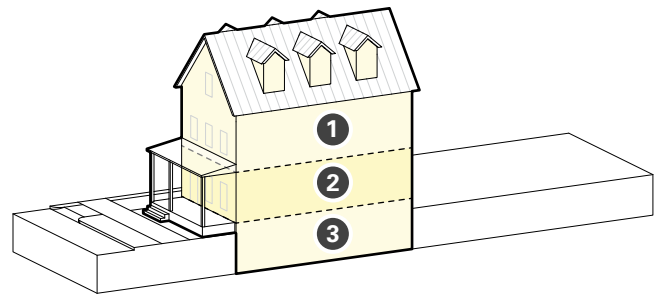
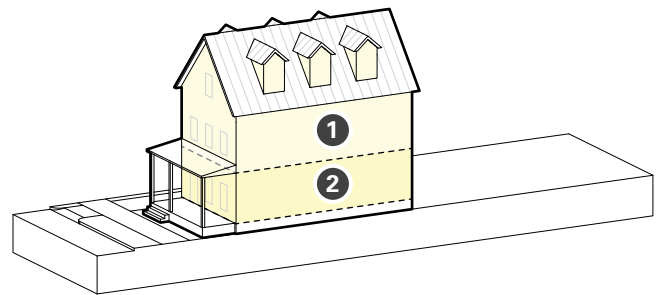
## 3.1.8 Detached House (continued)

- e. Housing
  - i. Multiple DWELLING UNITS within a detached house BUILDING TYPE must be, generally, stacked one over the other. Common examples are shown in Figure 3.1.8. DWELLING UNITS that are side-by-side or front-to-back in orientation are not permitted.
- f. ~~Development Benefits~~
  - i. ~~Development is subject to the provisions of Article 12: Development Benefits of this Ordinance. Where the provisions of this section conflict with those of Article 12, the provisions of Article 12 apply.~~
  - ii. ~~Development of a detached house principal building must provide affordable dwelling units as specified on Table 3.1.8.~~
  - iii. ~~Required ADUs must be priced as a Tier 3: Moderate Income Rental ADU or a Tier 3: Middle Income Ownership ADU. See Section 12.1 Affordable Housing for more information.~~

**Table 3.1.8—Required ADUs**

Dwelling Units per Lot	Required ADUs
0 to 2 units	None
3 units	1 unit

**Figure 3.1.8 DU Orientation Examples**



"Philly Style"

# 3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

## 3.1.9 Semi-Detached House

A moderate FLOOR PLATE, semi-detached, PRINCIPAL BUILDING TYPE with one (1) to three (3) vertically stacked DWELLING UNITS. A semi-detached house must be attached on one side to another semi-detached house by a PARTY WALL.

The following images are examples from Somerville of the semi-detached house BUILDING TYPE and are intended only for illustrative purposes.



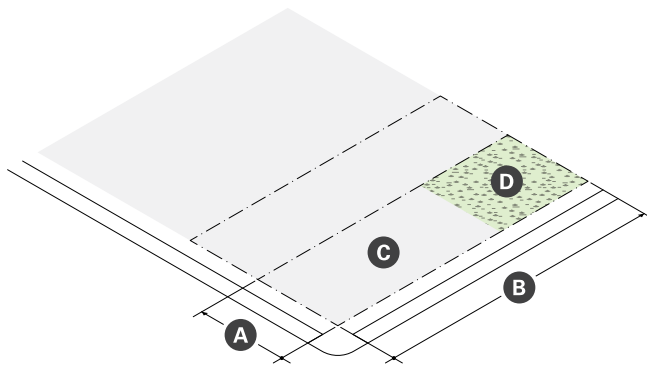


# 3. RESIDENCE DISTRICTS

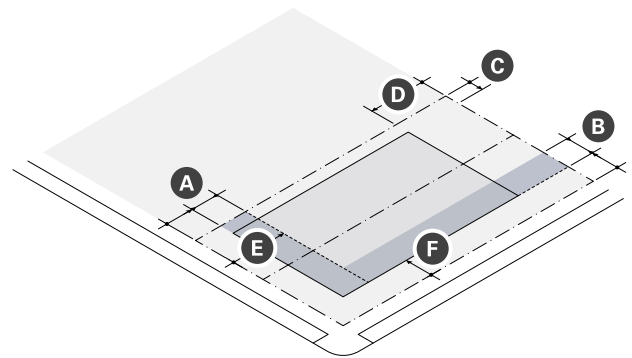
Neighborhood Residence (NR)

## 3.1.9 Semi-Detached House (continued)

a. Lot Standards



b. BUILDING Placement



Lot Dimensions	
<b>A</b> Lot Width (min)	--
No Driveway Access	27 ft
Side or Rear Driveway Access	27 ft
Front Driveway Access	30 ft
<b>B</b> Lot Depth (min)	<b>80 ft</b>

Lot Development	
<b>C</b> Lot Coverage (max)	60%
<b>D</b> GREEN SCORE	--
Minimum	0.35
Ideal	0.40

Building Setbacks		
<b>A</b> Primary Front SETBACK <sup>1</sup> (min/max)	10 ft	20 ft
<b>B</b> Secondary Front SETBACK <sup>1</sup> (min/max)	10 ft	20 ft
<b>C</b> Side SETBACK (min)	--	
No Driveway Access	5 ft	
Side or Rear Driveway Access	5 ft	
Front Driveway Access	8 ft	
Party Line SETBACK (min)	0 ft	
Sum of Side SETBACKS (min)	--	
No Driveway Access	5 ft	
Side or Rear Driveway Access	5 ft	
Front Driveway Access	8 ft	
<b>D</b> Rear SETBACK (min)	20 ft	
<b>E</b> Building Separation (min)	10 ft	

Parking Setbacks	
<b>F</b> Primary Front SETBACK (min)	20 ft
<b>G</b> Secondary Front SETBACK (min)	10 ft

<sup>1</sup> See §3.1.13.a Contextual Front SETBACKS

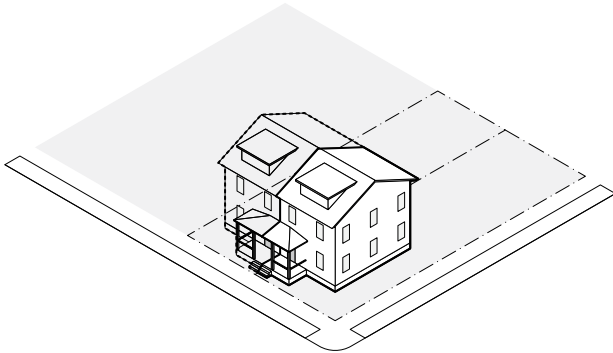
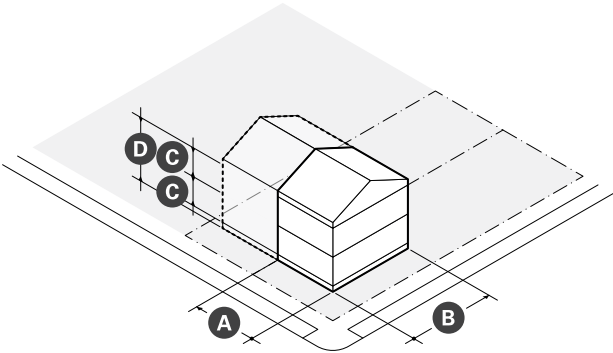
# 3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

## 3.1.9 Semi-Detached House (continued)

c. Massing & Height

d. Uses & Features



Main Massing	
FACADE Build Out (min)	50%
<b>A</b> Width (min/max)	22 ft 28 ft
<b>B</b> Depth (min/max)	28 ft 48 ft
GROUND STORY Elevation (min)	2 ft
<b>C</b> STORY Height (min/max)	10 ft 12 ft
<b>D</b> Number of Stories (max)	2.5
Roof Type	Flat, GABLE, HIP, MANSARD

Facade Composition		
<b>A</b> GROUND STORY FENESTRATION (min/max)	15%	50%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15%	50%

Use & Occupancy	
Dwelling Units per Lot (max)	3
DWELLING UNITS (max)	3
Outdoor AMENITY SPACE (min)	1/ DU

# 3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

## 3.1.9 Semi-Detached House (continued)

- e. Housing
  - i. Multiple DWELLING UNITS within a semi-detached HOUSE BUILDING TYPE must be, generally, stacked one over the other. Common examples are shown in Figure 3.1.9. DWELLING UNITS that are side-by-side or front-to-back in orientation are not permitted.
- f. ~~Development Benefits~~
  - i. ~~Development is subject to the provisions of Article 12: Development Benefits of this Ordinance. Where the provisions of this section conflict with those of Article 12, the provisions of Article 12 apply.~~
  - ii. ~~Development of a detached house principal building must provide affordable dwelling units as specified on Table 3.1.9.~~
  - iii. ~~Required ADUs must be priced as a Tier 3 ADU: Moderate Income Rental ADU or a Tier 3: Middle Income Ownership ADU. See Section 12.1 Affordable Housing for more information.~~

**Table 3.1.9—Required ADUs**

Dwelling Units per Lot	Required ADUs
0 to 2 units	None
3 units	1 unit

**Figure 3.1.9 DU Orientation Examples**

# 3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

## 3.1.10 Duplex

A moderate FLOOR PLATE, detached, PRINCIPAL BUILDING TYPE with two (2) side-by-side DWELLING UNITS. When occupying a CORNER LOT, the duplex may have DWELLING UNITS attached back to side so that one (1) DWELLING UNIT is oriented toward each frontage.

The following images are primarily examples from Somerville of the duplex BUILDING TYPE and are intended only for illustrative purposes.



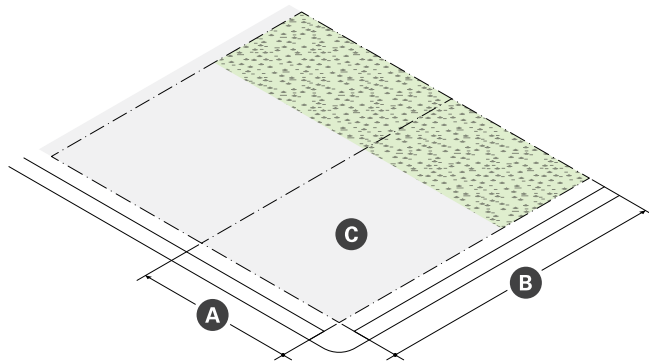


# 3. RESIDENCE DISTRICTS

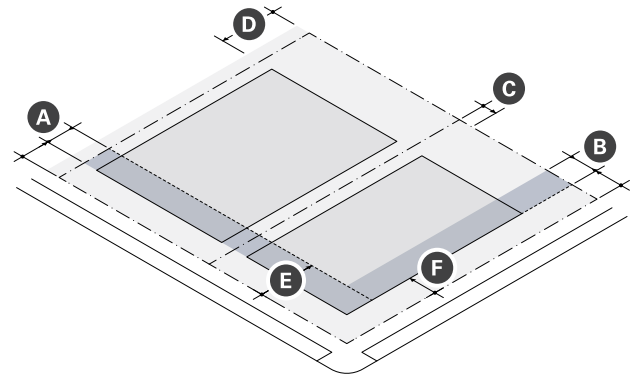
Neighborhood Residence (NR)

## 3.1.10 Duplex (continued)

a. Lot Standards



b. BUILDING Placement



Lot Dimensions	
<b>A</b> Lot WIDTH (min)	--
No Driveway ACCESS	50 ft
Side or Rear Driveway ACCESS	50 ft
Front Driveway ACCESS	52 ft
<b>B</b> Lot Depth (min)	<b>70 ft</b>

Lot Development	
<b>C</b> Lot Coverage (max)	60%
GREEN SCORE	--
Minimum	0.35
Ideal	0.40

Building Setbacks		
<b>A</b> Primary Front SETBACK <sup>1</sup> (min/max)	10 ft	20 ft
<b>B</b> Secondary Front SETBACK <sup>1</sup> (min/max)	10 ft	20 ft
<b>C</b> Side SETBACK (min)	--	
No Driveway ACCESS	5 ft	
Side or Rear Driveway ACCESS	5 ft	
Front Driveway ACCESS	3 ft	
Sum of Side SETBACKS (min)	--	
No Driveway ACCESS	10 ft	
Side or Rear Driveway ACCESS	10 ft	
Front Driveway ACCESS	12 ft	
<b>D</b> Rear SETBACK (min)	20 ft	
<b>E</b> Building Separation (min)	10 ft	

Parking Setbacks	
<b>F</b> Primary Front SETBACK (min)	20 ft
<b>G</b> Secondary Front SETBACK (min)	10 ft

<sup>1</sup> See §3.1.13.a Contextual Front SETBACKS

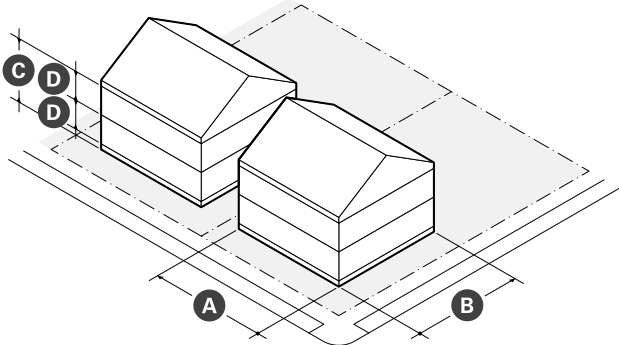
# 3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

## 3.1.10 Duplex (continued)

c. Massing & Height

d. Uses & Features



Main Massing	
FACADE Build Out (min)	50%
<b>A</b> Width (min/max)	40 ft 56 ft
<b>B</b> Depth (min/max)	30 ft 52 ft
GROUND STORY Elevation (min)	2 ft
<b>C</b> STORY Height (min/max)	10 ft 12 ft
<b>D</b> Number of Stories (max)	2.5 stories
Roof Type	Flat, GABLE, HIP, MANSARD

Facade Composition	
<b>A</b> GROUND STORY FENESTRATION (min/max)	15% 50%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15% 50%

Use & Occupancy	
Dwelling Units per Lot (max)	2
DWELLING UNITS (max)	2
Outdoor AMENITY SPACE (min)	1/ DU

# 3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

## 3.1.10 Duplex (continued)

- e. Housing
  - i. The two (2) DWELLING UNITS within a duplex BUILDING TYPE must be side-by-side and both must be oriented toward the FRONT LOT LINE. On CORNER LOTS, one DWELLING UNIT may be oriented toward each FRONT LOT LINE resulting in units that are back-to-side in orientation. See Figure 3.1.10. DWELLING UNITS that are stacked one over the other or attached front to back in orientation are not permitted.

**Figure 3.1.10 DU Orientation Examples**

# 3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

## 3.1.11 Detached Triple Decker

A moderate FLOOR PLATE, detached, PRINCIPAL BUILDING TYPE with two (2) to three (3) vertically stacked DWELLING UNITS.

The following images are examples from Somerville of the detached triple DECKER BUILDING TYPE and are intended only for illustrative purposes.



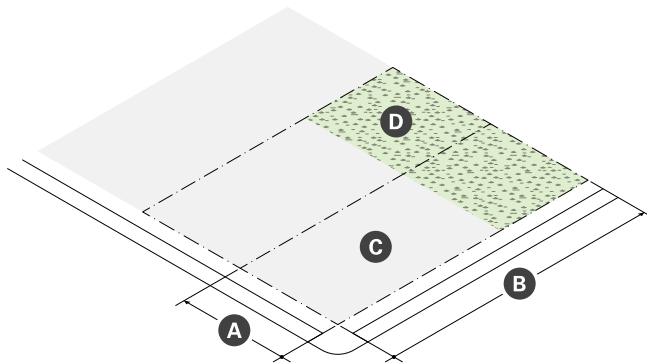


# 3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

## 3.1.11 Detached Triple Decker (continued)

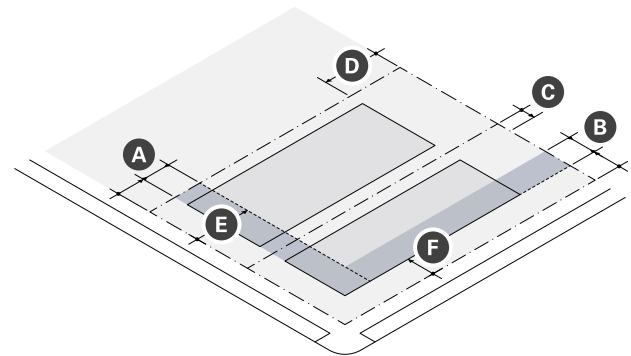
a. Lot Standards



Lot Dimensions	
<b>A</b> LOT WIDTH (min)	--
No Driveway ACCESS	34 ft
Side or Rear Driveway ACCESS	34 ft
Front Driveway ACCESS	36 ft
<b>B</b> Lot Depth (min)	<b>80 ft</b>

Lot Development	
<b>C</b> LOT Coverage (max)	60%
<b>D</b> GREEN SCORE	--
Minimum	0.35
Ideal	0.40

b. BUILDING Placement



Building Setbacks		
<b>A</b> Primary Front SETBACK <sup>1</sup> (min/max)	10 ft	20 ft
<b>B</b> Secondary Front SETBACK <sup>1</sup> (min/max)	10 ft	20 ft
<b>C</b> Side SETBACK (min)	--	
No Driveway ACCESS	5 ft	
Side or Rear Driveway ACCESS	5 ft	
Front Driveway ACCESS	3 ft	
Sum of Side SETBACKS (min)	--	
No Driveway ACCESS	10 ft	
Side or Rear Driveway ACCESS	10 ft	
Front Driveway ACCESS	12 ft	
<b>D</b> Rear SETBACK (min)	20 ft	
<b>E</b> Building Separation (min)	10 ft	

Parking Setbacks	
<b>F</b> Primary Front SETBACK (min)	20 ft
<b>G</b> Secondary Front SETBACK (min)	10 ft

<sup>1</sup> See §3.1.13.a Contextual Front SETBACKS

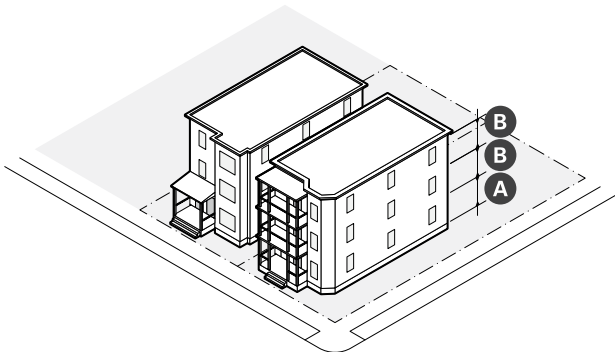
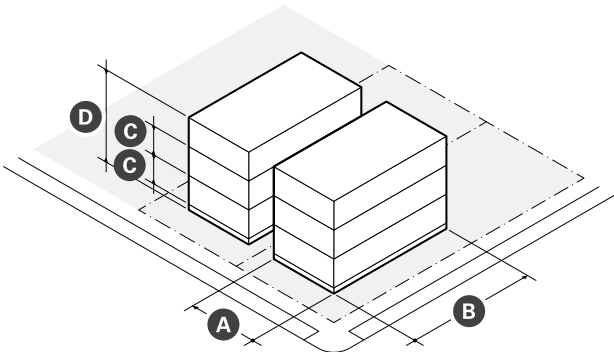
# 3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

## 3.1.11 Detached Triple Decker (continued)

c. Massing & Height

d. Uses & Features



Main Massing	
FACADE Build Out (min)	60%
<b>A</b> Width (min/max)	24 ft 30 ft
<b>B</b> Depth (min/max)	36 ft 50 ft
GROUND STORY Elevation (min)	2 ft
<b>C</b> STORY Height (min/max)	10 ft 12 ft
<b>D</b> Number of Stories (max)	3 stories
Roof Type	Flat

Facade Composition	
<b>A</b> GROUND STORY FENESTRATION (min/max)	15% 50%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15% 50%

Use & Occupancy	
<b>Dwelling Units per Lot (max)</b>	<b>3</b>
DWELLING UNITS (max)	3
Outdoor AMENITY SPACE (min)	1/ DU

# 3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

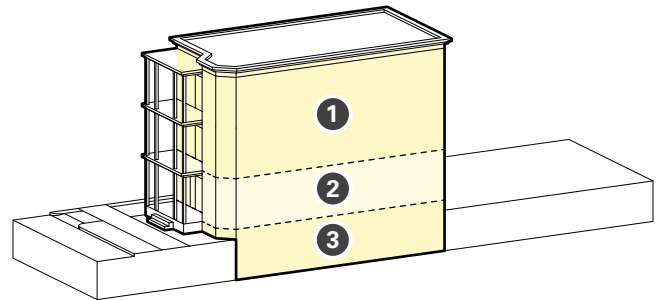
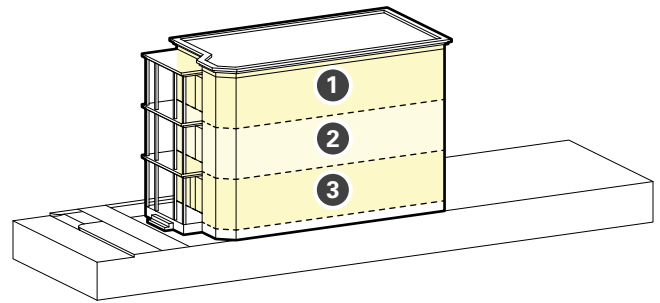
## 3.1.11 Detached Triple Decker (continued)

- e. Housing
  - i. Multiple DWELLING UNITS within a detached triple DECKER BUILDING TYPE must be, generally, stacked one over the other. Common examples are shown in Figure 3.1.11. DWELLING UNITS that are side-by-side or front-to-back in orientation are not permitted.
- f. ~~Development Benefits~~
  - i. ~~Development is subject to the provisions of Article 12: Development Benefits of this Ordinance. Where the provisions of this section conflict with those of Article 12, the provisions of Article 12 apply.~~
  - ii. ~~Development of a detached triple-decker must provide affordable dwelling units as specified on Table 3.1.11.~~
  - iii. ~~Required ADUs must be priced as a Tier 3 ADU: Moderate Income Rental ADU or a Tier 3: Middle Income Ownership ADU. See Section 12.1 Affordable Housing for more information.~~

**Table 3.1.11—Required ADUs**

Dwelling Units per Lot	Required ADUs
0 to 2 units	None
3 units	1 unit

**Figure 3.1.11 DU Orientation Examples**



# 3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

## 3.1.12 Backyard Cottage

A small FLOOR PLATE, detached, ACCESSORY building type typically providing space for one (1) small dwelling unit, a home occupation, a playhouse for children, or vehicular parking on the same lot as a principal building type.

The following images are examples of the backyard cottage accessory building type and are intended only for illustrative purposes.





# 3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

## 3.1.12 Backyard Cottage (continued)

a. LOT Standards

b. BUILDING Placement

Lot Dimensions	
<b>A</b> LOT WIDTH (min)	–
No Driveway ACCESS	32 ft
Side or Rear Driveway ACCESS	32 ft
Front Driveway ACCESS	34 ft
<b>B</b> Lot Depth (min)	80 ft

Lot Development	
<b>C</b> LOT Coverage (max)	per PRINCIPAL BUILDING
<b>D</b> GREEN SCORE (min)	per PRINCIPAL BUILDING

Building Setbacks	
<b>A</b> Primary Front SETBACK (min)	60 ft
<b>B</b> Secondary Front SETBACK (min)	10 ft
<b>C</b> Side SETBACK (min)	3 ft
<b>E</b> Rear SETBACK (min)	3 ft
ALLEY	3 or 20 ft
No ALLEY	3 ft
<b>E</b> Building Separation (min)	10 ft

# 3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

## 3.1.12 Backyard Cottage (continued)

c. Massing & Height

d. Uses & Features

Main Massing	
<b>A</b> Width (max)	24 ft
<b>B</b> Depth (max)	32 ft
<b>C</b> Floor plate (max)	576 sf
<b>D</b> Story Height (max)	12 ft
<b>E</b> Number of Stories (max)	1.5 stories
Roof Type	Flat, Gable

Facade Composition		
<b>A</b> GROUND STORY FENESTRATION (min/max)	--	
Residential Use	15%	50%
Vehicular Parking	0%	50%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15%	50%

Use & Occupancy	
<del>Dwelling Units per Lot (max)</del>	<del>per Principal Building</del>
DWELLING UNITS (max)	1

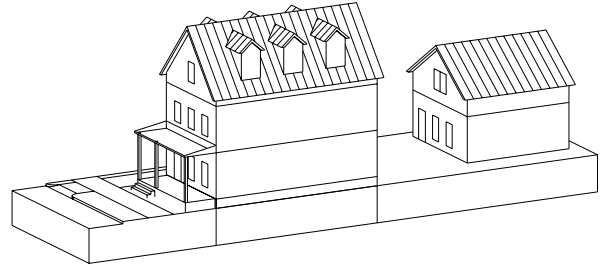
# 3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

## 3.1.12 Backyard Cottage (continued)

- e. Housing
  - i. Reserved
- f. ~~Development Benefits~~
  - i. ~~Development is subject to the provisions of Article 12: Development Benefits of this Ordinance. Where the provisions of this section conflict with those of Article 12, the provisions of Article 12 apply.~~
  - ii. ~~Development of a Backyard Cottage accessory building may or may not require a dwelling unit to be an affordable dwelling unit based on the combined number dwelling units provided in the principal building and the backyard cottage. See the standards for each principal building type for additional information.~~
  - iii. ~~Required ADUs must be priced as a Tier 3 ADU: Moderate Income Rental ADU or a Tier 3: Middle Income Ownership ADU. See Section 12.1 Affordable Housing for more information.~~
- g. Design Standards
  - i. A three (3) foot wide paved walkway capable of allowing an ambulance cot to be wheeled to and from the Backyard Cottage is required.
  - ii. Utility services for the Backyard Cottage must be buried underground.
  - iii. By order of the Fire Prevention Bureau, Backyard Cottages occupied by any permitted Residential principal use must have an automatic sprinkler system unless they are on a corner lot, a lot with a driveway leading to the Backyard Cottage, or a lot abutting an alley.

Figure 3.1.8 DU Orientation Examples



**3.2.7 Semi-Detached Triple Decker**

A moderate FLOOR PLATE, semi-detached, PRINCIPAL BUILDING TYPE with three vertically stacked DWELLING UNITS. A semi-detached triple DECKER must be attached on one side to another semi-detached triple DECKER by a PARTY WALL.

The following images are examples from Somerville of the semi-detached triple DECKER BUILDING TYPE and are intended only for illustrative purposes.



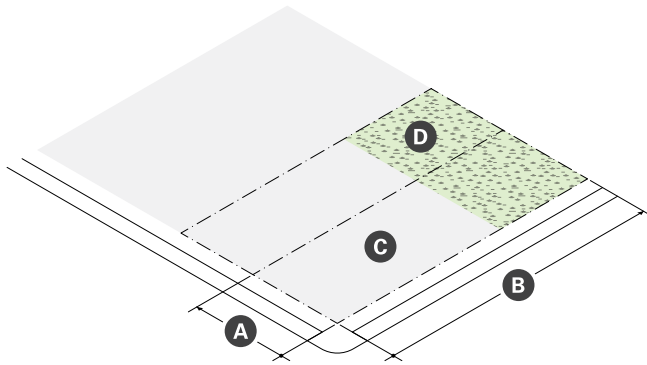


# 3. RESIDENCE DISTRICTS

Urban Residence (UR)

## 3.2.7. Semi-Detached Triple Decker (continued)

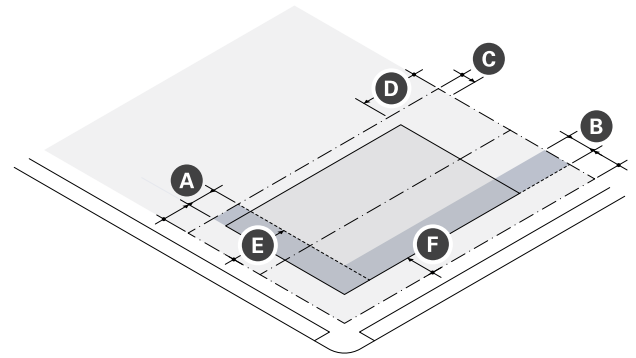
a. Lot Standards



Lot Dimensions	
<b>A</b> Lot Width (min)	--
No Driveway Access	29 ft
Side or Rear Driveway Access	29 ft
Front Driveway Access	32 ft
<b>B</b> Lot Depth (min)	<b>80 ft</b>

Lot Development	
<b>C</b> Lot Coverage (max)	65%
<b>D</b> GREEN SCORE	--
Minimum	0.35
Ideal	0.40

b. BUILDING Placement



Building Setbacks		
<b>A</b> Primary Front SETBACK <sup>1</sup> (min/max)	10 ft	20 ft
<b>B</b> Secondary Front SETBACK <sup>1</sup> (min/max)	10 ft	20 ft
<b>C</b> Side SETBACK (min)		
PARTY LOT LINE	0 ft	
SIDE LOT LINE	5 ft	
<b>D</b> Rear SETBACK (min)	20 ft	

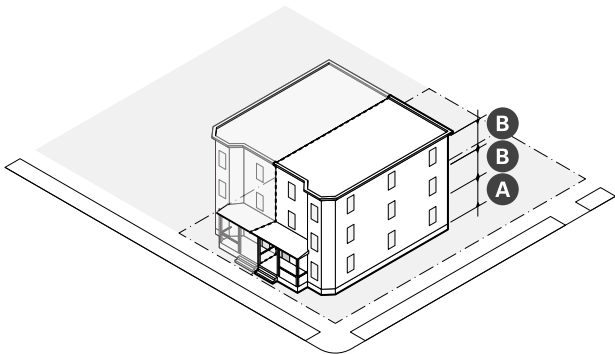
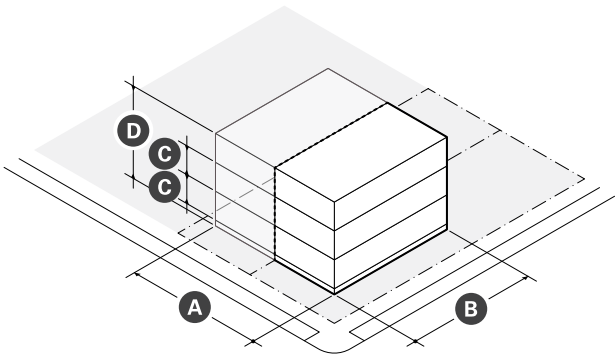
Parking Setbacks	
<b>E</b> Primary Front SETBACK (min)	20 ft
<b>F</b> Secondary Front SETBACK (min)	10 ft

<sup>1</sup> See §3.2.13.a Contextual Front SETBACKS

**3.2.7. Semi-Detached Triple Decker (continued)**

c. Massing & Height

d. Uses & Features



Main Mass	
FACADE Build Out (min)	60%
<b>A</b> Width (min/max)	24 ft 30 ft
<b>B</b> Depth (min/max)	36 ft 50 ft
GROUND STORY Elevation (min)	2 ft
<b>C</b> STORY Height (min/max)	10 ft 12 ft
<b>D</b> Number of Stories (max)	3 stories
Roof Type	Flat

Facade Composition	
<b>A</b> GROUND STORY FENESTRATION (min/max)	15% 50%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15% 50%

Use & Occupancy	
DWELLING UNITS (max)	3
Outdoor AMENITY SPACE (min)	1/ DU

# 3. RESIDENCE DISTRICTS

Urban Residence (UR)

## 3.2.7. Semi-Detached Triple Decker (continued)

- e. Housing
  - i. Multiple DWELLING UNITS within a semi-detached triple DECKER must be, generally, stacked one over the other. Common examples are shown in Figure 3.2.7. Dwelling units that are side-by-side or front-to-back in orientation are not permitted.
- f. ~~Development Benefits~~
  - i. ~~Development is subject to the provisions of Article 12: Development Benefits of this Ordinance. Where the provisions of this section conflict with those of Article 12, the provisions of Article 12 apply.~~
  - ii. ~~Development of a semi-detached triple-decker must provide affordable dwelling units as specified on Table 3.2.7.~~
  - iii. ~~Required ADUs must be priced as a Tier 3 ADU: Moderate Income Rental ADU or a Tier 3: Middle Income Ownership ADU. See Section 12.1 Affordable Housing for more information.~~

**Table 3.2.7— Required ADUs**

Dwelling Units per Lot	Required ADUs
0 to 2 units	None
3 units	1 unit

**Figure 3.2.7 DU Orientation Examples**