

**2 GLOSSARY &
OVERVIEW**

**GLOSSARY
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STANDARDS & MEASUREMENTS**

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Glossary

Lot Line, Party	A side lot line shared between two attached or semi-detached Building Types.
Lot Line, Rear	Any lot line which is parallel to or within forty-five (45) degrees of being parallel to a front lot line, unless that lot line is a side lot line of an abutting lot.
Lot Line, Side	Any lot line other than a front or rear lot line.
Lot Merger	The consolidation of two (2) or more adjacent lots by eliminating the lot line that previously separated them.
Lot Split	The division of a lot into two (2) smaller lots.
Lot Width	The length of the front lot line of a lot.
Lumen	The unit of measure used to quantify the amount of light produced by a lamp or emitted from a luminaire (as distinct from watt, a measure of power consumption).
Luminaire	A light unit or fixture including any bulb(s), tube(s), housing, reflective shield, lens and/or ballast. The complete lighting unit (fixture), consisting of a lamp, or lamps and ballasts, when applicable, together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.
Luminaire, Fully Shielded:	A luminaire constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light emitting part.
Maintenance or Repair Services	A Commercial Services principal use category. See §9.2.6.j Maintenance or Repair Services.
Major Utility Facility	A Civic & Institutional principal use category. See §9.2.5.e Major Utility Facility.
Manufacturing	An Industrial principal use category. See §9.2.8.c Manufacturing.
Market Rate Unit	A dwelling unit developed and sold or rented on the open market.
Main Massing	The primary massing of a Building Type, excluding building components.
Mezzanine	An intermediate floor level between the floor and ceiling of a story.
Minor Utility Facility	A Civic & Institutional principal use category. See §9.2.5.d Minor Utility Facility.
Mobility Management	A broad range of strategies intended to reduce automobile trips. The alteration of travel behavior through a program of incentives, services, and policies, including encouraging the use of alternatives to single-occupant vehicles such as public transit, cycling, walking, car-pooling/ van-pooling and changes in work schedule that move trips out of the peak period or eliminate them altogether.
Mobility Management Association	Organizations formed to help individual uses and property owners collectively implement and administer the Mobility Management programs and services.
Motor Vehicle Parking	An Auto-Oriented principal use category. See §9.2.3.d Motor Vehicle Parking.
Mounting Height	The height of the center of a luminaire above ground level.
Moving or Storage Services	An Industrial principal use category. See §9.2.8.d Moving or Storage Services.
Modification	Construction that alters, expands, reconstructs, extends, or structurally changes the exterior of an existing structure or interior construction that changes the number of dwelling units within an existing structure.
Monopole	A free-standing (or wire-supported) tower for wireless telecommunications facilities.
Mulch, Groundcover	A protective above-ground dressing consisting of organic, non-recycled wood or bark used for moisture control, weed control, erosion control, temperature control, or other similar purposes.
Museum	A Civic & Institutional principal use category. See §9.2.5.f Museum.
Mystic River Bank	The portion of land surface abutting and confining the Mystic River, as defined by 310 CMR 10.54.2.C, as amended.
Neighborhood Council	As defined by Chapter 7, Article IX, Sec. 7-220 of The Code of Ordinances, City of Somerville, Massachusetts.
Net Zero Ready Building	Any building that 1) has no on-site combustion for HVAC system operation and

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	concrete, paving stones, or grass pavers.
Personal Services	A Commercial Services principal use category. See §9.2.6.k Personal Services.
Personal Vehicle Repair or Maintenance	An Auto-Oriented principal use category. See §9.2.3.e Personal Vehicle Repair or Maintenance.
Pervious Concrete	Concrete made from cement and large aggregates that leave open voids allowing for water to pass through the pavement.
Pet Store	A specific use type of the Consumer Goods principal use category. See §9.2.12.c.iii Pet Store.
Pier	A section of a wall between fenestration.
Pilaster	An upright rectangular architectural member that is structurally a pier, but architecturally treated as a column, and usually projects a third of its width or less from the wall.
Planter	A soil area provided for the planting of street trees or other landscaping.
Planting Bed	A soil area planted with grass and other groundcovers, trees, bushes, shrubs, vines, flowers, and other horticultural materials with the remaining area covered by mulch.
Podium	The lower portion(s) of certain high-rise buildings.
Point Tower	The upper stories of a high-rise building, composed of apartments surrounding a central elevator core.
Porous Asphalt	Concrete made from bitumen and large aggregates that leave open voids allowing for water to pass through the pavement.
Principal Building	A structure designed, used, or occupied for the principal use(s) of a given real property.
Principal Entrance	The main point-of-access entry door for pedestrians into a building, upper story use, or ground story tenant commercial space.
Principal Use	The main or primary purpose for which a structure, building, or lot is designed, arranged, licensed or intended.
Private Non-Profit Club or Lodge	A Civic & Institutional principal use category. See §9.2.5.g Private Non-Profit Club or Lodge.
Property Owner	An owner of land as identified on the most recent tax list maintained by the Assessor's Office of the City of Somerville.
Public Realm	The urban environment visible and accessible to the public, inclusive of both spaces and the building walls that frame them.
Public Service	A Civic & Institutional principal use category. See §9.2.5.h Public Service.
Rail Right-of-Way	The way for any rail service, including, but not limited to, the rail tracks, guideways, overhead power lines, and shoulder. Rail right-of-way is abbreviated as R-ROW.
Research & Development or Laboratory	An Office principal use category. See §9.2.10.b Research & Development or Laboratory.
Recreation Services	A Commercial Services principal use category. See §9.2.6.l Recreational Services.
Recycling Collection	An Industrial principal use category. See §9.2.8.e Recycling Collection.
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	A Civic & Institutional principal use category. See §9.2.5.i Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3.
Reserved Parking	A parking space for the exclusive use by a specific motor vehicle(s) or person and held unoccupied when not in use by that specific motor vehicle(s) or person.
Residential Gardening	A specific use type of the Urban Agriculture accessory use category. See §9.2.14.d.iv Residential Gardening.
Retaining Wall	A structure designed to resist the lateral displacement of soil or other materials in order to protect property or prevent erosion.

3. Building Placement

- a. BUILDING SETBACKS
 - i. All principal and ACCESSORY BUILDINGS must be located at or behind any required minimum curb, front, side, or rear SETBACK except as indicated in §2.2.3.c. SETBACK ENCROACHMENTS.
 - ii. Minimum and maximum front SETBACKS are measured as follows:
 - a). Parallel to any FRONT LOT LINE that intersects a SIDE LOT LINE within five degrees (5°) of a right angle.
 - b). Parallel to the tangent of a concave FRONT LOT LINE or to the secant of a convex FRONT LOT LINE.
 - c). Perpendicular to the LOT DEPTH from the center point of the FRONT LOT LINE.
 - iii. Side and rear SETBACKS are measured parallel to LOT LINES.
 - iv. The FACADE of a PRINCIPAL BUILDING must be built at or in front of any maximum front SETBACK for each STORY of a BUILDING.
 - v. Buildings and STRUCTURES are not permitted to ENCROACH upon any EASEMENT or the right-of-way of any public THOROUGHFARE.
 - vi. LOTS that cannot meet TOWER SETBACK requirements on all sides are not appropriate for tall buildings.
- b. Building Separation
 - i. Any principal or ACCESSORY BUILDING must be separated from any other principal or ACCESSORY BUILDING on the same LOT or on an ABUTTING LOT by the building separation distance specified for each BUILDING TYPE.
 - ii. Building separation is measured parallel from the

face of the exterior walls of a principal or ACCESSORY BUILDING, excluding a PARTY WALL.

- iii. Building components and the structural walls of window wells are included in the calculation of building separation prohibited within the required separation area.
- c. Parking SETBACKS
 - i. Unless otherwise specified, all parking, excluding underground STRUCTURED PARKING, must be located at or behind any required parking SETBACK.
- d. SETBACK ENCROACHMENTS
 - i. BUILDING COMPONENTS may ENCROACH into required SETBACKS as indicated for each type elsewhere in this Ordinance.
 - ii. CORNICES, belt courses, sills, PILASTERS and other architectural features may ENCROACH up to two (2) feet into a required SETBACK, provided that at least two (2) feet is maintained from the vertical plane of any SIDE LOT LINE.
 - iii. Chimneys and flues may ENCROACH up to four (4) feet into a required SETBACK, provided that at least two (2) feet is maintained from the vertical plane of any LOT LINE.
 - iv. BUILDING eaves and roof overhangs may ENCROACH into a required SETBACK, provided that at least two (2) feet is maintained from the vertical plane of any LOT LINE.
 - v. Mechanical equipment associated with residential USES, such as an HVAC unit, is not permitted in the FRONTAGE AREA of a LOT, but may ENCROACH into a required side or rear SETBACK, provided that at least two (2) feet or the distance provided in the

Figure 2.4.3 (a) Building Setbacks

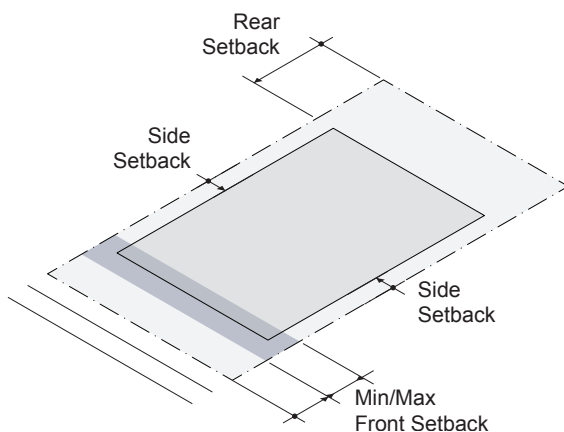
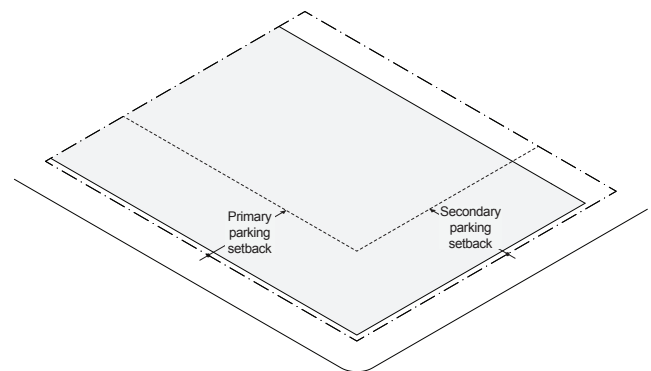


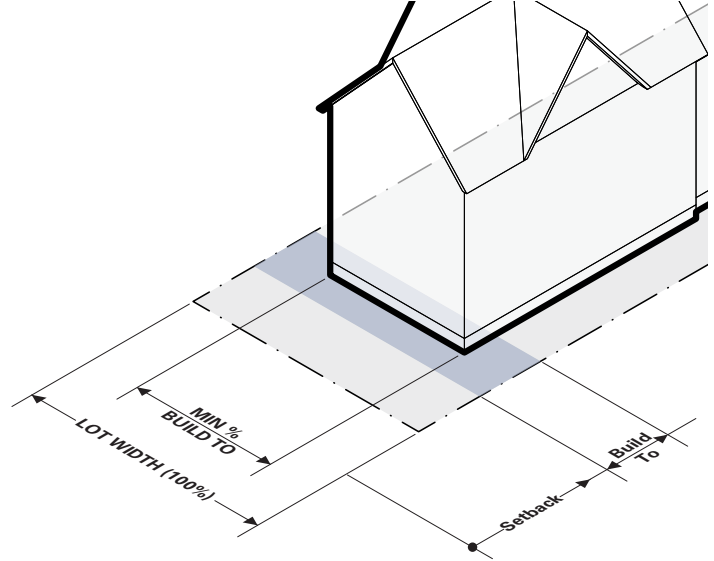
Figure 2.4.3 (b) Parking Setbacks



4. Massing & Height

- a. MAIN MASSING
 - i. FACADE Build Out
 - a). Building façade(s) must be built parallel to the FRONT LOT LINE for the minimum facade build out specified for each BUILDING TYPE and is measured as a percentage of the LOT width, measured at the maximum front SETBACK line.
 - b). For LOTS with frontage on three (3) sides, the FACADE build out along a secondary frontage is only applicable to the minimum number of stories required for each BUILDING TYPE.
 - c). FORECOURTS are considered part of the BUILDING for the purpose of measuring FACADE build out.
 - ii. BUILDING WIDTH
 - a). Width is measured parallel to the FACADE of a BUILDING, from the exterior of each side wall.
 - iii. BUILDING Depth
 - a). Depth is measured perpendicularly from the FACADE as the maximum length of any exterior side wall of a BUILDING.
 - iv. FLOOR PLATE
 - a). FLOOR PLATE is measured as the total GROSS FLOOR AREA of a single STORY of a BUILDING, excluding BUILDING COMPONENTS.
 - v. Party Walls & Building Interconnection
 - a). A PARTY WALL is required for any BUILDING that is not set back from the SIDE LOT LINE.
 - b). Abutting buildings may not be interconnected across LOTS LINES to create any STRUCTURE that conflicts with the BUILDING width or FLOOR PLATE standards of this Ordinance.
 - i). Development within the Commercial Business or Commercial Industry district is exempt.
 - ii). Underground STRUCTURED PARKING is exempt.
 - c). Interconnection of BUILDINGS over a public THOROUGHFARE by a pedestrain bridge requires compliance with all City Ordinances.
 - vi. GROUND STORY Elevation
 - a). GROUND STORY elevation is measured as the vertical distance from the average finished ground level at the FACADE(s) to the top of the finished floor of the GROUND STORY.
 - vii. STORY Height
 - a). STORY height is measured vertically from the surface of the finished floor to the surface of the finished floor above at all points. When there is no floor above, STORY height is measured from the surface of the finished floor to the top of the structural beam or joists above or the top of the wall plate, whichever is more.

Figure 2.4.4 (a) FACADE BUILD-OUT



- b). Minimum STORY height requirements are not measured for half-stories.
- viii. Number of Stories
 - a). The total number of stories of a BUILDING is calculated as follows:
 - i). The GROUND STORY is counted as one (1) STORY, except that a single GROUND STORY of twenty-five (25) feet or more is counted as two (2) stories.
 - ii). Each UPPER STORY is counted as one (1) additional STORY, except that any UPPER STORY with a MEZZANINE or loft is counted as two (2) stories.
 - iii). Interstitial space between stories is counted as an additional STORY if the space has a walking surface, permanent lighting, a ceiling height of seven feet six inches (7'6") or more, or is ACCESSED via a stairwell or elevator door.
 - iv). BASEMENTS are not counted as one (1) STORY unless the finished floor of the GROUND STORY is five (5) feet or more above the AVERAGE GROUND LEVEL of the LOT. See Figure 2.2.4 (b) and Figure 2.2.4 (c).
 - v). Each STORY of above ground STRUCTURED PARKING is counted as one (1) STORY regardless of its relationship to HABITABLE stories, except that up to two (2) stories of above ground STRUCTURED PARKING may be counted as one (1) STORY when those stories are fully screened by a single GROUND STORY with an equal or greater STORY height.

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to accommodate pedestrian ACCESS where a change in grade exists across the front of a BUILDING.

- ii. ~~Habitable Space Depth~~
 - a). ~~Ground story dwelling units must have habitable space at least twenty (20) feet in depth, measured as the distance from the facade towards the interior of the building.~~
- iii. GROUND STORY Commercial Space
 - a). Any building fronting a PEDESTRIAN STREET must provide one (1) or more GROUND STORY COMMERCIAL SPACES fronting the primary FACADE for one hundred percent (100%) of the total width of the building, excluding lobbies for UPPER STORY USES and other required means of egress, and any building systems rooms.
- iv. Commercial Space Depth
 - a). The depth of a COMMERCIAL SPACE is measured perpendicular from the facade toward the interior of a building.
 - b). The LEASABLE FLOOR AREA of any GROUND STORY COMMERCIAL SPACE must have the COMMERCIAL SPACE depth specified for each BUILDING TYPE.
- v. DWELLING UNITS per LOT
 - a). The total combined number of DWELLING UNITS, that are permitted within a PRINCIPAL BUILDING TYPE and ACCESSORY BUILDING TYPE on the same LOT.
- vi. DWELLING UNITS
 - a). The minimum or maximum number of DWELLING UNITS permitted for a BUILDING TYPE.
 - b). Existing structures may not be MODIFIED to conflict with number of DWELLING UNITS permitted for each BUILDING TYPE.
 - c). GROUND STORY DWELLING UNITS must have HABITABLE space at least twenty (20) feet in depth, measured perpendicularly from the FACADE towards the interior of the BUILDING.
- vii. Density Factor
 - a). When specified for a building type, the maximum number of DWELLING UNITS permitted is calculated by dividing the total gross floor area of the building by the density factor indicated for each BUILDING TYPE.
 - i). The density factor permitted for each BUILDING TYPE is different for buildings on different sized LOTS, NET ZERO READY BUILDINGS.
 - ii). The gross floor area of any underground structured parking and the net floor area of any above ground structured parking is excluded when calculating density factor.
 - iii). Any fractional number resulting from this calculation is rounded up to the next whole number.

viii. Outdoor AMENITY SPACE

- a). When specified for a BUILDING TYPE, outdoor AMENITY SPACE must be provided as a balcony, DECK, PATIO, porch, roof DECK, roof terrace, or yard that is directly ACCESSIBLE by a doorway from a habitable room within the DWELLING UNIT the outdoor AMENITY SPACE is meant to serve.
- b). Each outdoor AMENITY SPACE must provide an unobstructed area of at least twenty-four (24) square feet that may be used for seating.
- c). Buildings with seven (7) or more DWELLING UNITS may provide shared outdoor AMENITY SPACE as a patio, roof deck, roof terrace, or yard, provided that the space includes the total seating area required for each DWELLING UNIT that the shared space is meant to serve.

6. Building Components

- a. Dimensions
 - i. Projection
 - ii. SETBACK ENCROACHMENT
 - a). The distance a component may ENCROACH into a required SETBACK, provided that at least two (2) feet is maintained from the vertical plane of any SIDE LOT LINE.
 - iii. Seating Area, Clear
- b. Bays
- c. Entry Canopys
- d. Stoops
- e. Porticos
- f. Projecting Porches
- g. Engaged Porches
- h. All Dormers
 - i. If the face wall of a dormer is oriented toward the FRONT LOT LINE, the SETBACK requirements are similarly oriented.
- i. Window Dormers
- j. Shed Dormers
- k. Cross GABLES
- l. Projecting GABLES
- m. Side Wings
- n. Rear Additions