

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. All development, excluding normal maintenance, requires a Certificate of Zoning Compliance prior to the issuance of a Building Permit or Certificate of Occupancy.
- c. 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.
- d. 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 [Site Plan Approval right](#) in the Neighborhood Residence district:
 - i. Backyard Cottage
- e. ACCESSORY STRUCTURES are regulated according to Article 10: DEVELOPMENT Standards of this Ordinance.