

**8.1 AFFORDABLE HOUSING (AH)** MR3 MR4 MR5 MR6 NR UR**Contents:**

- 8.1.1 Intent
- 8.1.2 Purpose
- 8.1.3 Applicability
- 8.1.4 Neighborhood Residence
- 8.1.5 Urban Residence
- 8.1.6 Mid-Rise Districts

**8.1.1 Intent**

---

- a. To implement recommendations of SomerVision for affordable housing.
- b. To increase the supply of affordable dwelling units in the City of Somerville.

**8.1.2 Purpose**

---

- a. To permit the development of buildings that provide all dwelling units as affordable dwelling units.
- b. To permit additional residential use intensity, additional building height, and additional tolerance for dimensional standards to incentivize the development of affordable dwelling units.

**8.1.3 Applicability**

---

- a. This Section is applicable to real property located in the Residential Districts (Article 3) and Mid-Rise Districts (Article 4), as specified for each zoning district.
- b. The provisions of this Section supplement or supersede the provisions of the districts upon which it is superimposed.
- c. Development may choose to comply with all of the applicable provisions of this Section in lieu of complying with those same provisions of the underlying zoning district.
- d. Where the provisions of this Section conflict with those found elsewhere in this Ordinance, the provisions of this Section apply.
- e. Development subject to this Section is exempt from Section 12.1 Affordable Housing.

**8.1.4 Neighborhood Residence**

---

- a. Building Types
  - i. The following building types are permitted by right:
    - a). Cottage (§3.1.7)
    - b). Detached House (§3.1.8)
    - c). Semi-Detached House (§3.1.9)
    - d). Duplex (§3.1.10)
    - e). Detached Triple Decker (§3.1.11)
    - f). Backyard Cottage (§3.1.12)
  - ii. Within the 1/2 Mile Transit Area, the following additional building types are permitted by right:
    - a). Semi-Detached Triple Decker (§3.2.7)
    - b). Multi-Plex (§3.2.8)

- c). Apartment House (§3.2.9)
- d). Row Houses (§3.2.11)
- b. Dimensional Compliance
  - i. Development may deviate by up to five percent (5%) from any maximum lot coverage, minimum green score, minimum open space, front and side building setbacks, minimum facade build out, and maximum floor plate specified for each building type elsewhere in this Ordinance.
- c. Use Provisions
  - i. Development is exempt from any maximum number of dwelling units and maximum number of dwelling units per lot specified elsewhere in this Ordinance.
  - ii. All dwelling units must be affordable dwelling units.

### 8.1.5 Urban Residence

---

- a. Dimensional Compliance
  - i. Development may deviate by up to five percent (5%) from any maximum lot coverage, minimum green score, minimum open space, front and side building setbacks, minimum facade build out, and maximum floor plate specified for each building type elsewhere in this Ordinance.
- b. Use Provisions
  - i. Development is exempt from any maximum number of dwelling units, maximum number of dwelling units per lot, and minimum gross floor area per dwelling unit specified elsewhere in this Ordinance.
  - ii. All dwelling units must be affordable dwelling units.

(Ord. 2023-15, 06/22/2023)

### 8.1.6 Mid-Rise Districts

---

- a. Building Types
  - i. The following building types are permitted by right:
    - a). Apartment Building
    - b). General Building
  - ii. The standards of Table 8.1.6 supersede ~~or supplement~~ the dimensional standards for the specified building types permitted by the underlying zoning district.
- b. Dimensional Compliance
  - i. Development is exempt from §2.4.5.b.ii.
  - ii. Development of any Apartment Building or General Building may deviate by up to five percent (5%) from the numeric value of the ~~following~~ dimensional standards of ~~the underlying zoning district: Table 8.1.6.~~
    - ~~a).—Lot coverage (max)~~
    - ~~b).—Green score (min)~~
    - ~~c).—Open space (min)~~
    - ~~d).—Front building setbacks (min & max)~~
    - ~~e).—Side building setbacks for lots abutting any non-NR or LHD lot (min)~~
    - ~~f).—Facade build outs (min)~~
    - ~~g).—Floor plate (max)~~
- c. Use Provisions

- i. Uses from the following principal use categories are permitted by right:
    - a). Residential Housing
  - ~~ii.~~ ii. Development is exempt from any minimum gross floor area per dwelling unit specified elsewhere in this Ordinance.
  - ~~iii.~~ iii. Development is exempt from providing any required leasable floor area for uses from the Arts & Creative Enterprise use categories specified elsewhere in this Ordinance.
  - ~~iv.~~ iv. The use of any upper story of a general building is limited to the following principal use categories and specific uses:
    - a). Community Center
    - b). Library
    - c). Public Service
    - d). Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3
    - e). Day Care Services
    - f). Health Care Services
    - g). Residential Housing
    - h). Institutional Housing
  - ~~iv.~~ v. At least forty percent (40%) of the gross floor area of any general building must be occupied by uses from the Residential principal use categories.
  - ~~v.~~ vi. All dwelling units must be affordable dwelling units.
- d. Parking & Mobility
- i. Development may deviate by up to five percent (5%) from the minimum number of bicycle parking spaces required per dwelling unit.

**Table 8.1.6 Superseding Dimensional Standards**

	Apartment Building	General Building
<b>Lot Development</b>		
Lot Coverage (max)	100%	100%
Green Score	--	--
Minimum	0.20	0.20
Ideal	0.25	0.25
Open Space	10%	10%
<b>Building Setbacks</b>		
Curb Setback (min)	12 ft	12 ft
Primary Front Setback (min/max)	0 ft 15 ft	0 ft 15 ft
Secondary Front Setback (min/max)	0 ft 15 ft	0 ft 15 ft
Side Setback (min)	--	--
Abutting an Alley or R-ROW	0 ft	0 ft
Abutting any non-NR or LHD	0 ft	0 ft
1 <sup>st</sup> -3 <sup>rd</sup> Story abutting NR or LHD	10 ft	10 ft
4th - 8th Story abutting NR or LHD	--	--
Lot Width < 100 ft	20 ft	20 ft
Lot Depth > 100 ft	30 ft	30 ft
Rear Setback (min)	--	--
Abutting an Alley or R-ROW	0 ft	0 ft
Abutting any non-NR or LHD	10 ft	10 ft
1st-3rd Story abutting NR or LHD	20 ft	20 ft
4th - 8th Story abutting NR or LHD	--	--
Lot Depth < 100 ft	20 ft	20 ft
Lot Depth > 100 ft	30 ft	30 ft
<b>Parking Setback</b>		
Primary Front Setback	30 ft	30 ft
Secondary Front Setback	30 ft	30 ft
<b>Main Massing</b>		
Number of Stories (max)	--	--
Mid-Rise 3 abutting NR	4	4
All other MR3-MR6 lots	8	8
Building Height, Feet (max)	--	--
Mid-Rise 3 abutting NR	50 ft	52 ft
All other MR3-MR6 lots	96 ft	100 ft
<b>Façade Composition</b>		
Fenestration (min/max)	15% / 50%	15% / 50%
<b>Use &amp; Occupancy</b>		
Ground Story Commercial Units (min)	n/a	1