

**CITY OF SOMERVILLE**  
**ORDINANCE NO. 2026-**  
**IN CITY COUNCIL: \_\_\_\_\_, 2026**

Be it ordained by the City Council, in session assembled, that Sections 8.1.2 and 8.1.6 of the Zoning Ordinances of the City of Somerville is amended as follows by deleting the ~~struckthrough~~ text and adding the underlined text.

Approved:

\_\_\_\_\_  
President

Approved:

\_\_\_\_\_  
Mayor

### 8.1.2 Purpose

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- 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.

### 8.1.6 Mid-Rise Districts

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- 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 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. Development is exempt from any minimum gross floor area per dwelling unit specified elsewhere in this Ordinance.
  - ii.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.
  - iii.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>		
<u>Lot Coverage (max)</u>	<u>100%</u>	<u>100%</u>
<u>Green Score</u>	--	--
<u>Minimum</u>	<u>0.20</u>	<u>0.20</u>
<u>Ideal</u>	<u>0.25</u>	<u>0.25</u>
<u>Open Space (min)</u>	<u>10%</u>	<u>10%</u>
<b>Building Setbacks</b>		
<u>Curb Setback (min)</u>	<u>12 ft</u>	<u>12 ft</u>
<u>Primary Front Setback (min/max)</u>	<u>0 ft 15 ft</u>	<u>0 ft 15 ft</u>
<u>Secondary Front Setback (min/max)</u>	<u>0 ft 15 ft</u>	<u>0 ft 15 ft</u>
<b>Side Setback (min)</b>		
<u>Abutting an Alley or R-ROW</u>	<u>0 ft</u>	<u>0 ft</u>
<u>Abutting any non-NR or LHD</u>	<u>0 ft</u>	<u>0 ft</u>
<u>1<sup>st</sup> - 3<sup>rd</sup> Story abutting NR or LHD</u>	<u>10 ft</u>	<u>10 ft</u>
4th - <del>7<sup>th</sup></del> <del>8<sup>th</sup></del> Story abutting NR or LHD	--	--
Lot Width < 100 ft	20 ft	20 ft
Lot Depth > 100 ft	30 ft	30 ft
<b>Rear Setback (min)</b>		
<u>Abutting an Alley or R-ROW</u>	<u>0 ft</u>	<u>0 ft</u>
<u>Abutting any non-NR or LHD</u>	<u>10 ft</u>	<u>10 ft</u>
<u>1<sup>st</sup> - 3<sup>rd</sup> Story abutting NR or LHD</u>	<u>20 ft</u>	<u>20 ft</u>
4th - <del>7<sup>th</sup></del> <del>8<sup>th</sup></del> 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>		
<u>Primary Front Setback</u>	--	--
<u>Surface Parking</u>	<u>30 ft</u>	<u>30 ft</u>
<u>Structured Parking</u>	<u>30 ft</u>	<u>30 ft</u>
<u>Secondary Front Setback</u>	--	--
<u>Surface Parking</u>	<u>10 ft</u>	<u>10 ft</u>
<u>Structured Parking</u>	<u>2 ft</u>	<u>2 ft</u>
<b>Main Massing</b>		
<b>Number of Stories (max)</b>		
Mid-Rise 3 abutting NR	4	4

**Table 8.1.6 Superseding Dimensional Standards**

	Apartment Building	General Building
All other MR3-MR6 lots	<u>78</u>	<u>78</u>
<b><u>Step-Back, Top Story (min)</u></b>		
—4 or less stories	none	none
—5 or more stories	10 ft	10 ft
<b>Building Height, Feet (max)</b>	--	--
Mid-Rise 3 abutting NR	50 ft	52 ft
All other MR3-MR6 lots	<u>86-96</u> ft	<u>88-100</u> ft
<b><u>Façade Composition</u></b>		
<u>Fenestration (min/max)</u>	<u>15% / 50%</u>	<u>15% / 50%</u>
<b><u>Use &amp; Occupancy</u></b>		
<u>Ground Story Commercial Unit (min)</u>	<u>n/a</u>	<u>1</u>