



# 25-0590 – Accessibility & Egress

Zoning Text Amendment

# Reasons for Amendment

- Board Order 24-1213

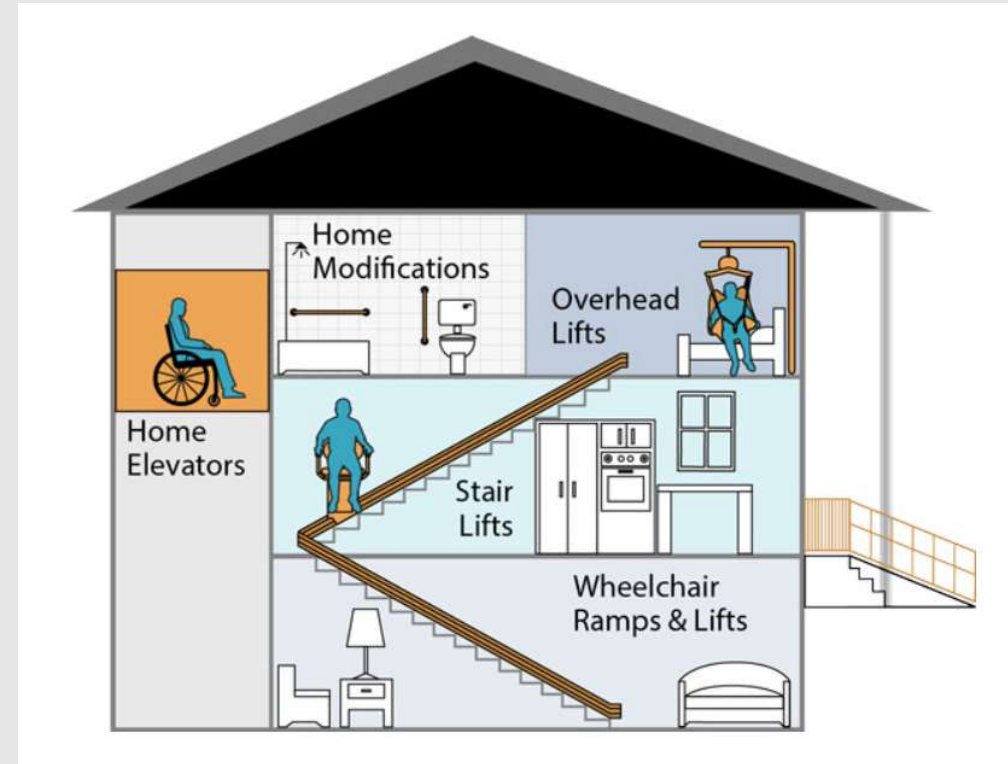
"That the Director of Planning, Preservation, and Zoning work with this Council to determine how to remove legislative barriers to increasing accessible housing, particularly when residents wish to add accessible features to their home."

- ISD-identified need for dimensional flexibility for building-code required means of egress

# Changes to the SZO

## Accessible Features

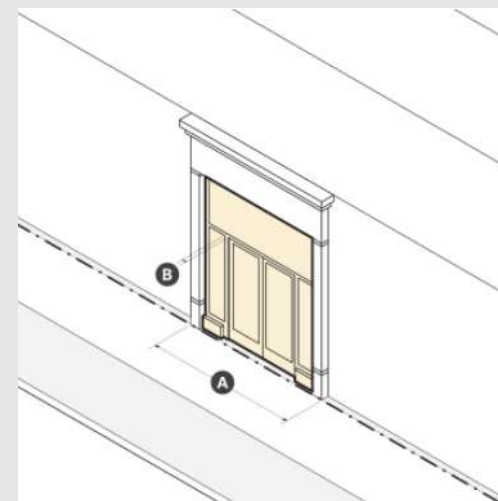
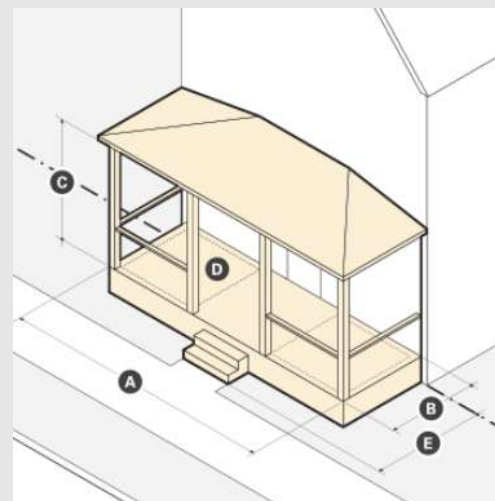
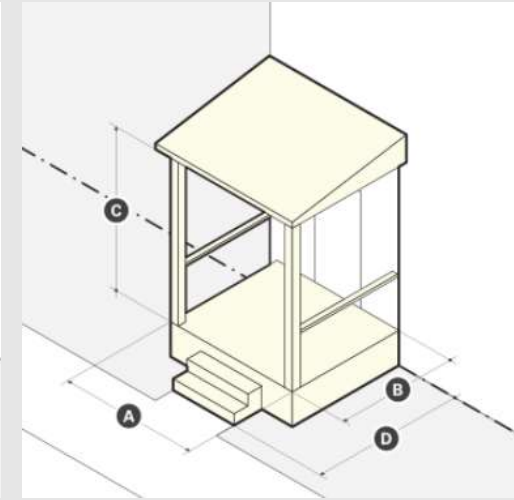
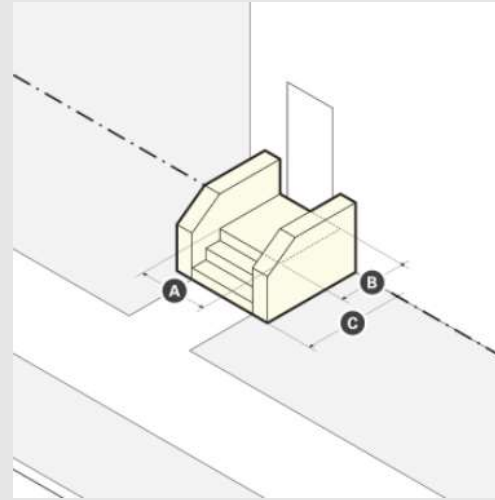
- Adds definition of Accessible Means of Egress, as found in 521 CMR.
- The Building Official can waive dimensional requirements for the construction of an **accessible means of egress**:
  - Lot Coverage
  - Building Placement
  - Dimensional Requirements of Building Components



# Changes to the SZO

## Building-Code Required Egress

- The Building Official can waive dimensional requirements for the construction of a **building-code required means of egress**.
  - Lot Coverage
  - Building Components in NR & UR Zoning Districts
- Only applicable in specific circumstances.



# Aims of Amendment

- Reduce the permitting burden on homeowners seeking to either:
  - Make their homes accessible for a family member with mobility challenges.
  - Add an egress-related component to their home that cannot be both building code-compliant and meet Somerville's form-based code.



**Thank you.**