

8.1 AFFORDABLE HOUSING (AH)

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.

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 incentive the development of AFFORDABLE DWELLING UNITS.

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.

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 (§3.2.8)
 - b). Multi-Plex (§3.2.8)
 - c). Apartment House (§3.2.9)
 - d). Rowhouses (§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.

5. Urban Residence

~~a. Building Type~~

- ~~i. The maximum number of stories permitted for each building type is specified on Table 8.1.5.~~

a. Dimensional Compliance

- i. Development ~~of any building type permitted by this Section~~ 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.

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 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:
 - 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)

8. OVERLAY DISTRICTS

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- c. Use Provisions
 - i. Uses from the following principal use categories are permitted by right:
 - a). Household Living
 - ii. Development is exempt from any minimum gross floor area per dwelling unit specified elsewhere in this Ordinance.
 - iii. 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). Household Living
 - h). Group Living
 - iv. 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. 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 Dimensional Standards

	Apartment Building	General Building
Building Setbacks		
Side Setback (min)	–	–
4th - 7th Story abutting NR or LHD	30 ft –	30 ft –
<u>Lot Width < 100 ft</u>	20 ft	20 ft
<u>Lot Width > 100 ft</u>	30 ft	30 ft
Rear Setback (min)	–	–
4th - 7th Story abutting NR or LHD	30 ft –	30 ft –
<u>Lot Depth < 100 ft</u>	20 ft	20 ft
<u>Lot Depth > 100 ft</u>	30 ft	30 ft
Main Massing		
Number of Stories (max)	–	–
Mid-Rise 3 abutting NR	4	4
All other MR3-MR6 lots	7	7
Step-Back, 5th – 7th Top Story (min)	10 ft –	10 ft –
<u>4 or less stories</u>	none	none
<u>5 or more stories</u>	10 ft	10 ft
Building Height, Feet (max)	–	–
Mid-Rise 3 abutting NR	50 ft	52 ft
All other MR3-MR6 lots	86 ft	88 ft