



City of Somerville

ZONING OVERHAUL

www.somervillezoning.com

May 14, 2019

Upcoming Schedule

TUE May 14

Affordable Housing

WED May 15

Map changes DUE from WARD Councilors

MON May 20

???

TUE May 28

???

THURS May 30

???

MON July 8

Last possible LUC meeting before summer recess

THURS, July 11

Last full Council meeting before summer recess



Proposed Amendments

1. 3rd Units for Houses and Triple Deckers
2. Accessory Apartments & Carriage Houses
3. Apply Affordable Housing requirements to “Substantial Renovations”
4. Lowering the threshold of Table 12.1 (a) to 4 Units
5. Apply Table 12.1 (b) to 1-2 bed units and 3+ bed units separately (split into 2 columns)
6. Require development with 20 units or more to provide 40% of ADUs as 3 bedroom ADUs. (Instead of 30 units providing 20% of ADUs as 3 bedroom ADUs)
7. Off-Site Compliance
8. In Lieu Payments – recipient & when payment is made
9. Edits to Article 7 Special Districts and Article 8 Overlay Districts
10. Overlay District floor bonuses for additional 3BR ADUs
11. Special Permit finding considering affordable housing

Today's Agenda

1. Now vs Later

Proposed Amendments

- 3rd Units for Houses and Triple Deckers
- Accessory Apartments & Carriage Houses
- Apply Affordable Housing requirements to “Substantial Renovations”
- Lowering the threshold of Table 12.1 (a) to 4 Units
- Apply Table 12.1 (b) to 1-2 bed units and 3+ bed units separately (split into 2 columns)
- Require development with 20 units or more to provide 40% of ADUs as 3 bedroom ADUs. (Instead of 30 units providing 20% of ADUs as 3 bedroom ADUs)
- Lottery Preference Criteria
- Off-Site Compliance
- In Lieu Payments – recipient & when payment is made
- Edits to Article 7 Special Districts and Article 8 Overlay Districts
- Overlay District floor bonuses for additional 3BR ADUs
- Special Permit finding considering affordable housing

Proposed Amendments

Amendments for Now

1. Apply Affordable Housing requirements to “Substantial Renovations”
2. Lottery preference criteria
3. Off-Site Compliance
4. In Lieu Payments – recipient & when payment is made
5. Edits to Article 7 Special Districts and Article 8 Overlay Districts
6. Overlay District floor bonuses for additional 3BR ADUs
7. Special Permit finding considering affordable housing

Proposed Amendments

Amendments for Now

1. Apply Affordable Housing requirements to “Substantial Renovations”
 - Construction of a new building (including reconstructed buildings that were demolished)
 - Modification of an existing building that changes the existing unit count

“Development of a _____ building must provide affordable dwelling units in accordance with Article 12: Development Benefits.”

Proposed Amendments

Amendments for Now

1. Apply Affordable Housing requirements to “Substantial Renovations”
2. Lottery preference criteria
 - Delete Section 12.1.7.f (preference criteria)
 - Do not include preference criteria in zoning

Proposed Amendments

Amendments for Now

1. Apply Affordable Housing requirements to “Substantial Renovations”
2. Lottery preference criteria
3. Off-Site Compliance
 - Delete Section 12.1.8.a Off-site Compliance
 - Offer “off-site compliance” between buildings in Master Planned Overlay Districts [by Special Permit](#)

Proposed Amendments

Amendments for Now

1. Apply Affordable Housing requirements to “Substantial Renovations”
2. Lottery preference criteria
3. Off-Site Compliance
4. In Lieu Payments – recipient & when payment is made
 - Buyouts and in-lieu payments must be paid either to the [Somerville Housing Trust Fund](#) or, alternatively, to the City of Somerville for transfer to a [Massachusetts Non-Profit Housing Finance Corporation](#) for the financing of development within the City of Somerville.
 - C/O prohibited until payment is made.

Proposed Amendments

Amendments for Now

1. Apply Affordable Housing requirements to “Substantial Renovations”
2. Lottery preference criteria
3. Off-Site Compliance
4. In Lieu Payments – recipient & when payment is made
5. Edits to Article 7 Special Districts and Article 8 Overlay Districts
 - Remove overrides of other Articles from North Point & Powderhouse School Redevelopment districts
 - Leave Tufts and Assembly Square as is for now.

Proposed Amendments

Amendments for Now

1. Apply Affordable Housing requirements to “Substantial Renovations”
2. Lottery preference criteria
3. Off-Site Compliance
4. In Lieu Payments – recipient & when payment is made
5. Edits to Article 7 Special Districts and Article 8 Overlay Districts
6. Overlay District floor bonuses for additional 3BR ADUs
 - Remove the additional floor bonuses from all Overlay Districts
 - Explore similar or other bonuses and incentives for development in Overlay Districts to provide all of the things desired by the community.

Proposed Amendments

Amendments for Now

1. Apply Affordable Housing requirements to “Substantial Renovations”
2. Lottery preference criteria
3. Off-Site Compliance
4. In Lieu Payments – recipient & when payment is made
5. Edits to Article 7 Special Districts and Article 8 Overlay Districts
6. Overlay District floor bonuses for additional 3BR ADUs
7. Special Permit finding considering affordable housing
 - Finding for CDSP (aka “Master Plan Special Permit”)
 - Findings for Household Living or Group Living residential uses
 - *“...The review board shall make findings considering, at least, each of the following:*
 - a. Increase or decrease in the number or price of any previously existing ADUs.”*
 - 12.1.3.b Development that results in elimination or discontinuance of an existing ADU is required to replace the unit(s) on a one-for-one basis or provide the number of ADUs specified on Table 12.1 Required ADUs, whichever is more.

Proposed Amendments

Amendments for Later (Proposals Need Analysis)

1. Lowering the threshold of Table 12.1 (a) to 4 Units
2. Apply Table 12.1 (b) to 1-2 bed units and 3+ bed units separately (split into 2 columns)
3. Require development with 20 units or more to provide 40% of ADUs as 3 bedroom ADUs. (Instead of 30 units providing 20% of ADUs as 3 bedroom ADUs)



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