

1 GLOSSARY & OVERVIEW

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2.1 GLOSSARY

1. General

- a. The following words, phrases, and terms identified by capitalized lowercase typeface in this Ordinance are defined in this Section.

100% Affordable Housing	Any building that is deed restricted so that all dwelling units are rented or sold to households with incomes at or below one hundred and twenty percent (120%) of the Median Family Income for the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area.
Abut or Abutting	To physically touch or share a contiguous boundary or border, such as a common lot line, or to be separated only by an alley or shared driveway.
Access	The way or means to enter and leave.
Accessory Building	A building or structure designed, used, or occupied in relation to the principal use(s) of a given lot.
Accessory Use	A use(s) of a lot, structure or portion thereof that is incidental and related to a principal building or use of land and located on the same lot as the principal building or use of land.
Affordable Dwelling Unit	A dwelling unit sold, leased, or rented at a price affordable to a specific household income. Affordable dwelling unit is abbreviated as ADU. (See Article 12)
Affordable Dwelling Unit, Existing	An ADU subject to a covenant or deed restriction limiting its sale, lease, or rental. Existing affordable dwelling unit is abbreviated as Existing-ADU. (See Article 12)
Albedo	The amount of solar radiation reflected by a surface.
Alcohol Sales	A specific use type of the Consumer Goods principal use category. See §9.2.12.c.i Alcohol Sales.
Allee	Objects placed in a straight line.
Alley	A thoroughfare, located within a block and providing access to the rear of buildings, loading facilities, service areas, trash storage, motor vehicle parking, and usually containing easements for dry utilities.
Amenity Space	A feature of a lot or building that provides outdoor social, recreational, and/or leisure space for the comfort and/or convenience of the residents of a building.
Amenity Space, Private	Features of a building and outdoor areas designed for the comfort and convenience of residents.
Amenity Space, Shared	Rooms and facilities designed for the comfort and convenience of residents of a multi-unit building.
Ancillary	Providing necessary support for the operation of a principal use.
Animal Services	A Commercial Services principal use category. See §9.2.6.a Animal Services.
Antenna	Equipment for wireless communication, including but not limited to panel antennas, whip antennas, and satellite dishes that may be freestanding, mounted inside a structure (such as a steeple, belfry, cupola, or other tower or rooftop element), or side-mounted to the face of a building, penthouse, smokestack, or chimney, to conceal its presence and reduce its visual impact.
Apiculture	A specific use type of the Urban Agriculture accessory use category. See §9.2.14.d.i Apiculture.
Applicant	A person or entity who has submitted a development review application under applicable provisions of this Ordinance; a petitioner in accordance with M.G.L. 40A; the legal or beneficial owner(s) of a lot or land included in a proposed development, including the holder of an option or contract to purchase, or any other person having an enforceable proprietary interest in such land.
Aquaculture	The farming of aquatic organisms such as fish, crustaceans, molluscs, and aquatic plants.

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Aquaponics	The production of food using conventional aquaculture with hydroponics in a symbiotic environment.
Arbor	A structure with an open frame, freestanding or attached to another structure, with horizontal or vertical latticework often used as a support for ornamental vines and/or climbing plants.
Architectural Bay	The vertically oriented area of a facade between two piers, pilasters, columns, curtain wall mullions, spandrel glass, or other equivalent architectural features.
Articulate	To form or have a joint.
Articulated/Articulation	Two or more surfaces connected by a joint.
Articulation	The state of being jointed.
Artisinal Production	An Arts & Creative Enterprise principal use category. See §9.2.2.a Artisinal Production.
Arts Center	A multi-purpose facility dedicated to the expansion and practice of the arts by providing recourses such as theatre space, gallery space, musical performance venues, workshop areas, educational facilities, or access to equipment to members of the community.
Arts Exhibition	An Arts & Creative Enterprise principal use category. See §9.2.2.b Arts Exhibition.
Arts Sales or Services	An Arts & Creative Enterprise principal use category. See §9.2.2.c Art Sales & Services.
Assembly or Entertainment	A Commercial Services principal use category. See §9.2.6.b Assembly or Entertainment.
Assembly Square Plan	The following documents, as amended, constitute the Assembly Square Plan: <ol style="list-style-type: none">1. Assembly Square Planning Study: A Vision and Implementation Plan for the Future, prepared for the Somerville Office of Housing and Community Development (OHCD), dated October 2000;2. Assembly Square Revitalization Plan: 2002 Major Plan Change, prepared by the Somerville OHCD, dated May 2002;3. Assembly Square: Design Guidelines for the Public Realm, prepared for the Somerville OHCD, dated March 2002;4. Assembly Square Transportation Plan (ASTP), prepared for the Somerville OHCD in conjunction with the Commonwealth of Massachusetts Highway Department and the Executive Office of Transportation and Construction, dated May 2003.
Automatic Sprinkler System	As defined by the MA State Building Code.
Average Daily Trips	The number of vehicles passing a point on a traffic way during a 24-hour period, usually calculated as the average of two (2) or more measured days of traffic. Average daily trips is abbreviated as ADT.
Average Grade	The mean (average) of the finished ground level of a civic space at the corners of the lot.
Average Ground Level	The mean (average) of the finished ground level next to a building at the exterior walls.
Aviculture	A specific use type of the Urban Agriculture accessory use category. See §9.2.14.d.ii Aviculture.
Banking or Financial Services	A Commercial Services principal use category. See §9.2.6.c Banking & Financial Services.
Bakery, Cafe, or Coffee Shop	A Food or Beverage Service principal use category. See §9.2.7.a Bakery, Cafe, or Coffee Shop.
Bar, Restaurant, or Tavern	A Food or Beverage Service principal use category. See §9.2.7.a Bar, Restaurant, or Tavern.
Basement	Any story, in whole or in part, below the ground story of a building.
Bed & Breakfast	A Lodging principal use category. See §9.2.9.a Bed & Breakfast.

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Bedroom	A private room for sleeping, however named, planned, intended or used, which is separated and can be closed off from other parts of the dwelling by walls and a door.
Bicycle Parking, Long-Term	Accommodations for the parking of a bicycle for two (2) or more hours.
Bicycle Parking, Short-Term	Accommodations for the parking of a bicycle for two (2) hours or less.
Bike-Share Parking	A specific use type of the Vehicle Parking principal use category. See §9.2.6.m.i Bike-Share Parking.
Blank Wall	A portion of any facade of a building that does not include a substantial material change; windows, doors, columns, pilasters or other articulation.
Block	The aggregate land area circumscribed by thoroughfares or other rights-of-way.
Block Face	The aggregate of all front lot lines, and alleys, if present, on one side of a block.
Body Art Services	A specific use type of the Personal Services principal use category. See §9.2.6.k.i Body Art Services.
Broadcast or Recording Studio	A Commercial Services principal use category. See §9.2.6.d Broadcast or Recording Studio.
Building	Any structure, either temporary or permanent, having a roof or other covering, and designed or used for the shelter or enclosure of any person, animal, or property of any kind, including tents, awnings, or vehicles situated on private property and used for purposes of a building.
Building or Home Supplies or Equipment	A Retail Sales principal use category. See §9.2.12.a Building or Home Supplies or Equipment.
Building or Home Repair Services	A Commercial Services principal use category. See §9.2.6.e Building or Home Repair Services.
Building Components	Accessory features that increase the habitable square footage or enhance the usefulness of a building.
Building Official	The Superintendent of Inspectional Services, Senior Building Inspector, Local Building Inspector, Zoning Review Planner, or other person designated to enforce this Ordinance.
Business Support Services	A Commercial Services principal use category. See §9.2.6.f Business Support Services.
Building Type	A classification or kind of structure characterized and differentiated by its placement on a lot, massing, composition, use, and features.
By Right	Uses and structures that are permitted in a zoning district.
Caliper	A measurement of the diameter of a tree trunk. For trees less than four (4) inches in diameter, caliper is measured six (6) inches from the ground. For trees between four (4) inches and twelve (12) inches in diameter, caliper is measured twelve (12) inches from the ground.
Cannabis Cultivation	A Cannabis Enterprise principal use category. See §9.2.4.b Cannabis Cultivation.
Cannabis Product Manufacturing	A Cannabis Enterprise principal use category. See §9.2.4.c Cannabis Product Manufacturing.
Cannabis Retail Sales	A Cannabis Enterprise principal use category. See §9.2.4.d Cannabis Cultivation.
Cannabis Research & Development	A Cannabis Enterprise principal use category. See §9.2.4.e Cannabis Research & Development.
Cannabis Testing Laboratory	A Cannabis Enterprise principal use category. See §9.2.4.f Cannabis Testing Laboratory.
Carport	A roofed structure, unenclosed on two (2) or more sides, used or designed for the off-street parking of motor vehicles.
Car-Share Parking	A specific use type of the Vehicle Parking principal use category. See §9.2.6.m.ii Car-Share Parking.
Caterer or Wholesale Food Production	A Commercial Services principal use category. See §9.2.6.g Caterer or Wholesale Food Production.

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Change in Use	A change in the use of real property, whether temporary or permanent, from one use category to a different use category as defined by Article 9. Use Provisions.
Chicken	A common domestic chicken (<i>Gallus gallus domesticus</i>).
Civic Space	An open space designed to support civic, cultural, ecological, recreational, or social activities. Civic space types are defined by a combination of characteristics, including the interrelationship between the intended uses, size, landscape design, and abutting real property.
Cladding	The exterior material that covers or overlays another material or structure.
Clearance	The height above the sidewalk or other surface, as specified, of the bottom edge of an object or building component.
Co-Working Commercial	An Arts & Creative Enterprise principal use category. See §9.2.2.d Co-Working.
Commercial Farming	A term collectively defining permitted uses from all non-residential use categories, excluding parking.
Commercial Farming	A specific use type of the Farming principal use category (See §9.2.13.a.i Commercial Farming) and a specific use type of the Urban Agriculture accessory use category (See §9.2.14.d.iii Commercial Farming).
Commercial Parking	A specific use type of the Vehicle Parking principal use category. See §9.2.6.m.iii Commercial Parking.
Vehicle Repair & Maintenance	An Auto-Oriented principal use category. See §9.2.3.a Vehicle Repair or Maintenance.
Community Center	A Civic & Institutional principal use category. See §9.2.5.a Community Center.
Community Farming	A specific use type of the Farming principal use category. See §9.2.13.a.ii Community Farming.
Community Gardening	An Urban Agriculture principal use category. See §9.2.13.b Community Gardening.
Comprehensive Plan	The City of Somerville's official plan providing guidance and direction for future decision making that affects local government policy and community development as approved by the Planning Board per M.G.L. 41, 81d.
Consumer Goods	A Retail Sales principal use category. See §9.2.12.b Consumer Goods.
Corner Board	Flat vertical exterior casings framing siding or shingles at inside and outside corners.
Cornice	The molded and projecting horizontal member that crowns an architectural composition.
Community or Group Residence	A specific use type of the Group Living principal use category. See §9.2.11.b.i Community or Group Residence.
Cost Burden	When a household pays more than thirty percent (30%) of its income for housing.
Cost Burden, Severe	When a household pays more than fifty percent (50%) of its income for housing.
Court	An open, uncovered space, unobstructed to the sky, bounded on three or more sides by exterior building walls or other enclosing devices.
Creative Incubator	An organization providing startup and early-stage arts and creative enterprises with shared facilities and often providing business planning, access to finance, mentoring, and other business or administrative support services.
Creative Studio	A specific use type of the Home Occupation accessory use category. See §9.2.14.c.ii Creative Studio.
Culinary Incubator	An organization providing start-up catering, retail, and wholesale food businesses with shared kitchen facilities and often providing business planning, access to finance, mentoring, and other business or administrative support services.
Cultivar	A cultivated variety of tree; deliberately selected for its desirable physical characteristics.
Curb Cut	A section of sidewalk curbing removed to facilitate vehicular access to a driveway or vehicular entrance to a parking structure.
Data Center	An Industrial principal use category. See §9.2.8.b Data Center.

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Day Care Center, Adult	A specific use type of the Day Care Services principal use category. See §9.2.6.h.i Adult Day Care Center.
Day Care Center, Child	A specific use type of the Commercial Services principal use category. See §9.2.6.h.ii Child Day Care Center.
Day Care Services Deck	A Commercial Services principal use category. See §9.2.6.h Day Care Services. A roofless, raised platform accessible from a secondary entrance to a building that provides outdoor amenity space.
Demolition	The destruction or removal of fifty percent (50%) or more of the surface area of the exterior walls and roof of a building or any exploratory demolition or internal demolition that compromises the structural integrity of a building. Normal maintenance is not demolition.
Demolition, Exploratory	The removal of non-structural interior building materials prior to renovation, rehabilitation, restoration, or remodeling in order to verify the existing conditions present in otherwise unexposed areas.
Demolition, Internal	The removal of non-structural interior building materials for the purpose of renovating, rehabilitating, restoring, or remodeling interior space.
Design & Fabrication Center	A facility providing individuals and small firms access to professional manufacturing tools & equipment; classes & training; lab, workshop, and studio space; and storage for tools and supplies.
Design Services	An Arts & Creative Enterprise principal use category. See §9.2.2.e Design Services.
Desire Line Development	A route that pedestrians prefer to take to get from one location to another. The construction or modification of any principal building type, accessory building type, or other structure; the excavation, fill, or grading of land; and the establishment, change, or expansion of any use of any structure or land.
Development Site	The land area encompassed in a development proposal irrespective of the number or configuration of lots, land ownership, or municipal boundaries.
Diameter at Breast Height	The diameter of a tree trunk or the square root of the sum of each trunk squared for a multi trunk tree, measured four and one-half (4.5) feet above ground. Diameter at breast height is abbreviated as DBH.
Dispatch Service	An Auto-Oriented principal use category. See §9.2.3.b Dispatch Services.
Driveway Apron	A ramp that slopes down from the edge of the walkway of a sidewalk to the roadway surface of an abutting thoroughfare.
Dry Cleaning or Laundry Services	An Industrial principal use category. See §9.2.8.a Dry Cleaning or Laundry Services.
Dormitory or Chapter House	A specific use type of the Group Living principal use category. See §9.2.11.b.ii Dormitory or Chapter House.
Dwelling Unit	One (1) or more rooms providing separate, independent living space with lawful cooking and sanitary facilities for the exclusive use of the occupants.
Easement	A liberty, privilege, or advantage without profit, which a person(s) may have in the lands of another person(s).
Educational Services	A Commercial Services principal use category. See §9.2.6.i Educational Services.
Employer Encroach	A person or business that employs one (1) or more people for wages or salary. To break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a setback or over the sidewalk of a public right-of-way.
Encroachment Erect	Any structural element that encroaches. To construct, reconstruct, excavate, fill, drain, or conduct physical operations of any kind in preparation for or in pursuance of construction or reconstruction, or to move a building or structure upon a lot.
Fabrication Laboratory	A high-tech workshop that fosters innovation and invention by providing individuals with access to tools and machinery for “do-it-yourself” (DIY) digital

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	fabrication.
Facade	Any exterior wall of a building oriented in whole or in part toward a front lot line, or civic space, excluding the exterior walls of any roof elements.
Farm or Vendor Market	A Retail Sales principal use category. See §9.2.12.e Farm or Vendor Market.
Farming	An Urban Agriculture principal use category. See §9.2.13.a Farming.
Farm Stand	A temporary structure for the display and sale of clean, whole, unprocessed produce, eggs, or honey cultivated on site.
Fenestration	The openings in the facade of a building, including windows and doors.
Firearms Sales	A specific use type of the Consumer Goods principal use category. See §9.2.12.c.ii Firearms Sales.
Floor Area, Gross	The sum floor area of a building, in whole or on part, as measured to the face of the exterior walls, with no deduction for corridors, stairs, closets, thickness of walls, columns, or other features.
Floor Area, Leasable	The floor area included in a commercial lease.
Floor Area, Net	The sum floor area of a building, in whole or on part, measured to the face of the interior walls.
Floor Plate	The total gross floor area of a single story of a building, excluding balconies.
Forecourt	An open space formed by a substantial recess in the central portion of a building's facade.
Formula Food or Beverage Service	A Food or Beverage Service principal use category. See §9.2.7.c Formula Food or Beverage Service.
Formula Retail	A Retail Sales principal use category. See §9.2.12.c Formula Retail.
Fresh Food Market or Grocery Store	A Retail Sales principal use category. See §9.2.12.d Fresh Food Market or Grocery Store.
Frontage Area	The area of a lot between the facade of a principal building and any front lot line(s), extending fully to each side lot line(s).
Funeral Services	A specific use type of the Personal Services principal use category. See §9.2.6.k.iii Funeral Services.
Furniture Area	An area of an amenity space that allows for the placement of furniture without restricting the movement of pedestrians.
Gasoline Station	An Auto-Oriented principal use category. See §9.2.3.c Gasoline Station.
General Office	An Office principal use category. See §9.2.10.a General Office.
Green Score	An performance-based environmental landscape standard measured as a ratio of the weighted value of all landscape elements to the total land area (in square feet) of a lot. See Section 10.4 Green Score for more information.
Group Living	A Residential principal use category. See §9.2.11.b Group Living.
Health or Fitness Services	A specific use type of the Personal Services principal use category. See §9.2.6.k.ii Health or Fitness Services.
Habitable	Spaces in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.
Heat Island	The higher average air temperatures of the local micro-climate due to the absorption, retention, and generation of heat by buildings, pavements, and human activities.
Hen	A female domestic chicken.
High-Rise	Any building taller than seventy (70) feet above average ground level.
Hobby Kennel	A specific use type of the Home Occupation Accessory Use category. See §9.2.14.c.iii Hobby Kennel.
Homeless Shelter	A specific use type of the Group Living principal use category. See §9.2.11.b.iii Homeless Shelter.
Home-Based Business	A specific use type of the Home Occupation accessory use category. See §9.2.14.c.iv Home-Based Business.

Home-Based Business Vehicle Parking	A specific use type of the Vehicle Parking accessory use category. See §9.2.14.e.i Home-Based Business Vehicle Parking.
Home-Based Day Care	A specific use type of the Home Occupation accessory use category. See §9.2.14.c.v Home-Based Day Care.
Home Office	A specific use type of the Home Occupation accessory use category. See §9.2.14.c.vi Home Office.
Home Occupation	An accessory use category. See §9.2.14.c Home Occupation.
Honeybee	A common domestic honeybee (<i>Apis mellifera</i>).
Hospital	A Civic & Institutional principal use category. See §9.2.5.b Hospital.
Hotel or Hostel	A Lodging principal use category. See §9.2.9.b Hotel or Hostel.
Household Living	A Residential principal use category. See §9.2.11.a Household Living.
Hydroculture	The growing of plants in a soilless medium or an aquatic based environment.
Hydroponics	A method of growing plants using a mineral-nutrient solution, without soil.
Junk	Any discarded article or material, including unregistered motor vehicles, which is ready for destruction or has been collected or stored for salvage or conversion to some use.
Lamp	The source of illumination in a lighting fixture.
Land Conveyance	The transfer of legal title of real property from one person to another.
Landscape Area	The area of a lot covered by turf and other Groundcovers; planting beds; permeable, pervious, or porous pavements; and inorganic surfacing such as stone, gravel, and and other similar materials.
Large Tree	A woody plant with an expected mature height of thirty (30) feet or more.
Library	A Civic & Institutional principal use category. See §9.2.5.c Library.
Light Source	The lamp and all refractive, reflective, and translucent light transmitting parts of an outdoor light fixture.
Local Historic District	Real property designated by the City Council as historically or architecturally significant in accordance with the Historic Districts Ordinance of the City of Somerville. Local historic district is abbreviated as LHD.
Lot	A bounded area of land undivided by a thoroughfare intended for use, sale, legacy, or development at any time.
Lot Area	The horizontal measurement of a lot in square feet, exclusive of any area in a private way that is open to public use.
Lot, Corner	A lot fronting two (2) or more thoroughfares at their intersection.
Lot Depth	The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line of a lot or to the most distant point on any other lot line where there is no rear lot line.
Lot, Flag	A lot in the approximate configuration of a flag pole or sign post, with the pole or post functioning primarily as an access way to the main area of the lot from the thoroughfare providing access.
Lot, Interior	A lot fronting one thoroughfare and abutting other lots at both sides.
Lot, Key	A lot with a side lot line abutting the rear lot line of another lot.
Lot, Through	A lot fronting on two (2) or more thoroughfares, including parallel thoroughfares and thoroughfares that do not intersect at the boundaries of the lot.
Lot Line	A boundary that legally and geometrically demarcates a lot.
Lot Line Adjustment	Reconfiguration of the boundary line between two abutting lots, whether they are commonly owned or not, and whether the resulting shift of ground from one parcel to another is minor or substantial.
Lot Line, Front	Any lot line abutting a civic space or thoroughfare, excluding alleys.
Lot Line, Party	A side lot line shared between two attached or semi-detached Building Types.
Lot Line, Primary Front	Any front lot line abutting a pedestrian street.
Lot Line, Rear	Any lot line which is parallel to or within forty-five (45) degrees of being parallel to

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Lot Line, Side	a front lot line, unless that lot line is a side lot line of an abutting lot.
Lot Merger	Any lot line other than a front or rear lot line. The consolidation of two (2) or more adjacent lots by eliminating the lot line that previously separated them.
Lot Split	The division of a lot into two (2) smaller lots.
Lot Width	The length of the front lot line of a lot.
Lumen	The unit of measure used to quantify the amount of light produced by a lamp or emitted from a luminaire (as distinct from watt, a measure of power consumption).
Luminaire	A light unit or fixture including any bulb(s), tube(s), housing, reflective shield, lens and/or ballast. The complete lighting unit (fixture), consisting of a lamp, or lamps and ballasts, when applicable, together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.
Luminaire, Fully Shielded:	A luminaire constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light emitting part.
Maintenance or Repair Services	A Commercial Services principal use category. See §9.2.6.j Maintenance or Repair Services.
Major Utility Facility	A Civic & Institutional principal use category. See §9.2.5.e Major Utility Facility.
Manufacturing	An Industrial principal use category. See §9.2.8.c Manufacturing.
Market Rate Unit	A dwelling unit developed and sold or rented on the open market.
Main Massing	The primary massing of a Building Type, excluding building components.
Mezzanine	An intermediate floor level between the floor and ceiling of a story.
Minor Utility Facility	A Civic & Institutional principal use category. See §9.2.5.d Minor Utility Facility.
Mobility Management	A broad range of strategies intended to reduce automobile trips. The alteration of travel behavior through a program of incentives, services, and policies, including encouraging the use of alternatives to single-occupant vehicles such as public transit, cycling, walking, car-pooling/ van-pooling and changes in work schedule that move trips out of the peak period or eliminate them altogether.
Mobility Management Association	Organizations formed to help individual uses and property owners collectively implement and administer the Mobility Management programs and services.
Motor Vehicle Parking	An Auto-Oriented principal use category. See §9.2.3.d Motor Vehicle Parking.
Mounting Height	The height of the center of a luminaire above ground level.
Moving or Storage Services	An Industrial principal use category. See §9.2.8.d Moving or Storage Services.
Modification	Construction that alters, expands, reconstructs, extends, or structurally changes an existing structure or that changes the number of dwelling units within an existing structure.
Monopole	A free-standing (or wire-supported) tower for wireless telecommunications facilities.
Mulch, Groundcover	A protective above-ground dressing consisting of organic, non-recycled wood or bark used for moisture control, weed control, erosion control, temperature control, or other similar purposes.
Museum	A Civic & Institutional principal use category. See §9.2.5.f Museum.
Mystic River Bank	The portion of land surface abutting and confining the Mystic River, as defined by 310 CMR 10.54.2.C, as amended.
Net Zero Building	Any building that 1) has no on-site combustion for heating and cooking (all electric systems) and 2) has an energy use intensity that is at least twenty-five percent (25%) below ASHRAE 90.1 2010, meets the requirements of Zero Carbon Certification or higher from the International Living Future Institute, or achieves PHIUS+ Certification from the Passive House Institute US.

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Normal Maintenance	Improvements intended to keep an existing structure in good physical conditions including, but not limited to, painting, roof replacement, re-siding, window replacement, and other improvements that are deemed to be cosmetic or de minimus in nature by the Building Official.
Nonconformity	As defined by Article 14.
North-Facing	Within 45 degrees of due north.
Nuisance	That activity which arises from unreasonable, unwarranted, or unlawful use by a person of their own property, which creates an obstruction or injury to the rights of another, or to the public, or which produces annoyance, inconvenience, disruption of work, and/or discomfort to an individual or the public.
Nursing Home or Assisted Living	A specific use type of the Group Living principal use category. See §9.2.11.b.iv Nursing Home or Assisted Living.
Off-Site Accessory Parking	A specific use type of the Motor Vehicle Parking principal use category. See §9.2.3.d.i Off-Site Accessory Parking.
Open Space	A ground level or upper story outdoor area including, but not limited to, natural woodlands, yards, forecourts, courtyards, green roofs and civic spaces.
Outdoor Cafe Seating	Outdoor seating located in a frontage or on a public sidewalk that is provided with table service.
Outdoor Display	The outdoor exhibition or presentation of products and merchandise available for sale.
Outdoor Light Fixture	Outdoor artificial illuminating devices, outdoor fixtures, lamps, and other devices, permanent or portable, used for illumination or advertisement.
Outdoor Storage	The storage of merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers, garden supplies, building supplies, plants, vehicles, and other similar equipment, inventory, materials, merchandise, or supplies not normally brought indoors overnight.
Parcel	An area of land.
Parking Lot	An uncovered area used or designed for the off-street parking of seven (7) or more motor vehicles.
Parking Stacker	An automated or manually operated mechanical, multi-level lift system for storing motor vehicles vertically.
Parking, Reserved	A parking space for the exclusive use by a specific motor vehicle(s) and unoccupied when not in use by that specific motor vehicle(s).
Parking, Shared	Parking spaces shared by two (2) or more uses.
Parking Space, Off-street	A storage area, meeting the requirements of Article 12, located in a parking lot or driveway, for one (1) automobile, van, light truck, or other similar vehicle.
Parking Space, On-street	A storage area located within the street right-of-way, for one (1) parked automobile, van, light truck, or other similar vehicle.
Parking Structure	Any structure used or designed for the off-street parking of motor vehicles, excluding an accessory garage and carport.
Party Wall	A wall separating two attached buildings.
Patio	A hard-surfaced amenity space having no permanent roof coverings, usually directly adjacent to a building, and constructed such that its finished walking surface is laid or poured directly on finished grade.
Paver	A masonry block of various material or size.
Pedestrian Street	Any thoroughfare designated as a pedestrian street on the Pedestrian Streets Map of the Somerville Zoning Atlas.
Personal Services	A Commercial Services principal use category. See §9.2.6.k Personal Services.
Personal Vehicle Repair or Maintenance	An Auto-Oriented principal use category. See §9.2.3.e Personal Vehicle Repair or Maintenance.
Pervious Area	The area of a lot covered by mulch, vegetation, and permeable, pervious, or

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Pet Store	porous paving or materials that reduce or eliminate the amount or rate of storm water runoff directed into the sewer or storm system. A specific use type of the Consumer Goods principal use category. See §9.2.12.c.iii Pet Store.
Pier	A section of a wall between fenestration.
Pilaster	An upright rectangular architectural member that is structurally a pier, but architecturally treated as a column, and usually projects a third of its width or less from the wall.
Planter	A soil area provided for the planting of street trees or other landscaping.
Planting Bed	A soil area planted with grass and other Groundcovers, trees, bushes, shrubs, vines, flowers, and other horticultural materials with the remaining area covered by mulch.
Podium	The lower portion(s) of certain high-rise buildings.
Point Tower	The upper stories of a high-rise building, composed of apartments surrounding a central elevator core.
Principal Building	A structure designed, used, or occupied for the principal use(s) of a given real property.
Principal Entrance	The main point of access for pedestrians into a building, upper story use, or ground story tenant space.
Principal Use	The main or primary purpose for which a structure, building, or lot is designed, arranged, licensed or intended.
Private Non-Profit Club or Lodge	A Civic & Institutional principal use category. See §9.2.5.g Private Non-Profit Club or Lodge.
Property Owner	An owner of land as identified on the most recent tax list maintained by the Assessor's Office of the City of Somerville.
Public Realm	The urban environment visible and accessible to the public, inclusive of both spaces and the building walls that frame them.
Public Service	A Civic & Institutional principal use category. See §9.2.5.h Public Service.
Rail Right-of-Way	The way for any rail service, including, but not limited to, the rail tracks, guideways, overhead power lines, and shoulder.
Research & Development or Laboratory	An Office principal use category. See §9.2.10.b Research & Development or Laboratory.
Recreation Services	A Commercial Services principal use category. See §9.2.6.l Recreational Services.
Recycling Collection	An Industrial principal use category. See §9.2.8.e Recycling Collection.
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	A Civic & Institutional principal use category. See §9.2.5.i Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3.
Reserved Parking	A parking space designed, arranged, or intended to be exclusively used or occupied by a specific motor vehicle(s) and held unoccupied when not in use by that specific motor vehicle or any parking space not made available to hourly users during the day and held unoccupied for any reason by a parking facility operator.
Residential Gardening	A specific use type of the Urban Agriculture accessory use category. See §9.2.14.d.iv Residential Gardening.
Retaining Wall	A structure designed to resist the lateral displacement of soil or other materials in order to protect property or prevent erosion.
Ribbon Driveway	A driveway with two parallel strips of concrete, mortar-set stone or brick, or solid or turf pavers with an open, unpaved space in between.
Ribbon Windows	A series of windows set side by side to form a continuous horizontal band across a facade.
Roof Line	The highest point on any building or structure where an exterior wall or parapet

2. GLOSSARY & OVERVIEW

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	wall encloses roof or floor area, including floor area provided for housing mechanical equipment.
Roof, Flat	A roof with no slope greater than 2:12.
Roof, Gable	A roof sloped on two sides from a central ridge with an exterior wall (gable) enclosing each end.
Roof, Gambrel	A compound, gabled roof with two slopes on each of its sides, where the lower has a steeper slope or pitch than the upper, inclusive of English, Dutch, and Jerkin Head gambrel roofs.
Roof, Hip	A roof with four uniformly pitched or sloping sides, inclusive of kicked hip (witch's hat) and Hawaiian hip roofs.
Roof, Main	The roof of the main massing of a principal building.
Roof, Mansard	A compound, four sided roof where each side has two slopes, where the lower has a very steep, almost vertical, slope or pitch, dormer windows, and eaves extending with a radius or kick, rather than a flat projection.
Rooming House	A specific use type of the Group Living principal use category. See §9.2.11.b.v Rooming House.
Rooming Unit	One (1) or more rooms providing separate, independent living facilities for use by one (1) or two (2) human beings living together as a single household without both lawful cooking and sanitary facilities for the exclusive use of the occupants inside the rooming unit.
Salvage Yard	An Industrial principal use category. See §9.2.8.f Salvage Yard.
Sand-Based Structural Soil System	Open graded crushed stone over sand-based structural soil.
Self-Storage	A specific use type of the Moving or Storage Services principal use category. See §9.2.8.d.i Self Storage.
Setback	A horizontal distance from a particular point of reference to the location of a principal or accessory building or an accessory structure.
Shared Workspace & Arts Education	An Arts & Creative Enterprise principal use category. See §9.2.2.f Shared Workspace & Arts Education.
Shrub	A multi-stemmed, woody plant with a five-gallon container size when planted.
Sign	Any permanent or temporary name, identification, description, emblem, logo, structure, or device, that is illuminated or non-illuminated; visible or intended to be visible from any public place; and directs attention to a person, product, place, activity, institution, business, organization, activity, or service including any letter, numeral, character, figure, emblem, painting, illustration, banner, pennant, placard, or temporary sign designed to advertise, identify, solicit, or convey information. Signs include devices designed to attract the eye by intermittent or repeated motion and any permanently installed or situated merchandise, including any banner, pennant, placard, or temporary sign, with the exception of window displays. Flags of the United States and the Commonwealth of Massachusetts are not signs.
Sign Band	The area of a building, above a storefront, intended for the placement of a wall sign.
Site	A lot or parcel and the improvements thereon.
Small Tree	A woody plant with an expected mature height of less than thirty (30) feet.-
Soil Volume	An amount of soil provided for a tree, calculated as the horizontal area of open or covered soil multiplied by three (3) feet of depth.
Solar Reflectance	A measure of how strongly an object reflects sunlight. Solar reflectance is measured on a scale of 0 to 1: from not reflective (0) to 100% reflective (1.0).
Solar Reflectance Index	A combined measure of how well a surface reflects (reflectance) and releases absorbed solar radiation (emittance). Solar reflectance index is measured on a scale of 0 to 100: where a standard black surface (reflectance 0.05, emittance 0.90) is zero (0) and a standard white surface (reflectance 0.80, emittance 0.90) is one hundred (100). Solar reflectance index is abbreviated as SRI.

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Steep Slope	Any change in elevation of twenty-five percent (25%) or greater over a horizontal distance of thirty (30) feet or greater.
Step-back	A recess of an upper story facade a set distance behind the facade of the story below.
Story	The portion of a building located between the surface of a habitable floor and the surface of the habitable floor or roof next above.
Story, Ground	The lowest story of a building with a finished floor at or above the finished ground level next to a building at the facade.
Story, Upper Street	Any story above the ground story of a building. A thoroughfare, avenue, road, highway, boulevard, parkway, driveway, lane, court or private easement for use by vehicular and pedestrian traffic and providing access to lots and civic spaces.
Street Tree	A tree planted within the furnishing zone as a element of a thoroughfare.
Structured Parking	Motor vehicle parking spaces located within a principal building, whether above-ground or underground, or carriage house.
Structural Cells	A subsurface system that supports the weight of sidewalks or other paved surfaces and is filled with uncompacted soil.
Subdivision	The division of a lot, tract, or parcel of land into two (2) or more lots, building sites, or other divisions for the purpose of sale, legacy, or development at any time, where a new thoroughfare or way is needed to provide access to the lots which would otherwise be landlocked.
Substantial Rehabilitation	Any modification, interior renovation, or both of an existing principal building that exceeds one hundred percent (100%) of the assessed value of the building, as identified on the most recent tax list maintained by the Assessor's Office of the City of Somerville, within any twelve (12) month period.
Surface Parking	Motor vehicle parking spaces provided at ground level, whether in a driveway, a parking lot, under a carport, or sheltered by overhanging upper stories of a building.
Suspended Pavement	Pavement slabs spanning supports that allow soil under sidewalks and other paved surfaces to remain uncompacted.
Terminated Vista Thoroughfare	A location at the axial conclusion of a thoroughfare. A public or private way for use by vehicular and pedestrian traffic and providing access to lots and civic spaces.
Tower	Any portion of a high-rise building above seventy (70) feet.
Towing Service	A specific use type of the Dispatch Service principal use category. See §9.2.3.b.i Towing Service.
Transit Area	All lots within one-quarter (1/4) mile of a transit station for commercial uses and all lots within one-half (1/2) mile of a transit station for residential uses.
Transit Station	Any existing or planned station of the MBTA's light rail and heavy rail rapid transit lines within the City of Somerville.
Tree Guard	A metal fence installed around the perimeter of a tree pit to protect a street tree.
Tree Pit	A three (3) foot deep pit filled with soil for the planting and growth of a tree. Tree pits have surface area open to air and water flow.
Trucking or Transportation Depot	An Industrial principal use category. See §9.2.8.g Trucking or Transportation Depot.
Urban Agriculture Use	An Accessory use category. See §9.2.14.b Urban Agriculture. The purpose or activity that land or structures is designed, arranged, or intended to be occupied or used, or for which it is occupied, maintained, rented, or leased.
Vehicle Parking	A Commercial Services principal use category (See §9.2.6.m Vehicle Parking) and an Accessory use category (See §9.2.14.e Vehicle Parking).
Vehicle Sales	An Auto-Oriented principal use category. See §9.2.3.e Vehicle Sales.

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Visible Light Reflectance (VLR)	The percent of total visible light that is reflected by a glazing system. The lower the number, the less visible light reflected.
Visible Light Transmittance (VLT)	The percent of total visible light that is transmitted through a glazing system. The lower the number, the less visible light transmitted.
Waiver	A predetermined type of deviation from specific provisions of this Ordinance as specifically indicated elsewhere in this Ordinance.
Wholesale Trade or Distribution Wireless Communications	An Industrial principal use category. See §9.2.8.h Wholesale Trade or Distribution. The provision of the following types of services: cellular telephone service; personal communications; and extended specialized mobile radio service. Such essential services will be provided via wireless communications facilities, which shall include monopoles, rooftop antennas, satellite dishes, and cell sites.
Wireless Communications Antenna	An antenna, dish, or cell site attached to a wireless communications tower, principal building, or other accessory structure that is used to transmit or receive wireless communications signals.
Wireless Communications Tower	A structure or structures intended to support equipment that is used to transmit and/or receive wireless communications signals including towers, monopoles, cell sites, and other guyed and lattice construction steel structures that are freestanding and not attached to an principal building type or accessory structure.
Work/Live Creative Studio	An Arts & Creative Enterprise principal use category. See §9.2.2.a Artisanal Production.

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Zoning Atlas Overview

2.2 ZONING ATLAS OVERVIEW

1. Zoning Districts

- a. Zoning districts established by §1.4.2 of this Ordinance are summarized on Table 2.1.1 and example maps showing how districts are mapped to real property are shown in Figure 2.2.1 only for illustrative purposes.
- b. The colors indicated for each zoning district on Table 2.1.1 can be used to cross reference the Somerville Zoning Atlas with the applicable provisions for each zoning district of this Ordinance.

Table 2.2.1 Zoning Districts

Residential Districts (Article 3)

- Neighborhood Residential (NR)
- Urban Residential (UR)

Mid-Rise Districts (Article 4)

- Mid-Rise 3 STORY (MR3)
- Mid-Rise 4 STORY (MR4)
- Mid-Rise 5 STORY (MR5)
- Mid-Rise 6 STORY (MR6)

High Rise Districts (Article 5)

- High Rise (HR)

Commercial Districts (Article 6)

- Fabrication (FAB)
- Commercial Core (CC)
- Commercial Industry (CI)
- Commercial Business (CB)

Special Districts (Article 7)

- Civic (CIV)
- Assembly Square (ASQ)
- North Point (NP)
- Powderhouse School ReDEVELOPMENT (PSR)
- Tufts University (TU)

Figure 2.2.1 Example Zoning Maps



2. Transit Areas

- a. An example map illustrating how the TRANSIT AREAS established by §1.4.3 of this Ordinance are mapped to real property is shown in Figure 2.2.2 only for illustrative purposes.

3. Pedestrian Streets

- a. An example map illustrating how the PEDESTRIAN STREETS established by §1.4.4 of this Ordinance are mapped to real property is shown in Figure 2.2.3 only for illustrative purposes.

Figure 2.2.2 Example TRANSIT AREAS Map



Map 2.2.3 Example Pedestrian STREETS Map



2. GLOSSARY & OVERVIEW

Building Types Overview

2.3 BUILDING TYPES OVERVIEW

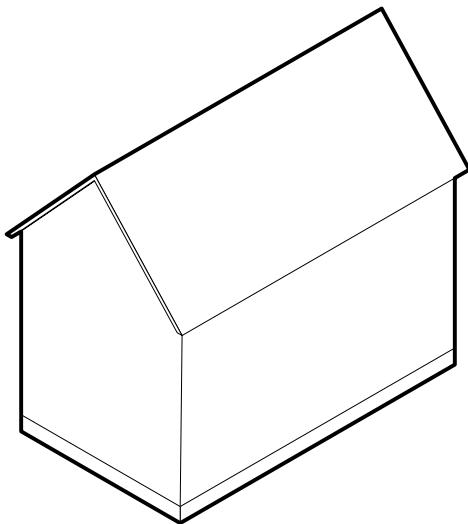
1. General

- a. This Ordinance USES 'BUILDING TYPES' as a tool to regulate DEVELOPMENT within each zoning district.
- b. BUILDING TYPES are defined by the combined disposition, configuration, and function of a PRINCIPAL STRUCTURE BUILDING and are USED in this Ordinance to establish the standards for new construction, renovation of existing STRUCTURES, and REDEVELOPMENT.
- c. In contrast to applying generic dimensional standards to all PRINCIPAL STRUCTURES BUILDINGS, the USE of BUILDING TYPES as a regulatory tool allows dimensional standards to differ from one class or kind of STRUCTURE to another within the same district and is authorized by M.G.L. Chapter 40A, Section 4.
- d. The selection of BUILDING TYPES permitted within a zoning district combine with the mix of permitted USES to define the intended character of each zoning district.

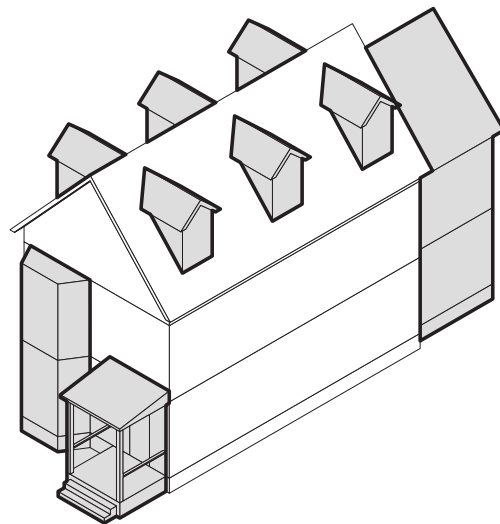
2. Building Assembly

- a. BUILDING TYPES are comprised of the MAIN MASSING of a BUILDING and various additional BUILDING COMPONENTS.
- b. The MAIN MASSING is the primary and the most important portion defining a BUILDING TYPE's form and scale. The MAIN MASSING of each BUILDING TYPE is regulated using dimensional standards that differ for each type.
- c. BUILDING COMPONENTS are ACCESSORY elements attached to the MAIN MASSING of a PRINCIPAL BUILDING that increase the buildings USEFULNESS. Each BUILDING component has dimensional standards that differ for each type.
- d. BUILDING COMPONENTS provide an important means for achieving variety and individuality in design and are permitted as indicated for each BUILDING TYPE.

Figure 2.3.2 Building Assembly



MAIN MASSING of a BUILDING



Additional BUILDING COMPONENTS

3. Understanding the Building Type Pages

- a. The standards for BUILDING TYPES identified in this Ordinance are presented across four pages that are the same for each BUILDING TYPE:
 - i. **Description & Precedents.** The first page for each BUILDING TYPE provides a general description and shows several images of typical buildings indicative of the variety possible within the definition of each type. The images are intended only for illustrative purposes and do not fully exemplify all of the requirements or possibilities for each type.
 - ii. **Diagrams & Dimensional Tables.** Page two and three provide the key spread of dimensional standards.
 - iii. **Additional Standards.** The fourth and final page for each BUILDING TYPE identifies various provisions applicable to the specific BUILDING TYPE, standards linked to the dimensional table, and includes any additional illustrative diagrams that are necessary.

- b. Section 2.2 provides an explanation of each line item in the BUILDING TYPE dimensional tables, defines how to measure each requirement, and provides other standards and reference information as necessary.

Badges indicate standards that are illustrated in the building type diagrams

Lot Standards

Building Standards

Color corresponds with Zoning District

3. RESIDENTIAL DISTRICTS
Neighborhood Residence (NR)

8. Detached House (continued)

a. Lot Standards

b. Building Placement

8. Detached House (continued)

c. Massing & Height

d. Uses & Features

Zoning district labeled at the top of every page

Illustrative building type diagram

Tables of dimensional standards & other requirements

Width (min)	-
No Driveway Access	32 ft
Side or Rear Driveway Access	32 ft
Front Driveway Access	35 ft
Depth (min)	80 ft

Lot Coverage (max)	60%
Green Score	-
Minimum	0.35
Ideal	0.40

Primary Front Setback ¹ (min/max)	10 ft / 20 ft
Secondary Front Setback ¹ (min/max)	10 ft / 20 ft
Side Setback (min)	0 ft
Sum of Side Setbacks (min)	10 ft
Rear Setback (min)	20 ft

Primary Front Setback (min)	20 ft
Secondary Front Setback (min)	10 ft

¹ See §3.1.13.a Contextual Front Setbacks

Facade Build Out (min)	50%
Width (min/max)	22 ft / 28 ft
Depth (min/max)	28 ft / 48 ft
Building Height (max)	2.5
Story Height (min/max)	10 ft / 12 ft
Ground Floor Elevation (min)	2 ft
Roof Type	Flat, Gable, Gambrel, Hip, or Mansard

Ground Story Fenestration (min/max)	20% / 50%
Upper Story Fenestration (min/max)	20% / 50%

Dwelling Units per Lot (max)	4
Dwelling Units (max)	-
Outdoor Amenity Space (min)	1/ DU

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Standards & Measurements

2.4 STANDARDS & MEASUREMENTS

1. General

a. This section provides an explanation of dimensional standards found in this Ordinance, defines how to measure each requirement, and provides other standards and reference information as necessary.

2. Lot Standards

a. LOT LINES

- i. Any LOT LINE ABUTTING a PEDESTRIAN STREET IS a PRIMARY FRONT LOT LINE.
- ii. The FRONT LOT LINE of any INTERIOR LOT OR KEY LOT is a PRIMARY FRONT LOT LINE.
- iii. CORNER LOTS have two FRONT LOT LINES and two SIDE LOT LINES with NO REAR LOT LINE.
 - a). Any FRONT LOT LINE of a CORNER LOT ABUTTING a PEDESTRIAN STREET is a PRIMARY FRONT LOT LINE.
 - b). For all other CORNER LOTS, the PRIMARY FRONT LOT LINE is designated by the PROPERTY OWNER, with all remaining FRONT LOT LINES designated as secondary FRONT LOT LINES.

b. Lot Dimensions

- i. LOT WIDTH
 - a). LOT WIDTH is measured as the length of the FRONT LOT LINE of a LOT, except as follows:
 - i). For a FLAG LOT, only the 'pole' or 'post' portion of the LOT is USED to measure LOT WIDTH.
- ii. LOT DEPTH
 - a). LOT DEPTH is measured as the horizontal distance between the midpoint of the PRIMARY FRONT LOT LINE and the midpoint of the REAR LOT

LINE or to the most distant point on any other LOT LINE where there is NO REAR LOT LINE.

c. LOT DEVELOPMENT

- i. LOT Coverage
 - a). The maximum area of a LOT that is permitted to be covered by STRUCTURES and impermeable surfaces. STRUCTURES are measured from the outside of the exterior walls at the GROUND STORY, including covered porches and other BUILDING COMPONENTS.
- ii. GREEN SCORE
 - a). GREEN SCORE is landscape requirement measured as a ratio of the weighted value of various landscape elements to total LOT AREA. See §10.3 GREEN SCORE for more information.
- iii. OPEN SPACE
 - a). The minimum area of a LOT that must be provided as OPEN SPACE.

3. Building Placement

a. BUILDING SETBACKS

- i. All principal and ACCESSORY BUILDINGS must be located at or behind any required minimum front, side, or rear SETBACK except as indicated in §2.2.3.c. SETBACK ENCROACHMENTS.
- ii. Minimum and maximum front SETBACKS are measured as follows:
 - a). Parallel to any FRONT LOT LINE that intersects a SIDE LOT LINE within five degrees (5°) of a right angle.
 - b). Parallel to the tangent of a concave FRONT LOT LINE or to the secant of a convex FRONT LOT LINE.

Figure 2.4.2 Lot Dimensions

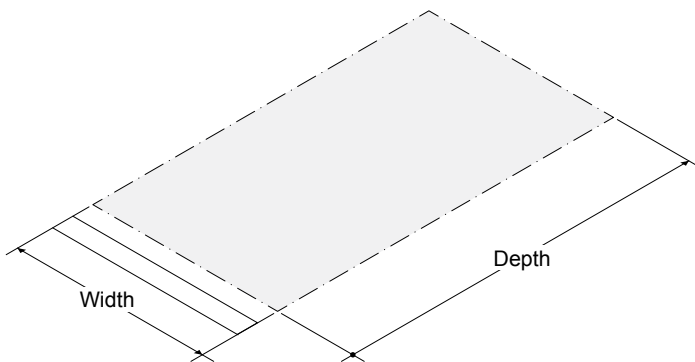
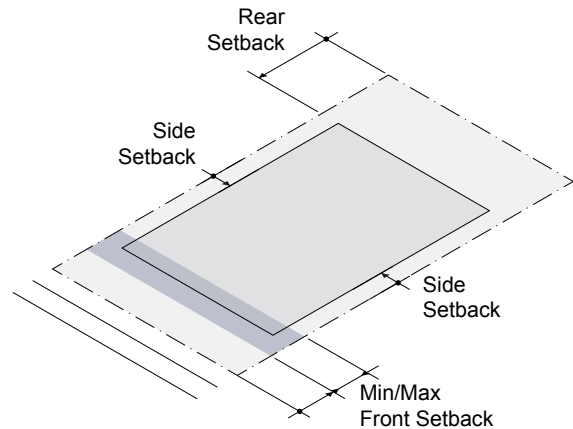


Figure 2.4.3 (a) Building SETBACKS



2. GLOSSARY & OVERVIEW

Standards & Measurements

- c). Perpendicular to the LOT DEPTH from the center point of the FRONT LOT LINE.
- iii. Side and rear SETBACKS are measured parallel to LOT LINES.
- iv. The FACADE of a PRINCIPAL BUILDING must be built at or in front of any maximum front SETBACK for each STORY of a BUILDING. The FACADE of UPPER STORIES may not project forward of the FACADE of the GROUND STORY except through the USE of Building COMPONENTS and BUILDING FRONTAGES.
- v. Buildings and STRUCTURES are not permitted to ENCROACH upon any EASEMENT or the right-of-way of any public THOROUGHFARE.
- vi. LOTS that cannot meet TOWER SETBACK requirements on all sides are not appropriate for tall buildings.
- b. Building Separation
 - i. Any principal or ACCESSORY BUILDING must be separated from any other principal or ACCESSORY BUILDING on the same LOT or on an ABUTTING LOT by the building separation distance specified for each BUILDING TYPE.
 - ii. Building separation is measured parallel from the face of the exterior walls of a principal or ACCESSORY BUILDING, excluding a PARTY WALL.
 - iii. Building components and the structural walls of window wells are included in the calculation of building separation.
- c. Parking SETBACKS
 - i. Unless otherwise specified, all parking, excluding underground parking, must be located at or behind any required parking SETBACK.
- d. SETBACK ENCROACHMENTS
 - i. BUILDING COMPONENTS may ENCROACH into required

SETBACK as indicated for each type elsewhere in this Ordinance.

- ii. CORNICES, belt courses, sills, PILASTERS and other architectural features may ENCROACH up to two (2) feet into a required SETBACK, provided that at least two (2) feet is maintained from the vertical plane of any SIDE LOT LINE.
- iii. Chimneys and flues may ENCROACH up to four (4) feet into a required SETBACK, provided that at least two (2) feet is maintained from the vertical plane of any LOT LINE.
- iv. BUILDING eaves and roof overhangs may ENCROACH into a required SETBACK, provided that at least two (2) feet is maintained from the vertical plane of any LOT LINE.
- v. Unenclosed fire escapes or emergency egress stairways may ENCROACH into a required side or rear SETBACK, provided that at least ten (10) feet is maintained from the vertical plane of any LOT LINE.
- vi. Mechanical equipment associated with residential USES, such as an HVAC unit, is not permitted in the FRONTAGE AREA of a LOT, but may ENCROACH into a required side or rear SETBACK, provided that at least two (2) feet or the distance provided in the manufacturer's specifications, whichever is greater, is maintained from the vertical plane of any LOT LINE.
 - a). Air heat pumps and other energy-saving mechanical equipment with a day-night 24-hr average noise level of 55 dB(A) or less may fully ENCROACH into a required SETBACK.
- vii. Exterior walls are permitted to ENCROACH into front, side, and rear SETBACKS up to eight inches (8") only for the purpose of adding insulating sheathing to

Figure 2.4.3 (b) Parking SETBACKS

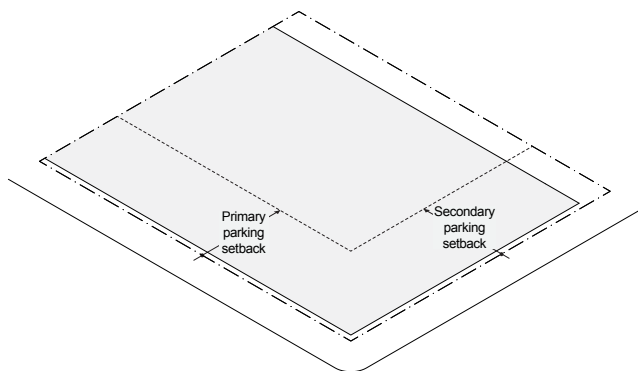
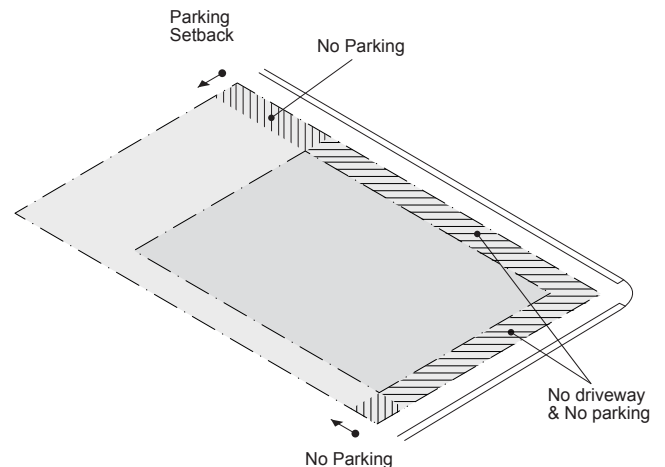


Figure 2.4.2 (c) FRONTAGE AREA



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Standards & Measurements

the exterior wall assembly, provided that at least two (2) feet is maintained from the vertical plane of any SIDE LOT LINE.

- viii. Minor STRUCTURES ACCESSORY to utilities, such as hydrants, manholes, water meters, or gas meters, may fully ENCROACH into a required front, side, or rear SETBACK.
 - ix. Transformers and other cabinet STRUCTURES may fully ENCROACH into a required side or rear SETBACK.
 - x. Terraces, uncovered and unenclosed PATIOS, and underground STRUCTURES may fully ENCROACH into a required SETBACK.
 - xi. Trellises or other STRUCTURES attached to a BUILDING for the sole purpose of growing vines or other vegetation may ENCROACH into a required SETBACK provided that at least two (2) feet is maintained from the vertical plane of any SIDE LOT LINE.
 - xii. ACCESSORY STRUCTURES, fences and walls, SIGNS, and landscape buffers may ENCROACH as indicated in Article 10: DEVELOPMENT Standards.
- e. FRONTAGE AREA
 - i. The area of a LOT between the FACADE of a PRINCIPAL BUILDING and any FRONT LOT LINE(s) extending fully to each SIDE LOT LINE(s) is the FRONTAGE AREA of a LOT.
 - ii. Parking is not permitted in the FRONTAGE AREA and driveways are not permitted in the FRONTAGE AREA between a BUILDING and the FRONT LOT LINE.

4. Massing & Height

- a. General
 - i. The UPPER STORIES of a BUILDING may not project, in any direction, beyond the exterior wall plane of the

stories below, except through the use of Building COMPONENTS.

- b. MAIN MASSING
 - i. FACADE Build Out
 - a). Building façade(s) must be built parallel to the FRONT LOT LINE for the minimum façade build out specified for each BUILDING TYPE and is measured as a percentage of the LOT width, measured at the maximum front SETBACK line.
 - b). The review boards may permit buildings in the Neighborhood Residence district to have FACADES that are not parallel to a FRONT LOT LINE for any LOT where any SIDE LOT LINE intersects with the FRONT LOT LINE at an acute angle.
 - c). For LOTS with frontage on three (3) sides, the FACADE build out along a secondary frontage is only applicable to the minimum number of stories required for each BUILDING TYPE.
 - d). FORECOURTS are considered part of the BUILDING for the purpose of measuring FACADE build out.
 - ii. BUILDING WIDTH
 - a). Width is measured parallel to the FACADE of a BUILDING, from the exterior of each side wall.
 - iii. BUILDING Depth
 - a). Depth is measured perpendicularly from the FACADE as the maximum length of any exterior side wall of a BUILDING.
 - iv. FLOOR PLATE
 - a). FLOOR PLATE is measured as the total GROSS FLOOR AREA of each STORY of a BUILDING, measured at the exterior walls, but excluding BUILDING COMPONENTS.
 - v. GROUND STORY Elevation

Figure 2.4.4 (a) FACADE BUILD-OUT

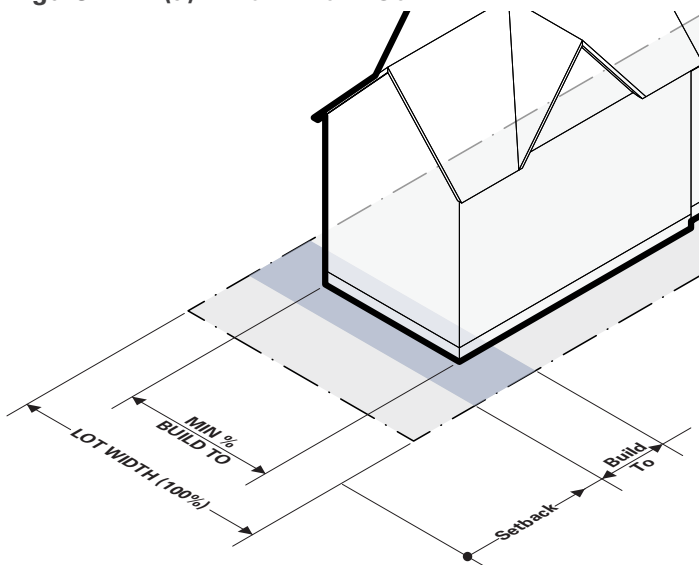


Figure 2.4.4 (b) Upward Slope

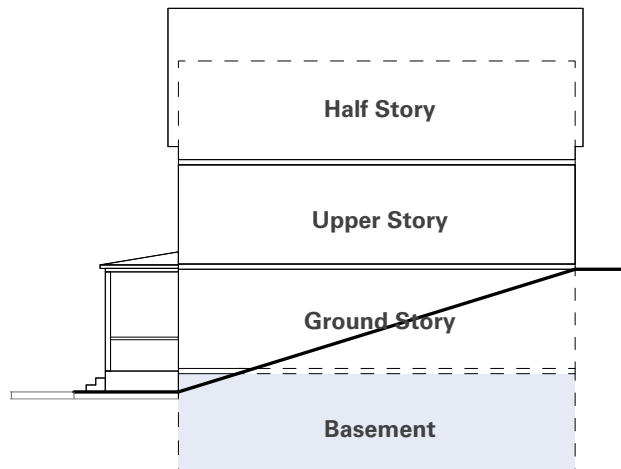
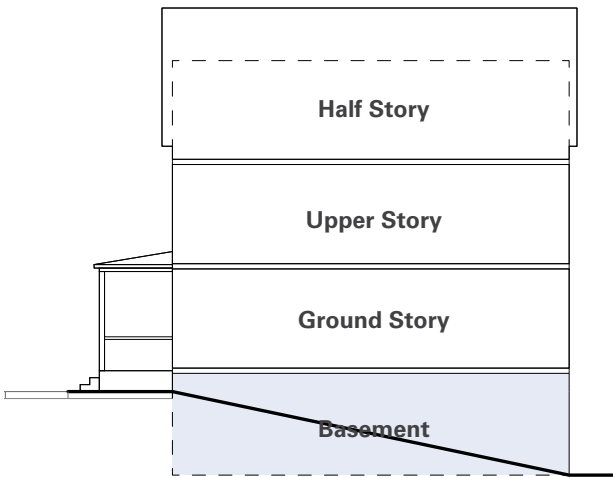


Figure 2.4.4 (c) Downward Slope

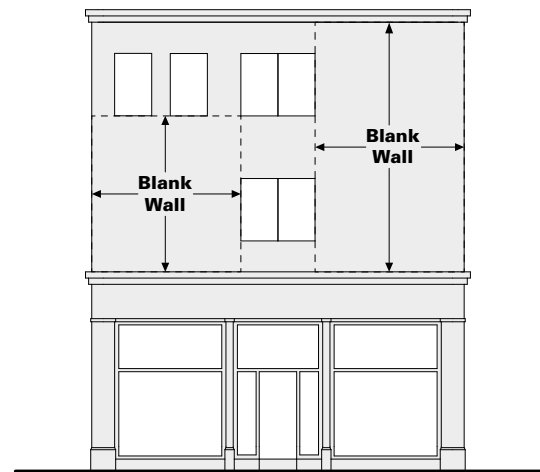


- a). GROUND STORY elevation is measured as the vertical distance from the average finished ground level at the FACADE(S) to the top of the finished floor of the GROUND STORY.
- vi. STORY Height
 - a). STORY height is measured vertically from the surface of the finished floor to the surface of the finished floor above at all points. When there is no floor above, STORY height is measured from the surface of the finished floor to the top of the structural beam or joists above or the top of the wall plate, whichever is more.
 - b). Minimum STORY height requirements are not measured for half-stories.
- vii. Number of Stories
 - a). The total number of stories of a BUILDING is calculated as follows:
 - i). The GROUND STORY is counted as one (1) STORY, except that a single GROUND STORY of twenty-five (25) feet or more is counted as two (2) stories.
 - ii). Each UPPER STORY is counted as one (1) additional STORY, except that any UPPER STORY with a MEZZANINE or loft is counted as two (2) stories.
 - iii). Interstitial space between stories is counted as an additional STORY if the space has a walking surface, permanent lighting, a ceiling height of seven feet six inches (7'6") or more, or is ACCESSED via a stairwell or elevator door.
 - iv). BASEMENTS are not counted as one (1) STORY unless the finished floor of the GROUND STORY is five (5) feet or more above the AVERAGE GROUND LEVEL of the LOT. See Figure 2.2 (g) and Figure 2.2 (h).
 - v). Each STORY of above ground STRUCTURED PARKING is counted as one (1) STORY regardless of its relationship to HABITABLE stories, except that up to two (2) stories of above ground STRUCTURED PARKING may be counted as one (1) STORY when those stories are fully screened by a single GROUND STORY with an equal or greater STORY height.
 - b). When BUILDING height allows for a half-STORY, the half STORY is counted as the HABITABLE space located directly under a pitched roof. The following standards apply:
 - i). The roof rafters must intersect the wall plate or top of wall frame of the exterior walls at a height no more than two (2) feet above the finished floor of the half-STORY.
 - ii). Ceiling height of a half STORY must not exceed twelve (12) feet in height at any point.
 - c). Non-HABITABLE attic space located under a pitched roof is not counted as a half STORY.
- viii. UPPER STORY STEP-BACK
 - a). When required, any BUILDING that exceeds four (4) stories in height must STEP-BACK at the 5th STORY as indicated for each BUILDING TYPE.
 - i). Buildings on any LOT less than sixty-five (65) feet deep are exempt from the UPPER STORY STEP-BACK requirement.
- ix. BUILDING Height, Feet
 - a). BUILDING height in feet is measured as the vertical distance from the average finished ground level at the FACADE(S) to the top of the structural beam or joists of the upper most STORY.
- x. Roofs
 - a). Defined roof types are permitted as indicated for each BUILDING TYPE. If this line item is not identified on the BUILDING TYPE table, the roof is not regulated.
- xi. Roof Features
 - a). Roof DECKS are permitted only on FLAT ROOFS and must be SETBACK at least five (5) feet from any FACADE.
 - b). Mechanical & stairwell penthouses; roof mounted cellular, radio, and Internet transmission equipment; vents or exhausts; solar panels or skylights; flagpoles; belfries, chimneys, cupolas, monuments, parapets, spires, steeples, and other NON-HABITABLE architectural features are permitted on roofs.

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Figure 2.4.5 (a) FENESTRATION



xii. FORECOURTS

- a). FORECOURTS must have a minimum width and depth of twelve (12) feet and a maximum height to width ratio of two to one (2:1).
- b). A FORECOURT must be enclosed by walls on three sides.
- c). BUILDING COMPONENTS may ENCROACH into a FORECOURT.
- d). Driveways, parking spaces, passenger drop-offs, garage entrances, loading and service areas, exhaust vents, mechanical equipment, and refuse or recycling storage are not permitted in FORECOURTS.

VISIBLE LIGHT TRANSMITTANCE (VLT) and no more than fifteen percent (15%) VISIBLE LIGHT REFLECTANCE (VLR).

- ii). For UPPER STORY FENESTRATION, glazing must have a minimum of forty percent (40%) VLT and no more than fifteen percent (15%) VLR.
- ii. BLANK WALL Area
 - a). BLANK WALL area is any portion of a FACADE that does not include FENESTRATION (doors and windows) and surface relief through the USE of columns, CORNICES, moldings, PIERS, PILASTERS, sills, SIGN BANDS, other equivalent architectural

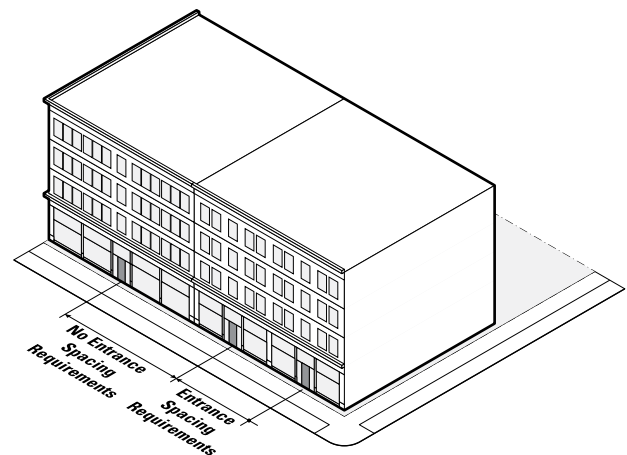
5. Uses and Features

a. FACADE Composition

i. FENESTRATION

- a). FENESTRATION must be provided as indicated for each BUILDING TYPE and is calculated as a percentage of the area of a FACADE.
 - i). For buildings with GROUND STORY commercial spaces, GROUND STORY FENESTRATION is measured between two (2) feet and twelve (12) feet above the finished floor of the GROUND STORY.
 - ii). For all other buildings and all other stories, FENESTRATION is measured independently for each STORY, from the top of a finished floor to the top of the finished floor above.
- b). FENESTRATION enclosed with glazing may be included in the calculation if it meets the following criteria:
 - i). For GROUND STORY FENESTRATION, glazing must have a minimum sixty percent (60%)

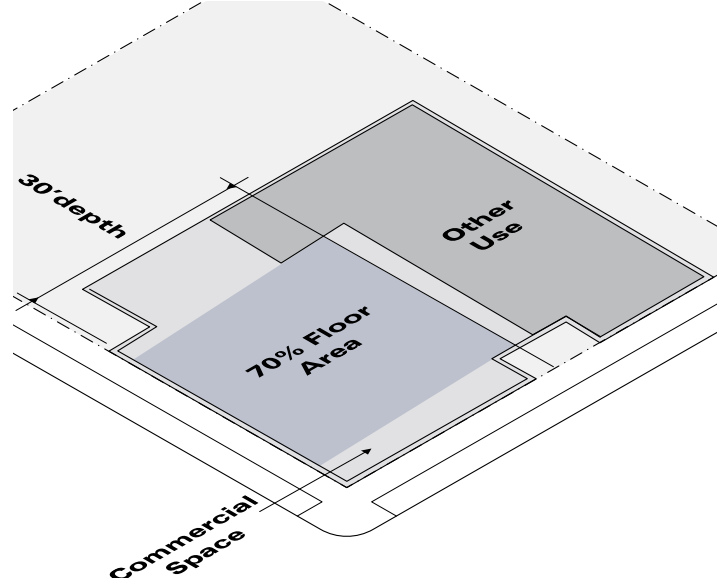
Figure 2.4.5 (b) Entrance Spacing



features that either recess or project from the average plane of the FACADE by at least four (4) inches.

- b). BLANK WALL area limitations apply both vertically and horizontally for all stories of a BUILDING for any FACADE.
- b. Use & Occupancy
 - i. Pedestrian ACCESS
 - a). Buildings must have at least one (1) PRINCIPAL ENTRANCE. PRINCIPAL ENTRANCES must be located on the FACADE, provide both ingress and egress, and be operable at all times.
 - b). Multi-STORY buildings with GROUND STORY commercial spaces must have at least one (1) PRINCIPAL ENTRANCE for each commercial space in addition to any PRINCIPAL ENTRANCE(s) necessary for accessing the upper stories.
 - c). PRINCIPAL ENTRANCE spacing is measured as the distance between center line of doors along a FACADE.
 - d). All residential buildings developed after the adoption date of this Ordinance must provide at least one (1) zero step entrance at the front, side, or rear of the building. Per Article VI of the Code of Ordinances of the City of Somerville, reasonable accomodation may be requested to comply with this standard.
 - e). Light wells may be provided within the FRONTAGE AREA to provide light and ACCESS into lower stories or to accommodate a change in grade across the front of a BUILDING.
 - f). The FRONTAGE AREA of a LOT may be terraced to accommodate pedestrian ACCESS where a change in grade exists across the front of a BUILDING.
 - ii. HABITABLE Space Depth
 - a). GROUND STORY DWELLING UNITS must have a HABITABLE room at least twenty (20) feet in depth, measured as the distance from the FACADE towards the interior of the BUILDING.
 - iii. GROUND STORY Commercial Space
 - a). Any building fronting a PEDESTRIAN STREET must provide GROUND STORY commercial space for one hundred percent (100%) of the total width of the building, excluding lobbies for UPPER STORY USES, means of egress, and any building systems rooms.
 - b). Required commercial space may be provided to one or more tenants and certain BUILDING TYPES may require more than one (1) commercial space.
 - iv. Commercial Space Depth
 - a). At least seventy percent (70%) of the LEASABLE FLOOR AREA of any GROUND STORY commercial

Figure 2.4.5 (c) Commercial Space Depth



space must have the commercial space depth indicated for each BUILDING TYPE, measured as the distance from the FACADE towards the interior of a building.

- v. DWELLING UNITS per LOT
 - a). The total combined number of DWELLING UNITS, that are permitted within a PRINCIPAL BUILDING TYPE and ACCESSORY BUILDING TYPE on the same LOT.
- vi. DWELLING UNITS
 - a). The minimum or maximum number of DWELLING UNITS permitted for a BUILDING TYPE.
 - b). Existing structures may not be MODIFIED to conflict with number of DWELLING UNITS permitted for each BUILDING TYPE.
- vii. GROSS FLOOR AREA per DWELLING UNIT (GFA/DU)
 - a). The maximum number of DWELLING UNITS permitted for a BUILDING TYPE is equal to the total GROSS FLOOR AREA of the BUILDING, minus the NET FLOOR AREA of any parking, divided by the GFA/DU indicated for each BUILDING TYPE.
 - i). The GFA/DU permitted for each BUILDING TYPE is different for buildings on different sized LOTS, NET ZERO BUILDINGS, and 100% AFFORDABLE HOUSING.
- viii. Outdoor AMENITY SPACE
 - a). When required for a BUILDING TYPE, outdoor AMENITY SPACE must be provided as a balcony, DECK, PATIO, porch, roof DECK, roof terrace, or yard that is directly ACCESSIBLE by a doorway from a HABITABLE room within the DWELLING UNIT the outdoor AMENITY SPACE is meant to serve.
 - b). Each outdoor AMENITY SPACE must provide an unobstructed area of at least twenty-four (24) square feet that may be used for seating.

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- c). Buildings with seven (7) or more DWELLING UNITS may provide shared outdoor AMENITY SPACE, provided that the space includes the total seating area required for each DWELLING UNIT that the shared space is meant to serve.

6. Building Components

- a. Dimensions
 - i. Projection
 - ii. SETBACK ENCROACHMENT
 - a). The distance a component may ENCROACH into a required SETBACK, provided that at least two (2) feet is maintained from the vertical plane of any SIDE LOT LINE.
 - iii. CLEARANCE
 - iv. Seating Area, Clear
- b. Bays
- c. Entry Canopys
- d. Stoops
- e. Porticos
- f. Porchs
- g. Engaged Porchs
- h. All Dormers
 - i. If the face wall of a dormer is oriented toward the FRONT LOT LINE, the SETBACK requirements are similarly oriented.
- i. Window Dormers
- j. Shed Dormers
- k. Cross GABLES
- l. Projecting GABLES
- m. Side Wings
- n. Rear Additions