

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 require development to provide a significant number of affordable dwelling units.

3. Applicability

- a. The provisions of this Section supplement or supersede the provisions of the districts upon which it is superimposed. Applicants 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.
- b. Where the provisions of this Section conflict with those found elsewhere in this Ordinance, the provisions of this Section apply.

4. All Zoning Districts

- a. Unless otherwise specified in this Section, development may provide any number of dwelling units with no restrictions on the dwelling units per lot, dwelling units, or gross floor area per dwelling unit permitted for each building type provided that all dwelling units are AFFORDABLE DWELLING UNITS.

5. Neighborhood Residence

- a. Building Types
 - i. The following building types are permitted:
 - a). Detached Triple Decker (§3.1.11)
 - b). Backyard Cottage (§3.1.12)
 - ii. Within the 1/2 Mile Transit Area, the following additional building types from the Urban Residence district are permitted:
 - 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)

6. Mid-Rise Districts

- a. Building Types
 - i. Apartment buildings and general buildings are permitted.
 - ii. Within the 1/4 Mile Transit Area, the maximum number of stories and the maximum building height permitted for each building type is specified on Table 8.1.6.
- b. Use Provisions
 - i. Household Living uses are permitted.

Table 8.1.6

	Apartment Building	General Building
Number of Stories (max)	7	7
Building Height, Feet (max)	86 ft	88 ft