

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 incentivize 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 his 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, 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.
- b. Dimensional Compliance

Table 8.1.5

	Semi-Detached Triple Decker	Multi-Plex	Apartment House	Apartment Building	Row houses
Number of Stories (max)	4	4	4	4	4

- 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.
- c. Use Provisions
 - i. Development is exempt from any maximum number of dwelling units, maximum number of dwelling units per lot, 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 maximum number of stories and the maximum building height permitted for each building type is specified on Table 8.1.6.

8. OVERLAY DISTRICTS

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Table 8.1.6

	Apartment Building	General Building
Number of Stories (max)	--	--
Mid-Rise 3 abutting NR	4	4
Mid-Rise 4, Mid-Rise 5, Mid-Rise 6	7	7
Building Height, Feet (max)	--	--
Mid-Rise 3	50 ft	52 ft
Mid-Rise 4, Mid-Rise 5, Mid-Rise 6	86 ft	88 ft

- b. 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.
- c. Use Provisions
 - i. Household Living and Group Living uses are permitted.
 - ii. The use of any upper story of a general building is limited to the following principal use categories:
 - a). Civic & Institutional
 - b). Residential
 - iii. Development is exempt from any minimum gross floor area per dwelling unit specified elsewhere in this Ordinance.
 - iv. All dwelling units must be affordable dwelling units.
 - v. At least forty percent (40%) of the leasable floor area of any general building must be occupied by uses from the Residential use categories.
- 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.