CITY OF SOMERVILLE ORDINANCE NO. ___________
IN THE BOARD OF ALDERMEN: _____________

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE TO
EXCLUDE CLOSETS AN ATTICS FROM NET FLOOR AREA AND CLARIFY STEPS
FOR THE SUBDIVISION OF LAND

WHEREAS, closets and unfinished attics are not included in Net Floor Area under the current
zoning ordinance, but are typically considered to not be a part of the net floor area of a building,
and;

WHEREAS, the ordinance has not corrected the percentage of affordable units required in the
RA and RB zoning districts, and;

WHEREAS, the provisions requiring subdivision of land are not clearly articulated in Article 8
of the Zoning Ordinance;

THEREFORE, be it adopted by the Board of Aldermen, in session assembled, that the
Somerville Zoning Ordinance is hereby amended as follows:

Article 2, Item 2.2.58 is hereby amended as follows:
(Text that is removed is crossed-out in-red and additions are underlined)

2.2.58. Floor area, net. The sum area of all floors or accessible levels of a building as measured
to the perimeter of the exterior faces of the walls, including enclosed porches, but excluding
areas used for accessory garage purposes, basement, and cellar, closet, and attic areas devoted
exclusively to storage and mechanical uses accessory to the operation of the building, off-street
loading facilities, malls, plazas, elevator shafts, escalators, stairways and stair landings, and those
areas used for the storage, operation or maintenance of mechanical equipment such as air
conditioning and heating apparatus. For reasons of convenience, eighty percent (80%) of the
gross floor area may be used if this is deemed reasonable in the judgment of the Superintendent.

Article 7, Section 7.3, second paragraph, first part
(Text that is removed is crossed-out in-red and additions are underlined)

In Residence A and Residence B districts, where developments include a minimum of twelve
and a half percent (12.5%) twenty percent (20%) affordable housing units on site, . . . .

Article 8: Add Section 8.8

Section 8.8: Subdivision and Merger of Land

In all zoning districts, unless the regulations for a specific zoning district state otherwise,
all subdivisions, lot splits, lot mergers, and lot line adjustments require Design & Site Plan
Review per Section 5.4 of the ordinance.