

LAND USE AND DEVELOPMENT

102 Attachment 2

SCHEDULE B

LOT, BULK & INTENSITY OF DEVELOPMENT STANDARDS

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ZONE	PRIMARY INTENDED USE	MIN. LOT AREA (S.F.)	MIN. LOT FRONTAGE (FT.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. FRONT YARD (FT.)	MIN. SIDE YARD ONE/BOTH (FT.)	MIN. REAR YARD (FT.)	MAXIMUM DENSITY (DU/AC.)	MAXIMUM F.A.R. (%)	MAXIMUM BUILDING COVERAGE (%)	MAXIMUM IMPROVEMENT COVERAGE (%)	MAXIMUM BUILDING HEIGHT (ST. FT.)
R-1	ONE FAMILY DETACHED RES.	10,000	75	75	120	35	10/25	30	...	25	...	35	2½/35
R-2	ONE FAMILY DETACHED RES.	6,000	50	50	100	25	8/20	25	...	30	...	40	2½/35
RESIDENTIAL - VARIOUS (SEE BELOW)													
	ONE-FAMILY DETACHED	6,000	50	50	100	25	8/20	25	...	30	...	40	2½/35
	DUPLEX	5,000	50	50	100	25	0/20	25	...	35	...	45	2½/35
	OTHER TWO-FAMILY	10,000	100	100	100	25	8/20	25	...	35	...	45	2½/35
PLANNED RESIDENTIAL DEVELOPMENT (*) (SEE BELOW)													
R-3	ONE-FAMILY DETACHED	5,000	50	50	100	25	8/20	25	8*	35	...	45	2½/35
	ONE-FAMILY, PATIO HOME	5,000	50	50	100	25	0/20	25	8*	35	...	45	2½/35
	DUPLEX	4,500	45	45	100	25	0/20	25	8*	40	...	50	2½/35
	OTHER TWO-FAMILY	9,000	90	90	100	25	10/20	25	8*	40	...	50	2½/35
	TRIPLEX	13,500	90	90	100	25	10/20	25	8*	40	...	50	2½/35
	QUADRUPLIX	18,000	90	90	100	25	10/20	25	8*	40	...	50	2½/35
	TOWNHOUSE	...	...	...	...	25	7.5/15	25	12*	35	...	...	2½/35
	GARDEN APARTMENT	...	...	...	...	25	25/50	25	25*	50	...	...	2½/35
	MID-RISE APARTMENT	...	...	...	...	40	35/70	35	25*	50	...	...	4/45
	RESIDENTIAL - VARIOUS (SEE BELOW)												
G	ONE-FAMILY DETACHED	6,000	50	50	100	25	8/20	25	...	30	...	40	2½/35
	DUPLEX	5,000	50	50	100	25	0/20	25	...	35	...	45	2½/35
	OTHER TWO-FAMILY	10,000	100	100	100	25	8/20	25	...	35	...	45	2½/35
	GARDEN APARTMENT	50,000	...	100	...	25	25/50	25	16	40	...	50	2½/35
SC	SENIOR CITIZEN HOUSING	...	100	...	...	30	30/60*	30*	68	125	20	60	10/...

SOMERVILLE CODE

SCHEDULE B - LOT, BULK & INTENSITY OF DEVELOPMENT STANDARDS (CONTINUED)

ZONE	MIN. LOT AREA (S.F.)	MIN. LOT FRONTAGE (FT.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. FRONT YARD (FT.)	MIN. SIDE YARD OVERBOTH (FT.)	MIN. REAR YARD (FT.)	MAXIMUM DENSITY (DU/AC.)	MAXIMUM F.A.R. (%)	MAXIMUM BUILDING COVERAGE (%)	MAXIMUM IMPROVEMENT COVERAGE (%)	MAXIMUM BUILDING HEIGHT (ST./FT.)
PO-R PROFESSIONAL OFFICE, ONE-FAMILY RESIDENCE	10,000	60	60	100	25	8/20	25	...	25	...	50	2 1/2-35
B-1 RETAIL, OFFICE	...	50	...	...	(*)	0/0*	25 OR BLDG-HT	...	...	90	...	3-...*
B-2 RETAIL, OFFICE	...	50	...	...	(*)	0/0*	25 OR BLDG-HT	...	...	25	...	3-...*
B-3 OFFICE, HOTEL	...	100	...	...	15	10/20	25 OR 1/2 BLDG-HT	...	...	30	90	3-...*
B-4 NEIGHBORHOOD RETAIL, SERVICES, OFFICE, MIXED USE	7,500	50	50	...	25	12/24	25	...	20	...	50	2 1/2-35
B-5 RETAIL, SERVICES, OFFICE, MIXED-USE	1 AC.	100	100	...	50	20/40	35 OR BLDG-HT	...	25	...	55	4/70
B-6 RETAIL, OFFICE	...	...	...	...	(*)	BLDG-HT	BLDG-HT	...	...	...	70	15/165
I-1 LIMITED INDUSTRY, OFFICE	3 AC.	...	300*	...	75*	50/100*	50*	...	25*	...	50*	3/45*
I-2 LIMITED INDUSTRY, OFFICE	60,000	...	200	...	75	50/100	50	...	25	...	65	2/35
CG COUNTY GOVERNMENT	...	100	...	...	(*)	0/0	0	...	...	50*	70*	5-...*
H HOSPITAL AND RELATED USES	11 AC.*	...	400*	...	(*)	(*)	(*)	...	100*	...	80*	(*)

* = SEE TEXT OF ZONING REGULATIONS FOR SPECIAL REQUIREMENTS OR ADDITIONAL INFORMATION. DENSITY LIMITS SHOWN ARE NET DENSITY; SEE TEXT FOR GROSS DENSITY.

- AC. = ACRE(S)
- BLDG HT = BUILDING HEIGHT
- DU/AC. = DWELLING UNITS PER ACRE
- FT. = FEET
- S.F. = SQUARE FEET
- ST. = STORIES