

① Site Diagram 1  
1/8" = 1'-0"





**SOMERVILLE ZONING ORDINANCE**  
**2.1.1 General**

Lot Line, Front: Any lot line abutting a civic space or thoroughfare, excluding alleys.

Lot Line, Rear: Any lot line which is parallel to or within forty-five (45) degrees of being parallel to a front lot line, unless that lot line is a side lot line of an abutting lot.

Lot Line, Side: Any lot line other than a front or rear lot line.

**2.4.2 Lot Standards**

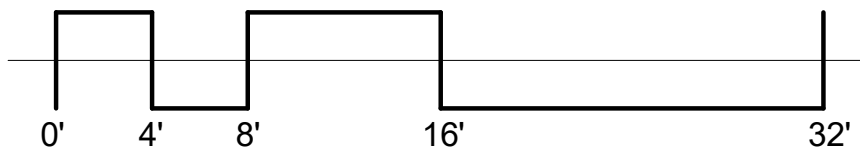
**a. Lot Lines**

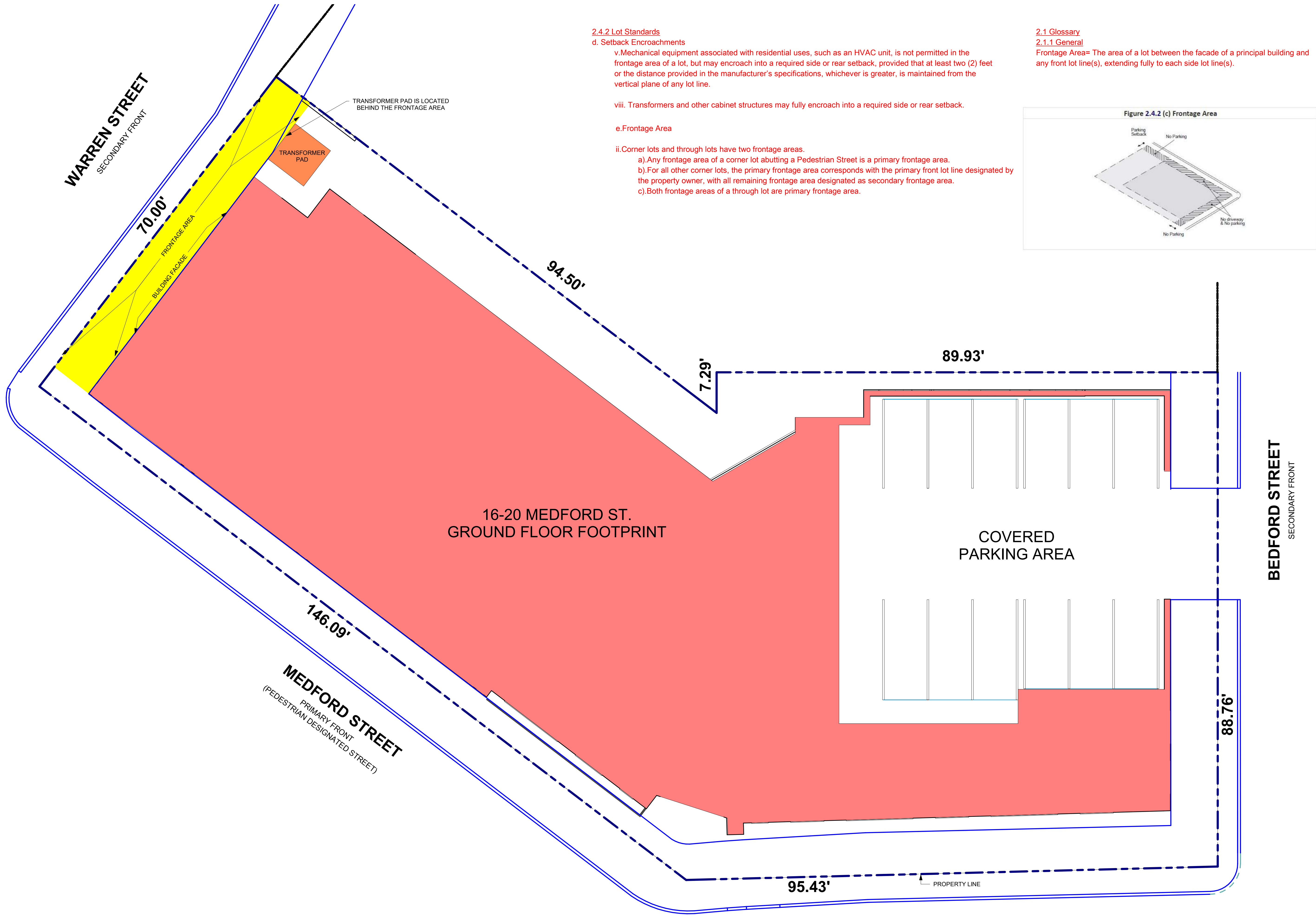
- i. Any lot line abutting a Pedestrian Street is a primary front lot line.
- ii. The front lot line of any interior lot or key lot is a primary front lot line.
- iii. Corner lots and through lots have two front lot lines.
  - a). Any front lot line of a corner lot abutting a pedestrian street is a primary 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.
  - c). Both front lot lines of a through lot are primary front lot lines.

**b. Lot Dimensions**

- i. General
  - a). Lots must have dimensions appropriate for one or more of the building type(s) or civic spaces permitted for the district where the lot is located.
- ii. 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.
- iii. 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.

① Site Diagram 2  
1/16" = 1'-0"





2.4.2 Lot Standards

d. Setback Encroachments

v. 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.

viii. Transformers and other cabinet structures may fully encroach into a required side or rear setback.

e. Frontage Area

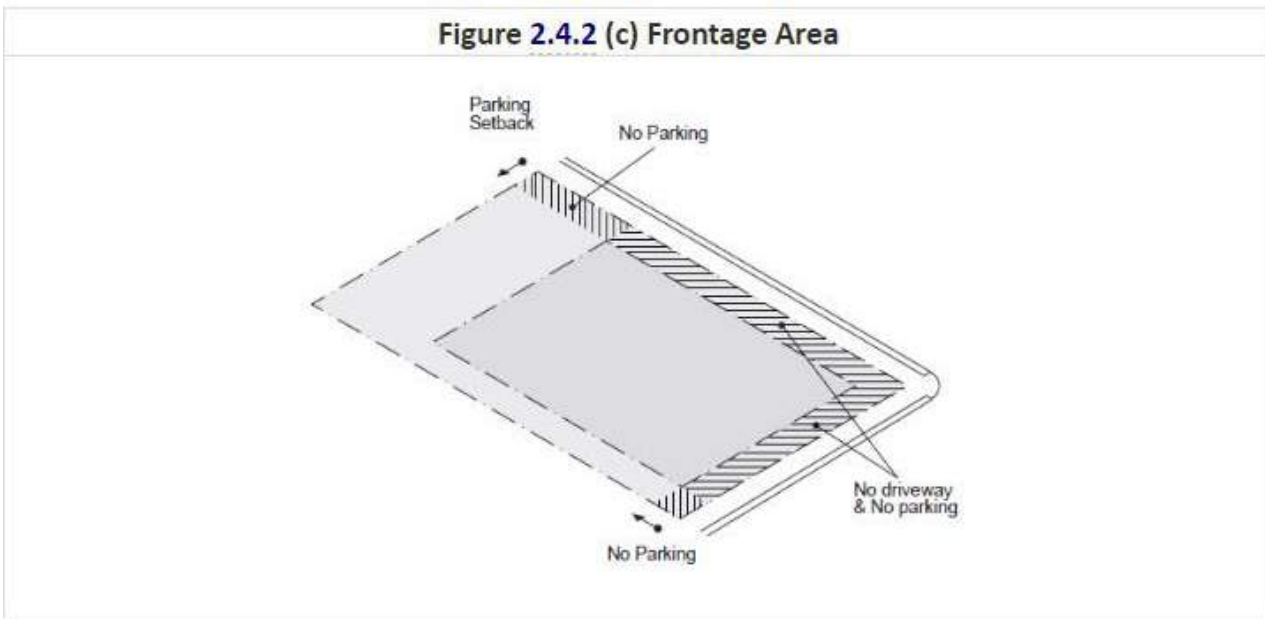
ii. Corner lots and through lots have two frontage areas.

- a). Any frontage area of a corner lot abutting a Pedestrian Street is a primary frontage area.
- b). For all other corner lots, the primary frontage area corresponds with the primary front lot line designated by the property owner, with all remaining frontage area designated as secondary frontage area.
- c). Both frontage areas of a through lot are primary frontage area.

2.1 Glossary

2.1.1 General

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).



1 Site Diagram 3  
1/8" = 1'-0"

