



CITY OF MELROSE

In Board of Aldermen

September 16, 2013

AN ORDER 2013-198

Proposed Amendment to Section 235-5 of the Melrose Zoning Ordinance Amending Definitions of “Basement”, “Story”, and “Story, Half”

Offered by Mayor Robert J. Dolan

BE IT ORDAINED

by the Board of Aldermen of the City of Melrose, that the Melrose Revised Zoning Ordinances, Chapter 235: Article II. Definitions, Section 235-5; be and hereby is amended to read as follows:

BASEMENT – A portion of a building, partly below grade, which has more than 1/2 of its height, measured from finished floor to finished ceiling, above the average finished grade of the ground adjoining the building. A basement shall be deemed a story when its ceiling is four feet or more above the average finished grade.

STORY – The portion of a building which is between one floor and the next higher floor level or the roof. If a mezzanine floor area exceeds 1/3 of the area of the floor immediately below, it shall be deemed a story. A basement shall be deemed a story when its ceiling is four feet or more above the average finished grade. A cellar shall not be deemed a story.

STORY, HALF – A story directly under a sloping roof where, in the case of a roof having one (1) uniform degree of pitch (such as in gable, hipped, or shed roof types), the points of intersection of the bottom of the rafters and the interior faces of the exterior walls are less than two (2) feet above the floor level on at least two (2) opposite exterior walls. Dormers may be constructed provided the length of the dormer(s), as measured along the lowest bearing points of the dormer(s) on the rafters of the sloping roof, does not exceed fifty (50) percent of the length of the sloping roof to which it is attached. There may be more than one (1) dormer provided the total sum of the horizontal length of the dormers does not exceed fifty (50) percent of the length of the sloping roof to which they are attached. Dormers shall be setback at least two (2) feet from the gable ends of a sloping roof and the roof overhang shall be maintained throughout existing structures or established below the dormer in the case of new structures.

September 16, 2013
In the Board of Aldermen
Ordained Roll Call:
11 Yea, 0 Nay
Mary-Rita O'Shea, Clerk

Passed September 16, 2013
William H. Forbes, Jr., President
Board of Aldermen

Approved September 18, 2013
Robert J. Dolan
Mayor