

# 1 INTRODUCTORY PROVISIONS

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## 1.1 GENERAL

### 1. Title

- a. This Ordinance is known as the ‘Zoning Ordinance of the City of Somerville’ and may also be cited and referred to as ‘Somerville Zoning Ordinance’ and ‘SZO’.

### 2. Authority

- a. This Ordinance is adopted under the authority granted by Article 89 of the Amendments to the Constitution of the Commonwealth of Massachusetts and enacted in accordance with the provisions of the Massachusetts General Laws (M.G.L.) Chapter 40A, as amended.

### 3. Applicability

- a. Unless otherwise specified, this Ordinance is applicable to all real property within the City of Somerville.
  - i. Real property used or occupied by the City of Somerville is exempt from the provisions of this Ordinance.
  - ii. Real property used or occupied by the Commonwealth of Massachusetts in conducting its essential government functions is exempt from the provisions of this Ordinance.
- b. All divisions, departments, commissions, boards, and authorities of the City of Somerville shall comply with the procedural requirements of this Ordinance.

### 4. Purpose

- a. Plan Implementation
  - i. To implement the comprehensive Master Plan of the City of Somerville and enforce officially adopted plans and policies.
  - ii. To permit development and redevelopment according to neighborhood, corridor, and station area plans collaboratively developed with community members.
- b. Regulatory Context
  - i. To equitably balance the regulation of real property with the interests of the community as a whole.
  - ii. To protect the health, safety, and general welfare of the community.
- c. Land Development Pattern
  - i. To ensure the development of a well-connected THOROUGHFARE network, composed of direct and convenient routes that reinforce Somerville as a walkable, human-scaled urban environment.
  - ii. To ensure that the limited land area of Somerville is efficiently divided into a BLOCK and LOT pattern consistent with the objectives and policies of the comprehensive Master Plan of the City of Somerville.
  - iii. To preserve and expand the city’s walkable

network of human scaled THOROUGHFARES and the small BLOCK and LOT pattern of land division.

- iv. To protect the social, environmental, and economic benefits provided by a walkable development pattern.
  - v. To discourage THOROUGHFARES and intersections that limit connectivity, discourage walking, induce traffic congestion, and increase vehicular air pollutant emissions by reducing the number of possible routes of travel and adding unnecessary distance between destinations.
  - vi. To require ALLEY-loaded blocks that concentrate “back-of-house” elements such as utility infrastructure, refuse collection, and access to parking and loading in the BLOCK interior, to the rear of buildings.
  - vii. To require the platting of land so that LOTS have frontage upon and buildings are properly oriented toward the public realm of an ABUTTING THOROUGHFARE or civic space.
- d. Neighborhoods
    - i. To develop and maintain complete, mixed-use, walkable, transit-oriented, and environmentally sustainable neighborhoods that foster a strong sense of community throughout the city.
    - ii. To provide distinct physical habitats at different scales, including the LOT, BLOCK, and neighborhood, so that meaningful choices in living arrangement can be provided to residents with differing physical, social, and emotional needs.
    - iii. To provide a range of housing types, unit sizes, and price points to accommodate the diverse household sizes and life stages of Somerville residents at all income levels, paying particular attention to providing housing that is affordable to individuals and families with low and moderate incomes.
    - iv. To preserve and enhance the existing character of Somerville’s traditional housing and respect existing built form and development patterns.
  - e. Public Realm
    - i. To resolve design conflicts between vehicular and pedestrian movement in favor of the pedestrian.
    - ii. To preserve and enhance the design of Somerville’s public realm.
  - f. Civic Space
    - i. To ensure a variety of functional, well-designed civic and recreation spaces that complement the character of adjacent properties, contribute to a comprehensive open space network, and increase the livability of the city.
  - g. Transportation
    - i. To develop a comprehensive network of THOROUGHFARES that accommodate multiple modes

# 1. INTRODUCTORY PROVISIONS

## General

of transportation, organized in a hierarchy defined by the character of each type.

- h. Parking & Mobility
  - i. To ensure that off-street accessory parking for motor vehicles is provided in a manner consistent with the objectives and policies of the comprehensive master plan of the City of Somerville.
  - ii. To establish parking policies that support transit-oriented development and a walkable, human-scaled urban environment.
  - iii. To un-bundle the cost of off-street parking from the cost of housing, so that housing in Somerville is more affordable.
  - iv. To encourage the use of public transportation, bicycling, and walking in lieu of motor vehicle use when a choice of travel mode exists.
  - v. To allow flexibility in how parking is provided by allowing shared and/or off-site arrangements in order to accommodate the parking of motor vehicles in a manner that is less disruptive to the urban environment.
  - vi. To balance the supply of off-street parking with local thoroughfare network capacity.
- i. Buildings
  - i. To require a strong connection and gradual transition between the public realm (sidewalks, thoroughfares, and civic spaces) and private realm (yards and building interiors).
  - ii. To promote the adaptation of existing buildings and permit redevelopment and infill construction that contributes to Somerville's architectural legacy, while respecting neighborhood character.
- j. Economic Development
  - i. To increase commercial tax base in support of the fiscal health of the City.
  - ii. To permit the activities customary to daily life within walking distance of most dwellings, providing accessibility to goods and services for all residents of Somerville including the disabled, elderly, young, low income, and those that do not drive or choose not to own an automobile.
  - iii. To protect and promote a diverse mix of businesses.
  - iv. To increase accessibility to diverse employment opportunities within Somerville.
  - v. To provide opportunities for businesses to remain in Somerville as they develop and grow.
  - vi. To capture a fiscal return on investments made in transportation infrastructure by locating higher intensity development, employment opportunities, and a broad mix of uses along major corridors and within walking distance of transit stops.

## 5. Regulatory Scope

- a. The provisions of this Ordinance are the minimum necessary to achieve the stated purposes.

## 6. Compliance

- a. No real property may be occupied or used; no use of an existing building or land may change; no sign may be erected, replaced, altered, refurbished, or otherwise modified; and no building or structure may be constructed, reconstructed, altered, expanded, or enlarged in whole or in part for any purpose except as specifically authorized by this Ordinance.
- b. Nothing contained in this Ordinance shall be construed to restrict the use of land or structures for activities protected by M.G.L. Chapter 40A, Section 3.

## 7. Fines and Penalties

- a. Any person who violates the provisions of this Ordinance shall be punished with a fine of not more than three hundred dollars (\$300.00) for each offense, where each day that a violation is not corrected or abated shall constitute a separate offense.
- b. In addition to procedure for enforcement described above, the Building Official may enforce the ordinance by a non-criminal disposition per MGL 4021d.

## 8. Conflicting Provisions

- a. This Ordinance does not abrogate, annul, or otherwise interfere with any easement, covenant, and/or other private agreements.
- b. Where the provisions of this Ordinance impose a greater restriction than required by other ordinances, regulations, resolutions, rules, easements, covenants, or agreements, the provisions of this Ordinance apply.
- c. All development activity must comply with relevant Federal and State law and regulations. Where the provisions of this Ordinance imposes a greater restriction than required by Federal or State law, the provisions of this Ordinance apply unless otherwise prohibited by law.

## 9. Meaning & Intent

- a. Words, phrases, and terms used in this Ordinance are defined in Article 16. Definitions.
- b. Words, phrases, and terms not defined in Article 16 are subject to the definitions of the Commonwealth of Massachusetts State Building Code (780 CMR).
- c. Words, phrases, and terms not defined by either Article 16 or the Commonwealth of Massachusetts State Building Code are defined by the most recent edition of Webster's Unabridged Dictionary.
- d. Words used or defined in one tense or form include other tenses and derivative forms.
- e. Words in the singular or plural include the other, unless

# 1. INTRODUCTORY PROVISIONS

## Transition Rules

expressly excluded.

- f. Words in the masculine or feminine include the other.
- g. The words 'must', 'shall', 'will', and 'may not' are mandatory.
- h. The words 'may' and 'should' are permissive.
- i. The words building, BUILDING TYPE, land, LOT, parcel, premises, site, structure, and THOROUGHFARE are construed as though followed by the words 'or any portion thereof'.
- j. The words 'used' or 'occupied' include designed, arranged, intended, or offered for use or occupation.
- k. The terms 'standards', 'regulations', and 'requirements' are used to mandate a specific course of action or built outcome. Compliance with standards, regulations, and requirements is mandatory and indicated by use of the terms 'must', 'shall', 'will,' 'may,' and 'may not'.
- l. The term 'guideline' is used for actions or built outcomes that are strongly encouraged to fulfill the intent of specific sections of this Ordinance. Guidelines are indicated by use of the term 'should'.
- m. Unless otherwise specifically indicated, lists of items or examples that use terms such as 'for example', 'including', and 'such as', or similar language, are intended to provide examples and not as exhaustive lists of all possibilities.

### 10. Text & Graphics

- a. Illustrations, graphics, pictures, and flowcharts are included in this Ordinance to help illustrate the intent and requirements of the text. In the case of a conflict between the text of this Ordinance and any illustration, graphic, picture, or flowchart, the text shall govern.
- b. Photographs provided in the Ordinance have no regulatory purpose and are intended only as examples.

### 11. Severability & Invalidity

- a. If any provision of this Ordinance or the application of any provision to any person, partnership, corporation, or circumstance is declared unconstitutional or otherwise held invalid, the validity of the remaining provisions of this Ordinance and their application to any other person, partnership, corporation, or circumstance shall not be affected.

## 1.2 TRANSITION RULES

### 1. Previous Approvals

- a. Any discretionary or administrative permit issued prior to the adoption of this Ordinance remains valid, subject to all conditions of the approval.
- b. Any discretionary or administrative permit, excluding subdivision plan approval, issued prior to the first notice of the public hearing for any amendment to this Ordinance, remains valid, subject to all conditions of

the approval.

## 1.3 ADOPTION & EFFECT

### 1. Adoption Date

- a. This Ordinance was adopted by the Board of Aldermen on Month, XX, 201X.

### 2. In Effect

- a. This Ordinance takes effect upon its passage and supersedes the Zoning Ordinance of the City of Somerville adopted on March, 23, 1990, as amended.

### 3. Published Notice

- a. Per M.G.L. 40 Section 32, notice of the adoption of this Ordinance, or any amendment to this Ordinance, shall be published at least two times in a newspaper of general circulation without delay upon its adoption by the Board of Aldermen and signing into law by the Mayor. Failure to publish this notice does not affect the validity of this Ordinance or its amendments.

### 4. Claim of Invalidity

- a. No claim of invalidity of this Ordinance shall be made in any legal proceeding after ninety (90) days have passed following the publication of notice of adoption.
- b. Notice specifying the court, parties, claim of invalidity, and date of filing shall be submitted to the Office of the City Clerk within seven (7) days after commencement of such action.

## 1.4 OFFICIAL MAPS

### 1. Zoning Atlas

- a. Incorporation
  - i. Zoning district boundaries are shown on maps of the "Official Zoning Atlas of the City of Somerville"
  - ii. This atlas and its maps may be cited and referred to as the "Official Zoning Atlas"
  - iii. The Office of Strategic Planning and Community Development shall maintain the Official Zoning Atlas in accordance with the most recent zoning map amendment approved by the Board of Aldermen.
  - iv. The Official Zoning Atlas may be supplemented by additional layers or separate maps to the atlas sheets when the scale of the atlas sheets does not adequately illustrate the details of boundaries or designations of a particular area.

### 2. Zoning Districts

- a. Establishment of Districts
  - i. Zoning districts are established as described in this Ordinance and applied to real property as shown

# 1. INTRODUCTORY PROVISIONS

## Official Maps

- on the maps of the Official Zoning Atlas.
- b. Boundaries
  - i. Zoning district boundary lines are intended to follow LOT lines, or be parallel or perpendicular to them, and along the centerlines of private rights-of-way, public ALLEYS, and railroad rights-of-way as indicated on the maps of the Official Zoning Atlas.
  - ii. Where the maps of the Official Zoning Atlas indicate a district boundary line that approximately coincides with a LOT LINE, the LOT LINE is the official boundary between districts.
  - iii. Where the maps of the Official Zoning Atlas indicate a district boundary line that divides a platted LOT or undivided parcel of land, the boundary between districts is determined using the scale of that map in the Official Zoning Atlas and the provisions for each zoning district apply to the portion of the lot within the respective districts.
- c. Unmapped Land
  - i. Any thoroughfare that is decommissioned may be used or developed as if it is incorporated into the adjacent zoning district.
  - ii. Any land not specifically included in any zoning district on the maps of the Official Zoning Atlas is subject to the provisions of Article 11: Public Realm Standards and classified as the Civic district unless rezoned according to the Map Amendment procedures of Article 15: Administration.

of the designation is one hundred (100) feet of the FRONT LOT LINE or combination of FRONT LOT LINES extending from the corner of the BLOCK.

### 3. Transit Areas

- a. Incorporation
  - i. Transit stations and all lots located within one-quarter (1/4) and one-half (1/2) mile walking distance to each station are shown on the "Official Transit Area Map of the City of Somerville".
  - ii. This map may be cited and referred to as the "Transit Area Map".
  - iii. The Transit Area Map is part of the Official Zoning Atlas as established in §1.C.1. Zoning Atlas.

### 4. Pedestrian Streets

- a. Incorporation
  - i. Pedestrian oriented BLOCK FACES are shown on the "Official Pedestrian Streets Map of the City of Somerville".
  - ii. This map may be cited and referred to as the "Pedestrian Streets Map".
  - iii. The Pedestrian Streets Map is part of the Official Zoning Atlas as established in §1.C.1. Zoning Atlas.
- b. Interpretation
  - i. Pedestrian street designation is intended to include the entirety of each designated BLOCK FACE. Where the Pedestrian Streets Map indicates a designation that identifies only part of BLOCK FACE, the length

# 2 OVERVIEW & GUIDE

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### 2.1 BUILDING TYPES OVERVIEW

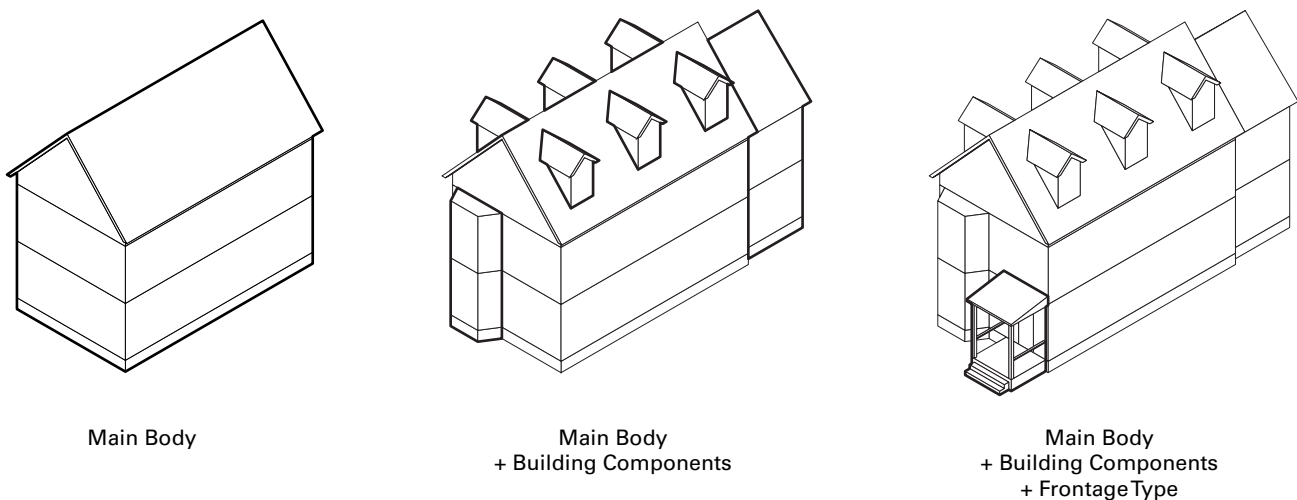
#### 1. General

- a. This Ordinance uses 'building types' as a tool to regulate development within each zoning district.
- b. Building types are defined by the combined disposition, configuration, and function of a principal structure and are used in this Ordinance to establish the standards for new construction, renovation of existing structures, and redevelopment.
- c. In contrast to applying generic dimensional standards to all principal structures, the use of Building Types as a regulatory tool allows dimensional standards to differ from one class or kind of structure to another within the same district and is authorized by M.G.L. Chapter 40A, Section 4.
- d. The selection of building types permitted within a zoning district combine with the mix of permitted uses to define the intended character of each zoning district.

#### 2. The Building Type Kit-of-Parts

- a. Building types are primarily an assembly of three features including the main body of the building, various building components, and at least one building frontage type.
- b. The Main Body is the primary massing and the most important portion defining a building type's form and scale. The main body of each building type is regulated using dimensional standards that differ for each type.
- c. Building Components are accessory features that attach to the main body and increase the habitable square footage or enhance the usefulness of a building. Each Building Component has dimensional standards that differ for each type of component.
- d. Building Frontages attach to the facade of a building and provide a gradual transition and strong interface between the private realm (yards and building interiors) and the public realm (sidewalks, thoroughfares, and civic spaces). Each Building Frontage has dimensional standards that differ for each type of frontage.
- e. Building Components and Building Frontages provide an important means for achieving variety and individuality in design and are permitted as indicated for each building type.

FIGURE 2.1 (a) Building Type Kit-of-Parts



# 2. OVERVIEW & GUIDE

## Building Types Overview

### 3. Understanding the Building Type Pages

- a. The standards for building types identified in this Ordinance are presented across four pages that are the same for each building type:
  - i. **Description & Precedents.** The first page for each Building Type provides a general description and shows several images of typical buildings indicative of the variety possible within the definition of each type. The images are intended only for illustrative purposes and do not fully exemplify all of the requirements or possibilities for each type.
  - ii. **Diagrams & Dimensional Tables.** Page two and three provide the key spread of dimensional standards.
  - iii. **Additional Standards.** The fourth and final page for each Building Type identifies various provisions applicable to the specific building type, standards linked to the dimensional table, and includes any additional illustrative diagrams that are necessary.
- b. Section 2.2 provides an explanation of each line item in the building type dimensional tables, defines how to measure each requirement, and provides other standards and reference information as necessary.

Badges indicate standards that are illustrated in the building type diagrams

Lot Standards

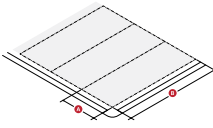
Building Standards

Color corresponds with Zoning District

Zoning District labeled at the top of every page

**4.0 RESIDENTIAL DISTRICTS**  
Neighborhood Residence (NR)

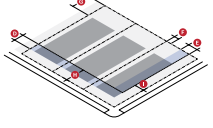
**D. Cottage (cont.)**  
i. Lot Standards



Lot Dimensions	
Width (min)	-
No Driveway Access	32 ft
Side or Rear Driveway Access	32 ft
Front Driveway Access	35 ft
Depth (min)	70 ft

Lot Coverage	
Building Coverage (max)	65%
Green Area Ratio (min)	0.18

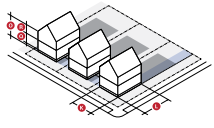
ii. Building Placement



Building Setbacks	
Primary Front Setback (min/max)	10 ft / 20 ft
Secondary Front Setback (min/max)	10 ft / 20 ft
Side Setback (min)	5 ft
Rear Setback (min)	20 ft


Parking Setbacks	
Primary Front Setback (min)	20 ft
Secondary Front Setback (min)	10 ft

**D. Cottage (cont.)**  
iii. Massing & Height



Main Body	
Facade Build Out (min)	60%
Width (min/max)	22 ft / 26 ft
Depth (min/max)	24 ft / 32 ft
Building Height (max)	2 stories
Story Height (min/max)	9 ft / 12 ft
Ground Floor Elevation (min)	2 ft
Roof Type	Flat, Gable, Mansard

iv. Uses & Features



Facade Composition	
Ground Story Fenestration (min/max)	20% / 50%
Upper Story Fenestration (min/max)	20% / 50%

Use & Occupancy	
Dwelling Units (max)	-
Outdoor Amenity Space (min)	1/ DU

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# 2. OVERVIEW & GUIDE

Building Types Overview

# 2. OVERVIEW & GUIDE

## Standards & Measurements

### 2.2 STANDARDS & MEASUREMENTS

#### 1. General

- a. This section provides an explanation of dimensional standards found in this Ordinance, defines how to measure each requirement, and provides other standards and reference information as necessary.

#### 2. Lot Standards

- a. General
  - i. One (1) Principle Building Type may be built on each lot.
- b. 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. For CORNER LOTS, the primary FRONT LOT LINE is designated as follows:
    - a). Any front lot line 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 are designated as secondary FRONT LOT LINES.
- c. Lot Dimensions
  - i. 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.
  - ii. 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..
- d. Lot Development
  - i. Lot Coverage
    - a). The maximum area of a lot that is permitted to be covered by structures and impermeable surfaces. Structures are measured from the outside of the exterior walls at the ground floor, including covered porches and other building components.
  - ii. Green Factor
    - a). Green factor is landscape requirement measured as a ratio of the weighted value of various landscape elements to total lot area. See §10.3 Green Factor for more information.

#### 3. Building Placement

- a. Building Setbacks
  - i. Setbacks are measured parallel to lot lines.
  - ii. All buildings and structures must be located at or behind any required minimum front, side, or rear setback except as indicated in §2.2.3.c. Setback Encroachments.
  - iii. The facade of a principal building must be built at or in front of any maximum front setback for each story of a building. The façade of upper stories may not project forward of the façade of the first story except through the use of permitted building components and building frontages.
  - iv. Buildings and structures are not permitted to

FIGURE 2.2 (a) Lot Dimensions

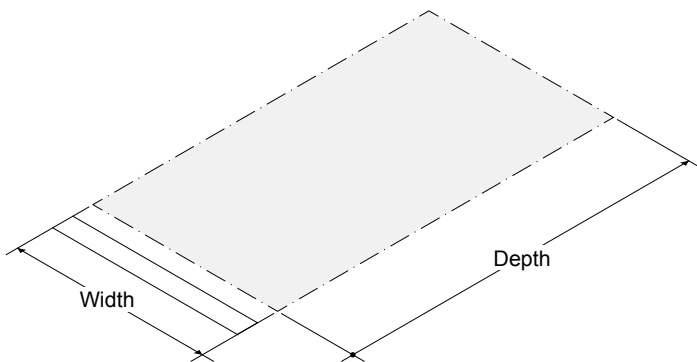
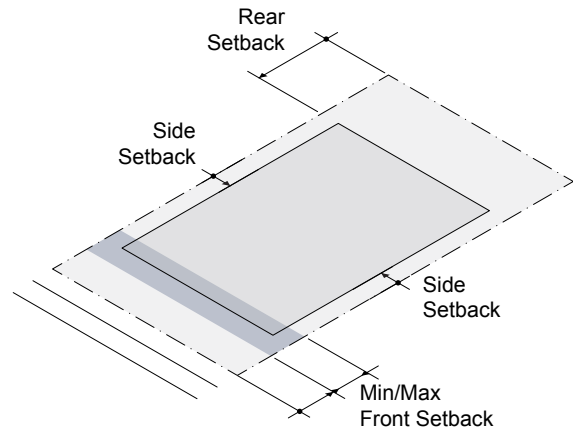
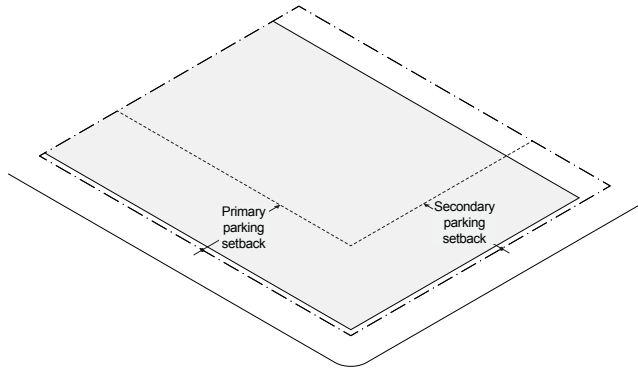


FIGURE 2.2 (b) Setbacks

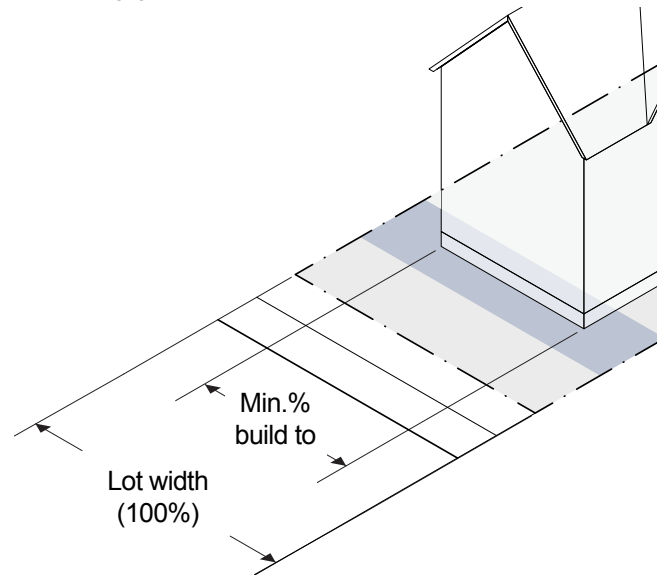


**FIGURE 2.2 (c) Parking Setbacks**



- encroach upon any easement or the right-of-way of any public thoroughfare.
- v. Lots that cannot meet tower setback requirements on all sides are not appropriate for tall buildings.
- b. **Parking Setbacks**
  - i. Unless otherwise specified, all off-street parking, including surface and structured parking, but excluding underground parking, must be located at or behind any required parking setback.
- c. **Setback Encroachments**
  - i. Building frontages and components may extend beyond a required front setback as indicated for each type.
  - ii. Cornices, belt courses, sills, buttresses and other architectural features may encroach up to two (2) feet.
  - iii. Chimneys and flues may encroach up to four (4) feet, provided that at least two (2) feet is maintained from the vertical plane of any lot line.
  - iv. Building eaves and roof overhangs may encroach up to three (3) feet, provided that at least two (2) feet is maintained from the vertical plane of any lot line.
  - v. Unenclosed fire escapes or emergency egress stairways may encroach up to four (4) feet into a required side or rear setback, provided that at least two (2) feet is maintained from the vertical plane of any lot line.
  - vi. Mechanical equipment associated with residential uses, such as HVAC units and security lighting, may encroach into a required side or rear setback, provided that at least two (2) feet is maintained from the vertical plane of any lot line.
  - vii. Terraces, uncovered and unenclosed patios, and/or

**FIGURE 2.2 (d) Facade Build-Out**



- structures below and covered by the ground may fully encroach into a required setback.
  - viii. Minor structures accessory to utilities, such as hydrants, manholes, transformers, and other cabinet structures, may fully encroach into a required setback.
  - ix. Trellises or other structures attached to the facade of a building for the sole purpose of growing vines or other vegetation are not measured in the calculation of setbacks.
  - x. Accessory structures, fences and walls, signs, and landscape buffers may encroach as indicated in Article 10: Development Standards.
- 4. Massing & Height**
- a. **General**
    - i. The upper stories of a building may not project, in any direction, beyond the exterior wall plane of the stories below, except through the use of permitted building components and building frontages.
  - b. **Facade Orientation**
    - i. The facade of a principal building must be built parallel to a front lot line or to the tangent of a curved front lot line.
  - c. **Main Body**
    - i. **Facade Build Out**
      - a). Façade build out is a ratio of building width to lot width, measured at the maximum front setback line. See figure XXX.
      - b). The façade of a building must be built to the façade build out ratio as specified for each building type.
      - c). For lots with frontage on three (3) sides, façade build out along a secondary frontage is only



**FIGURE 2.2 (h) Building Height in Feet**



stories, except that up to two (2) stories of above ground structured parking may be counted as one (1) story when those stories are fully screened by a single ground story with an equal or greater story height.

- b). When building height allows for a half-story, the half story is counted as the habitable space located directly under a pitched roof. The following standards apply:
  - i). The roof rafters must intersect the wall plate or top of wall frame of the exterior walls at a height no more than two (2) feet above the finished floor of the half-story.
  - ii). Ceiling height of a half story must not exceed twelve (12) feet in height at any point.
- c). Non-habitable attic space located under a pitched roof is not counted as a half story.
- vi. Story Height
  - a). Story height is measured vertically from the surface of the finished floor to the surface of the finished floor above. When there is no floor above, story height is measured from the surface of the finished floor to the top of the structural beam or joists above or the top of the wall plate, whichever is more.
  - b). Minimum story height requirements are not measured for half-stories.
- vii. Ground Story Elevation
  - a). Ground story elevation is measured from the average grade of the sidewalk of the abutting thoroughfare or from the crown of the roadway of the adjacent thoroughfare when no sidewalk

exists, to the top of the finished floor of the ground story of a building.

- viii. Building Height, Feet
  - a). Building height in feet is measured as the vertical distance from the finished ground level at the façade of the building to the top of the structural beam or joists of the upper most story.
- ix. Roofs
  - a). Defined roof types are permitted as indicated for each building type. If this line item is not identified on the building type table, the roof is not regulated.
- x. Roof Features
  - a). Roof decks are permitted only on flat roofs and must be setback at least five (5) feet from any facade.
  - b). Mechanical & stairwell penthouses; roof mounted cellular, radio, and Internet transmission equipment; vents or exhausts; solar panels or skylights; flagpoles; belfries, chimneys, cupolas, monuments, parapets, spires, steeples, and other non-habitable architectural features are permitted on roofs.

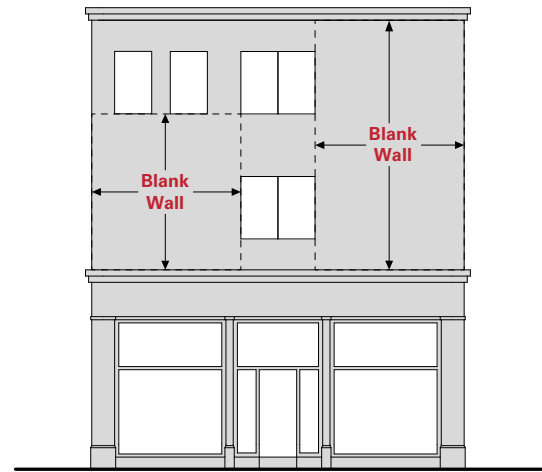
### 5. Uses and Features

- a. Facade Composition
  - i. Fenestration
    - a). Fenestration must be provided as indicated for each building type and is calculated as a percentage of the area of a façade.
      - i). Ground story fenestration is measured between two (2) feet and twelve (12) feet above the Abutting sidewalk.

## 2. OVERVIEW & GUIDE

### Standards & Measurements

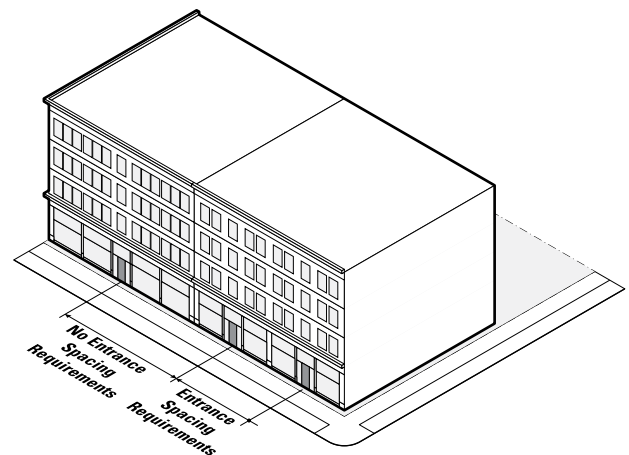
**FIGURE 2.2 (i) Fenestration**



- ii). Upper story fenestration is measured independently for each story, from the top of a finished floor to the top of the finished floor above.
- b). Fenestration enclosed with glazing may be included in the calculation if it meets the following criteria:
  - i). For ground story fenestration, glazing must have a minimum sixty percent (60%) Visible Light Transmittance (VLT) and no more than fifteen percent (15%) Visible Light Reflectance (VLR).
  - ii). For upper story fenestration, glazing must have a minimum of forty percent (40%) VLT and no more than fifteen percent (15%) VLR.
- ii. Blank Wall Area
  - a). Blank wall area is any portion of a facade that does not include fenestration (doors and windows) and surface relief through the use of columns, cornices, moldings, piers, pilasters, sills, sign bands, other equivalent architectural features that either recess or project from the average plane of the facade by at least four (4) inches.
  - b). Blank wall area limitations apply both vertically and horizontally for all stories of a building for any facade.
- b. Use & Occupancy
  - i. Pedestrian Access
    - a). Principal entrances must be located on the facade of a building, provide both ingress and egress, and be operable at all times.
    - b). Principal entrance spacing is measured as the

- distance between center line of doors along a facade.
- c). Principal entrance spacing requirements must be met for each building individually, but are not applicable to adjacent buildings.
- ii. Dwelling Units
  - a). The minimum or maximum number of dwelling units permitted for a building type, as specified.
- iii. Density Factor
  - a). The maximum number of dwelling units permitted is equal to the total residential gross floor area of a building or portion of a building

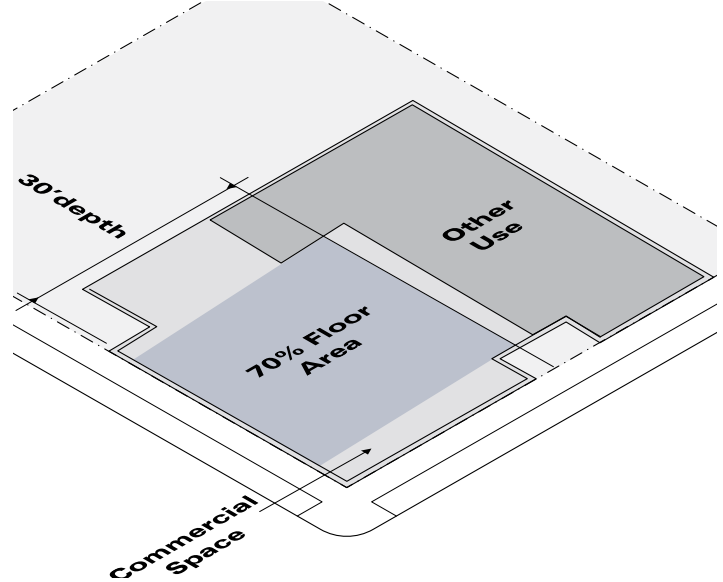
**FIGURE 2.2 (j) Entrance Spacing**





- divided by the density factor indicated for a building type.
- iv. Habitable Space Depth
    - a). Ground story dwelling units must have a habitable room at least twenty (20) feet in depth, measured as the distance from the facade towards the interior of the building.
  - v. Commercial Space Depth
    - a). Ground story spaces intended for a commercial tenant must have a leasable area with the depth indicated for each Building Type.
    - b). This depth must be provided for at least seventy percent (70%) of the floor area of the space, measured as the distance from the facade towards the interior of a building.
    - c). This floor area may be provided to one or more tenants.
  - vi. Outdoor Amenity Space
    - a). Where required, outdoor amenity space must be provided for each dwelling unit as a balcony, deck, patio, porch, roof deck, roof terrace, or yard.
    - b). Each outdoor amenity space must provide an unobstructed area of at least twenty-four (24) square feet that may be used for seating.
    - c). Apartment Building, General Building, and Mid-Rise Podium Tower building types may provide shared outdoor amenity space, provided that the space includes the total seating area required for each dwelling unit that the shared space is meant to serve.
    - d). For all other building types, each outdoor amenity space must be directly accessible by a doorway from a habitable room within the dwelling unit it is meant to serve.

**FIGURE 2.2 (k) Commercial Space Depth**



## 2. OVERVIEW & GUIDE

Standards & Measurements

### 3 RESIDENTIAL DISTRICTS

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## 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

### 3.1 NEIGHBORHOOD RESIDENCE (NR)

#### 1. Character Description

The Neighborhood Residence district is characterized by a variety of small and moderate floor plate, one- and two-unit buildings with minimal front and side setbacks to help prioritize back yard space. The district is almost entirely residential, with occasional neighborhood stores, schools, places of worship, and arts related uses on advantageous sites.



# 3. RESIDENTIAL DISTRICTS

## Neighborhood Residence (NR)

### 2. Intent

- a. To implement the Neighborhood Residential context from the Future Land Context Map of SomerVision.
- b. To conserve already established areas of detached and semi-detached residential buildings.

### 3. Purpose

- a. To permit the development of one- and two-unit detached and semi-detached residential buildings on individual lots.
- b. To permit contextual modifications to existing detached and semi-detached residential buildings.
- c. To permit the adaptive reuse of certain existing nonconforming buildings for arts & creative enterprise and retail uses compatible with residential areas.

### 4. Applicability

- a. The section is applicable to all real property within the Neighborhood Residence district as shown on the maps of the Official Zoning Atlas of the City of Somerville.

### 5. Development Review

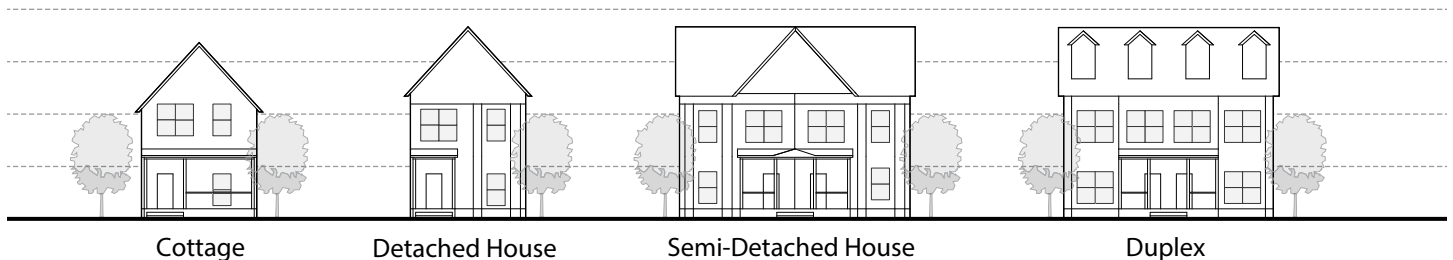
- a. Development on any lot requires the submittal of a development review application to the Building Official.
- b. A pre-submittal meeting is recommended for all development.
- c. Proposed development may or may not necessitate the need for a Special Permit or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 15: Administration.
  - i. The Zoning Board of Appeals is the decision making authority for all development that requires

a Special Permit or Variance in the Neighborhood Residence district.

- d. Upon verification that no additional development review is necessary or completion of the required development review, the Building Official shall issue a Zoning Compliance Certificate to certify compliance with the provisions and procedures of this Ordinance.

### 6. Building Types

- a. One (1) principal building type may be built on each lot.
- b. The following principal building types are permitted in the Neighborhood Residence district:
  - i. Cottage
  - ii. Detached House
  - iii. Semi-Detached House
  - iv. Duplex
- c. Accessory structures are regulated according to Article 10: Development Standards of this Ordinance.



Cottage

Detached House

Semi-Detached House

Duplex

### 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

#### 7. Cottage

A small floor plate, detached, residential building type with one dwelling unit. The cottage is the smallest type of detached housing in Somerville. Two variants exist, one with a half-story under pitched roof and another with a full height second story and a shallow pitched roof or a flat roof.

The following images are examples from Somerville of the cottage building type and are intended only for illustrative purposes.

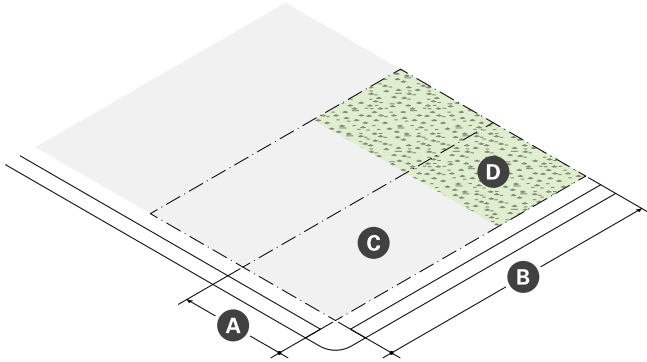


# 3. RESIDENTIAL DISTRICTS

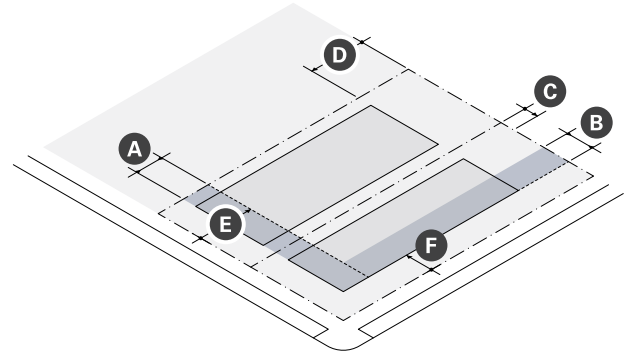
Neighborhood Residence (NR)

## 7. Cottage (continued)

### a. Lot Standards



### b. Building Placement



Lot Dimensions	
<b>A</b> Width (min)	--
No Driveway Access	32 ft
Side or Rear Driveway Access	32 ft
Front Driveway Access	35 ft
<b>B</b> Depth (min)	70 ft

Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	10 ft	20 ft
<b>B</b> Secondary Front Setback (min/max)	10 ft	20 ft
<b>C</b> Side Setback (min)	5 ft	
<b>D</b> Rear Setback (min)	20 ft	

Lot Development	
<b>C</b> Lot Coverage (max)	65%
<b>D</b> Green Factor (min)	0.35

Parking Setbacks	
<b>E</b> Primary Front Setback (min)	20 ft
<b>F</b> Secondary Front Setback (min)	10 ft

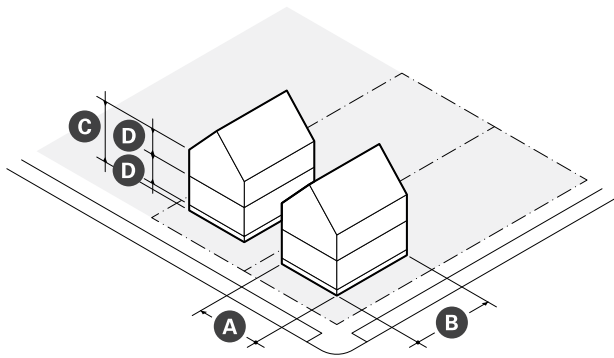


# 3. RESIDENTIAL DISTRICTS

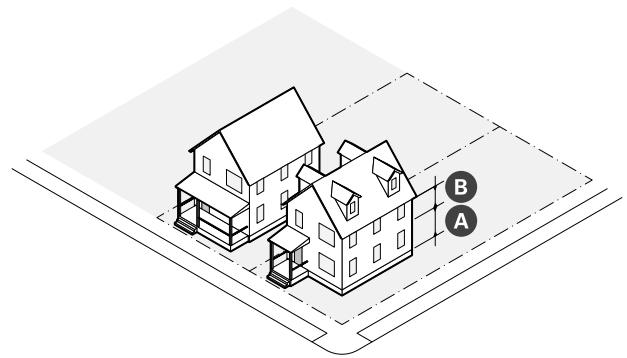
Neighborhood Residence (NR)

## 7. Cottage (continued)

c. Massing & Height



d. Uses & Features



Main Body	
Facade Build Out (min)	60%
<b>A</b> Width (min/max)	22 ft 26 ft
<b>B</b> Depth (min/max)	24 ft 32 ft
<b>C</b> Building Height (max)	2 stories
<b>D</b> Story Height (min/max)	10 ft 12 ft
Ground Floor Elevation (min)	2 ft
Roof Type	Flat, Gable, Mansard

Facade Composition	
<b>A</b> Ground Story Fenestration (min/max)	20% 50%
<b>B</b> Upper Story Fenestration (min/max)	20% 50%

Use & Occupancy	
Dwelling Units (max)	1
Outdoor Amenity Space (min)	1/ DU

### 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

#### 7. Cottage (continued)

- e. Housing
  - i. There is no affordable housing requirement for a cottage.

### 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

#### 8. Detached House

A moderate floor plate, detached, residential building type with one dwelling unit or two vertically stacked dwelling units, where each unit typically has its own front door. The house is the most prevalent building type in Somerville. When the second floor is split between the two dwelling units, this type is referred to as a "Philly Style".

The following images are examples from Somerville of the house building type and are intended only for illustrative purposes.

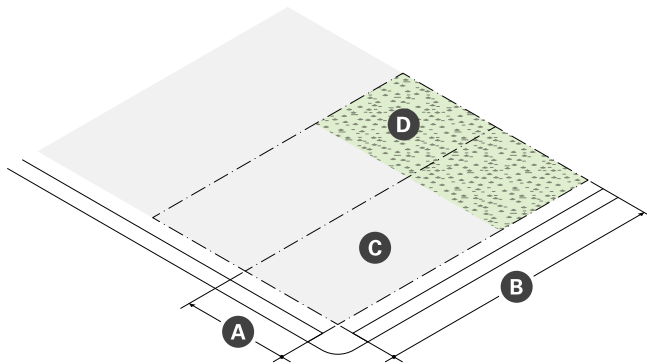


# 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

## 8. Detached House (continued)

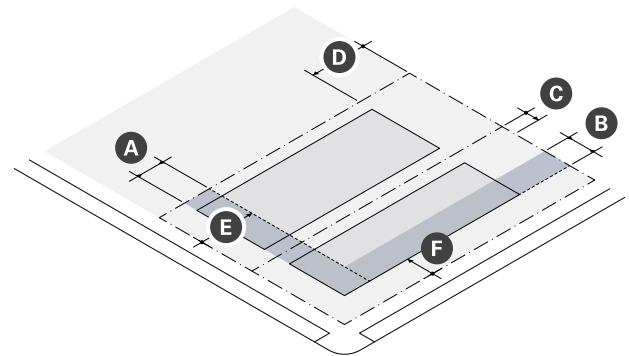
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	--
No Driveway Access	32 ft
Side or Rear Driveway Access	32 ft
Front Driveway Access	35 ft
<b>B</b> Depth (min)	80 ft

Lot Development	
<b>C</b> Lot Coverage (max)	65%
<b>D</b> Green Factor (min)	0.35

b. Building Placement



Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	10 ft	20 ft
<b>B</b> Secondary Front Setback (min/max)	10 ft	20 ft
<b>C</b> Side Setback (min)	5 ft	
<b>D</b> Rear Setback (min)	20 ft	

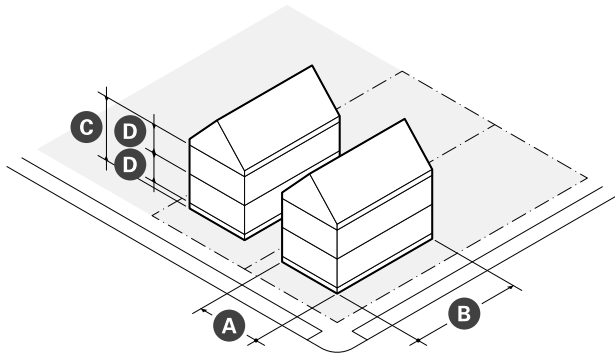
Parking Setbacks	
<b>E</b> Primary Front Setback (min)	20 ft
<b>F</b> Secondary Front Setback (min)	10 ft

# 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

## 8. Detached House (continued)

c. Massing & Height



d. Uses & Features



Main Body	
Facade Build Out (min)	50%
<b>A</b> Width (min/max)	22 ft 28 ft
<b>B</b> Depth (min/max)	28 ft 48 ft
<b>C</b> Building Height (max)	2.5
<b>D</b> Story Height (min/max)	10 ft 12 ft
Ground Floor Elevation (min)	2 ft
Roof Type	Flat, Gable, Mansard

Facade Composition	
<b>A</b> Ground Story Fenestration (min/max)	20% 50%
<b>B</b> Upper Story Fenestration (min/max)	20% 50%

Use & Occupancy	
Dwelling Units (max)	2
Outdoor Amenity Space (min)	1/ DU

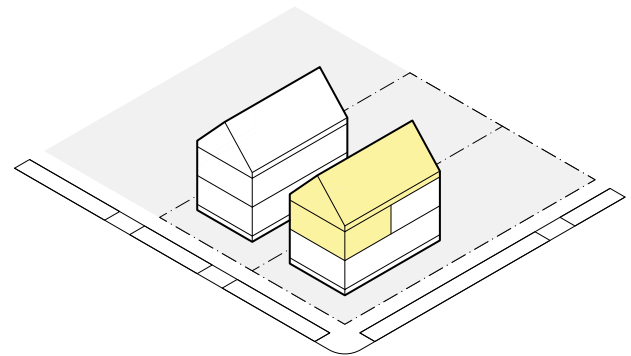
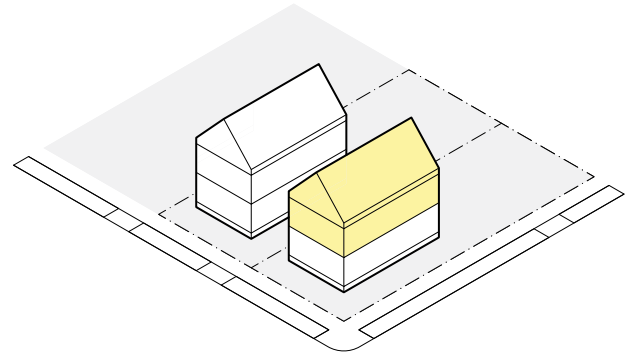
### 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

#### 8. Detached House (continued)

- e. Housing
  - i. There is no affordable housing requirement for a detached house.
  - ii. The dwelling units of a detached house must be, generally, stacked one over the other. Common examples are shown in Figure 3.1 (a). Dwelling units that are side-by-side or front-to-back in orientation are not permitted.

FIGURE 3.1 (a) Dwelling Unit Orientation Options



### 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

#### 9. Semi-Detached House

A moderate floor plate, semi-detached, residential building type with one dwelling unit or two vertically stacked dwelling units. A semi-detached house must be attached on one side to another semi-detached house by a party wall.

The following images are examples from Somerville of the semi-detached house building type and are intended only for illustrative purposes.

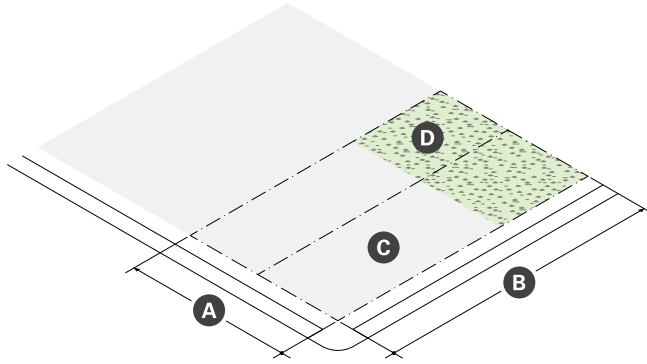


# 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

## 9. Semi-Detached House (continued)

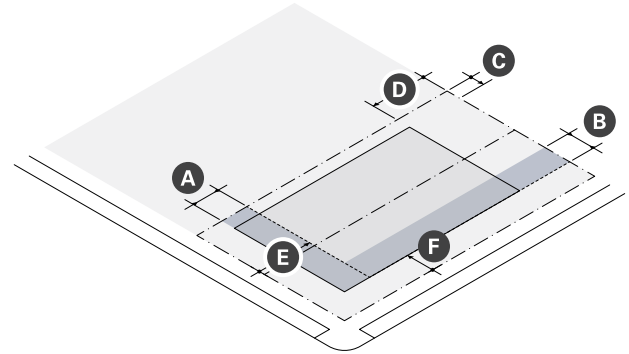
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	--
No Driveway Access	27 ft
Side or Rear Driveway Access	27 ft
Front Driveway Access	30 ft
<b>B</b> Depth (min)	80 ft

Lot Development	
<b>C</b> Lot Coverage (max)	65%
<b>D</b> Green Factor (min)	0.35

b. Building Placement



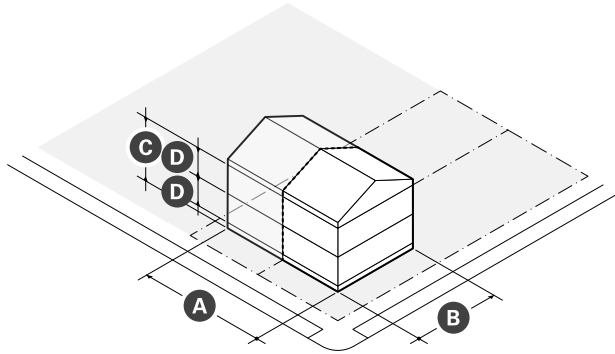
Building Setbacks		
<b>A</b> Primary Front Setback	10 ft	20 ft
<b>B</b> Secondary Front Setback	10 ft	20 ft
<b>C</b> Side Setback (min)	--	
Party Lot Line	0 ft	
Side Lot Line	5 ft	
<b>D</b> Rear Setback (min)	20 ft	

Parking Setbacks	
<b>E</b> Primary Front Setback (min)	20 ft
<b>F</b> Secondary Front Setback (min)	10 ft

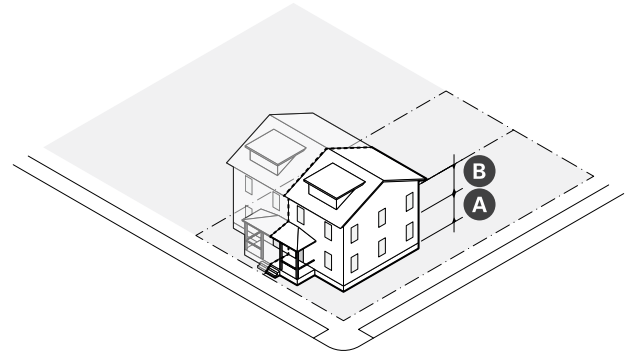


## 9. Semi-Detached House (continued)

c. Massing & Height



d. Uses & Features



Main Body	
Facade Build Out (min)	50%
<b>A</b> Width (min/max)	22 ft 28 ft
<b>B</b> Depth (min/max)	28 ft 48 ft
<b>C</b> Building Height (max)	2.5
<b>D</b> Story Height (min/max)	10 ft 12 ft
Ground Floor Elevation (min)	2 ft
Roof Type	Flat, Gable, Mansard

Facade Composition	
<b>A</b> Ground Story Fenestration (min/max)	20% 50%
<b>B</b> Upper Story Fenestration (min/max)	20% 50%

Use & Occupancy	
Dwelling Units (max)	2
Outdoor Amenity Space (min)	1/ DU

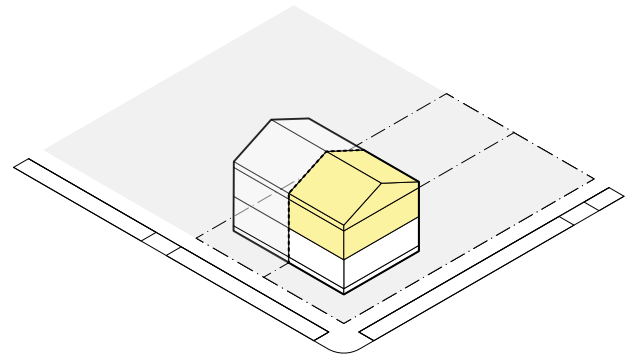
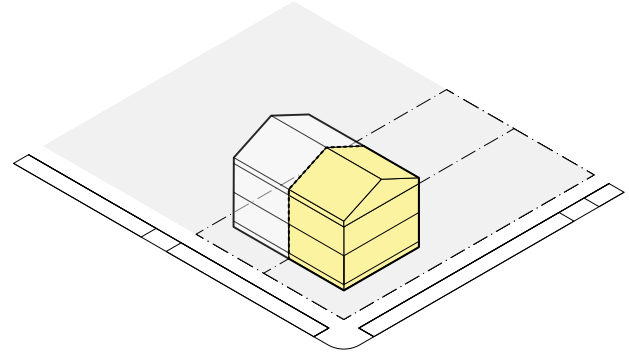
# 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

## 9. Semi-Detached House (continued)

- e. Housing
  - i. There is no affordable housing requirement for a semi-detached house.
  - ii. The dwelling units of a semi-detached house must be, generally, stacked one over the other. Common examples are shown in Figure 3.1 (b). Dwelling units that are side-by-side or front-to-back in orientation are not permitted.

FIGURE 3.1 (b) Dwelling Unit Orientation Options



### 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

#### 10. Duplex

A moderate floor plate, detached, residential building type with two side-by-side dwelling units. When occupying a corner lot, the duplex may have dwelling units attached back to side so that one dwelling unit is oriented toward each frontage.

The following images are primarily examples from Somerville of the duplex building type and are intended only for illustrative purposes.

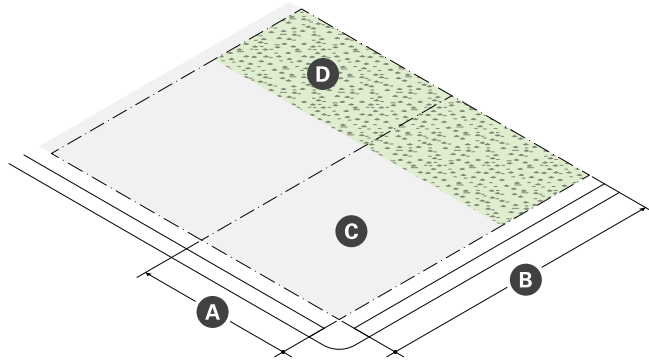


# 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

## 10. Duplex (continued)

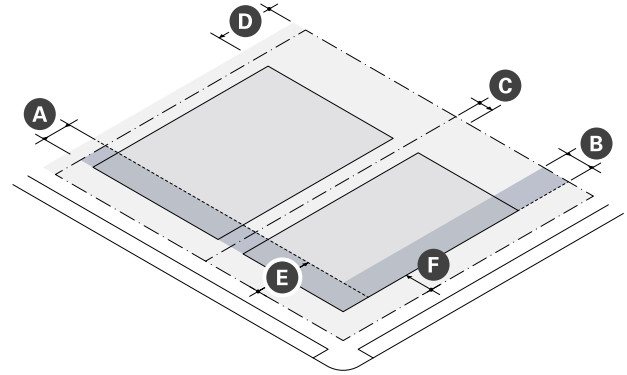
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	--
No Driveway Access	50 ft
Side or Rear Driveway Access	50 ft
Front Driveway Access	53 ft
<b>B</b> Depth (min)	70 ft

Lot Development	
<b>C</b> Lot Coverage (max)	65%
<b>D</b> Green Factor (min)	0.35

b. Building Placement



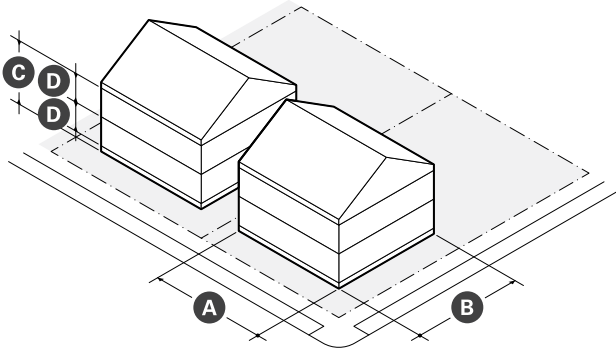
Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	10 ft	20 ft
<b>B</b> Secondary Front Setback (min/max)	10 ft	20 ft
<b>C</b> Side Setback (min)	5 ft	
<b>D</b> Rear Setback (min)	20 ft	

Parking Setbacks	
<b>E</b> Primary Front Setback (min)	20 ft
<b>F</b> Secondary Front Setback (min)	10 ft

## 10. Duplex (continued)

c. Massing & Height

d. Uses & Features



Main Body	
Facade Build Out (min)	50%
<b>A</b> Width (min/max)	40 ft 56 ft
<b>B</b> Depth (min/max)	30 ft 52 ft
<b>C</b> Building Height (max)	2.5 stories
<b>D</b> Story Height (min/max)	10 ft 12 ft
Ground Floor Elevation (min)	2 ft
Roof Type	Flat, Gable, Mansard

Facade Composition	
<b>A</b> Ground Story Fenestration (min/max)	20% 50%
<b>B</b> Upper Story Fenestration (min/max)	20% 50%

Use & Occupancy	
Dwelling Units (max)	2
Outdoor Amenity Space (min)	1/ DU

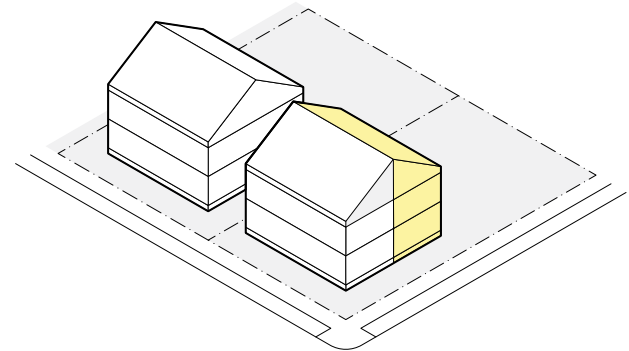
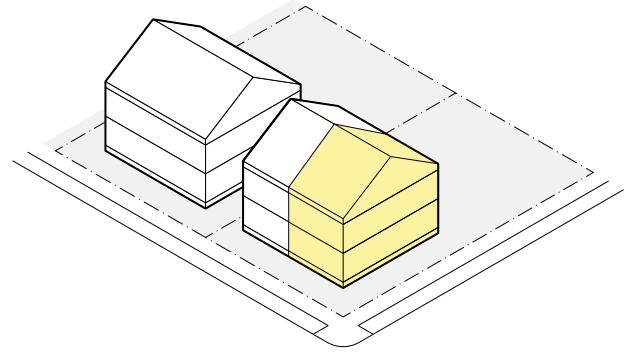
# 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

## 10. Duplex (continued)

- e. Housing
  - i. There is no affordable housing requirement for a duplex.
  - ii. The dwelling units of a duplex must be side-by-side and both must be oriented toward the front lot line. On corner lots, one dwelling unit may be oriented toward each front lot line resulting in units that are back-to-side in orientation. See Figure 3.1 (c).
  - iii. Dwelling units that are stacked one over the other or attached front to back in orientation are not permitted.

**FIGURE 3.1 (c) Dwelling Unit Orientation Options**



# 3. RESIDENTIAL DISTRICTS

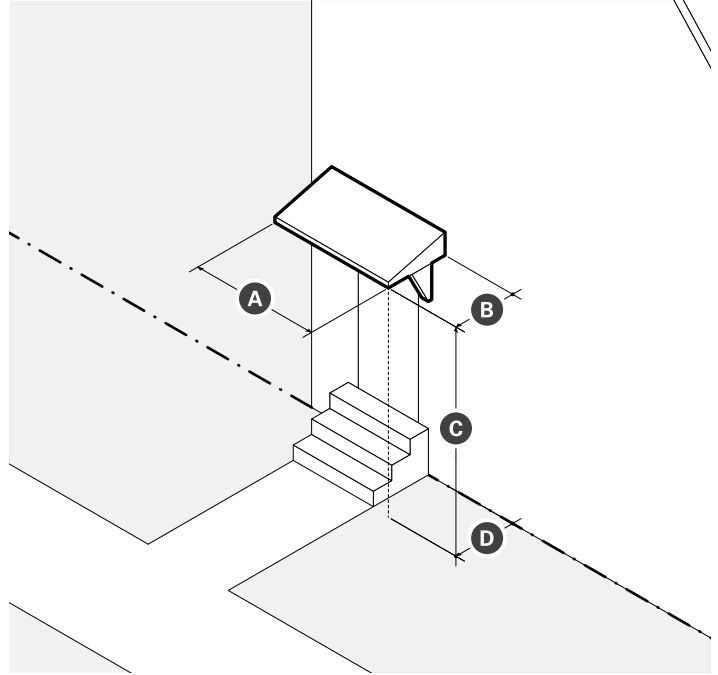
Neighborhood Residence (NR)

## 11. Building Components

- a. Building components are accessory features that increase the habitable square footage or enhance the usefulness of a principal building.
- b. The following building components are permitted for all building types in the Neighborhood Residence district:
  - i. Entry Canopy
  - ii. Bay
  - iii. Dormer Window
  - iv. Cross Gable
  - v. Projecting Gable
  - vi. Side Wing
  - vii. Rear Addition
- c. Features such as decks, stoops, porticos, and porches attached to the side or rear of the main body of a principal building are permitted provided that they do not violate any side or rear setback.

## D. Entry Canopy

- i. An entry canopy is a wall-mounted structure that provides shade and weather protection over the entrance of a building.



Dimensions	
<b>A</b> Width (min)	See §3.1.11.D.ii.b
<b>B</b> Depth (max)	3 ft
<b>C</b> Clearance (min)	8 ft clear
<b>D</b> Permitted Setback Encroachment (max)	100%

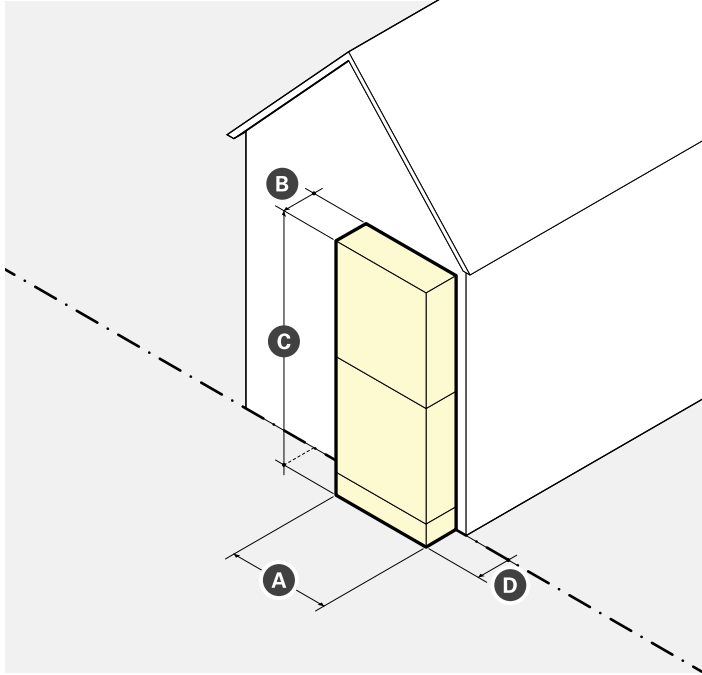
- ii. Standards
  - a). Entry canopies must be visually supported by brackets, cables, or rods.
  - b). The width of an entry canopy must be equal to or greater than the width of the doorway surround, trim, or exterior casing it is mounted above.

### 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

#### E. Bay

- i. A bay is a window assembly extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building's facade.

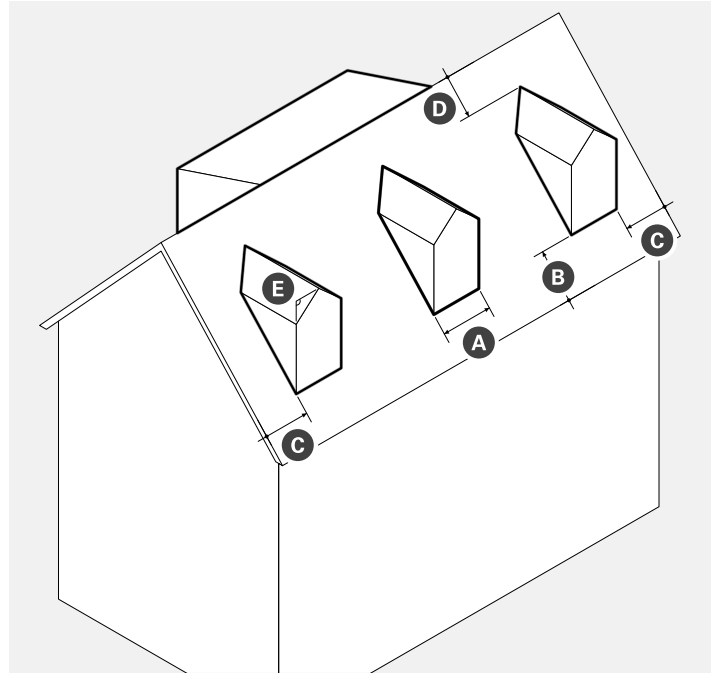


Dimensions	
<b>A</b> Width (max)	16 ft
<b>B</b> Depth (max)	3 ft
<b>C</b> Height (max)	Height of Building in Stories
<b>D</b> Permitted Front Setback Encroachment (max)	3 ft
Fenestration (min)	60%

- ii. Standards
  - a). One (1) bay is permitted per exterior wall of a building.
  - b). Bays must have a foundation extending all the way to ground level or be visually supported by brackets or other architectural supports.
  - c). Bays projecting over the sidewalk of a public thoroughfare must have two (2) stories of clearance and compliance with all City Ordinances.

#### F. Dormer Window

- i. A dormer window is a single window or set of windows that projects vertically from a sloped roof to provide light into and expand the habitable space of a half-story.



Dimensions	
<b>A</b> Width (max)	24 feet or 50% of the eave length of the main roof (whichever is shorter)
<b>B</b> Front & Rear Wall Setback (min)	3 ft 6 in
<b>C</b> Side Wall Setback (min)	1 ft 6 in
<b>D</b> Ridge Line Setback (min)	1 ft
<b>E</b> Roof Slope (min)	4:12 (18.43°)
Fenestration (min)	70%

- ii. Standards
  - a). Setbacks are strictly enforced regardless of permitted dormer width.
  - b). The maximum permitted width of a dormer applies to single, multiple, or attached combinations of dormers on each side of a roof.

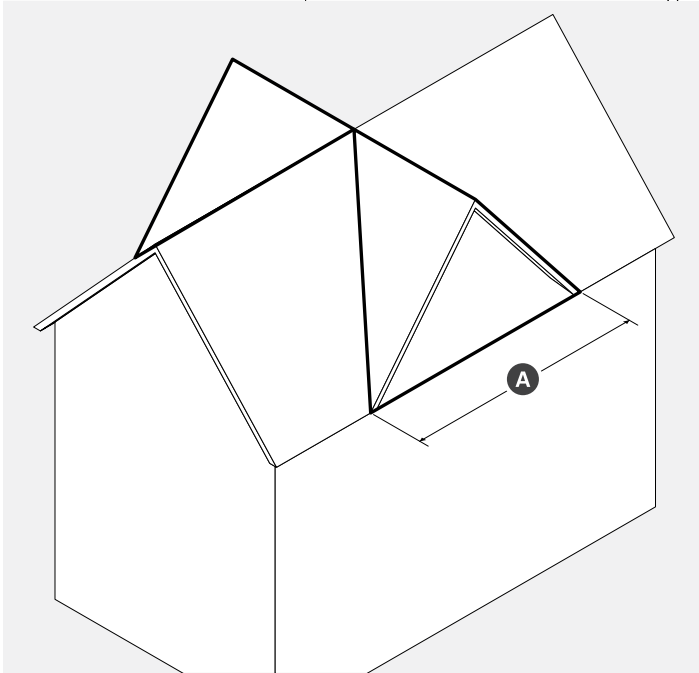


# 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

## G. Cross Gable

- i. A cross gable is a sloped roof that projects perpendicularly from the main roof of a building to significantly increase the habitable space of a half-story.

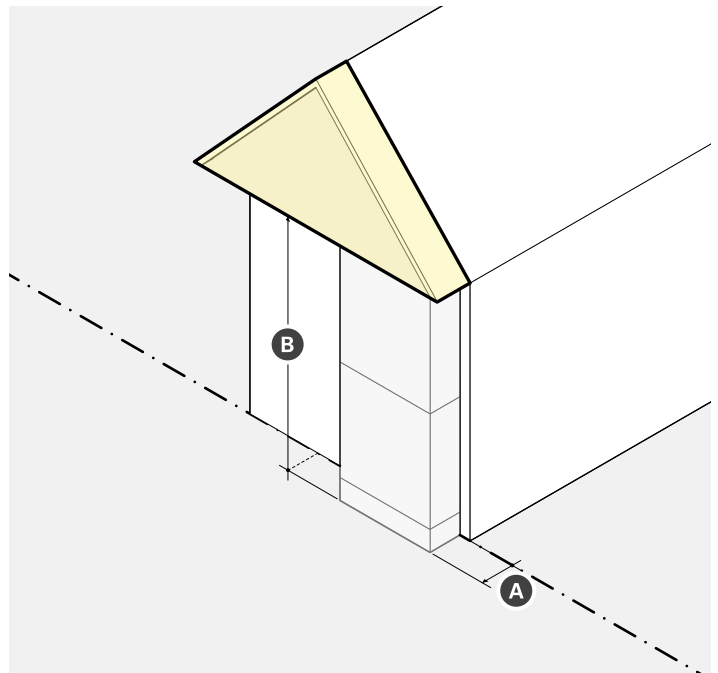


Dimensions	
<b>A</b> Width (max)	50% of the eave length of the main roof

- ii. Standards
  - a). The rakes of the cross gable roof must be structurally integrated into the eave and ridge of the main roof.

## H. Projecting Gable

- i. A projecting gable is an extension of the wall enclosing a pitched roof that expands the size of an attic or the habitable space of a half-story.



Dimensions	
<b>A</b> Permitted Front Setback Encroachment (max)	Same as the furthest projecting Bay or Porch
<b>B</b> Clearance (min)	Height of Building in Stories

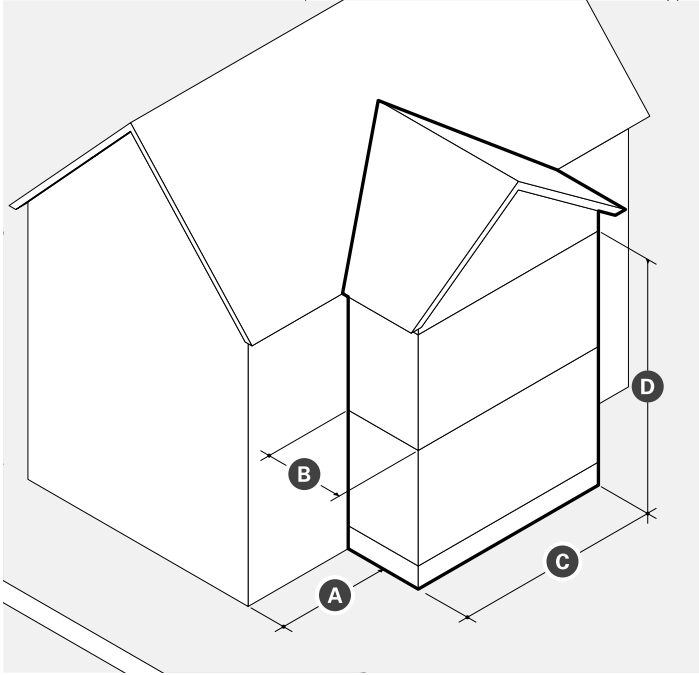
- ii. Standards
  - a). A projecting gable is permitted only to extend forward of the facade of a building.
  - b). A projecting gable is permitted only when a Bay or Porch is also present.

### 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

#### I. Side Wing

- i. A side wing is a multi-story extension from one or more side walls of the main body of a building.

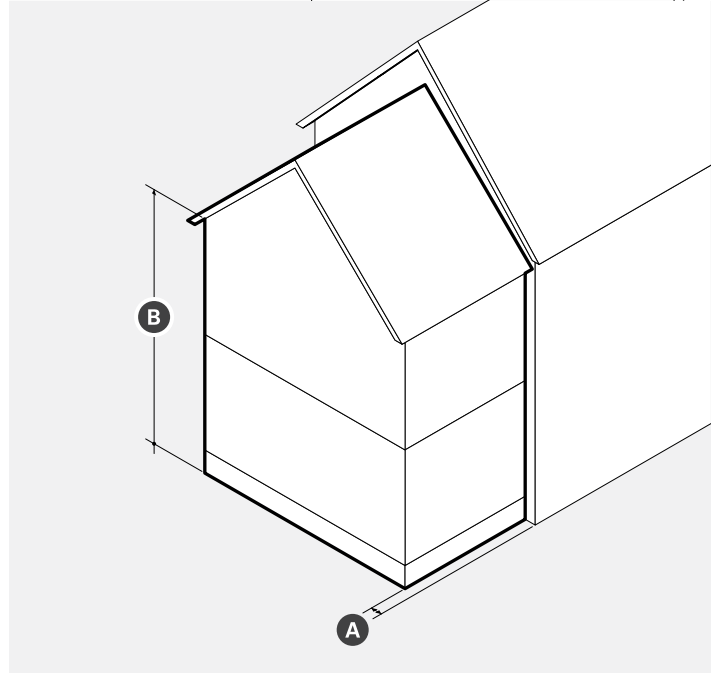


Dimensions	
<b>A</b> Setback from Facade (min)	5 ft
<b>B</b> Floor Plate (max)	4 ft
<b>C</b> Width (max)	--
One (1) Story	1/2 of Main Body Width
Two (2) or More Stories	1/3 of Main Body Width
<b>D</b> Height (max)	Same as Principal Building

- ii. Standards
  - a). Side wings must include a similarly style roof as the Principal Building.

#### J. Rear Addition

- i. A rear addition is an extension from the rear wall of the main body of a building.



Dimensions	
<b>A</b> Setback from Exterior Side Walls (min)	1 ft
Floor Plate (max)	50% of the Floor Plate of the Principal Building
<b>B</b> Height (max)	Two (2) Stories

- ii. Standards
  - a). The slope of any pitched roof of a rear addition must be equal to or less than slope of the roof of the main body of the building and no less than nine and one-half degrees (9.5°; 2:12).

# 3. RESIDENTIAL DISTRICTS

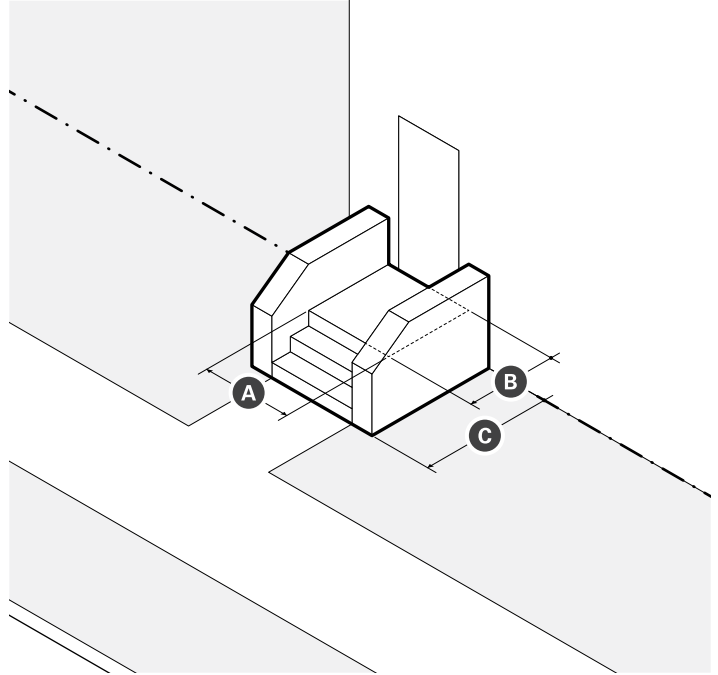
Neighborhood Residence (NR)

## 12. Private Frontage

- a. Private frontage must be designed as a building frontage type.
- b. Building frontage types facilitate access to principal entrances and serve as the interface and transition between the private realm (building interiors) and the public realm (sidewalks and civic spaces).
- c. The following building frontage types are permitted for all building types in the Neighborhood Residence (NR) district:
  - i. Stoop
  - ii. Portico
  - iii. Projecting Porch
  - iv. Engaged Porch
  - v. Dooryard
- d. Building frontage types may be combined as specified for each type and multiple frontage types may exist for buildings that have more than one principal entrance.

## E. Stoop

- i. A stoop is a frontage type featuring a set of stairs with a landing leading to the entrance of a building.



Dimensions	
<b>A</b> Landing Width (min)	4 ft
<b>B</b> Landing Depth (min)	4 ft
<b>C</b> Permitted Front Setback Encroachment (max)	100%

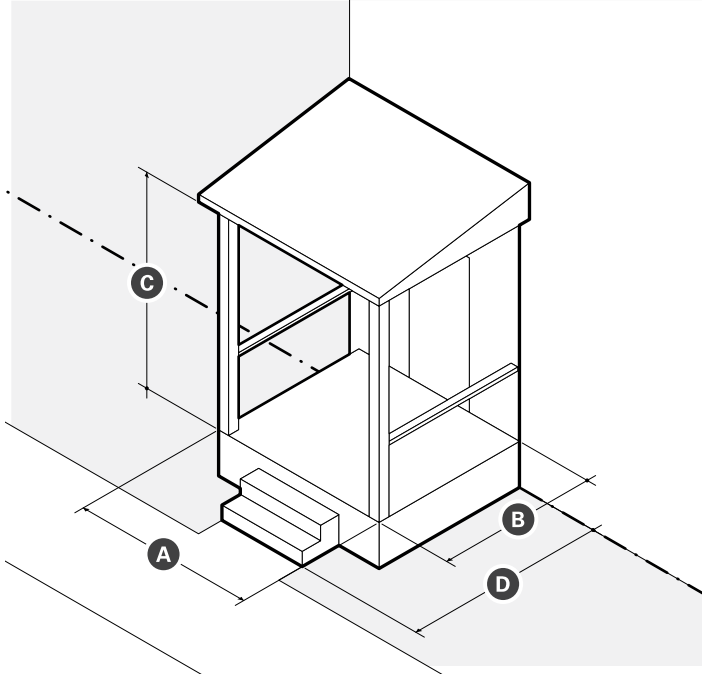
- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with pervious, porous, or permeable materials.
  - b). Stairs may be recessed into the building facade when the building is setback four (4) feet or less.
  - c). Stairs are not permitted to encroach onto any abutting sidewalk.
  - d). Stairs may be built perpendicular or parallel to the building facade, but must lead directly to ground level or an abutting sidewalk.

### 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

#### F. Portico

- i. A portico is a frontage type featuring a set of stairs with a landing leading to the entrance of a building and a roof supported by columns, piers, or posts.

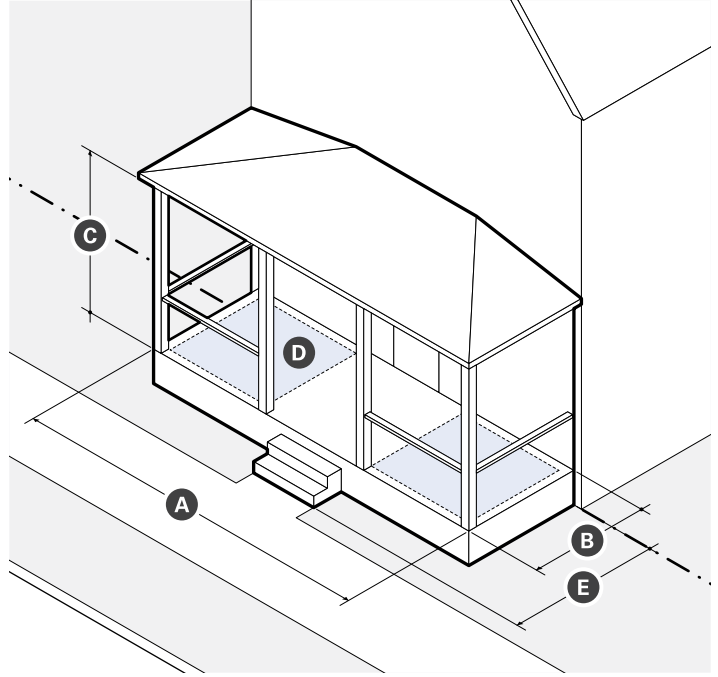


Dimensions	
<b>A</b> Landing Width (min)	4 ft
<b>B</b> Landing Depth (max)	4 ft
<b>C</b> Ceiling Height (max)	8 ft
Permitted Front Setback	100%
<b>D</b> Encroachment (max)	

- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - b). Stairs are not permitted to encroach onto any abutting sidewalk.
  - c). Stairs may be built perpendicular or parallel to the building facade, but must lead directly to ground level or an abutting sidewalk.

#### G. Projecting Porch

- i. A projecting porch is a frontage type featuring a set of stairs with a landing leading to the entrance of a building and a roof supported by columns, piers, or posts.

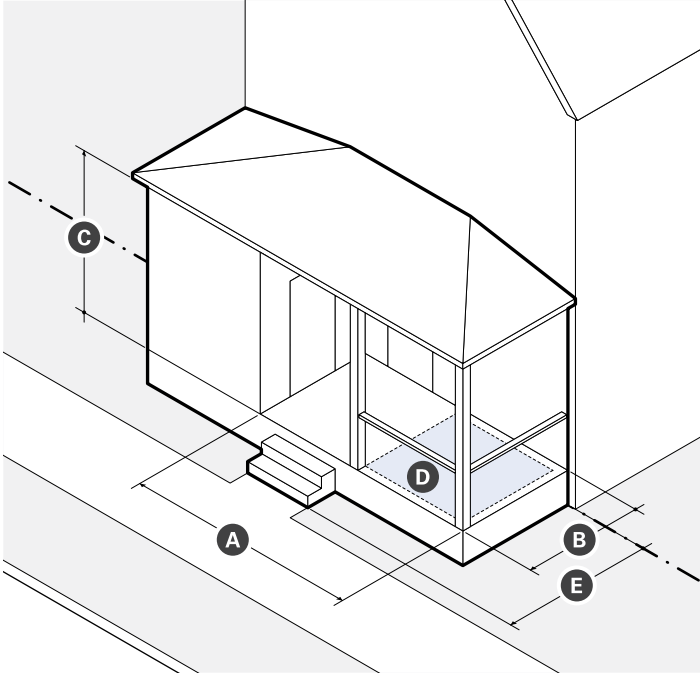


Dimensions	
<b>A</b> Width (min)	10' or 50% of facade width, whichever is greater
<b>B</b> Depth (min)	6 ft
<b>C</b> Ceiling Height (min)	8 ft
<b>D</b> Furniture Area, Clear (min)	6 ft x 6 ft
Permitted Front Setback	10 ft
<b>E</b> Encroachment (max)	

- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - b). Stairs are not permitted to encroach onto any abutting sidewalk.
  - c). Porch railings must permit visual supervision of the public realm through the posts and rails.
  - d). A porch may be screened provided the percentage of window area to wall area is seventy percent (70%) or greater. Permanent enclosure of a porch to create year-round living space is not permitted.

## H. Engaged Porch

- i. An engaged porch is a frontage type featuring a porch attached to the building at two sides, one to the facade and the other to a mud room or entry foyer encroaching the front setback.

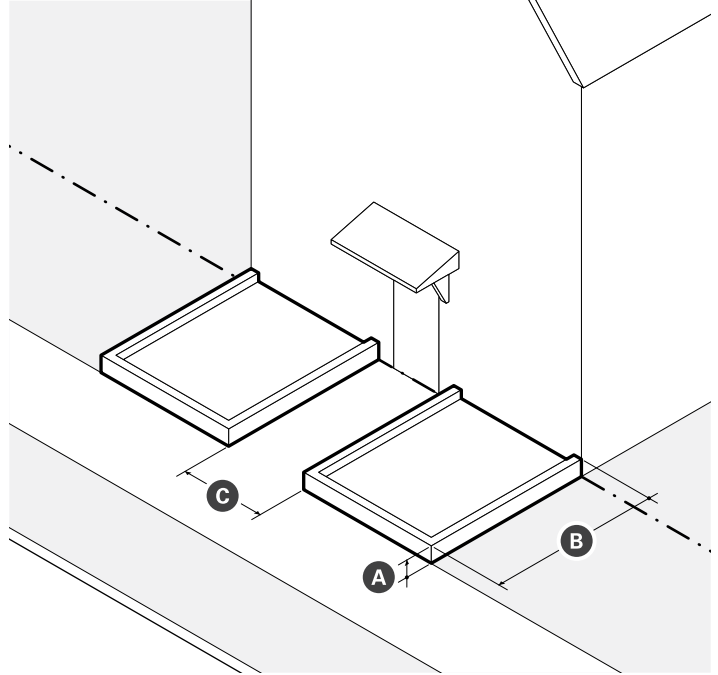


Dimensions	
<b>A</b> Width (min)	10' or 50% of facade width, whichever is greater
<b>B</b> Depth (min)	6 ft
<b>C</b> Ceiling Height (min)	8 ft
<b>D</b> Furniture Area, Clear (min)	6 ft x 6 ft
<b>E</b> Permitted Front Setback Encroachment (max)	10 ft

- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - b). Stairs are not permitted to encroach onto any abutting sidewalk.
  - c). Porch railings must permit visual supervision of the public realm through the posts and rails.
  - d). A porch may be screened provided the percentage of window area to wall area is seventy percent (70%) or greater. Permanent enclosure of a porch to create year-round living space is not permitted.

## I. Dooryard

- i. A dooryard is a frontage type featuring fenced or elevated gardens or patios that buffer dwellings from an adjacent sidewalk.



Dimensions	
Landscaped Area (min)	4 ft
<b>A</b> Elevation above Sidewalk (min)	18 in
<b>B</b> Depth (min)	100% of setback
<b>C</b> Path of Travel (min)	3 ft

- ii. Standards
  - a). Dooryards are an appropriate frontage type for a zero-step, accessible entrance, but may include steps leading to the entrance of the building.
  - b). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - c). A curb or retaining wall that is no taller than structurally necessary may be built around the planter, garden, terrace, or otherwise landscaped area.
  - d). Circulation between adjacent dooryards is prohibited.

### 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

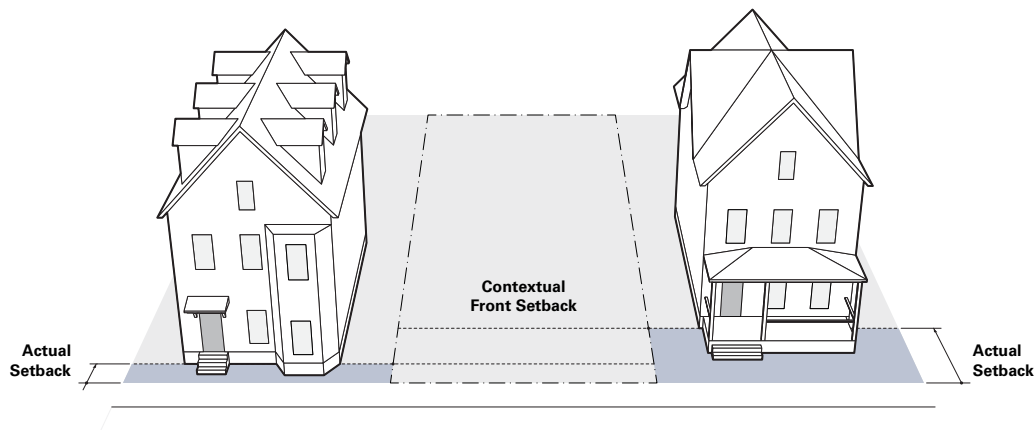
#### 13. Building Design Standards

- a. Contextual Front Setbacks
  - i. Notwithstanding the front setbacks identified for each building type, new construction must have a contextual front setback as follows:
    - a). If the subject lot is an interior lot or key lot, the minimum and maximum front setbacks are equal to the actual distances that principal structures are setback from the front lot line on the two abutting lots of the same block face. See Figure 3.1 (a).
    - b). If the subject lot is a corner lot, the minimum front setback is equal to the actual distance that the principal structure is setback from the front lot line on the abutting lot that is oriented toward the same thoroughfare.
    - c). If the lot on either side of the subject lot is vacant, the minimum and maximum front setback identified for each building type governs.
  - ii. The contextual front setback provision does not exempt any building from complying with the maximum front setback required for each building type.

#### 14. Architectural Design Guidelines

- a. Privacy
  - i. Ground story dwelling units should be elevated above the grade of any adjacent sidewalk so that the window sills of dwelling unit are at or above the eye-level of passing pedestrians. This elevation change maintains privacy for occupants while also encouraging open blinds or curtains to allow natural daylight into the unit.
  - ii. Fenestration patterns and window configurations that break the direct line of sight between neighboring properties should be utilized to every extent possible. Translucent glass on the bottom half of windows or strategically placed landscape elements should be utilized if it is not practical to off-set windows in ways that minimize privacy impacts.
  - iii. Outdoor amenity spaces that are elevated such as roof decks, fully projecting balconies, and upper story rear porches should provide sight obscuring visual screening at the sides to increase privacy, security, and limit views of abutting properties from elevated vantage points.

FIGURE 3.1 (e) Contextual Front Setback



### 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

#### 15. Use Provisions

- a. Permitted Uses
  - i. The use of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
  - ii. Uses are permitted as specified on Table 3.1 (a).
  - iii. Use categories not expressly authorized are prohibited.
  - iv. All uses must comply with any use-specific standards applicable for each use in §9.2 Use Definitions & Limitations.
  - v. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.
- b. Adaptive Re-Use of Specific Buildings
  - i. The use of any principal structure constructed before the effective date of this Ordinance for a non-residential use that is considered nonconforming in the Neighborhood Residence district, as established by permit records or other historical documents accepted by the Building Official, or any building used for municipal operations by the City of Somerville may be changed to any use within the following principal use categories in accordance with Table 3.1 (a):
    - a). Artisan Production;
    - b). Arts Sales & Services;
    - c). Design Services;
    - d). Shared Workspace & Arts Education;
    - e). Consumer Goods; or
    - f). Fresh Food Market or Grocery.
- c. Increases in Density
  - i. Existing structures may not be altered to conflict with number of dwelling units permitted for each building type.
  - ii. The alteration or renovation of an existing building that results in any increase of the number of dwelling units requires a special permit.
    - a). In its discretion to approve or deny a Special Permit authorizing an increase in the number of dwelling units in an existing building, the Review Board shall consider the following:
      - i). the review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria; and
      - ii). the quality of the living space in terms of functional area.

**TABLE 3.1 (a) NR Permitted Uses**

Use Category Specific Use	NR	Use Specific Standards
<b>Arts &amp; Creative Enterprise</b>		
Artisan Production	SP	§3.1.15.b & §9.2.2.a.ii
Arts Sales & Service	SP	§3.1.15.b & §9.2.2.c.ii
Design Services	SP	§3.1.15.b & §9.2.2.d.ii
Shared Workspaces & Arts Education	SP	§3.1.15.b & §9.2.2.f.ii
<b>Auto-Oriented</b>		
Motor Vehicle Parking (as noted below)	--	§9.2.3.d
Off-Site Accessory Parking	SP	§9.2.3.d.i
<b>Civic &amp; Institutional</b>		
Minor Utility Facility	SP	§9.2.4.d
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	§9.2.4.h
<b>Commercial Services</b>		
Day Care Service (as noted below)	--	§9.2.5.h
Child Day Care Center	P	§9.2.5.h.ii
<b>Lodging</b>		
Bed & Breakfast	SP	§9.2.7.a

P - Permitted      SP - Special Permit Required      N - Not Permitted

### 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

**TABLE 3.1 (a) NR Permitted Uses (continued)**

Use Category Specific Use	NR	Use Specific Standards
<b>Residential</b>		
Household Living	P	§9.2.9.a
Group Living (except as follows)	SP	§9.2.9.b
Community or Group Residence	P	§9.2.9.b.i
Dormitory, Fraternity, or Sorority	N	§9.2.9.b.ii
Homeless Shelter	N	§9.2.9.b.iii
Nursing Home/Assisted Living Facility	N	§9.2.9.b.iv
Rooming House	N	§9.2.9.b.v
<b>Retail Sales</b>		
Consumer Goods (except as follows)	P	§3.1.15.b and §9.2.10.b
Alcohol Sales	N	§9.2.10.b.i
Drug Paraphernalia Store	N	§9.2.10.b.ii
Firearms Sales	N	§9.2.10.b.iii
Medical Marijuana	N	§9.2.10.b.iv
Pet Store	N	§9.2.10.b.v
Fresh Food Market or Grocery Store	P	§9.2.10.d
<b>Urban Agriculture</b>		
Farming (as noted below)	--	§9.2.11.a
Commercial Farm	N	§9.2.11.a.i
Community Farm	P	§9.2.11.a.ii
Community Gardening	P	§9.2.11.b
<b>Accessory Uses</b>		
Home Occupations (as noted below)	--	§9.2.12.b
Creative Studio	P	§9.2.12.b.i
Hobby Kennel	SP	§9.2.12.b.ii
Home-Based Business	P	§9.2.12.b.iii
Home Day Care	SP	§9.2.12.b.iv
Home Office	P	§9.2.12.b.v
Tourist Home	P	§9.2.12.c
Urban Agriculture (as noted below)	--	§9.2.12.d
Apiculture	P	§9.2.12.d.i
Aviculture	P	§9.2.12.d.ii
Commercial Farming	P	§9.2.12.d.iii
Residential Gardening	P	§9.2.12.d.iv
Vehicle Parking, Accessory (except as follows)	P	§9.2.12.e
Home Business Vehicle Parking	SP	§9.2.12.f

P - Permitted      SP - Special Permit Required      N - Not Permitted



### 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

#### 16. Vehicular Parking

- a. General
  - i. Vehicular parking must be provided as specified on Table 3.1 (b), except as follows:
    - a). Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from the requirements of Table 3.1 (b).
  - ii. There are no parking requirements for accessory uses.
  - iii. Parking may be shared between uses on the same lot and buildings on the same block in accordance with §11.3 Shared Parking.
  - iv. One (1) on street parking space for every twenty (20) feet of lot width may be counted toward any minimum parking requirement if residential permit parking is permitted along the same side of the street as the lot the spaces will serve.
- b. Type
  - i. Motor vehicle parking may be provided as surface parking spaces, structured parking spaces, and on-street parking spaces.
- c. Unbundled Parking
  - i. Motor vehicle parking spaces must be rented,
- d. Parking Design
  - i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 Motor Vehicle Parking of this Ordinance.
  - ii. Driveways, curb cuts, and vehicular entrances to parking lots, parking structures, loading docks, and service areas are not permitted along primary front lot lines abutting a pedestrian street, but may provide access from a side street or alley.
  - iii. Ribbon driveways should be used to every extent feasible.
  - iv. Driveways may provide access from a front, side, or rear lot line and may be located within a required front, side, and rear setback areas, but are prohibited between the facade of a building and any front lot line.
  - v. Driveways may be no wider than twelve (12) feet in width at the frontage.

leased, or sold as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.

**TABLE 3.1 (b) NR Parking**

\*See the Transit Area Map

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area* (max)	Outside of a Transit Area* (min)
<b>Arts &amp; Creative Enterprise</b>				
Artisan Production	1.0 / 10,000 sf	1.0 / 3,000 sf	n/a	1.0 / 1,000 sf
Arts Sales & Service	1.0 / 10,000 sf	1.0 / 3,000 sf	n/a	1.0 / 1,000 sf
Design Services	1.0 / 10,000 sf	1.0 / 3,000 sf	n/a	1.0 / 1,000 sf
Shared Workspace & Arts Education	1.0 / 10,000 sf	1.0 / 3,000 sf	n/a	1.0 / 650 sf
<b>Lodging</b>				
Bed & Breakfast	1.0 / 20 rooms	1.0 / 10 rooms	n/a	1 / 4 rooms
Short Term Rental	1.0 / 20 rooms	1.0 / 10 rooms	n/a	1 / DU
<b>Residential</b>				
Household Living	n/a	n/a	n/a	1 / DU
Group Living	n/a	n/a	n/a	1 / DU
<b>Retail Sales</b>				
Consumer Goods	1.0 / 2,500 sf	1.0 / 10,000 sf	n/a	1 / 1,500 sf
Fresh Food Market or Grocery Store	1.0 / 2,500 sf	1.0 / 10,000 sf	n/a	1 / 1,500 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

### 3. RESIDENTIAL DISTRICTS

#### Neighborhood Residence (NR)

- vi. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.
  - vii. Unless otherwise specified, only one (1) curb cut is permitted per front lot line.
  - viii. Curb cuts must be located to minimize conflict with pedestrians, bicyclists, and motor vehicles on the thoroughfare they provide access to and from.
  - ix. Curb cuts may be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs.
  - x. Driveways and alleys traversing sidewalks must be designed to maintain the grade and clear width of the walkway they cross and must include returned curbs.
  - xi. The appearance of any walkway (ie. scoring pattern or special paving) must be maintained across any driveway or alley to indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.
- e. Parking Location
- i. Required vehicular parking, excluding any required handicapped parking, may be provided on a contiguous lot under the same ownership as the lot that the parking will serve according to the following:
    - a). Pedestrian access to off-site vehicular parking must be via a paved sidewalk or walkway.
    - b). A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or building official and executed and filed with the Registry of Deeds.
  - ii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.
- f. Parking Relief
- i. Relief from the parking standards of Table 3.1 (b) requires a special permit.
    - a). In its discretion to approve or deny a special permit authorizing relief from the parking standards of Table 3.1 (b), the review board shall consider the following:
      - i). The supply and demand of on-street parking in the neighborhood, as determined through a parking study.
      - ii). Mobility management programs and services provided by the applicant to reduce the demand for parking.
      - iii). That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.

### 17. Site Development

- a. General
- i. Development is subject the provisions of Article 10: Development Standards of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. Signs
- i. A sign, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
    - a). Each ground story non-residential use must identify the street address either on the principal entrance door or above or beside the principal entrance of the use.
    - b). All residential building types must identify the street address either on the principal entrance door, above or beside the principal entrance, or on a mailbox.
  - ii. Address signs must be made easily visible through the use of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the thoroughfare that the building faces.
  - iii. Address signs must be twelve (12) inches or less in height and may include the name of the occupant.

## 3.2 URBAN RESIDENCE (UR)

### 1. Character Description

The Urban Residence district is characterized by a variety of moderate floor plate, multi-unit buildings where outdoor amenity space is typically shared between the residents of a building. The district is almost entirely residential, with occasional neighborhood stores, schools, places of worship, and arts related uses on advantageous sites. This district can provide a transition between Neighborhood Residence and the Mid-Rise, High-Rise, and Commercial Districts when mapped accordingly.



# 3. RESIDENTIAL DISTRICTS

Urban Residence (UR)

## 2. Intent

- a. To implement the Urban Residential context from the Future Land Context Map of SomerVision.
- b. To create, maintain, and enhance areas appropriate for multi-unit residential buildings.

## 3. Purpose

- a. To permit the development of multi-unit detached and semi-detached residential buildings on individual lots.
- b. To permit contextual modifications to existing detached and semi-detached residential buildings.
- c. To permit the adaptive reuse of certain existing nonconforming buildings for arts & creative enterprise and retail uses compatible with residential areas.

## 4. Applicability

- a. The section is applicable to all real property within the Urban Residence district as shown on the maps of the Official Zoning Atlas of the City of Somerville.

## 5. Development Review

- a. Development on any lot requires the submittal of a development review application to the Building Official and the issuance of a Certificate of Zoning Compliance.
- b. A pre-submittal meeting is recommended for all development.
- c. Proposed development may or may not necessitate the need for a Special Permit or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 15: Administration.
  - i. The Zoning Board of Appeals is the decision making authority for all development that requires a Special Permit or Variance in the Urban

Residence district.

- d. Upon verification that no additional development review is necessary or completion of the required development review, the Building Official shall issue a Zoning Compliance Certificate to certify compliance with the provisions and procedures of this Ordinance.

## 6. Building Types

- a. One (1) principal building type may be built on each lot.
- b. The following principal building types are permitted in the Urban Residence district:
  - i. Detached Triple Decker
  - ii. Semi-Detached Triple Decker
  - iii. Multi-Plex
  - iv. Apartment House
  - v. Apartment Building
  - vi. Row Houses
- c. Accessory structures are regulated according to Article 10: Development Standards of this Ordinance.



## 7. Detached Triple Decker

A moderate floor plate, detached, residential building type with three vertically stacked dwelling units.

The following images are examples from Somerville of the detached triple decker building type and are intended only for illustrative purposes.

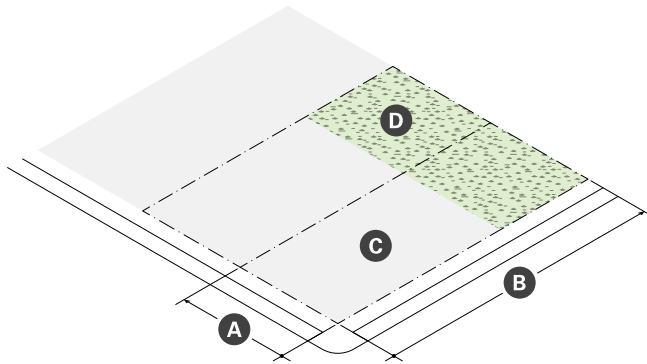


# 3. RESIDENTIAL DISTRICTS

Urban Residence (UR)

## 7. Detached Triple Decker (continued)

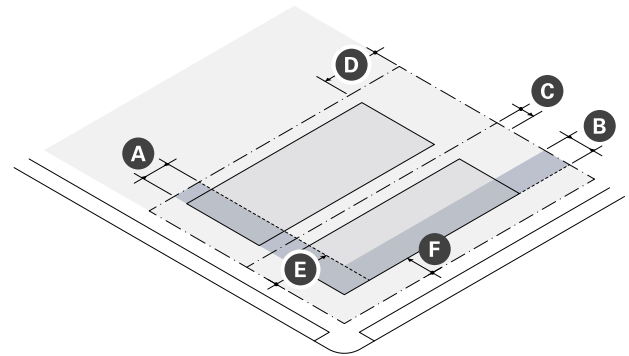
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	--
No Driveway Access	34 ft
Side or Rear Driveway Access	34 ft
Front Driveway Access	37 ft
<b>B</b> Depth (min)	80 ft

Lot Development	
<b>C</b> Lot Coverage (max)	65%
<b>D</b> Green Factor (min)	0.35

b. Building Placement

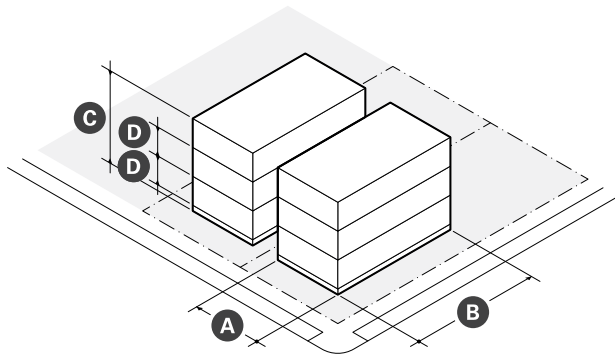


Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	10 ft	20 ft
<b>B</b> Secondary Front Setback (min/max)	10 ft	20 ft
<b>C</b> Side Setback (min)	5 ft	
<b>D</b> Rear Setback (min)	20 ft	

Parking Setbacks	
<b>E</b> Primary Front Setback (min)	20 ft
<b>F</b> Secondary Front Setback (min)	10 ft

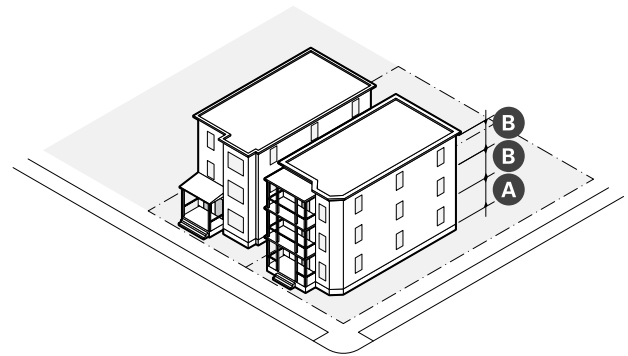
## 7. Detached Triple Decker (continued)

c. Massing & Height



Main Body	
Facade Build Out (min)	60%
<b>A</b> Width (min/max)	24 ft 20 ft
<b>B</b> Depth (min/max)	36 ft 50 ft
<b>C</b> Building Height (max)	3 stories
<b>D</b> Story Height (min/max)	10 ft 12 ft
Ground Floor Elevation (min)	2 ft
Roof Type	Flat

d. Uses & Features



Facade Composition		
<b>A</b> Ground Story Fenestration (min/max)	20%	50%
<b>B</b> Upper Story Fenestration (min/max)	20%	50%

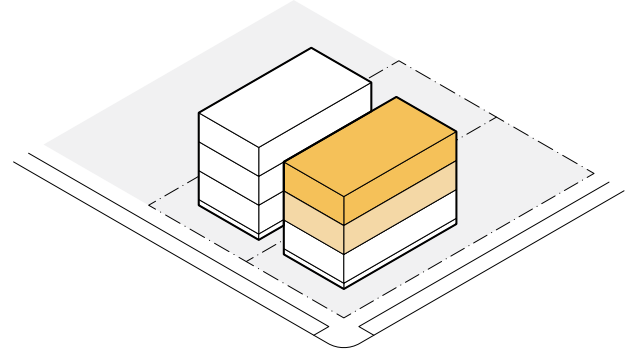
Use & Occupancy	
Dwelling Units (required)	3
Outdoor Amenity Space (min)	1/ DU

### 3. RESIDENTIAL DISTRICTS

Urban Residence (UR)

- e. Housing
  - i. There is no affordable housing requirement for a detached triple decker.
  - ii. The dwelling units of a detached triple decker must be, generally, stacked one over the other. Common examples are shown in Figure 3.2 (a). Dwelling units that are side-by-side or front-to-back in orientation are not permitted.

**FIGURE 3.2 (a) Dwelling Unit Orientation**





## 8. Semi-Detached Triple Decker

A moderate floor plate, semi-detached, residential building type with three vertically stacked dwelling units. A semi-detached triple decker must be attached on one side to another semi-detached triple decker by a party wall.

The following images are examples from Somerville of the semi-detached triple decker building type and are intended only for illustrative purposes.

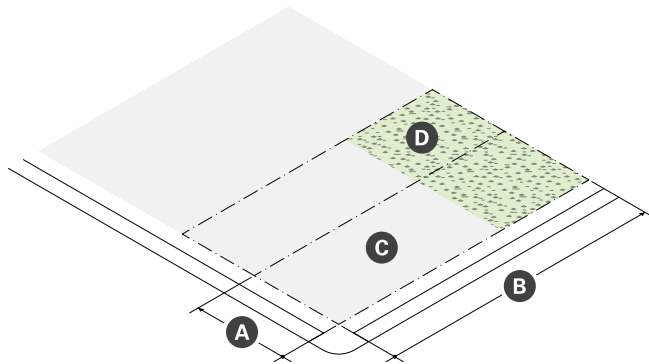


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## 8. Semi-Detached Triple Decker (continued)

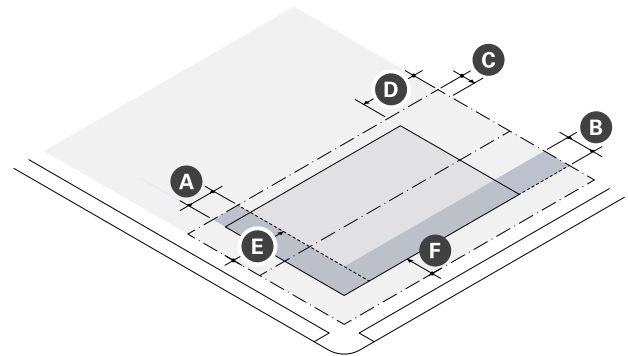
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	--
No Driveway Access	29 ft
Side or Rear Driveway Access	29 ft
Front Driveway Access	32 ft
<b>B</b> Depth (min)	80 ft

Lot Development	
<b>C</b> Lot Coverage (max)	65%
<b>D</b> Green Factor (min)	0.35

b. Building Placement

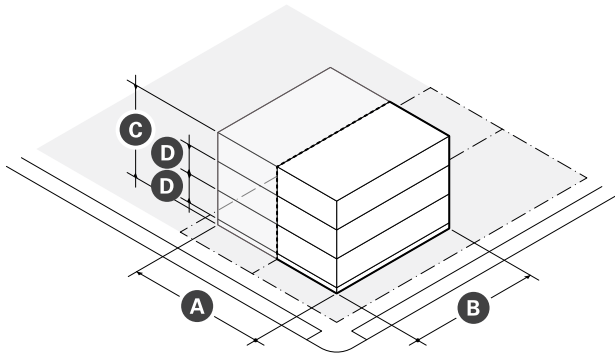


Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	10 ft	20 ft
<b>B</b> Secondary Front Setback (min/max)	10 ft	20 ft
<b>C</b> Side Setback (min)		
Party Lot Line	0 ft	
Side Lot Line	5 ft	
<b>D</b> Rear Setback (min)	20 ft	

Parking Setbacks	
<b>E</b> Primary Front Setback (min)	20 ft
<b>F</b> Secondary Front Setback (min)	10 ft

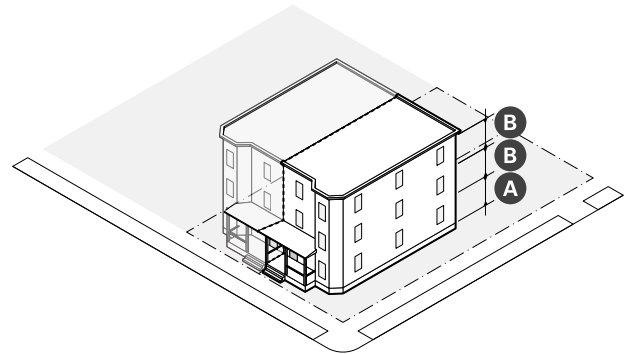
## 8. Semi-Detached Triple Decker (continued)

c. Massing & Height



Main Body	
Facade Build Out (min)	60%
<b>A</b> Width (min/max)	24 ft 30 ft
<b>B</b> Depth (min/max)	36 ft 50 ft
<b>C</b> Building Height (max)	3 stories
<b>D</b> Story Height (min/max)	10 ft 12 ft
Ground Floor Elevation (min)	2 ft
Roof Type	Flat

d. Uses & Features



Facade Composition		
<b>A</b> Ground Story Fenestration (min/max)	20%	50%
<b>B</b> Upper Story Fenestration (min/max)	20%	50%

Use & Occupancy	
Dwelling Units (required)	3
Outdoor Amenity Space (min)	1/ DU

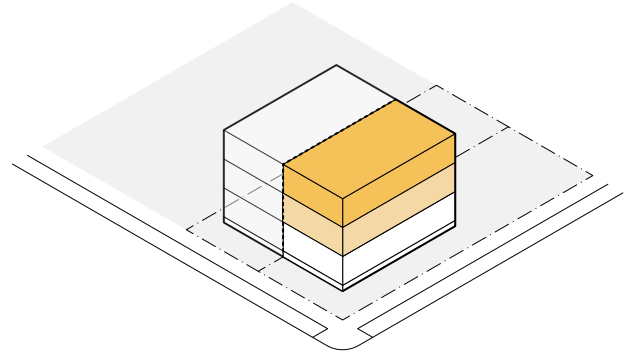
### 3. RESIDENTIAL DISTRICTS

Urban Residence (UR)

#### 7. Semi-Detached Triple Decker (continued)

- e. Housing
  - i. There is no affordable housing requirement for a semi-detached triple decker.
  - ii. The dwelling units of a semi-detached triple decker must be, generally, stacked one over the other. Common examples are shown in Figure 3.2 (b). Dwelling units that are side-by-side or front-to-back in orientation are not permitted.

FIGURE 3.2 (b) Dwelling Unit Orientation



#### 9. Multi-Plex

A moderate floor plate, detached, residential building type with four to six dwelling units.

multi-plex building type and are intended only for illustrative purposes.



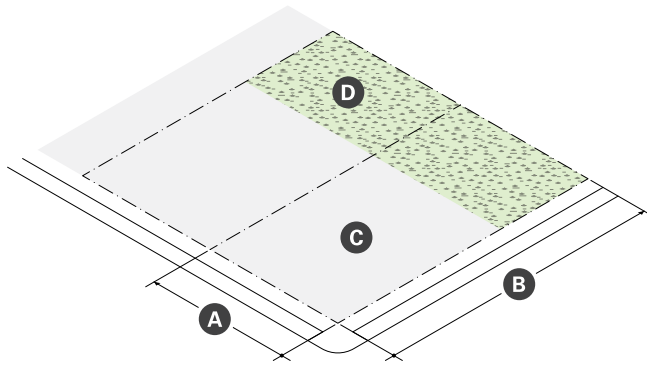
The following images are examples from Somerville of the

# 3. RESIDENTIAL DISTRICTS

Urban Residence (UR)

## 9. Multi-Plex (continued)

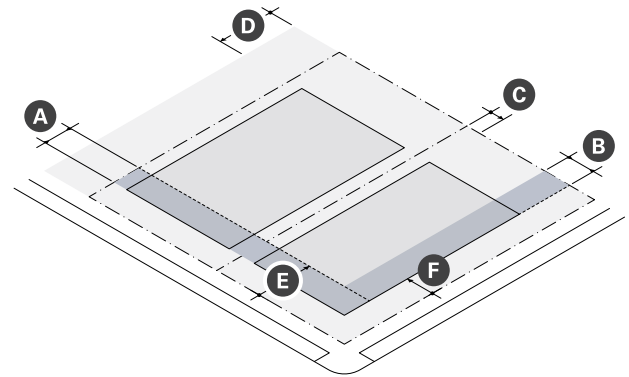
### a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	--
No Driveway Access	46 ft
Side or Rear Driveway Access	46 ft
Front Driveway Access	49 ft
<b>B</b> Depth (min)	85 ft

Lot Development	
<b>C</b> Lot Coverage (max)	65%
<b>D</b> Green Factor (min)	0.35

### b. Building Placement

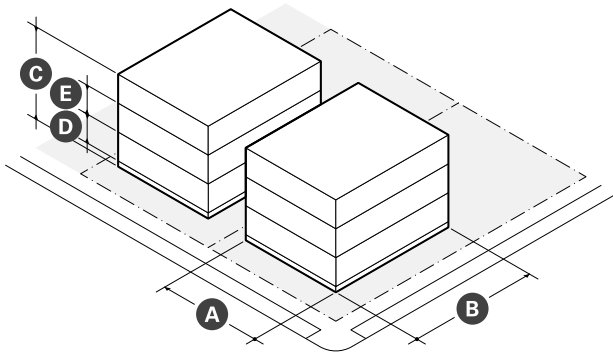


Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	10 ft	20 ft
<b>B</b> Secondary Front Setback (min/max)	10 ft	20 ft
<b>C</b> Side Setback (min)	5 ft	
<b>D</b> Rear Setback (min)	20 ft	

Parking Setbacks	
<b>E</b> Primary Front Setback (min)	20 ft
<b>F</b> Secondary Front Setback (min)	10 ft

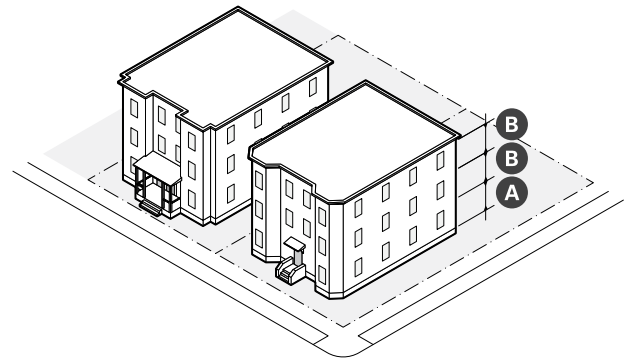
## 9. Multi-Plex (continued)

### c. Massing & Height



Main Body	
Facade Build Out (min)	70%
<b>A</b> Width (min/max)	36 ft 50 ft
<b>B</b> Depth (min/max)	44 ft 64 ft
<b>C</b> Building Height (max)	3 stories
<b>D</b> Story Height (min/max)	10 ft 12 ft
Ground Floor Elevation (min)	2 ft
Roof Type	Flat, Gable, Hip

### d. Uses & Features



Facade Composition		
<b>A</b> Ground Story Fenestration (min/max)	20%	50%
<b>C</b> Upper Story Fenestration (min/max)	20%	50%

Use & Occupancy		
Dwelling Units (min/max)	4	6
Outdoor Amenity Space (min)	1/ DU	

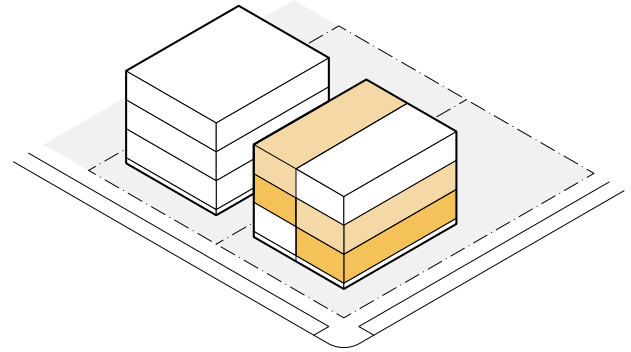
### 3. RESIDENTIAL DISTRICTS

Urban Residence (UR)

#### 9. Multi-Plex (continued)

- e. Housing
  - i. There is no affordable housing requirement for a multi-plex.
  - ii. The dwelling units of a multi-plex must be, generally, stacked one over the other. Common examples are shown in Figure 3.2 (c). Dwelling units that are front-to-back in orientation are not permitted.

FIGURE 3.2 (c) Dwelling Unit Orientation





#### 10. Apartment House

A moderate floor plate, detached, residential building type with six to ten dwelling units designed to appear as a large house.

The following images are primarily examples from Somerville of the apartment house building type and are intended only for illustrative purposes.

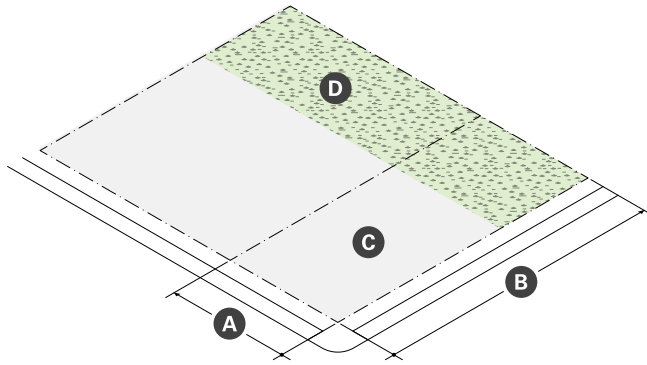


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## 10. Apartment House (continued)

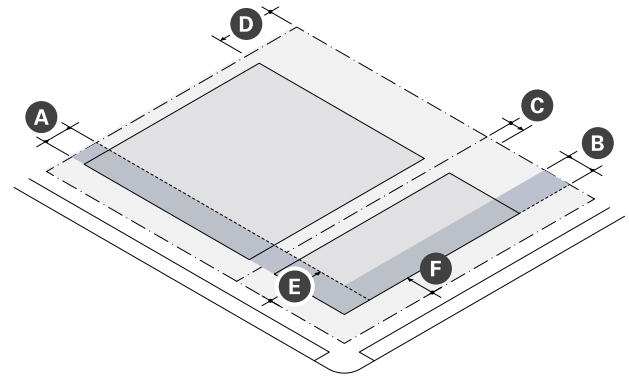
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	--
No Driveway Access	38 ft
Side or Rear Driveway Access	38 ft
Front Driveway Access	41 ft
<b>B</b> Depth (min)	100 ft

Lot Development	
<b>C</b> Lot Coverage (max)	65%
<b>D</b> Green Factor (min)	0.35

b. Building Placement

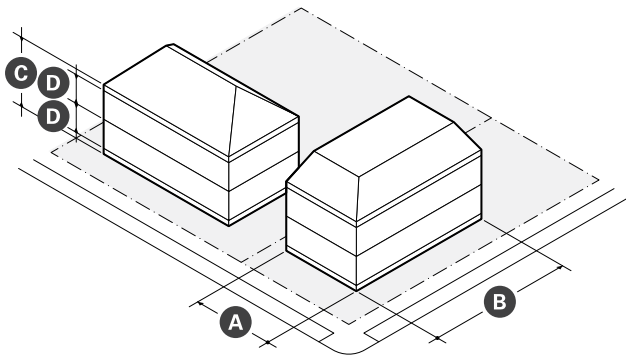


Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	10 ft	20 ft
<b>B</b> Secondary Front Setback (min/max)	10 ft	20 ft
<b>C</b> Side Setback (min)	5 ft	
<b>D</b> Rear Setback (min)	20 ft	

Parking Setbacks	
<b>E</b> Primary Front Setback (min)	20 ft
<b>F</b> Secondary Front Setback (min)	10 ft

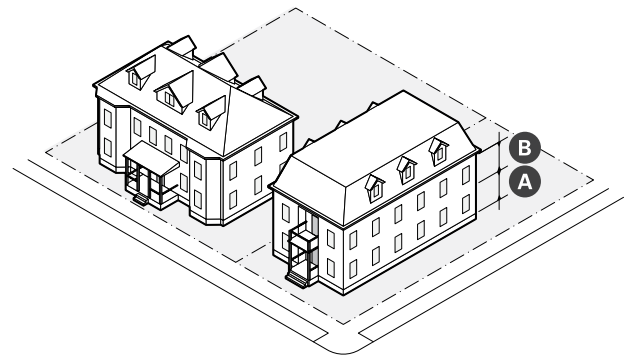
## 10. Apartment House (continued)

### c. Massing & Height



Main Body	
Facade Build Out (min)	70%
<b>A</b> Width (min/max)	28 ft 56 ft
<b>B</b> Depth (min/max)	44 ft 68 ft
<b>C</b> Building Height (max)	2.5 stories
<b>D</b> Story Height (min/max)	10 ft 12 ft
Ground Floor Elevation (min)	2 ft
Roof Type	Gable, Hip, Mansard

### d. Uses & Features



Facade Composition		
<b>A</b> Ground Story Fenestration (min/max)	20%	50%
<b>B</b> Upper Story Fenestration (min/max)	20%	50%

Use & Occupancy		
Dwelling Units (min/max)	3	10
Outdoor Amenity Space (min)	1/ DU	

## 3. RESIDENTIAL DISTRICTS

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### 10. Apartment House (continued)

- e. Housing
  - i. An apartment house with six (6) or more dwelling units, whether established through new construction or the conversion of any other existing building type, must provide affordable housing in accordance with Article 12: Development Benefits.

## 11. Apartment Building

A moderate floorplate, multi-story building type with more than six dwelling units.

The following images are examples of the apartment building type and are intended only for illustrative purposes.

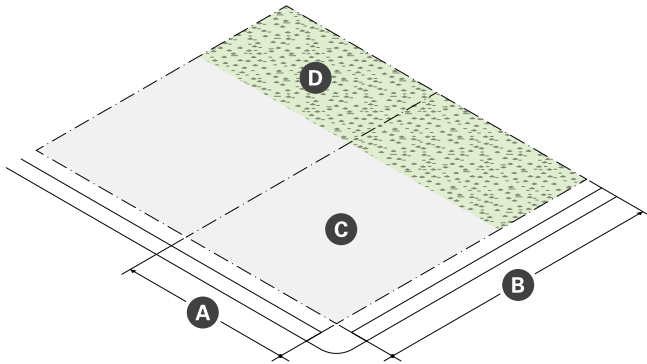


# 3. RESIDENTIAL DISTRICTS

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## 11. Apartment Building (continued)

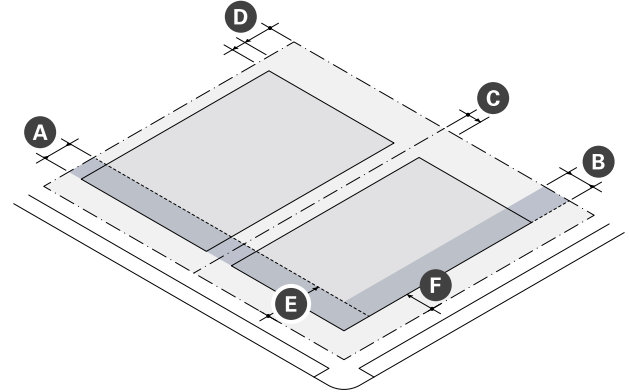
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	--
No Driveway Access	55 ft
Side or Rear Driveway Access	55 ft
Front Driveway Access	58 ft
<b>B</b> Depth (min)	90 ft

Lot Development	
<b>C</b> Lot Coverage (max)	65%
<b>D</b> Green Factor (min)	0.35

b. Building Placement



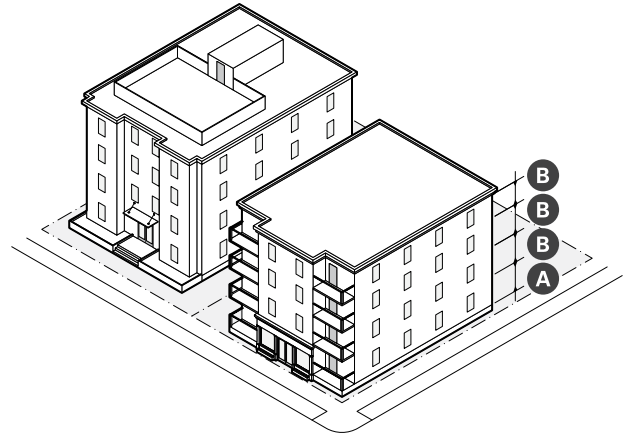
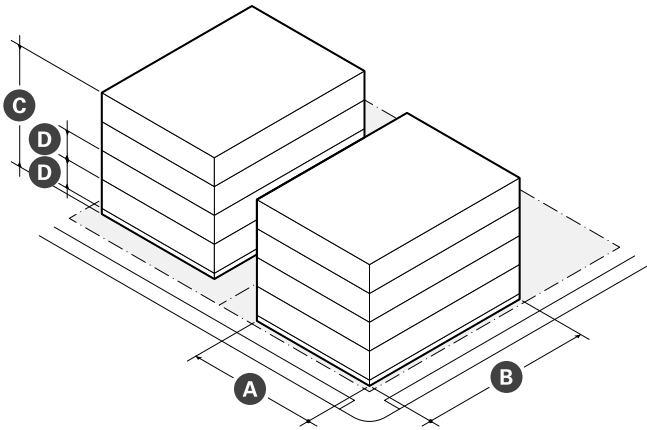
Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	10 ft	20 ft
<b>B</b> Secondary Front Setback (min/max)	10 ft	20 ft
<b>C</b> Side Setback (min)	5 ft	
Side Setback Abutting NR (min)	20 ft	
<b>D</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR (min)	20 ft	

Parking Setbacks		
<b>E</b> Primary Front Setback (min)	--	
Surface Parking	20 ft	
Structured Parking	20 ft	
<b>F</b> Secondary Front Setback (min)	--	
Surface Parking	10 ft	
Structured Parking	10 ft	

## 11. Apartment Building (continued)

c. Massing & Height

d. Uses & Features



Main Body	
Facade Build Out (min)	80%
<b>A</b> Floor Plate (max)	--
with Forecourt Private Frontage Type	16,000 sf
all other Private Frontage Types	7,000 sf
<b>B</b> Building Height (min)	2 stories
<b>C</b> Building Height (max)	4 stories
<b>D</b> Story Height (min/max)	10 ft 12 ft
Ground Floor Elevation (min)	2 ft
Roof Type	Flat, Mansard

Facade Composition		
<b>A</b> Ground Story Fenestration (min/max)	20%	50%
<b>B</b> Upper Story Fenestration (min/max)	20%	50%

Use & Occupancy	
Dwelling Units (min)	6
Density Factor	--
Base	1,125
100% Affordable	875
Outdoor Amenity Space (min)	1/DU

## 3. RESIDENTIAL DISTRICTS

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### 11. Apartment Building (continued)

- e. Housing
  - i. Apartment buildings with six (6) or more dwelling units, whether established through new construction or the conversion of any other existing building type, must provide affordable housing in accordance with Article 12: Development Benefits.



#### 12. Row Houses

A series of three (3) or more small floor plate, attached, residential buildings, each with one (1) dwelling unit.

The following images are examples from Somerville of the row houses building type and are intended only for illustrative purposes.

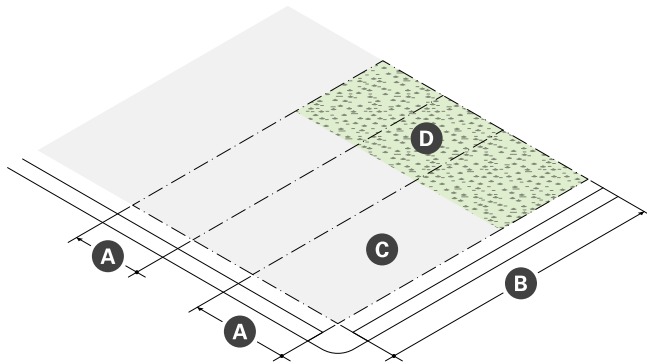


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## 12. Row Houses (continued)

a. Lot Standards

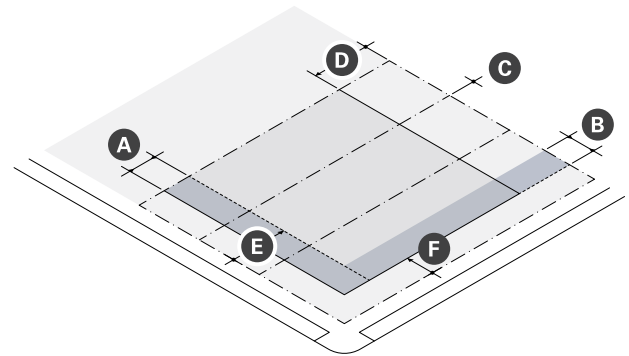


Site Dimensions	
Width (min/max)	82 ft 250 ft

Lot Dimensions	
<b>A</b> Width (min)	--
Interior Lot in Sequence	--
No Driveway Access	24 ft
End Lot in Sequence	--
No Driveway Access	29 ft
Side or Rear Driveway Access	29 ft
Front Driveway Access	32 ft
<b>B</b> Depth (min)	80 ft

Lot Development	
<b>C</b> Lot Coverage (max)	65%
<b>D</b> Green Factor (min)	0.35

b. Building Placement



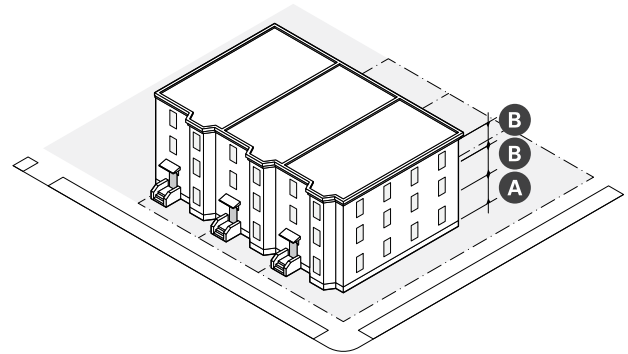
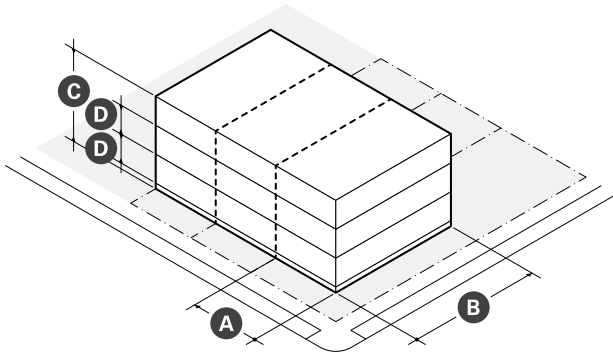
Building Setbacks	
<b>A</b> Primary Front Setback (min/max)	10 ft 20 ft
<b>B</b> Secondary Front Setback (min/max)	10 ft 20 ft
<b>C</b> Side Setback (min)	5 ft
Party Lot Line	0 ft
Side Lot Line	5 ft
<b>D</b> Rear Setback (min)	20 ft

Parking Setbacks	
<b>E</b> Primary Front Setback (min)	20 ft
<b>F</b> Secondary Front Setback (min)	10 ft

## 12. Row Houses (continued)

c. Massing & Height

d. Uses & Features



Main Body	
Facade Build Out (min)	70%
<b>A</b> Width per Rowhouse (min/max)	24 ft 30 ft
<b>B</b> Depth (min/max)	34 ft 60 ft
Rowhouses in Sequence (min/max)	3 10
<b>C</b> Building Height (min)	2 stories
Building Height (max)	3 stories
<b>D</b> Story Height (min/max)	10 ft 12 ft
Ground Floor Elevation (min)	2 ft
Roof Type	Flat, Gable, Mansard

Facade Composition	
<b>A</b> Ground Story Fenestration (min/max)	20% 50%
<b>B</b> Upper Story Fenestration (min/max)	20% 50%

Use & Occupancy	
Dwelling Units per Site (min/max)	3 10
Dwelling Units per Row House (max)	1
Outdoor Amenity Space (min)	1/ DU

### **3. RESIDENTIAL DISTRICTS**

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#### **12. Row Houses (continued)**

- e. Housing
  - i. A sequence of six (6) or more row houses must provide affordable housing in accordance with Article 12: Development Benefits.

### 13. Building Components

- a. Building components are accessory features that increase the habitable square footage or enhance the usefulness of a building.
- b. Building components are permitted as specified on Table 3.2 (a).
- c. Structures such as decks, stoops, porticos, and porches attached to the side or rear of the main body of a principal building type are permitted provided that they do not violate any side or rear setback.

**TABLE 3.2 (a) Permitted Building Components**

	Entry Canopy	Bay	Dormer Window	Cross Gable	Balcony	
						Specific Standards
Triple Decker	P	P	N	N	P	§3.2.7
Semi-Detached Triple Decker	P	P	N	N	P	§3.2.8
Multi-Plex	P	P	Y	Y	P	§3.2.9
Apartment House	P	P	Y	Y	P	§3.2.10
Apartment Building	P	P	N	N	P	§3.2.11
Rowhouses	P	P	Y	N	P	§3.2.12

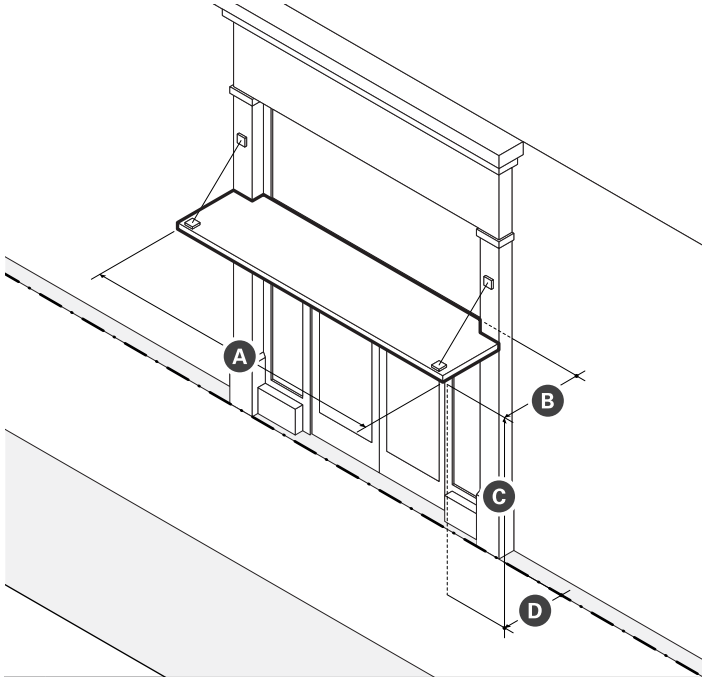
P - Permitted      SP - Special Permit Required      N - Not Permitted

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#### D. Entry Canopy

- i. An entry canopy is a wall-mounted structure that provides shade and weather protection over the entrance of a building.

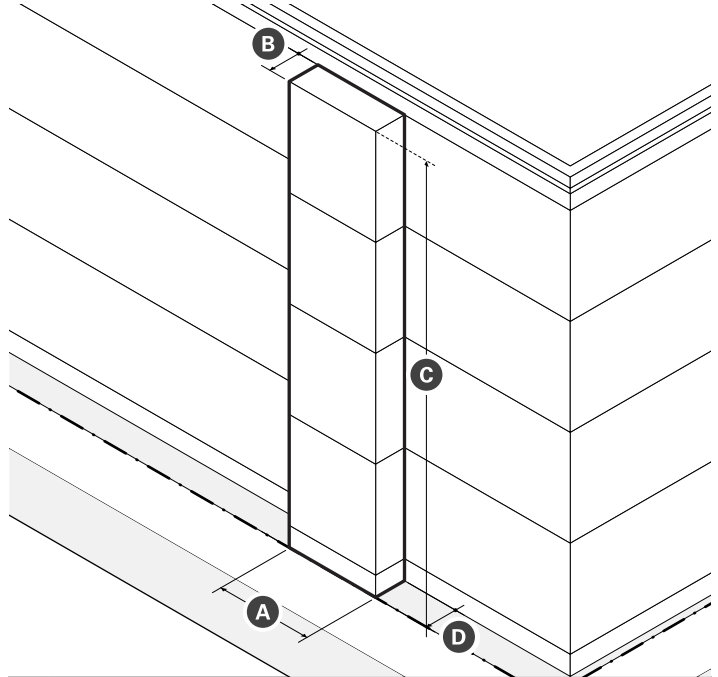


Dimensions	
<b>A</b> Width (min)	See §D.ii.b
<b>B</b> Depth (max)	3 ft
<b>C</b> Clearance (min)	8 ft clear
<b>D</b> Permitted Setback Encroachment (max)	100%

- ii. Standards
  - a). Entry canopies must be visually supported by brackets, cables, or rods.
  - b). The width of an entry canopy must be equal to or greater than the width of the doorway surround or exterior casing it is mounted over.

#### E. Bay

- i. A bay is a window assembly extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building's facade.

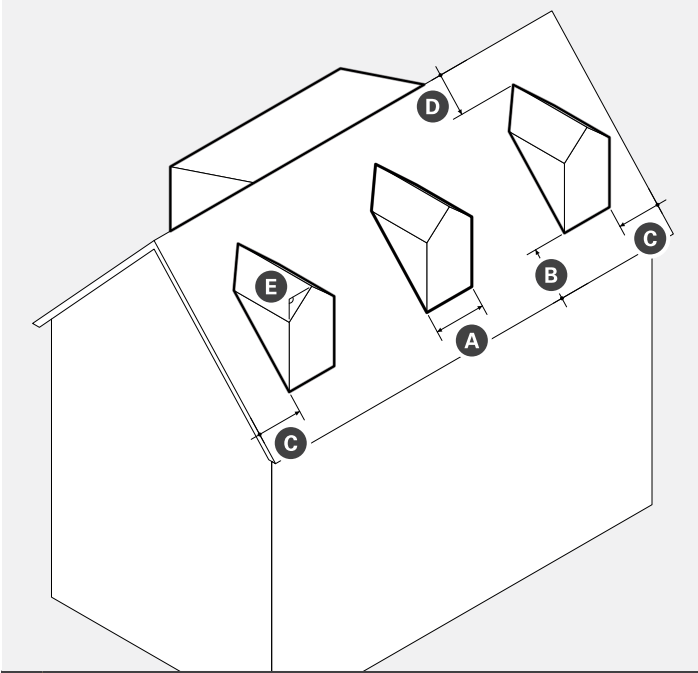


Dimensions	
<b>A</b> Width (max)	50% of facade or elevation
<b>B</b> Depth (max)	3 ft
<b>C</b> Height (max)	Height of Building
Fenestration (min)	60%
<b>D</b> Permitted Setback Encroachment (max)	3 ft

- ii. Standards
  - a). Bays must have a foundation extending all the way to ground level or be visually supported by brackets or other architectural supports.
  - b). Bays projecting over the sidewalk of a public thoroughfare must have two (2) stories of clearance and compliance with all City Ordinances.

## F. Dormer Window

- i. A dormer window is a single window or set of windows that projects vertically from a sloped roof, designed to provide light into and expand the habitable space of a half-story.

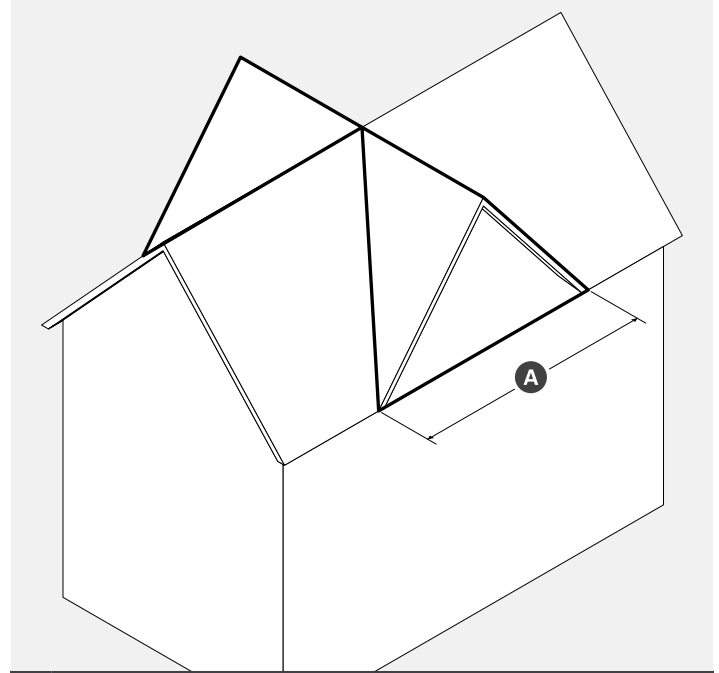


Dimensions	
<b>A</b> Width (max)	24 feet or 50% of the eave length of the main roof (whichever is shorter)
<b>B</b> Front & Rear Wall Setback (min)	3 ft 6 in
<b>C</b> Side Wall Setback (min)	1 ft 6 in
<b>D</b> Ridge Line Setback (min)	1 ft
<b>E</b> Roof Slope (min)	4:12 (18.43°)
Fenestration (min)	70%

- ii. Standards
  - a). Setbacks are strictly enforced regardless of permitted dormer width.
  - b). The maximum permitted width of a dormer applies to single, multiple, or attached combinations of dormers on each side of a roof.

## G. Cross Gable

- i. A cross gable is a sloped roof that projects perpendicularly from the main roof of a building to significantly increase the habitable space of a half-story.



Dimensions	
<b>A</b> Width (max)	50% of the eave length of the main roof

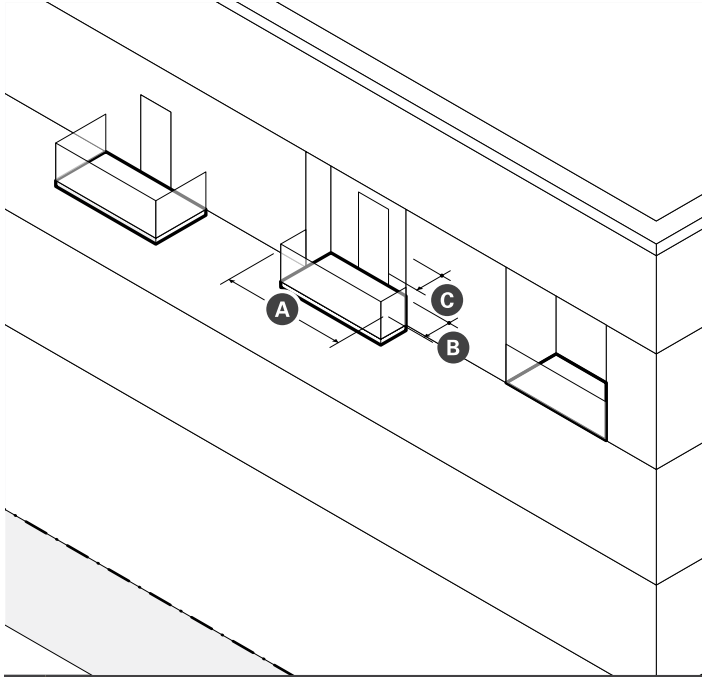
- ii. Standards
  - a). The rakes of the cross gable roof must be structurally integrated into the eave and ridge line of the main roof.

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## H. Balcony

- i. A balcony is a platform with a railing that provides outdoor amenity space.



Dimensions	
<b>A</b> Width (min)	5 ft
<b>B</b> Depth (min)	5 ft
Area (min)	50 sf
Clearance (min)	10 ft
<b>C</b> Permitted Setback Encroachment (max)	6 ft

- ii. Standards
  - a). Balconies may be recessed, projecting, a combination of the two, or terraced as part of the roof of a portico, porch, or bay.
  - b). A balcony that projects over the sidewalk of a public thoroughfare requires compliance with all City Ordinances.
  - c). The guard rail of any balcony oriented toward a front lot line must permit visual supervision of the public realm through the posts and rails.
  - d). The guard rail of any balcony oriented toward a side or rear lot line abutting the NR district must include sight obscuring visual screening so that it is at least fifty percent (50%) opaque.



## 14. Private Frontage

- a. Private frontage must be designed as a building frontage type.
- b. Building frontage types facilitate access to principal entrances and serve as the interface and transition between the private realm (building interiors) and the public realm (sidewalks and civic spaces).
- c. Building frontage types are permitted according as specified on Table 3.2 (b).
- d. Building frontage types may be combined as specified for each type and multiple frontage types may exist for buildings that have more than one principal entrance.

**TABLE 3.2 (b) Permitted Building Frontages**

	Stoop	Portico	Projecting Porch	Dooryard	Forecourt	Lobby Entrance	Lightwell	Specific Standards
Triple Decker	P	P	P	P	N	N	N	§3.2.7
Semi-Detached Triple Decker	P	P	P	P	N	N	N	§3.2.8
Multi-Plex	P	P	P	P	N	N	N	§3.2.9
Apartment House	P	P	P	P	N	N	N	§3.2.10
Apartment Building	P	P	N	P	P	P	P	§3.2.11
Rowhouses	P	P	P	P	N	N	P	§3.2.12

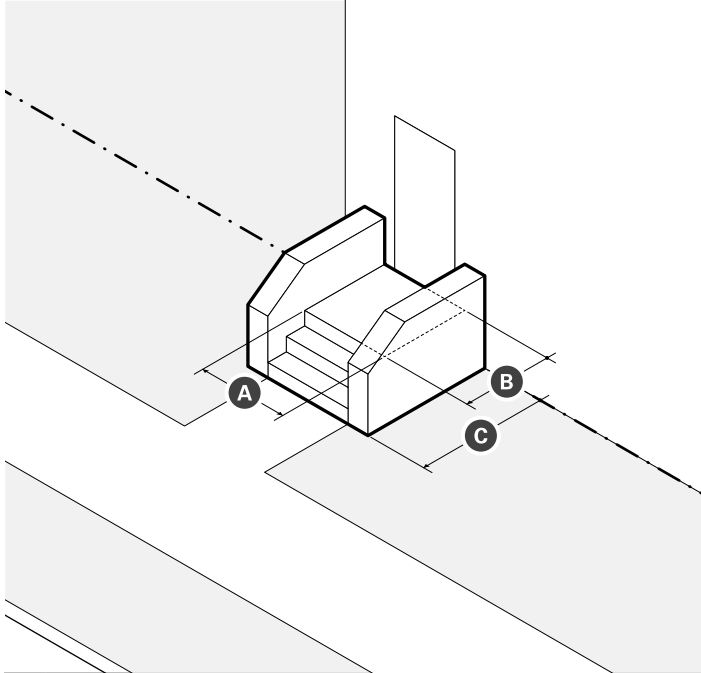
P - Permitted      SP - Special Permit Required      N - Not Permitted

# 3. RESIDENTIAL DISTRICTS

Urban Residence (UR)

## E. Stoop

- i. A stoop is a frontage type featuring a set of stairs with a landing leading to the entrance of a building.

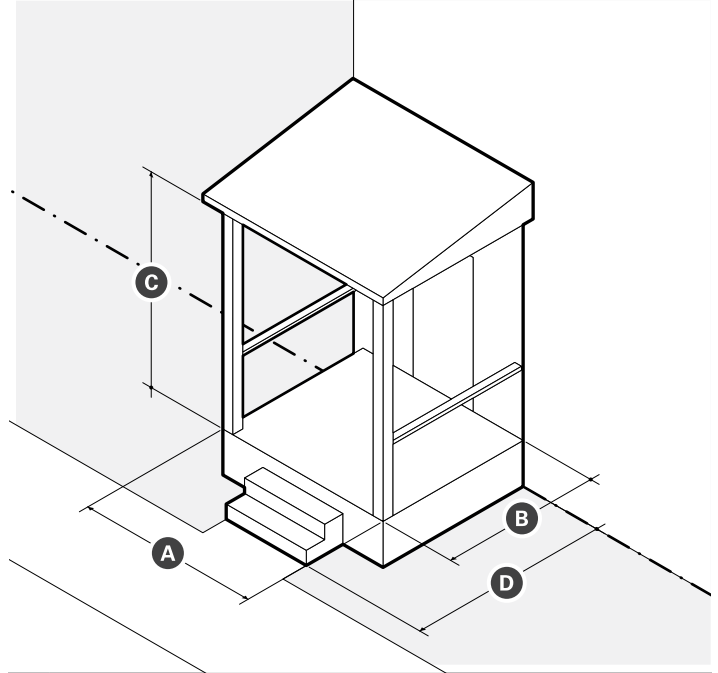


Dimensions	
<b>A</b> Landing Width (min)	4 ft
<b>B</b> Landing Depth (min)	4 ft
<b>C</b> Permitted Front Setback Encroachment (max)	100%

- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with pervious, porous, or permeable materials.
  - b). Stairs may be recessed into the building facade when the building is setback four (4) feet or less.
  - c). Stairs are not permitted to encroach onto any abutting sidewalk.
  - d). Stairs may be built perpendicular or parallel to the building facade, but must lead directly to ground level or an abutting sidewalk.

## F. Portico

- i. A portico is a frontage type featuring a set of stairs with a landing leading to the entrance of a building and a roof supported by columns, piers, or posts.

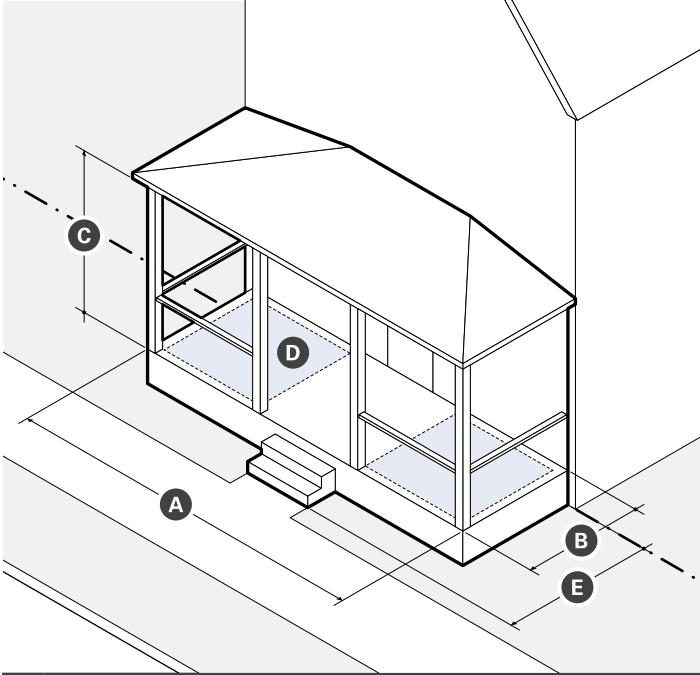


Dimensions	
<b>A</b> Landing Width (min)	4 ft
<b>B</b> Landing Depth (max)	4 ft
<b>C</b> Ceiling Height (max)	8 ft
<b>D</b> Permitted Front Setback Encroachment (max)	100%

- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - b). Stairs are not permitted to encroach onto any abutting sidewalk.
  - c). Stairs may be built perpendicular or parallel to the building facade, but must lead directly to ground level or an abutting sidewalk.

## G. Projecting Porch

- i. A projecting porch is a frontage type featuring a set of stairs with a landing leading to the entrance of a building and a roof supported by columns, piers, or posts.

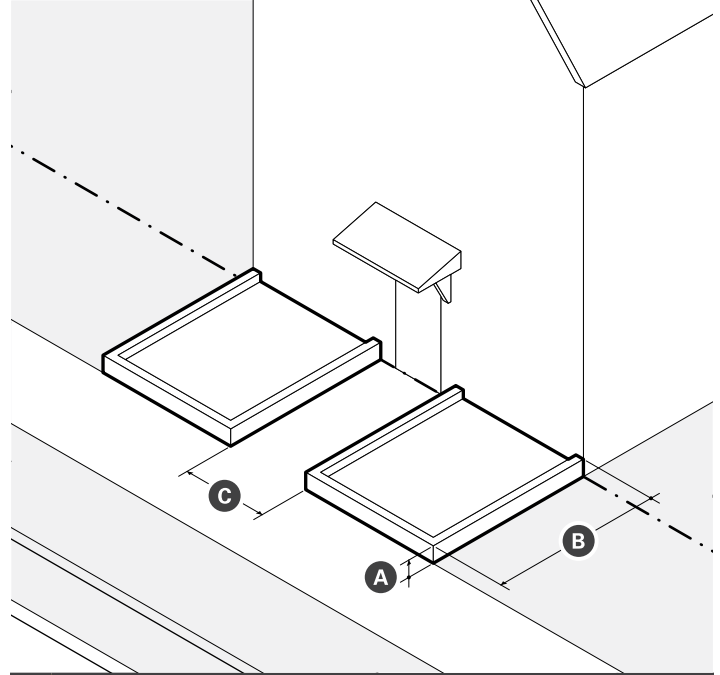


Dimensions	
<b>A</b> Width (min)	10' or 50% of facade width, whichever is greater
<b>B</b> Depth (min)	6 ft
<b>C</b> Ceiling Height (min)	8 ft
<b>D</b> Furniture Area, Clear (min)	6 ft x 6 ft
<b>E</b> Permitted Front Setback Encroachment (max)	10 ft

- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - b). Stairs are not permitted to encroach onto any abutting sidewalk.
  - c). Porch railings must permit visual supervision of the public realm through the posts and rails.
  - d). A porch may be screened provided the percentage of window area to wall area is seventy percent (70%) or greater. Permanent enclosure of a porch to create year-round living space is not permitted.

## H. Dooryard

- i. A dooryard is a frontage type featuring fenced or elevated gardens or patios that buffer dwellings from an adjacent sidewalk.



Dimensions	
Landscaped Area (min)	4 ft
<b>A</b> Elevation above Sidewalk (min)	18 in
<b>B</b> Depth (min)	100% of setback
<b>C</b> Path of Travel (min)	3 ft

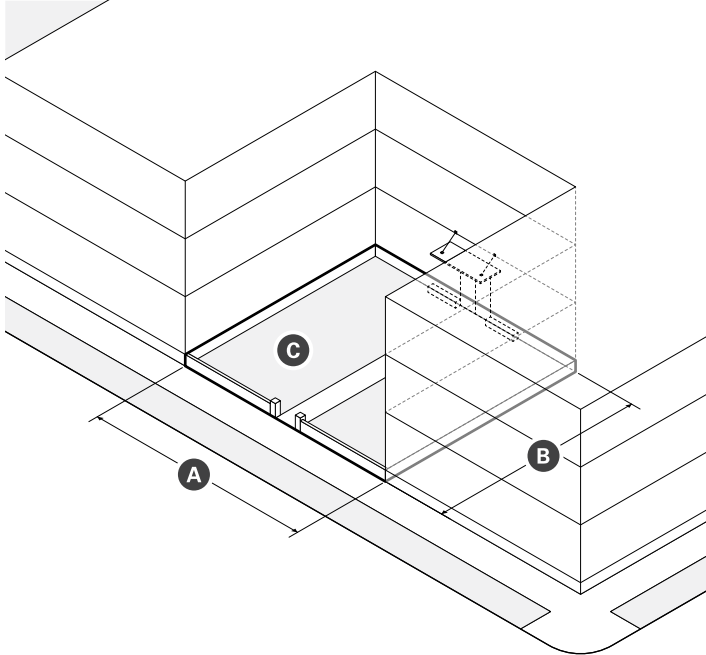
- ii. Standards
  - a). Dooryards are an appropriate frontage type for a zero-step, accessible entrance, but may include steps leading to the entrance of the building.
  - b). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - c). A curb or retaining wall that is no taller than structurally necessary may be built around the planter, garden, terrace, or otherwise landscaped area.
  - d). Circulation between adjacent dooryards is prohibited.

### 3. RESIDENTIAL DISTRICTS

Urban Residence (UR)

#### I. Forecourt

- i. A forecourt is a frontage type featuring a landscaped semi-public area, open to the sky, formed by a recess in a central portion of a buildings facade.

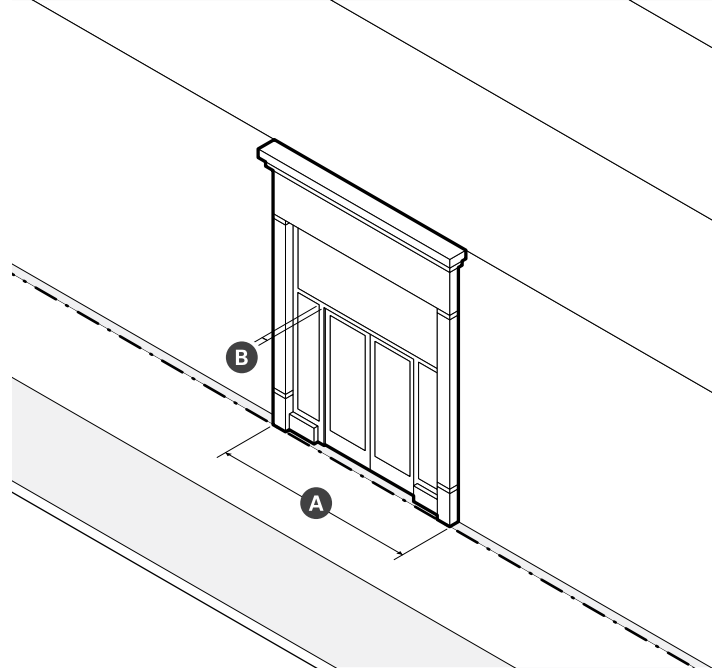


Dimensions	
<b>A</b> Width (min)	12 ft
<b>B</b> Depth (min)	12 ft
Height to Width Ratio (max)	2 to 1
<b>C</b> Landscaped Area (min)	30%

- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - b). Forecourts are considered part of the building for the purpose of measuring facade build out.
  - c). A forecourt must be enclosed by walls on three sides.
  - d). Porches, stoops, porticos, entry canopies, and balconies may encroach into the forecourt.
  - e). Driveways, parking spaces, passenger drop-offs, garage entrances, loading and service areas, exhaust vents, mechanical equipment, and refuse or recycling storage are not permitted in forecourts.

#### J. Lobby Entrance

- i. A lobby entrance frontage type featuring an at-grade principal entrance providing access to upper story uses of a building.

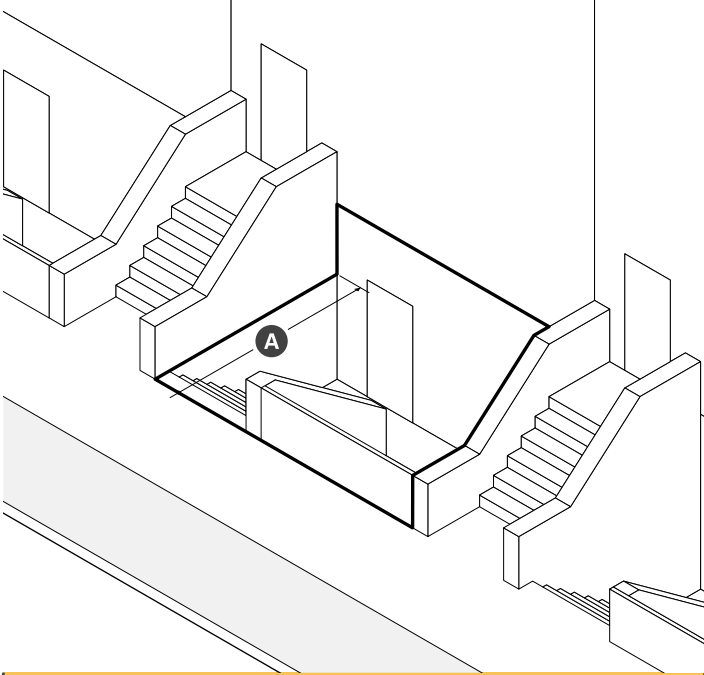


Dimensions	
<b>A</b> Width (max)	30 ft
<b>B</b> Distance between Fenestration (max)	2 ft
Depth of Recessed Entry (max)	5 ft

- ii. Standards
  - a). Lobby entrances must be well-defined, clearly visible, and universally accessible from the abutting sidewalk.
  - b). Lobby entrances should be made clearly identifiable using a difference in design from the rest of the facade.
  - c). Lobby entrances must include an awning or entry canopy above the principal entrance to provide weather protection.
  - d). When a lobby entrance is setback from the front lot line, the frontage must be paved to match the abutting sidewalk.

## K. Lightwell

- i. A frontage type where the ground level is sunken to allow light and sometimes access into basement levels or to accommodate a change in grade at the front of a building.



Dimensions	
<b>A</b> Depth (min)	5 ft
Fenestration (min)	--
Residential Uses	30%
Commercial Uses	50%

- ii. Standards
  - a). The principal entrance to upper stories must be provided at the ground story, rather than the basement.
  - b). An entrance to the basement is permitted on the below grade portion of the facade.
  - c). Below grade spaces are required to have windows and doors with highly transparent, low reflectivity glass.
  - d). A short fence is required at the front the sunken portion of the lot.

### 3. RESIDENTIAL DISTRICTS

Urban Residence (UR)

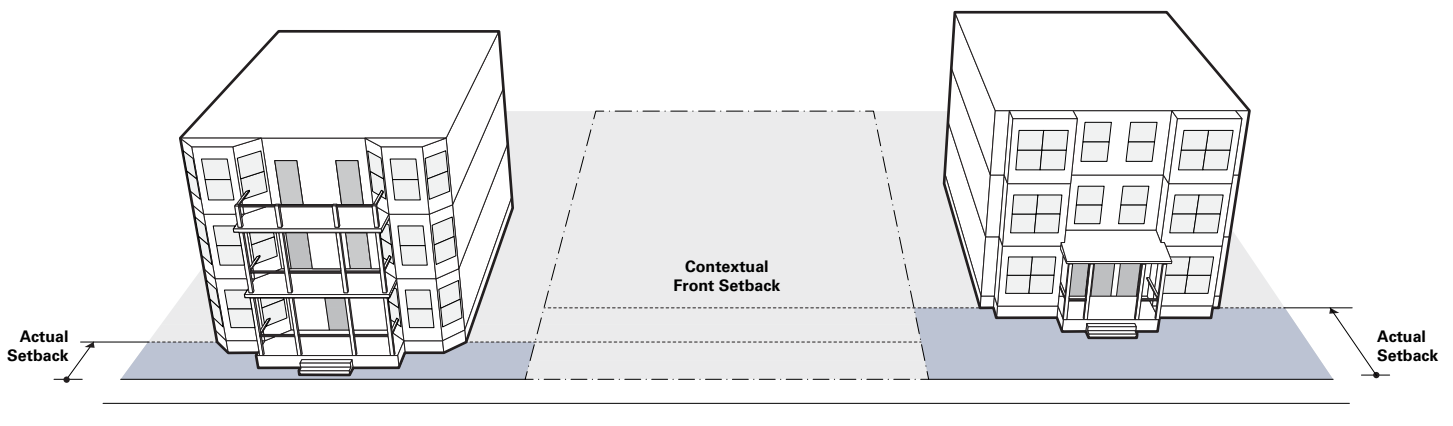
#### 15. Building Design Standards

- a. Contextual Front Setbacks
  - i. Notwithstanding the front setbacks identified for each building type, new construction must have a contextual front setback as follows:
    - a). If the subject lot is an interior lot or key lot, the minimum and maximum front setbacks are equal to the actual distances that principal structures are setback from the front lot line on the two abutting lots of the same block face. See Figure 3.2 (a).
    - b). If the subject lot is a corner lot, the minimum front setback is equal to the actual distance that the principal structure is setback from the front lot line on the abutting lot that is oriented toward the same thoroughfare.
    - c). If the lot on either side of the subject lot is vacant, the minimum and maximum front setback identified for each building type governs.
  - ii. The contextual front setback provision does not exempt any building from complying with the maximum front setback required for each building type.

#### 16. Architectural Design Guidelines

- a. Residential Privacy
  - i. Ground story dwelling units should be elevated above the grade of any adjacent sidewalk so that the window sills of dwelling unit are at or above the eye-level of passing pedestrians. This elevation change maintains privacy for occupants while also encouraging open blinds or curtains to allow natural daylight into the unit.
  - ii. Fenestration patterns and window configurations should break the direct line of sight between neighboring properties to every extent practicable. Translucent glass on the bottom half of windows or strategically placed landscape elements should be utilized if it is not practical to off-set windows in ways that minimize privacy impacts.
  - iii. Outdoor amenity spaces that are elevated such as roof decks, fully projecting balconies, and upper story rear porches should provide sight obscuring visual screening at the sides to increase privacy, security, and limit views of abutting properties from elevated vantage points.

FIGURE 3.2 (a) Contextual Front Setback



## 17. Use Provisions

- a. Permitted Uses
  - i. The use of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
  - ii. Uses are permitted as specified on Table 3.2 (c).
  - iii. Use categories not expressly authorized are prohibited.
  - iv. All uses must comply with any use-specific standards applicable for each use in §9.2 Use Definitions & Limitations.
  - v. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.
- b. Adaptive Re-Use of Specific Buildings
  - i. The use of any principal structure constructed before the effective date of this Ordinance for a use that is considered nonconforming in the Urban Residential district, as established by permit records or other historical documents accepted by the Building Official, or any building used for municipal operations by the City of Somerville may be changed to any use within the following principal use categories in accordance with Table 3.2 (c):
    - a). Artisan Production;
    - b). Arts Sales & Services;
    - c). Design Services;
    - d). Shared Workspace & Arts Education;
    - e). Consumer Goods; or
    - f). Fresh Food Market or Grocery.
- c. Increases in Density
  - i. Existing structures may not be altered to conflict with number of dwelling units permitted for each building type.
  - ii. The alteration or renovation of an existing building that results in any increase of the number of dwelling units requires a special permit.
    - a). In its discretion to approve or deny a Special Permit authorizing an increase in the number of dwelling units in an existing building, the Review Board shall consider the following:
      - i). the review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria; and
      - ii). the quality of the living space in terms of functional area.

**TABLE 3.2 (c) UR Permitted Uses**

Use Category Specific Use	UR	Use Specific Standards
<b>Arts &amp; Creative Enterprise</b>		
Artisan Production	SP	§3.1.15.b and §9.2.2.a
Arts Sales & Service	SP	§3.1.15.b and §9.2.2.c
Design Services	SP	§3.1.15.b and §9.2.2.d
Shared Workspace & Arts Education	SP	§3.1.15.b and §9.2.2.e
<b>Auto-Oriented</b>		
Motor Vehicle Parking (as noted below)	--	§9.2.3.d
Off-Site Accessory Parking	SP	§9.2.3.d.i
<b>Civic &amp; Institutional</b>		
Minor Utility Facility	SP	§9.2.4.d
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	§9.2.4.h
<b>Commercial Services</b>		
Day Care Service (as noted below)	--	§9.2.5.h
Child Day Care Center	P	§9.2.5.h.ii
Vehicle Parking (except as follows)	N	§9.2.5.m
Bike Share Parking	P	§9.2.5.m.i

P - Permitted      SP - Special Permit Required      N - Not Permitted

### 3. RESIDENTIAL DISTRICTS

Urban Residence (UR)

**TABLE 3.2 (c) UR Permitted Uses (continued)**

Use Category Specific Use	NR	Use Specific Standards
Car Share Parking (3 or less spaces)	P	§9.2.5.m.ii
Car Share Parking (4 or more spaces)	SP	§9.2.5.m.ii
<b>Lodging</b>		
Bed & Breakfast	SP	§9.2.7.a
<b>Residential</b>		
Household Living	P	§9.2.9.a
Group Living (except as follows)	SP	§9.2.9.b
Community or Group Residence	P	§9.2.9.b.i
Dormitory, Fraternity, or Sorority	SP	§9.2.9.b.ii
Homeless Shelter	N	§9.2.9.b.iii
Nursing Home/Assisted Living Facility	SP	§9.2.9.b.iv
Rooming House	SP	§9.2.9.b.v
<b>Retail Sales</b>		
Consumer Goods (except as follows)	P	§3.1.15.b and §9.2.10.b
Alcohol Sales	N	§9.2.10.b.i
Drug Paraphernalia Store	N	§9.2.10.b.ii
Firearms Sales	N	§9.2.10.b.iii
Medical Marijuana	N	§9.2.10.b.iv
Pet Store	N	§9.2.10.b.v
Fresh Food Market or Grocery Store	P	§9.2.10.d
<b>Urban Agriculture</b>		
Farming (as noted below)	--	§9.2.11.a
Commercial Farm	N	§9.2.11.a.i
Community Farm	P	§9.2.11.a.ii
Community Gardening	P	§9.2.11.b
<b>Accessory Uses</b>		
Home Occupations (as noted below)	--	§9.2.12.b
Creative Studio	P	§9.2.12.b.i
Home-Based Business	P	§9.2.12.b.iii
Home Office	P	§9.2.12.b.v
Tourist Home	P	§9.2.12.c
Urban Agriculture (as noted below)	--	§9.2.12.d
Apiculture	P	§9.2.12.d.i
Aviculture	P	§9.2.12.d.ii
Commercial Farming	P	§9.2.12.d.iii
Residential Gardening	P	§9.2.12.d.iv
Vehicle Parking, Accessory (except as follows)	P	§9.2.12.e
Home Business Vehicle Parking	SP	§9.2.12.f

P - Permitted      SP - Special Permit Required      N - Not Permitted



### 3. RESIDENTIAL DISTRICTS

Urban Residence (UR)

#### 18. Vehicular Parking

- a. General
  - i. Vehicular parking must be provided as specified on Table 3.2 (d), except as follows:
    - a). Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from the requirements of Table 3.2 (d).
  - ii. There are no parking requirements for accessory uses.
  - iii. Parking may be shared between uses on the same lot and buildings on the same block in accordance with §11.3 Shared Parking.
  - iv. One (1) on street parking space for every twenty (20) feet of lot width may be counted toward any minimum parking requirement if residential permit parking is permitted along the same side of the street as the lot that the spaces will serve.
- b. Type
  - i. Motor vehicle parking may be provided as surface parking spaces, above ground structured parking, underground structured parking, and on street parking spaces.
- c. Unbundled Parking
  - i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.
  - ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.
- d. Parking Design
  - i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 Motor Vehicle Parking of this Ordinance.
  - ii. Driveways, curb cuts, and vehicular entrances to parking lots, parking structures, loading docks, and service areas are not permitted along primary front lot lines abutting a pedestrian street, but may provide access from a side street or alley.
  - iii. Driveways may be located within a required side and rear setback areas, but are not permitted between the facade of a building and any front lot line.
  - iv. Driveways may be no more than twelve (12) feet in width at the frontage.
  - v. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an

**TABLE 3.2 (d) UR Parking**

\*See Transit Areas Map

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area* (max)	Outside of a Transit Area* (min)
<b>Arts &amp; Creative Enterprise</b>				
Artisan Production	1.0 / 10,000 sf	1.0 / 3,000 sf	n/a	1.0 / 1,000 sf
Arts Sales & Service	1.0 / 10,000 sf	1.0 / 3,000 sf	n/a	1.0 / 1,000 sf
Design Services	1.0 / 10,000 sf	1.0 / 3,000 sf	n/a	1.0 / 1,000 sf
Shared Workspace & Arts Education	1.0 / 10,000 sf	1.0 / 3,000 sf	n/a	1.0 / 650 sf
<b>Lodging</b>				
Bed & Breakfast	1.0 / 20 rooms	1.0 / 10 rooms	n/a	1 / 4 rooms
Short Term Rental	1.0 / 20 rooms	1.0 / 10 rooms	n/a	1 / DU
<b>Residential</b>				
Household Living	n/a	n/a	n/a	1 / DU
Group Living	n/a	n/a	n/a	1 / DU
<b>Retail Sales</b>				
Consumer Goods	1.0 / 2,500 sf	1.0 / 10,000 sf	n/a	1 / 1,500 sf
Fresh Food Market or Grocery Store	1.0 / 2,500 sf	1.0 / 10,000 sf	n/a	1 / 1,500 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

### 3. RESIDENTIAL DISTRICTS

#### Urban Residence (UR)

- access easement exists between all property owners.
- vi. Unless otherwise specified, only one (1) curb cut is permitted per front lot line.
- vii. Curb cuts must be located to minimize conflict with pedestrians, bicyclists, and motor vehicles on the thoroughfare they provide access to and from.
- viii. Curb cuts may be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs.
- ix. Driveway crossings traversing sidewalks with paved furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include sloped flares on either side of the driveway apron.
- x. Driveway crossings traversing sidewalks with continuously planted furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include returned curbs.
- xi. The appearance of any walkway (ie. scoring pattern or special paving) must be maintained across any driveway or alley to indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.
- e. Parking Location
  - i. Required vehicular parking, excluding any required handicapped parking, may be provided on a contiguous lot under the same ownership as the lot that the parking will serve according to the following:
    - a). Pedestrian access to off-site vehicular parking must be via a paved sidewalk or walkway.
    - b). A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or building official and executed and filed with the Registry of Deeds.
  - ii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.
- f. Parking Relief
  - i. Relief from the parking standards of Table 3.2 (d) requires a Special Permit.
    - a). In its discretion to approve or deny a special permit authorizing relief from the parking standards of Table 3.2 (d), the review board shall consider the following:
      - i). The supply and demand of on-street parking in the neighborhood, as determined through a parking study.
      - ii). Mobility management programs and services provided by the applicant to reduce the demand for parking.
    - iii). That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.

### 19. Site Development

- a. General
  - i. Development is subject the provisions of Article 10: Development Standards of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. Signs
  - i. A sign, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
    - a). Each ground story non-residential use must identify the street address either on the principal entrance door or above or beside the principal entrance of the use.
    - b). All residential building types must identify the street address either on the principal entrance door, above or beside the principal entrance, or on a mailbox.
  - ii. Address signs must be made easily visible through the use of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the thoroughfare that the building faces.
  - iii. Address signs must be twelve (12) inches in height or less and may include the name of the occupant.

## 4 MID-RISE DISTRICTS

<b>4.1</b>	<b>MID-RISE 3 (MR3)</b> .....	<b>93</b>	<b>4.4</b>	<b>MID-RISE 6 (MR6)</b> .....	<b>195</b>
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### 4.1 MID-RISE 3 (MR3)

#### 1. Description

The Mid-Rise 3 district is characterized by a variety of moderate floor plate buildings up to three (3) stories in height. Buildings are set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. The district is primarily commercial, with ground floor uses that typically address the needs residents and employees in the immediate neighborhood.



## 4. MID-RISE DISTRICTS

### Mid-Rise 3 (MR3)

#### 2. Intent

- a. To implement the Neighborhood Mixed Use context from the Future Land Context Map of SomerVision.
- b. To create, maintain, and enhance areas appropriate for smaller scale, multi-use and mixed-use buildings and neighborhood serving uses.

#### 3. Purpose

- a. To permit the development of multi-unit and mixed-use buildings that do not exceed three (3) stories in height.
- b. To provide quality commercial spaces and permit small-scale, neighborhood serving commercial uses.
- c. To provide upper story residential unit types, sizes, bedroom counts, and affordability for smaller households.

#### 4. Applicability

- a. The section is applicable to all real property within the Mid-Rise 3 district as shown on the maps of the Official Zoning Atlas of the City of Somerville.

#### 5. Development Review

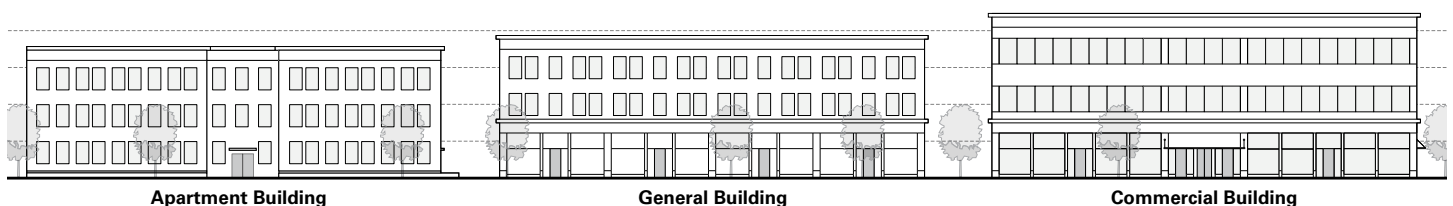
- a. Development on any lot requires the submittal of a development review application to the Building Official.
- b. Proposed development may or may not necessitate the need for Site Plan Approval, a Special Permit, or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 15: Administration.
  - i. The Planning Board is the decision making authority for all development that requires Site Plan Approval or a Special Permit.
  - ii. The Zoning Board of Appeals is the Review Board

for all Variances.

- c. Upon verification that no additional development review is necessary or completion of the required development review, a Zoning Compliance Certificate shall be issued by the Building Official to certify compliance with the provisions and procedures of this Ordinance.

#### 6. Building Types

- a. One (1) principal building type may be built on each lot.
- b. The following building types are permitted by Site Plan Approval in the Mid-Rise 3 district:
  - i. Apartment Building
  - ii. General Building
  - iii. Commercial Building
- c. Apartment Buildings are prohibited on any lot fronting a pedestrian street.
- d. Accessory structures are regulated according to Article 10: Development Standards of this Ordinance.



Apartment Building

General Building

Commercial Building

## 7. Apartment Building

A small to moderate floorplate, multi-story building type limited to residential uses on all stories.

The following images are examples of the apartment building type and are intended only for illustrative purposes.

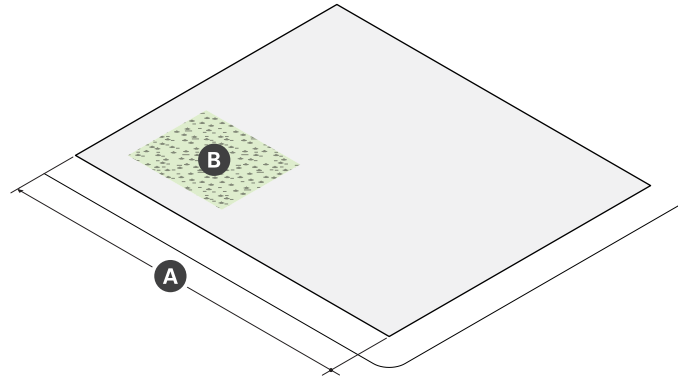


# 4. MID-RISE DISTRICTS

Mid-Rise 3 (MR3)

## 7. Apartment Building (continued)

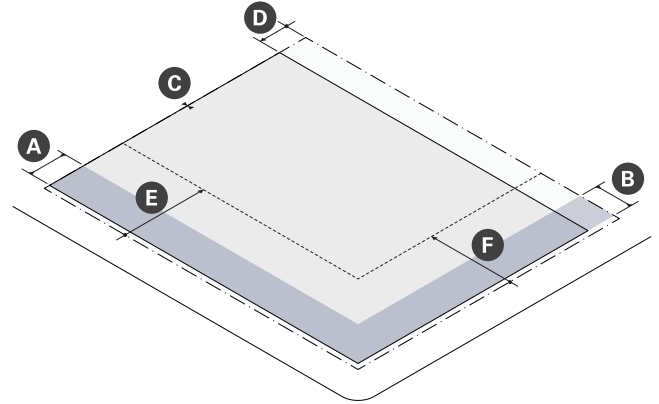
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	30 ft

Lot Development	
<b>B</b> Lot Coverage (max)	90%
<b>C</b> Green Factor (min)	0.25

b. Building Placement



Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	12 ft
<b>B</b> Secondary Front Setback (min/max)	2 ft	12 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
<b>D</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR or LHD (min)	15 ft	

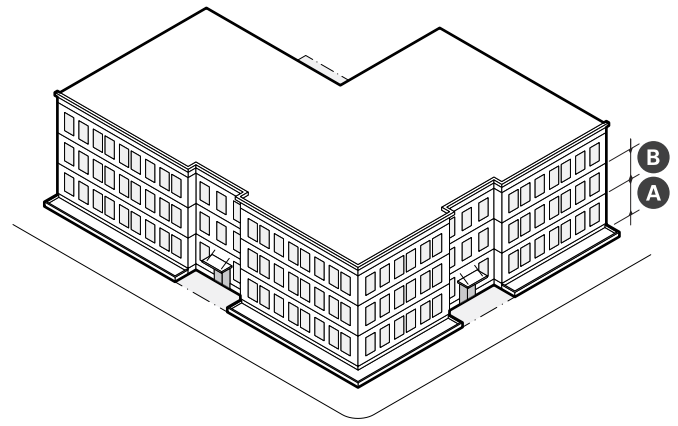
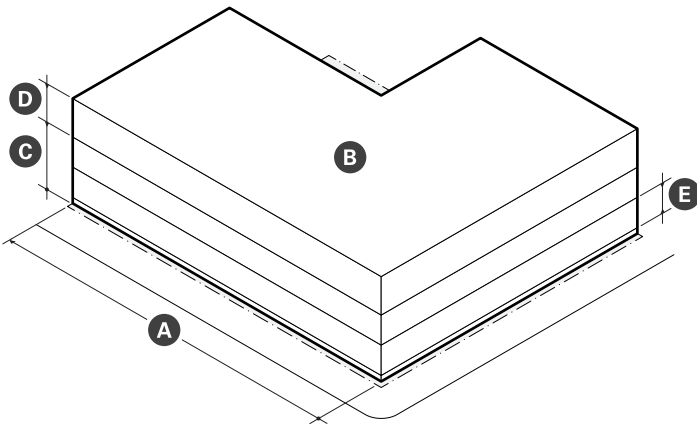
Parking Setbacks	
<b>E</b> Primary Front Setback (min)	--
Surface Parking	30 ft
Structured Parking	30 ft
<b>F</b> Secondary Front Setback (min)	--
Surface Parking	10 ft
Structured Parking	2 ft



**7. Apartment Building (continued)**

c. Massing & Height

d. Uses & Features



Main Body	
<b>A</b> Building Width (max)	200 ft
Facade Build Out (min)	--
Front Street	80%
Side Street	65%
<b>B</b> Floor Plate (max)	15,000 sf
<b>C</b> Building Height, Stories (min)	2 stories
<b>D</b> Building Height, Stories (max)	3 stories
<b>E</b> Story Height (min)	10 ft
Ground Story Elevation (min)	2 ft
Building Height, Feet (max)	40 ft
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration (min/max)	20% 50%
<b>B</b> Upper Story Fenestration (min/max)	20% 50%
Blank Wall (max)	20 ft

Use & Occupancy	
Density Factor	
Base	1,125
100% Affordable	875
Outdoor Amenity Space (min)	1/DU

## 4. MID-RISE DISTRICTS

### Mid-Rise 3 (MR3)

- e. Housing
  - i. An apartment building with six (6) or more dwelling units, whether established through new construction or the conversion of any other existing building type, must provide affordable housing in accordance with Article 12: Development Benefits.
- f. Design Guidelines
  - i. Ground story dwelling units should be elevated above the grade of any adjacent sidewalk so that the window sills of dwelling unit are at or above the eye-level of passing pedestrians. This elevation change maintains privacy for occupants while also encouraging open blinds or curtains to allow natural daylight into the unit.
  - ii. Fenestration patterns and window configurations that break the direct line of sight between neighboring properties should be utilized to every extent possible. Translucent glass on the bottom half of windows or strategically placed landscape elements should be utilized if it is not practical to off-set windows in ways that minimize privacy impacts.
  - iii. Outdoor amenity spaces that are elevated such as roof decks, fully projecting balconies, and upper story rear porches should provide sight obscuring visual screening at the sides to increase privacy, security, and limit views of abutting properties from elevated vantage points.

## 8. General Building

A small to moderate floor plate, multi-story building type with ground floor commercial uses and no limitations or restrictions on upper stories for permitted uses. The upper stories of a general building are typically residential, but a large variety exists. As the number of stories increases, it becomes more likely for the upper stories of a general building to host commercial uses as well as residential.

The following images are examples of the general building type and are intended only for illustrative purposes.

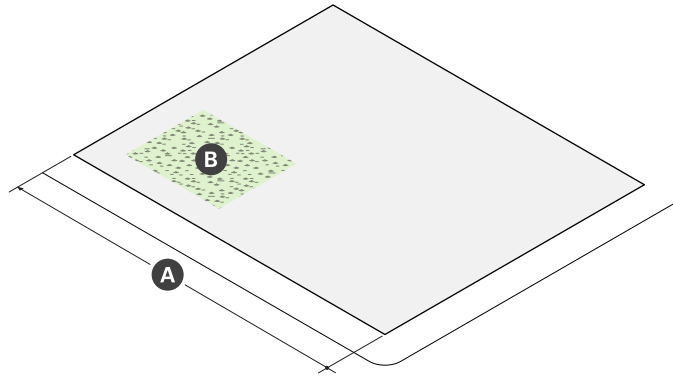


# 4. MID-RISE DISTRICTS

Mid-Rise 3 (MR3)

## 8. General Building (continued)

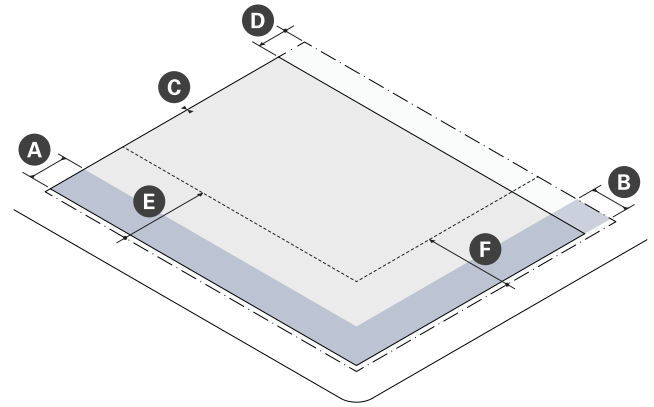
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	30 ft

Lot Development	
<b>B</b> Lot Coverage (max)	90%
<b>C</b> Green Factor (min)	0.25

b. Building Placement



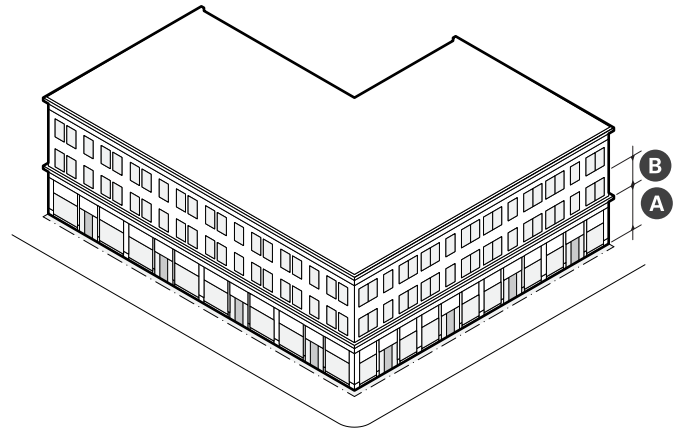
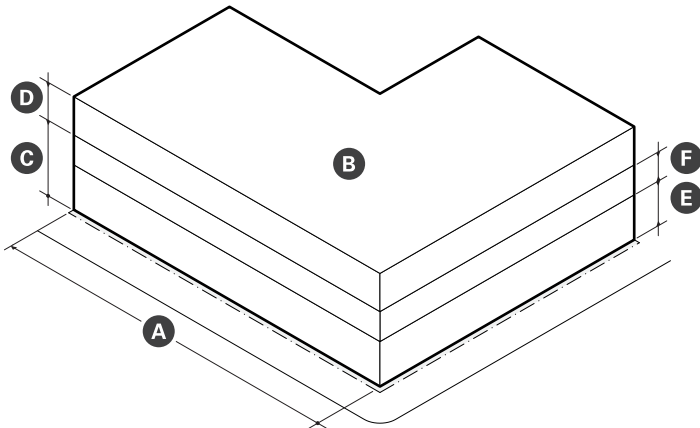
Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	12 ft
<b>B</b> Secondary Front Setback (min/max)	2 ft	12 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
<b>D</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR or LHD (min)	15 ft	

Parking Setbacks	
<b>E</b> Primary Front Setback (min)	--
Surface Parking	30 ft
Structured Parking	30 ft
<b>F</b> Secondary Front Setback (min)	--
Surface Parking	10 ft
Structured Parking	2 ft

**8. General Building (continued)**

c. Massing & Height

d. Uses & Features



Main Body	
<b>A</b> Building Width (max)	200 ft
Facade Build Out, Front Street (min)	--
Front Street	80%
Side Street	65%
<b>B</b> Floor Plate (max)	15,000 sf
<b>C</b> Building Height, Stories (min)	2 stories
<b>D</b> Building Height, Stories (max)	3 stories
<b>E</b> Ground Story Height (min)	14 ft
<b>F</b> Upper Story Height (min)	10 ft
Building Height, Feet (max)	45 ft
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration (min)	70%
<b>B</b> Upper Story Fenestration (min/max)	20% 50%
Blank Wall (max)	20 ft

Use & Occupancy	
Ground Story Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
Density Factor	--
Base	1,125
100% Affordable	875
Outdoor Amenity Space (min)	1/DU

## 4. MID-RISE DISTRICTS

### Mid-Rise 3 (MR3)

- e. Housing
  - i. A general building with six (6) or more dwelling units, whether established through new construction or the conversion of any other existing building type, must provide affordable housing in accordance with Article 12: Development Benefits.
- f. Design Guidelines
  - i. Fenestration patterns and window configurations should break the direct line of sight between neighboring properties to every extent practicable. Translucent glass on the bottom half of windows or strategically placed landscape elements should be utilized if it is not practical to off-set windows in ways that minimize privacy impacts.
  - ii. Outdoor amenity spaces that are elevated such as roof decks, fully projecting balconies, and upper story rear porches should provide sight obscuring visual screening at the sides to increase privacy, security, and limit views of abutting properties from elevated vantage points.

**9. Commercial Building**

A small to moderate floor plate, multi-story building type limited to commercial uses on all stories.

The following images are examples of the commercial building type and are intended only for illustrative purposes.

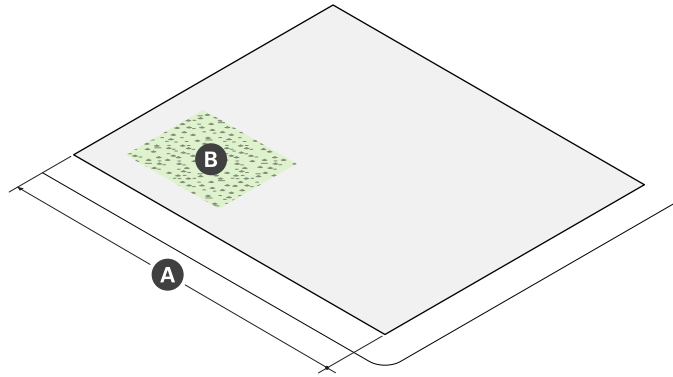


# 4. MID-RISE DISTRICTS

Mid-Rise 3 (MR3)

## 9. Commercial Building (continued)

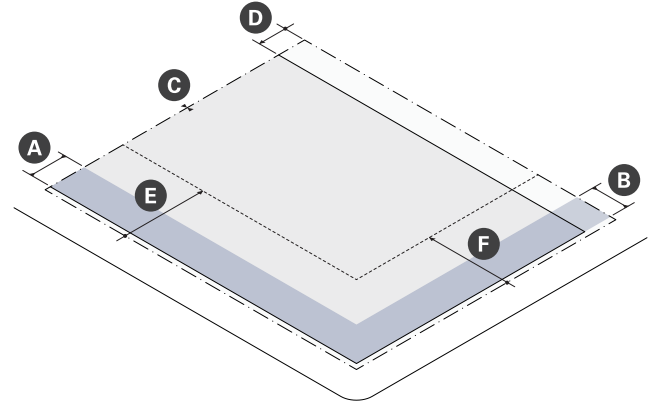
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	30 ft

Lot Development	
Lot Coverage (max)	90%
<b>B</b> Green Factor (min)	0.25

b. Building Placement



Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	12 ft
<b>B</b> Secondary Front Setback (min/max)	2 ft	12 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
<b>D</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR or LHD (min)	15 ft	

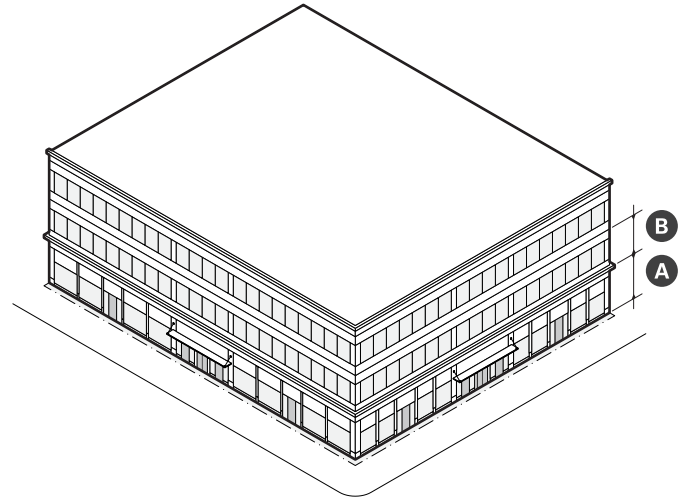
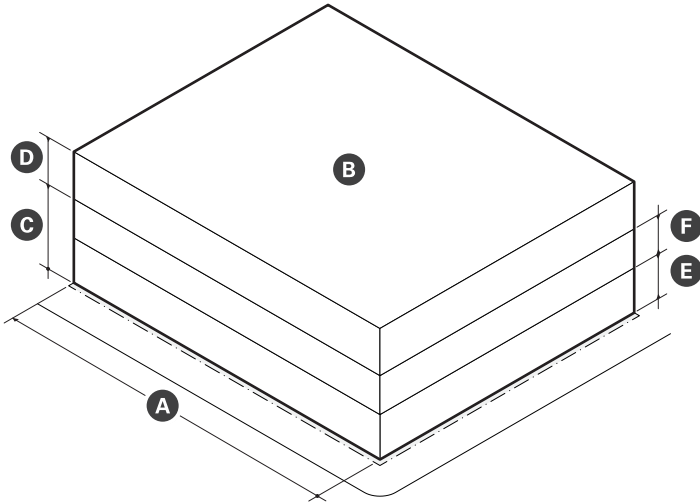
Parking Setbacks	
<b>E</b> Primary Front Setback (min)	--
Surface Parking	30 ft
Structured Parking	30 ft
<b>F</b> Secondary Front Setback (min)	--
Surface Parking	10 ft
Structured Parking	2 ft



**9. Commercial Building (continued)**

c. Massing & Height

d. Uses & Features



Main Body	
<b>A</b> Building Width (max)	200 ft
Facade Build Out, Front Street (min)	--
Front Street	80%
Side Street	65%
<b>B</b> Floor Plate (max)	15,000 sf
<b>C</b> Building Height, Stories (min)	2 stories
<b>D</b> Building Height, Stories (max)	3 stories
<b>E</b> Ground Story Height (min)	14 ft
<b>F</b> Upper Story Height (min)	10 ft
Building Height, Feet (max)	50 ft
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration (min)	70%
<b>B</b> Upper Story Fenestration (min/max)	20% 70%
Blank Wall (max)	20 ft

Use & Occupancy	
Ground Story Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

## 4. MID-RISE DISTRICTS

Mid-Rise 3 (MR3)

e. Reserved

**10. Building Components**

- a. Building components are accessory features that increase the habitable square footage or enhance the usefulness of a building.
- b. Building components are permitted as specified on Table 4.1 (a).
- c. Building components not expressly authorized are prohibited.

**TABLE 4.1 (a) MR3 Permitted Building Components**

	Awning	Entry Canopy	Bay	Balcony	Specific Standards
Apartment Building	N	P	P	P	§4.1.7
General Building	P	P	P	P	§4.1.8
Commercial Building	P	P	P	N	§4.1.9

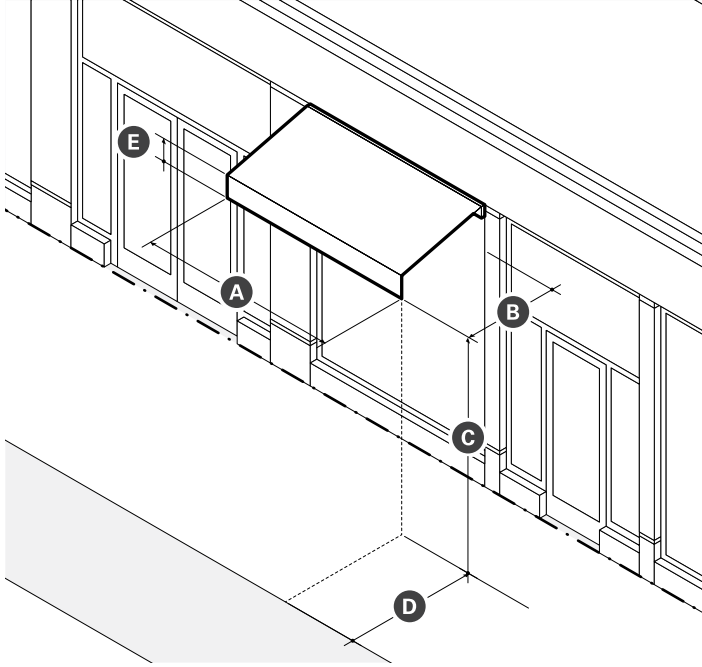
P - Permitted      SP - Special Permit Required      N - Not Permitted

# 4. MID-RISE DISTRICTS

## Mid-Rise 3 (MR3)

### D. Awning

- i. A wall mounted, pitched covering extending from a building to provide shade and weather protection for pedestrians.

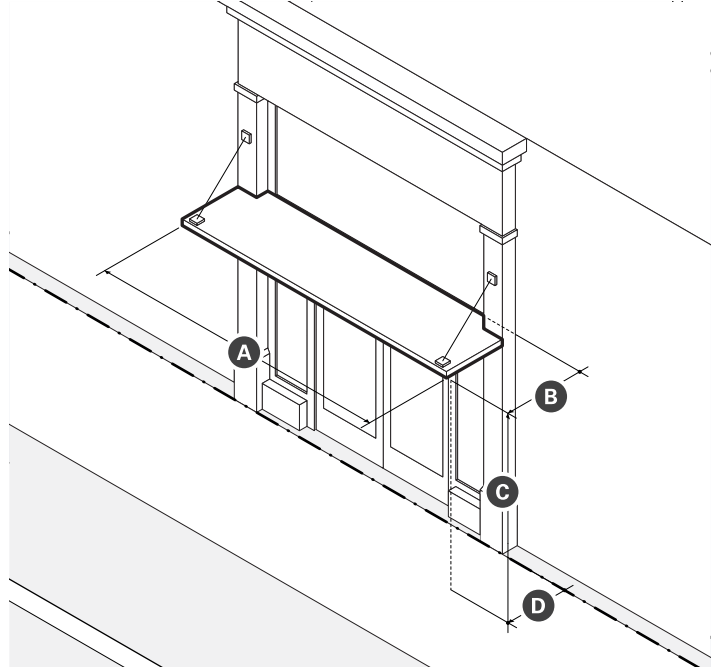


Dimensions	
<b>A</b> Width (min)	See §X
<b>B</b> Projection (min)	3 ft
<b>C</b> Clearance (min)	8 ft clear
<b>D</b> Setback from Curb (min)	1.5 ft
<b>E</b> Valance Height (max)	12 in

- ii. Standards
  - a). Awnings must be securely attached to and supported by the building and must fit the windows or doors the awning is attached to.
  - b). An awning must be made of durable, weather-resistant material that is water repellent.
  - c). Internally illuminated or back-lit awnings are prohibited.
  - d). An awning that projects over the sidewalk of a public thoroughfare requires compliance with all City Ordinances.

### E. Entry Canopy

- i. An entry canopy is a wall-mounted structure that provides shade and weather protection over the entrance of a building.

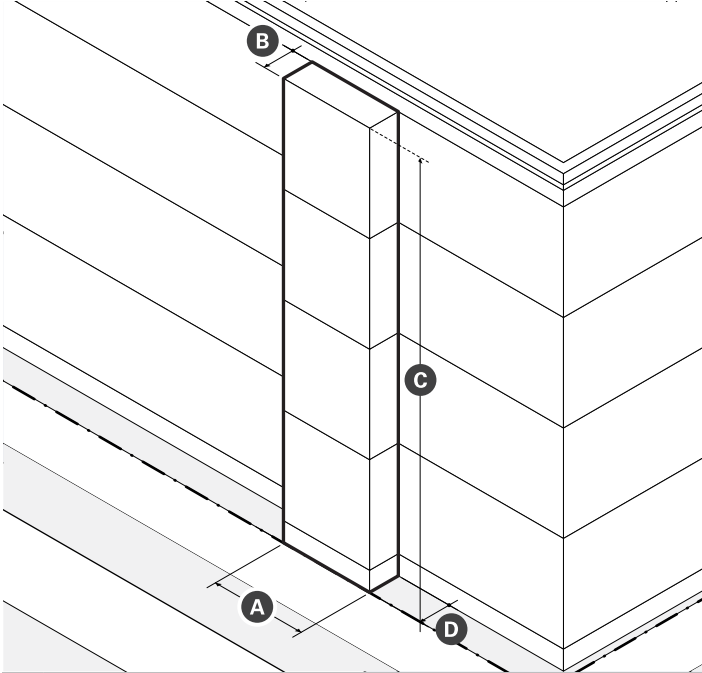


Dimensions	
<b>A</b> Width (min)	See §X
<b>B</b> Depth (max)	3 ft
<b>C</b> Clearance (min)	8 ft clear
<b>D</b> Permitted Setback Encroachment (max)	100%

- ii. Standards
  - a). Entry canopies must be visually supported by brackets, cables, or rods.
  - b). The width of an entry canopy must be equal to or greater than the width of the doorway surround or exterior casing it is mounted over.

**F. Bay**

- i. A bay is a window assembly extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building’s facade.

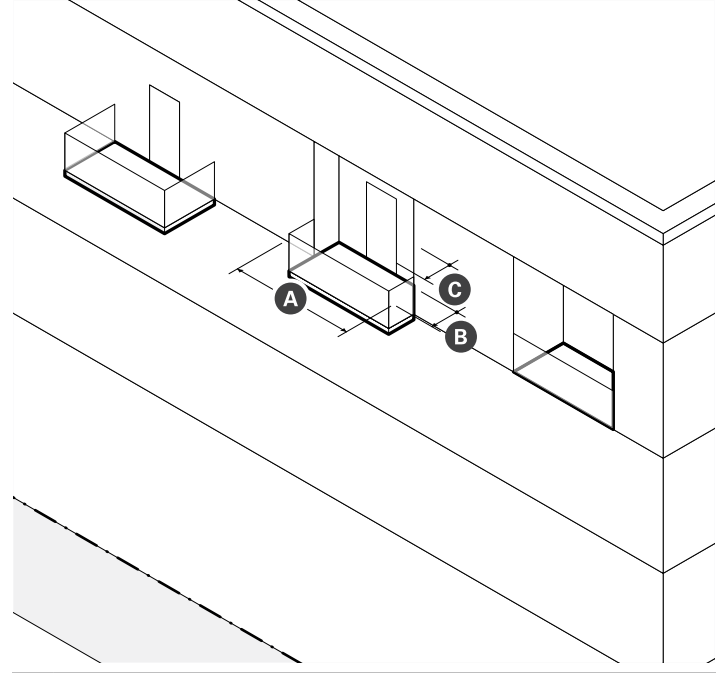


Dimensions	
<b>A</b> Width (min)	50% of facade or elevation
<b>B</b> Depth (max)	3 ft
<b>C</b> Height (max)	Height of Building
Fenestration (min)	60%
<b>D</b> Permitted Setback Encroachment (max)	3 ft

- ii. Standards
  - a). Bays must have a foundation extending all the way to ground level or be visually supported by brackets or other architectural supports.
  - b). Bays projecting over the sidewalk of a public thoroughfare must have two (2) stories of clearance and compliance with all City Ordinances.

**G. Balcony**

- i. A balcony is a platform with a railing that provides outdoor amenity space.



Dimensions	
<b>A</b> Width (min)	5 ft
<b>B</b> Depth (max)	5 ft
<b>D</b> Area (min)	50 ft
Clearance (min)	10 ft
Permitted Front Setback Encroachment (max)	6 ft

- ii. Standards
  - a). Balconies may be recessed, projecting, a combination of the two, or terraced as part of the roof of a portico, porch, or bay.
  - b). A balcony that projects over the sidewalk of a public thoroughfare requires compliance with all City Ordinances.
  - c). The guard rail of any balcony oriented toward a front lot line must permit visual supervision of the public realm through the posts and rails.
  - d). The guard rail of any balcony oriented toward a side or rear lot line abutting the NR district must include sight obscuring visual screening so that it is at least fifty percent (50%) opaque.

# 4. MID-RISE DISTRICTS

Mid-Rise 3 (MR3)

## 11. Private Frontage

- a. Building frontage types are permitted as specified on Table 4.1 (b).
- b. Building frontage types regulate both the built and landscape components located in the private frontage area of a lot that provide the interface and transition between the private realm (building interiors) and the public realm (sidewalks and civic spaces).
- c. Building frontage types may be combined as specified for each type and multiple frontage types may exist for buildings that have more than one principal entrance.

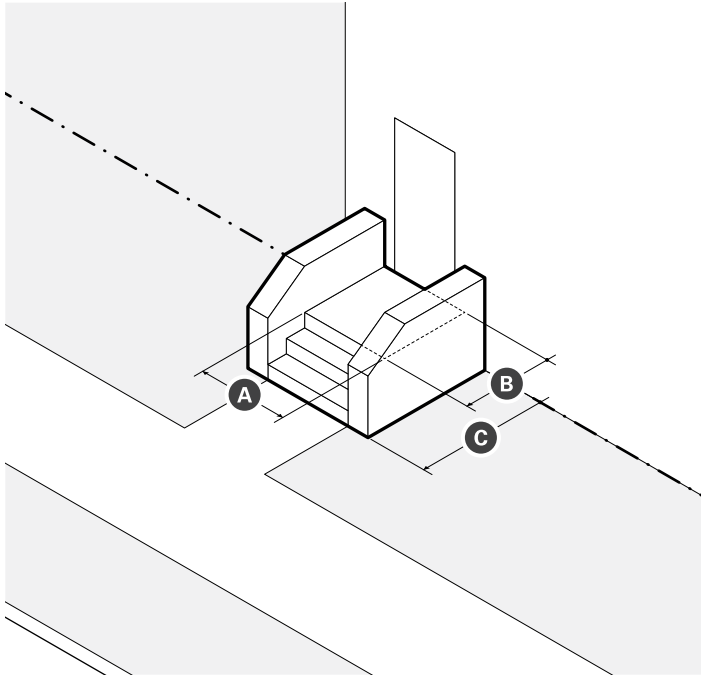
**TABLE 4.1 (b) MR3 Permitted Building Frontages**

	Stoop	Lightwell	Dooryard	Forecourt	Lobby Entrance	Storefront	Terrace	Arcade	Specific Standards
Apartment Building	P	P	P	P	P	N	N	N	§4.1.7
General Building	N	N	N	P	P	P	P	N	§4.1.8
Commercial Building	N	N	N	P	P	P	P	N	§4.1.9

P - Permitted      SP - Special Permit Required      N - Not Permitted

**D. Stoop**

- i. A stoop is a frontage type featuring a set of stairs with a landing leading to the entrance of a building.

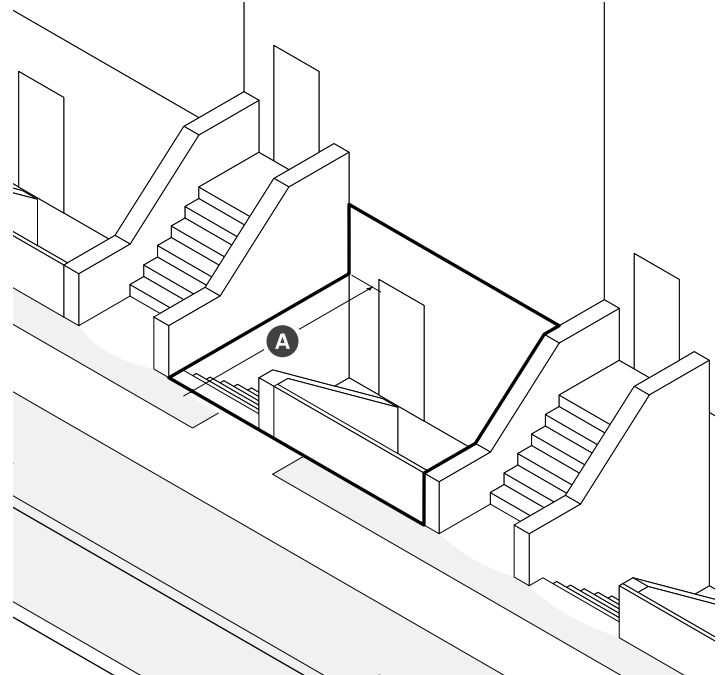


Dimensions	
<b>A</b> Landing Width (min)	4 ft
<b>B</b> Landing Depth (min)	4 ft
<b>C</b> Permitted Front Setback Encroachment (max)	100%

- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with pervious, porous, or permeable materials.
  - b). Stairs may be recessed into the building facade when the building is setback four (4) feet or less.
  - c). Stairs are not permitted to encroach onto any abutting sidewalk.
  - d). Stairs may be built perpendicular or parallel to the building facade, but must lead directly to ground level or an abutting sidewalk.

**E. Lightwell**

- i. A frontage type featuring a sunken ground level to allow light and often access into basement levels or to accommodate a change in grade at the front of a building.



Dimensions	
<b>A</b> Depth (min)	4 ft
Fenestration (min)	--
Residential Uses	30%
Commercial Uses	50%

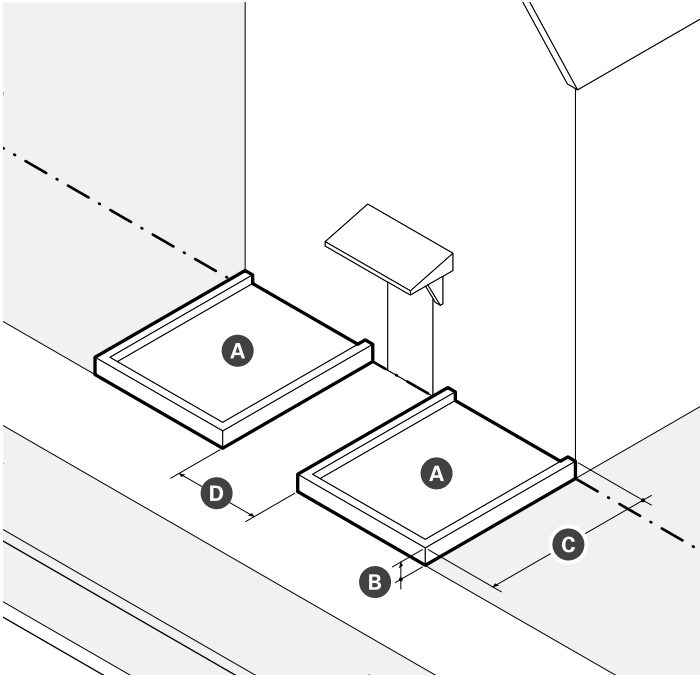
- ii. Standards
  - a). The principal entrance to upper stories must be provided at the ground story, rather than the basement.
  - b). An entrance to the basement is permitted on the below grade portion of the facade.
  - c). Below grade spaces are required to have windows and doors with highly transparent, low reflectivity glass.
  - d). A short fence is required at the front the sunken portion of the lot.

# 4. MID-RISE DISTRICTS

Mid-Rise 3 (MR3)

## F. Dooryard

- i. A dooryard is a frontage type featuring fenced or elevated gardens or patios that buffer dwellings from an adjacent sidewalk.

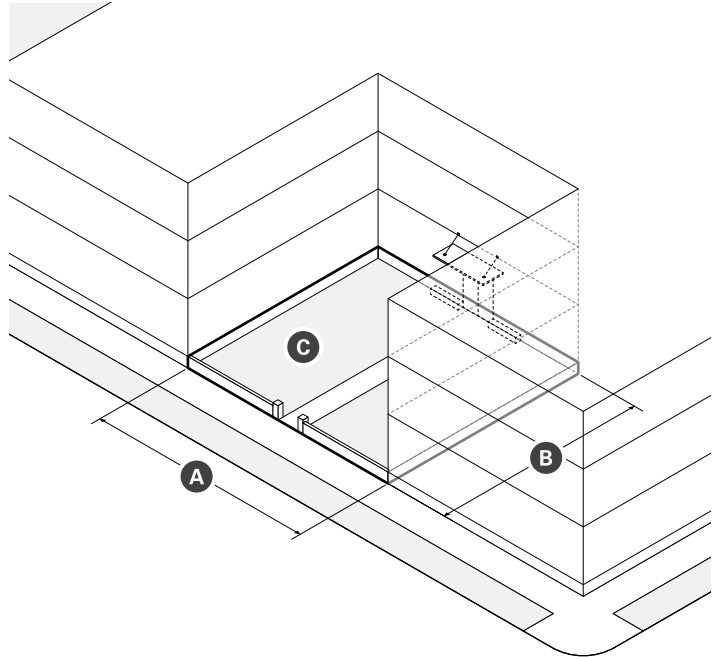


Dimensions	
<b>A</b> Landscaped Area (min)	4 ft
<b>B</b> Elevation above Sidewalk (min)	6 in
<b>C</b> Depth (min)	8 ft
<b>D</b> Path of Travel (min)	3 ft

- ii. Standards
  - a). Dooryards are an appropriate frontage type for a zero-step, accessible entrance, but may include steps leading to the entrance of the building.
  - b). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - c). A curb or retaining wall that is no taller than structurally necessary may be built around the planter, garden, terrace, or otherwise landscaped area.
  - d). Circulation between adjacent dooryards is prohibited.

## G. Forecourt

- i. A forecourt is a frontage type featuring a landscaped semi-public area, open to the sky, formed by a recess in a central portion of a buildings facade.



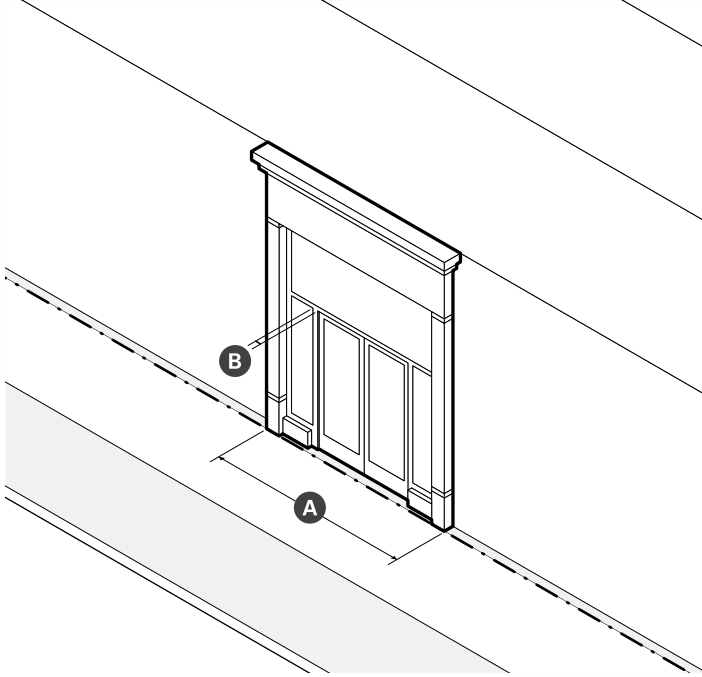
Dimensions	
<b>A</b> Width (min)	12 ft
<b>B</b> Depth (min)	12 ft
Height to Width Ratio (max)	2 to 1
<b>C</b> Landscaped Area (min)	30%

- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - b). Forecourts are considered part of the building for the purpose of measuring facade build out.
  - c). A forecourt must be enclosed by walls on three sides.
  - d). Porches, stoops, porticos, entry canopies, and balconies may encroach into the forecourt.
  - e). Driveways, parking spaces, passenger drop-offs, garage entrances, loading and service areas, exhaust vents, mechanical equipment, and refuse or recycling storage are not permitted in forecourts.



**H. Lobby Entrance**

- i. A lobby entrance is a frontage type featuring a non-load bearing assembly of entry doors and windows providing access and light to the lobby of a building.

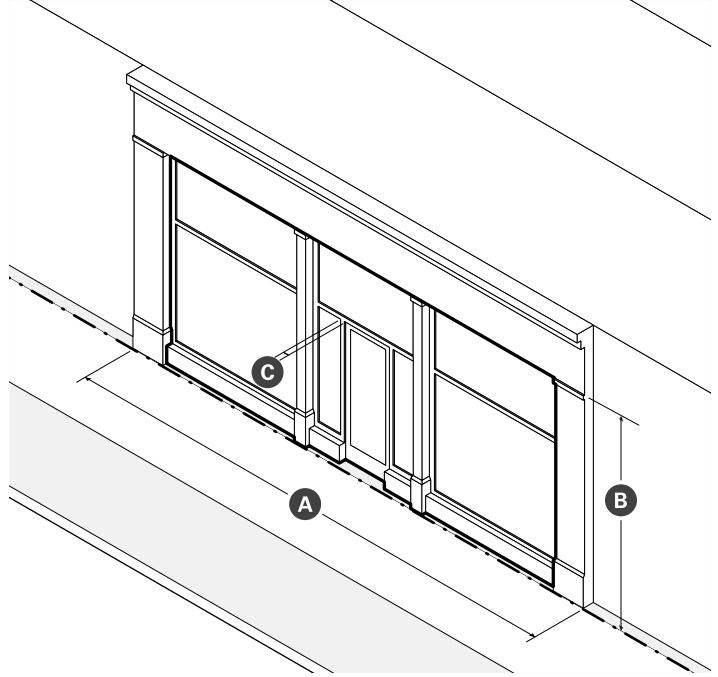


Dimensions	
<b>A</b> Width (max)	30 ft
<b>B</b> Ancillary Column Width (max)	2 ft
Depth of Recessed Entry (max)	5 ft

- ii. Standards
  - a). Lobby entrances must be well-defined, clearly visible, and universally accessible from the abutting sidewalk.
  - b). When a lobby entrance is setback from the front lot line, the frontage must be paved.

**I. Storefront**

- i. A storefront is a frontage type featuring a non-load bearing assembly of commercial entry doors and substantial windows for the display of goods, services, and signs.



Dimensions	
<b>A</b> Width (max)	30 ft
<b>B</b> Display Window Height (min)	8 ft
<b>C</b> Ancillary Column Width (max)	2 ft
Recessed Entrance Depth (max)	5 ft

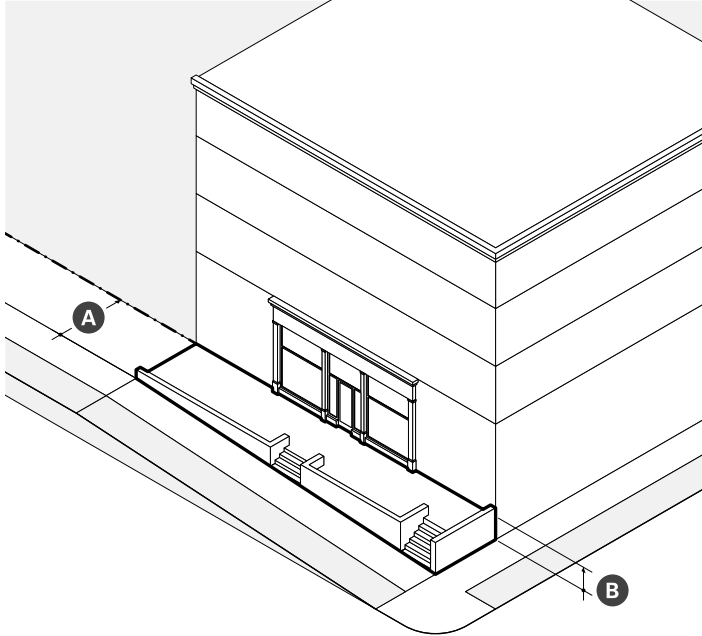
- ii. Standards
  - a). An unobstructed view of the interior space or a lighted and maintained merchandise display(s) must be provided for a depth of at least four (4) feet behind storefront display windows.
  - b). The principal entrance of a storefront must be a glass panel door centered between or set to one side of the display windows.
  - c). Recessed entrances may be no wider than fifteen (15) feet per individual entry.
  - d). When storefronts are setback from the front lot line, the ground must be paved to match the abutting sidewalk.
  - e). When present, awnings and canopies must be mounted between columns, pilasters, or piers; above doorways and display windows; and below the sign band.
  - f). Security grills, gates, and roll-down security doors and windows are prohibited.

## 4. MID-RISE DISTRICTS

Mid-Rise 3 (MR3)

### J. Terrace

- i. A terrace is a frontage type featuring an elevation of the ground level to accommodate a change in grade that provides circulation and access along the front of a building.

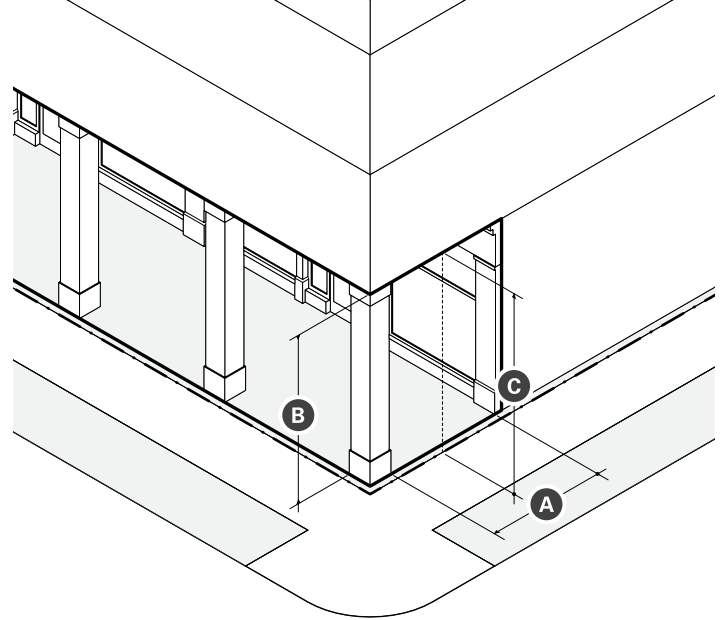


Dimensions	
<b>A</b> Depth (min)	20 ft
<b>B</b> Finish above Sidewalk (min/max)	18 in   4 ft
Distance between Stairs (max)	50 ft

- ii. Standards
  - a). Terrace frontage must be paved to match the abutting sidewalk.
  - b). Frequent steps up to the terrace are required to avoid blank wall along the sidewalk and maximize pedestrian access.

### K. Arcade

- i. An arcade is a frontage type featuring a pedestrian walkway covered by the upper floors of a building. The ground story facade is setback and upper floors are supported by a colonnade or supports.



Dimensions		
<b>A</b> Depth (min/max)	10 ft	15 ft
<b>B</b> Height (max)	1 story	
<b>C</b> Clearance (min/max)	14 ft	24 ft

- ii. Standards
  - a). Arcades must extend the entire width of a building and must have a consistent depth.
  - b). Support columns or piers may be spaced no farther apart than they are tall.
  - c). Arcades are considered part of the building for the purpose of measuring facade build out.
  - d). Arcades may be combined only with storefront and lobby entrance frontages.
  - e). The finished ceiling of an arcade interior may be arched or flat, but must have a greater clearance than the openings between columns or piers.

## 12. Building Design Standards

- a. Contextual Buildings
  - i. Buildings that are greater than one hundred (100) feet in width must be designed to read as two (2) or more buildings with differing architectural design.
- b. Pedestrian Circulation
  - i. When development occurs on any lot abutting a thoroughfare where the sidewalk is less than twelve (12) feet in total width, the building must be setback an additional distance to accommodate expansion of the abutting sidewalk to a width of at least twelve (12) feet. The minimum and maximum front setbacks for each building type are increased accordingly.
- c. Facade Design
  - i. All building facades must provide surface relief through the use of balconies, Bays, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other architectural features that either recess or project from the average plane of

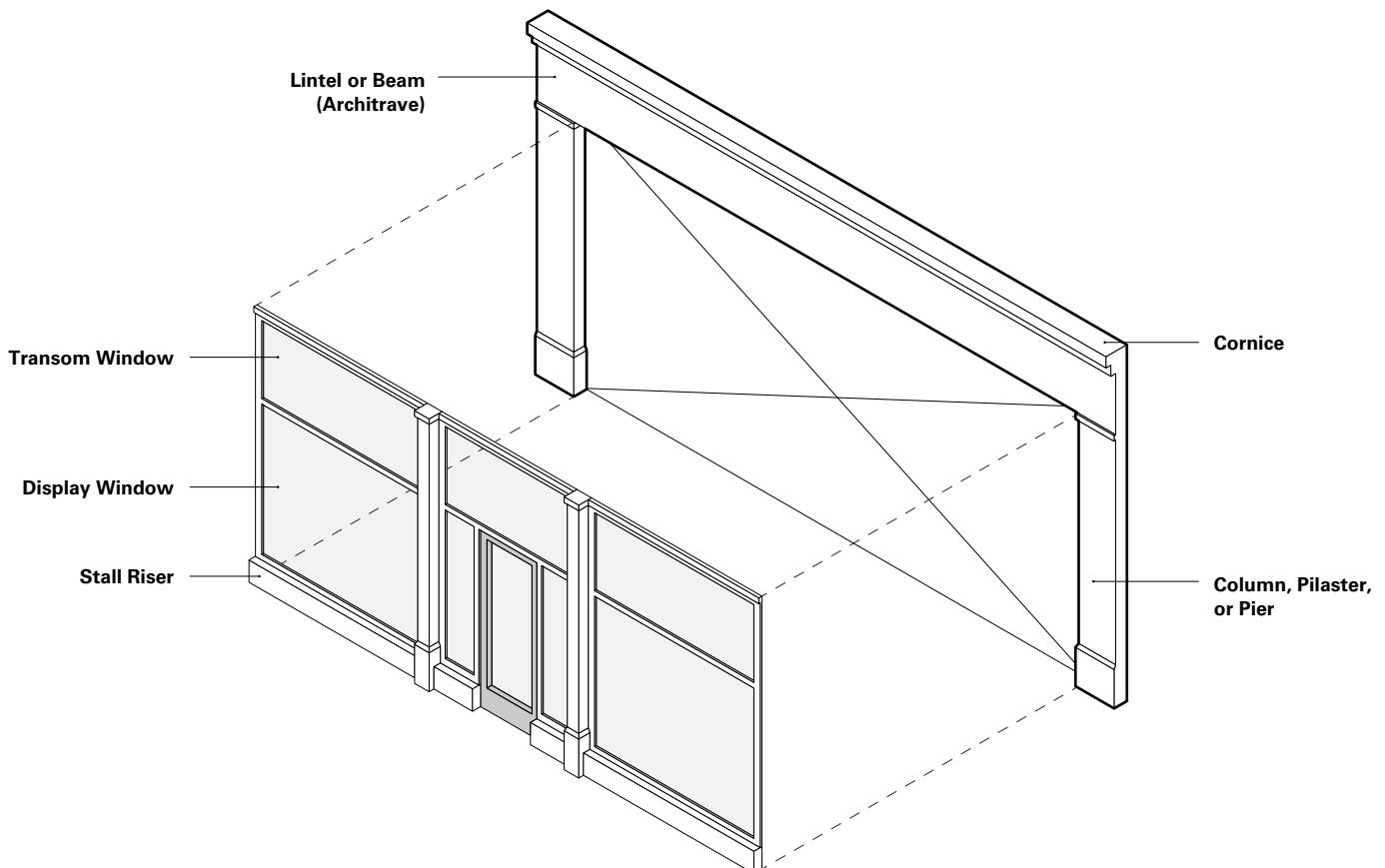
the facade by at least four (4) inches.

- ii. Vents, exhausts, and other utility features on building facades must be architecturally integrated into the design of the building.
- iii. Building facades, excluding apartment buildings, must provide a frame for each storefront and lobby entrance in accordance with the following architectural techniques:
  - a). A horizontal lintel or beam (architrave) and cornice that extends across the full width of the building and is supported by columns, pilasters, or piers; or
  - b). A horizontal beam or fascia (architrave) positioned between columns, pilasters, or piers that extend from the upper stories of a building all the way to the ground.
- iv. When present, the horizontal lintel, beam, or fascia (architrave) serves as the sign band for each storefront.

## 13. Architectural Design Guidelines

- a. In the absence of any official architectural design

**FIGURE 4.1 (c) Framing a Storefront**



## 4. MID-RISE DISTRICTS

### Mid-Rise 3 (MR3)

guidelines adopted by the review board, the Urban Design Commission shall use following to inform the Design Review process for all development within the Mid-Rise 3 district.

- i. Facade Articulation
  - a). Building facades should be vertically articulated with Architectural Bays to visually break down and minimize the apparent mass of buildings, shorten the perception of distance/length, provide structure to the composition and disposition of fenestration, enhance pedestrian orientation, and add visual interest to the public realm.
  - b). Architectural bays should be derived, in general, from the building's structural bay spacing.
  - c). Architectural bays should have buttresses, pilasters, columns, or piers that extend either all the way to the ground or to the cornice and lintel or beam of ground level storefronts.
  - d). Architectural bays should align, in general, with individual or groups of storefront and lobby entrance frontages of the ground story of a building.
  - e). In most circumstances, the vertical buttresses, pilasters, columns, or piers of Architectural Bays should always project further and be uninterrupted by any horizontal elements of a facade, excluding the cornice, band, or other architectural feature(s) used to differentiate ground level storefronts from upper stories.
- ii. Fenestration
  - a). Fenestration should align vertically within each architectural bay and horizontally across each story of a building.
  - b). Upper stories should have a window to wall area proportion that is lower than that of the ground floor.
  - c). Windows should be punched into walls and glass should be inset from exterior wall surfaces.
  - d). Series of windows set side by side to form a continuous horizontal band across a facade (aka 'ribbon windows') should be avoided.
  - e). Solid wall materials should be used to frame groups of windows to reduce the perceived scale of a building.
  - f). Window glass should include silk-screening, translucent film, a translucent interlayer to decrease specular reflectivity and increase diffuse reflection of visible light, to every extent practicable.
- iii. Materials
  - a). The palette of wall materials and colors used for a building should be kept to a minimum, preferably three. Similar wall materials as found on adjacent or nearby buildings should be used to strengthen district character and provide continuity and unity between buildings of divergent size, scale, and architectural styles.
- b). Acceptable wall materials include architectural concrete or pre-cast concrete panels, natural or cast stone, curtain wall and heavy gage metal panel, and brick. Value added materials such as natural or cast stone, concrete, glazed or unglazed architectural terracotta, and brick should be used as wall materials where pedestrians closely encounter and interact with buildings.
- c). Exterior Insulation and Finish Systems (EIFS) should never be used for the base of a building.
- d). Horizontal or vertical board siding and shingles, whether wood, metal, plastic (vinyl), masonry, or composite materials, should be used only for smaller scale apartment buildings.
- e). Two or more wall materials should be combined only one above the other. Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight.
- f). Building wall materials that are lighter in color, tint, or shade should be used for the lower floors of a building, with materials darker in color, tint, or shade used above.
- g). If a building's massing and pattern of fenestration is complex, simple or flat wall materials should be used; if a building's massing and pattern of fenestration is simple, walls should include additional texture and surface relief.
- h). Side and rear building elevations that are visible from the public realm should have a level of trim and finish that is compatible with the facade of the building.
- i). Balconies should have either metal railing or glass guardrail systems.
- iv. Storefronts
  - a). The design of storefronts should invite interaction, enliven the pedestrian environment, and provide a secondary, more intimate source of lighting at night.
  - b). Monotonous and repetitive storefront sign types, and sign designs should be avoided.
  - c). Where a pedestrian street intersects with a side street, commercial spaces should wrap the corner and include at least one storefront on the side street.

- d). A paneled or rendered stallriser at least one (1) foot in height should be included below display windows.
- e). Where height permits, transom windows should be included above storefront doors and display windows to allow additional natural daylight to penetrate into the interior space.
- f). Awnings are encouraged for each storefront to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended, and operable.
- g). Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged.
- v. Entrances
  - a). Principal entrances should be optimally located, well defined, clearly visible, and universally accessible from the adjacent sidewalk.
  - b). Each ground floor use should have an individual entrance with direct access onto a sidewalk.
  - c). Storefront doors should not obstruct pedestrians walking past or alongside a building.
  - d). Lobby entrances required for upper story uses should be limited in width (frontage) and separate from the entrance for any ground floor uses.
  - e). Features such as a double-height ceiling, distinctive doorway, decorative lighting, recessed facade, or a change in paving material within the setback area should be used to make lobbies for upper story commercial uses distinctive while preserving floor space for other ground floor uses.
- vi. Details
  - a). Architectural details, ornamentation, and articulations should be used with building fenestration to create a harmonious composition that is consistent throughout the building, so that the building appears as a unified whole and not as a collection of unrelated parts that adds to the impression of bulk.
  - b). Exterior lighting (building, storefront, and landscape) should be integrated into the design of the building, create a sense of safety, and encourage pedestrian activity at night through layers of light that contribute to the nighttime experience.
  - c). Exterior lighting should relate to pedestrians and accentuate major architectural or landscape features, but should be shielded to reduce glare and eliminate light being cast into the night sky.
  - d). The upper portions of buildings, especially high-rise buildings, should provide visual interest and a variety in detail and texture to the skyline.
  - e). Mechanical and utility equipment should be integrated into the architectural design of the building or screened from public view. Penthouses should be integrated with the buildings architecture, and not appear as foreign structures unrelated to the building they serve.
  - f). Ventilation intakes/exhausts should be located to minimize adverse effects on pedestrian comfort along the sidewalk and within outdoor spaces.
  - g). Buildings at terminated vistas should be articulated with design features that function as focal points to create memorable views that add to the character and enhance the aesthetics of the neighborhood.

# 4. MID-RISE DISTRICTS

Mid-Rise 3 (MR3)

## 14. Use Provisions

- a. Permitted Uses
  - i. The use of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
  - ii. Uses are permitted as specified on Table 4.1 (c). Use categories not expressly authorized are prohibited.
  - iii. All uses must comply with any use-specific standards applicable for each use in §9.2 Use Definitions & Limitations.
  - iv. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.
- b. Use Limitations
  - i. The use of any ground story commercial space fronting a pedestrian street, excluding lobbies for upper story uses, is limited to the following principal use categories:
    - a). Arts & Creative Enterprise
    - b). Eating & Drinking Establishment
    - c). Retail
    - d). Civic & Institutional
- c. Increases in Density
  - i. Existing structures may not be altered to conflict with number of dwelling units permitted for each building type.
  - ii. The alteration or renovation of an existing building that results in any increase of the number of

dwelling units requires a special permit. See §10.2.1. Special Permit for more information.

- a). In its discretion to approve or deny a Special Permit authorizing an increase in the number of dwelling units in an existing building, the Review Board shall consider the following:
  - i). the review considerations for all Special Permits as specified in §15.2.1. Special Permits; and
  - ii). the quality of the living space in terms of functional area.

**TABLE 4.1 (c) MR3 Permitted Uses**

Use Category Specific Use	MR3	Use Specific Standards
<b>Arts &amp; Creative Enterprise</b>		
Artisan Production	P	§9.2.2.a
Arts Exhibition	P	§9.2.2.b
Arts Sales & Services	P	§9.2.2.c
Co-working	P	§9.2.2.d
Design Services	P	§9.2.2.e
Shared Workspaces & Arts Education	P	§9.2.2.f
<b>Civic &amp; Institutional</b>		
Community Center	P	§9.2.4.a
Hospital	SP	§9.2.4.b
Library	P	§9.2.4.c
Minor Utility Facility	SP	§9.2.4.d

P - Permitted      SP - Special Permit Required      N - Not Permitted

**TABLE 4.1 (c) MR3 Permitted Uses (continued)**

Use Category Specific Use	MR3	Use Specific Standards
Museum	P	§9.2.4.f
Private Non-Profit Club or Lodge	SP	§9.2.4.g
Religious & Educational Uses Protected by M.G.L 40A. Sec 3	P	§9.2.4.h
<b>Commercial Services</b>		
Animal Services (as noted below)	--	§9.2.5.a
Pet Grooming	P	§9.2.5.a.ii
Veterinarian	SP	§9.2.5.a.iv
Assembly & Entertainment	SP	§9.2.5.b
Banking & Financial Services (except as follows)	P	§9.2.5.c
Personal Credit	SP	§9.2.5.c.i
Broadcast and/or Recording Studio	P	§9.2.5.d
Building & Home Repair Services	SP	§9.2.5.e
Business Support Services	P	§9.2.5.f
Caterer/Wholesale Food Production	SP	§9.2.5.g
Day Care Service (as noted below)	--	§9.2.5.h
Adult Day Care Center	P	§9.2.5.h.i
Child Day Care Center	P	§9.2.5.h.ii
Educational Institution	P	§9.2.5.i
Maintenance & Repair of Consumer Goods	P	§9.2.5.j
Personal Services (except as follows)	P	§9.2.5.k
Body-Art Establishment	SP	§9.2.5.k.i
Gym or Health Club	P	§9.2.5.k.ii
Funeral Home	SP	§9.2.5.k.iii
Health Care Provider	SP	§9.2.5.k.iv
Recreation Facility	SP	§9.2.5.l
Vehicle Parking, Commercial (except as follows)	--	§9.2.5.m
Bike Share Parking	P	§9.2.5.m.i
Car Share Parking (3 or less spaces)	P	§9.2.5.m.ii
Car Share Parking (4 or more spaces)	P	§9.2.5.m.ii
Public Parking	P	§9.2.5.m.iii
<b>Eating and Drinking</b>		
Bar/Restaurant/Tavern	P	§9.2.6.a
Bakery/Café/Coffee Shop	P	§9.2.6.b
Formula Eating & Drinking Establishment	SP	§9.2.6.c

P - Permitted      SP - Special Permit Required      N - Not Permitted

## 4. MID-RISE DISTRICTS

Mid-Rise 3 (MR3)

**TABLE 4.1 (c) MR3 Permitted Uses (continued)**

Use Category Specific Use	MR3	Use Specific Standards
<b>Lodging</b>		
Bed & Breakfast	SP	§9.2.7.a
Hotel or Hostel	SP	§9.2.7.b
<b>Office</b>		
General Office	P	§9.2.8.a
Research and Development and/or Laboratory	P	§9.2.8.b
<b>Residential</b>		
Household Living	SP	§9.2.9.a
Group Living (except as follows)	SP	§9.2.9.b
Community or Group Residence	P	§9.2.9.b.i
Dormitory, Fraternity or Sorority	SP	§9.2.9.b.ii
Homeless Shelter	SP	§9.2.9.b.iii
Nursing Home/Assisted Living Facility	SP	§9.2.9.b.iv
Rooming House	SP	§9.2.9.b.v
<b>Retail Sales</b>		
Building/Home Supplies & Equipment	SP	§9.2.10.a
Consumer Goods (except as follows)	P	§9.2.10.b
Alcohol Sales	SP	§9.2.10.b.i
Drug Paraphernalia Store	N	§9.2.10.b.ii
Firearms Sales	N	§9.2.10.b.iii
Medical Marijuana	N	§9.2.10.b.iv
Pet Store	SP	§9.2.10.b.v
Formula Retail	SP	§9.2.10.c
Fresh Food Market or Grocery Store	P	§9.2.10.d
Farm/Vendor Market	P	§9.2.10.e
<b>Urban Agriculture</b>		
Farming (as noted below)	--	§9.2.11.a
Commercial Farm	P	§9.2.11.a.i
Community Farm	P	§9.2.11.a.ii
Community Gardening	P	§9.2.11.b

P - Permitted      SP - Special Permit Required      N - Not Permitted



**TABLE 4.1 (c) MR3 Permitted Uses (continued)**

Use Category Specific Use	MR3	Use Specific Standards
<b>Accessory Uses</b>		
Home Occupations (as noted below)	--	§9.2.12.b
Creative Studio	N	§9.2.12.b.i
Hobby Kennel	N	§9.2.12.b.ii
Home-Based Business	N	§9.2.12.b.iii
Home Day Care	N	§9.2.12.b.iv
Home Office	P	§9.2.12.b.v
Tourist Home	P	§9.2.12.c
Urban Agriculture (as noted below)	--	§9.2.12.d
Apiculture	P	§9.2.12.d.i
Aviculture	P	§9.2.12.d.ii
Commercial Farming	P	§9.2.12.d.iii
Residential Gardening	P	§9.2.12.d.iv

P - Permitted      SP - Special Permit Required      N - Not Permitted

# 4. MID-RISE DISTRICTS

## Mid-Rise 3 (MR3)

### 15. Vehicular Parking

- a. General
  - i. Vehicular parking must be provided as specified on Table 4.1 (d), except as follows:
    - a). Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of Table 4.1. (d).
    - b). Any change in use within a non-residential structure constructed before the effective date of this Ordinance, provided that the change is to a permitted use, is exempt from any minimum requirements of Table 4.1 (d).
  - ii. There are no parking requirements for accessory uses.
  - iii. Motor vehicle parking spaces may be shared between uses on the same lot and buildings on the same block in accordance with §11.3 Shared Parking.
- b. Type
  - i. Motor vehicle parking may be provided as surface parking spaces, above ground structured parking, and underground structured parking.
- c. Unbundled Parking
  - i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit, rooming unit, or non-residential floor space.
  - ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.
- d. Parking Design
  - i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 Motor Vehicle Parking of this Ordinance.
  - ii. Driveways, curb cuts, and vehicular entrances to parking lots, parking structures, loading docks, and service areas are not permitted along primary front lot line abutting a pedestrian street, but may provide access from a side street or alley.
  - iii. Driveways may be located within a required side and rear setback areas, but are not permitted between the facade of a building and any front lot line.
  - iv. Driveways may be no more than twelve (12) feet in width at the frontage.
  - v. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.
  - vi. Unless otherwise specified, only one (1) curb cut is permitted per front lot line.
  - vii. Curb cuts must be located to minimize conflict with pedestrians, bicyclists, and motor vehicles on the thoroughfare they provide access to and from.
  - viii. Curb cuts may be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs.
  - ix. Driveway crossings traversing sidewalks with paved furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include sloped flares on either side of the driveway apron.
  - x. Driveway crossings traversing sidewalks with continuously planted furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include returned curbs.
  - xi. The appearance of any walkway (ie. scoring pattern or special paving) must be maintained across any driveway or alley to indicate that, although a vehicle may cross, the area traversed by a vehicle remains

**TABLE 4.1 (d) MR3 Vehicular Parking**

\*See Transit Areas Map for lots located in a Transit Area

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Arts &amp; Creative Enterprise</b>				
Artisan Production	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Arts Exhibition	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf
Arts Sales & Services	1 / 10,000 sf	1 / 3,000 sf	1 / 200 sf	1 / 1,000 sf
Design Services	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

# 4. MID-RISE DISTRICTS

Mid-Rise 3 (MR3)

**TABLE 4.1 (d) MR3 Vehicular Parking (continued)**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
Shared Workspaces & Arts Education	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf
<b>Civic &amp; Institutional</b>				
Community Center	1 / 10,000 sf	4 / 10,000 sf	1 / 1,800 sf	1 / 600 sf
Educational Facility	1.0 / classroom	4.0 / classroom	1.5 / classroom	3.0 / classroom
Hospital	10 per entrance	1 / 5,000 sf	1 / 200 sf	1 / 1,000 sf
Library	1 / 3,000 sf	1 / 5,000 sf	1 / 800 sf	1 / 500 sf
Minor Utility Facility	n/a	n/a	n/a	n/a
Museum	1 / 2,000 sf	1 / 10,000 sf	1 / 800 sf	1 / 500 sf
Private Non-Profit Club or Lodge	1 / 2,000 sf	1 / 10,000 sf	1 / 200 sf	1 / 1,000 sf
<b>Commercial Services</b>				
Animal Services (as noted below)	1 / 2,500 sf	1 / 10,000 sf	–	–
Pet Grooming	–	–	1 / 500 sf	1 / 400 sf
Veterinarian	1 / 2,000 sf	1 / 5,000 sf	1 / 500 sf	1 / 500 sf
Assembly & Entertainment	1 / 40 seats	1 / 10,000 sf	1 / 6 seats	1 / 6 seats
Banking & Financial Services (except as noted below)	1 / 2,000 sf	1 / 10,000 sf	1 / 450 sf	1 / 400 sf
Broadcast and/or Recording Studio	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 600 sf
Building & Home Repair Services	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 2,000 sf
Business Support Services	1 / 2,500 sf	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Caterer/Wholesale Food Production	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 1,000 sf
Day Care Service	2	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Maintenance & Repair of Consumer Goods	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Personal Services (except as noted below)	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Gym or Health Club			1 / 200 sf	1 / 500 sf
Funeral Home				
Health Care Provider	1 / 2,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 300 sf
Recreation Facility	1 / 2,500 sf	1 / 10,000 sf		
Public Parking	n/a	10 or 1 / 10 motor vehicle spaces	n/a	n/a

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

# 4. MID-RISE DISTRICTS

Mid-Rise 3 (MR3)

**TABLE 4.1 (d) MR3 Vehicular Parking (continued)**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Eating and Drinking</b>				
Bar/Restaurant/Tavern	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
Bakery/Café/Coffee Shop	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
Formula Eating & Drinking Establishment	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
<b>Lodging</b>				
Bed & Breakfast	1 / 20 rooms	1 / 10 rooms	1 / DU + 1 / 4 guest rooms	1 / DU + 1 / 4 guest rooms
Hotel or Hostel	1 / 20 rooms	1 / 10 rooms	1 / 2 guest rooms	1 / 2 guest rooms
Short Term Rental	1 / 20 rooms	1 / 10 rooms	n/a	n/a
<b>Office</b>				
Co-Working	1 / 20,000 sf	1 / 3,000 sf	1 / 1,200 sf	1 / 800 sf
General Office	1 / 20,000 sf	1 / 3,000 sf	1 / 900 sf	1 / 650 sf
Research and Development and/or Laboratory	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf
<b>Residential</b>				
Household Living	0.1 / DU	1.0 / DU	1.0 / DU	1.0 / DU
Group Living (except as follows)	0.05 / RU	0.5 / RU	–	–
Community or Group Residence				
Dormitory, Fraternity or Sorority	0.1 / bed	0.5 / bed	.05 / bed	1.0 / 4 beds
Homeless Shelter			4.0	4.0
Nursing Home/Assisted Living Facility			1 / 6 beds	1 / 6 beds
Single Room Occupancy Housing			1 / 6 beds	1 / 4 beds
<b>Retail Sales</b>				
Building/Home Supplies & Equipment	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 1,000 sf
Consumer Goods (except as follows)	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf
Packaged Liquor				
Medical Marijuana				
Pet Store				
Formula Retail	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf
Fresh Food Market or Grocery Store	1 / 1,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 1,500 sf
Farm/Vendor Market	n/a	n/a	n/a	1 / 1,500 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

- part of the sidewalk.
- e. Parking Location
  - i. Required motor vehicle parking, excluding any required handicapped parking, may be provided off-site according to the following:
    - a). The off-site parking must be located within one thousand three hundred and twenty (1,320) feet in walking distance to the lot it will serve, measured from the nearest point of the off-site parking along block faces and walkways to the principal entrance of the use served;
    - b). Pedestrian access to off-site motor vehicle parking must be via a paved sidewalk or walkway.
    - c). A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or building official and executed and filed with the Registry of Deeds.
  - ii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.
- f. Parking Relief
  - i. Relief from the parking standards of Table 4.1 (d) requires a special permit.
    - a). In its discretion to approve or deny a special permit authorizing relief from the parking standards of Table 4.1 (d), the review board shall consider the following:
      - i). The supply and demand of on-street parking in the neighborhood, as determined through a parking study.
      - ii). Mobility management programs and services provided by the applicant to reduce the demand for parking.
      - iii). That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.
  - b). All residential building types must identify the street address either on the principal entrance door, above or beside the principal entrance, or on a mailbox.
  - ii. Address signs must be made easily visible through the use of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the thoroughfare that the building faces.
  - iii. Address signs must be twelve (12) inches in height or less and may include the name of the occupant.

### 16. Site Development

- a. General
  - i. Development is subject the provisions of Article 10 Site Development Standards of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. Signs
  - i. A sign, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
    - a). Each ground story non-residential use must identify the street address either on the principal entrance door or above or beside the principal entrance of the use.



## 4.2 MID-RISE 4 (MR4)

### 1. Character Description

The Mid-Rise 4 district is characterized by a variety of moderate floor plate buildings up to four (4) stories in height. Buildings are set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. The district is primarily commercial, with ground floor uses that typically address the needs of residents and employees in the immediate neighborhood.



# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

## 2. Intent

- a. To implement the Neighborhood Mixed Use context from the Future Land Context Map of SomerVision.
- b. To create, maintain, and enhance areas appropriate for smaller scale, multi-use and mixed-use buildings and neighborhood serving uses.

## 3. Purpose

- a. To permit the development of multi-unit and mixed-use buildings that do not exceed four (4) stories in height.
- b. To provide quality commercial spaces and permit small-scale, neighborhood serving commercial uses.
- c. To provide upper story residential unit types, sizes, bedroom counts, and affordability for smaller households.

## 4. Applicability

- a. The section is applicable to all real property within the Mid-Rise 4 district as shown on the maps of the Official Zoning Atlas of the City of Somerville.

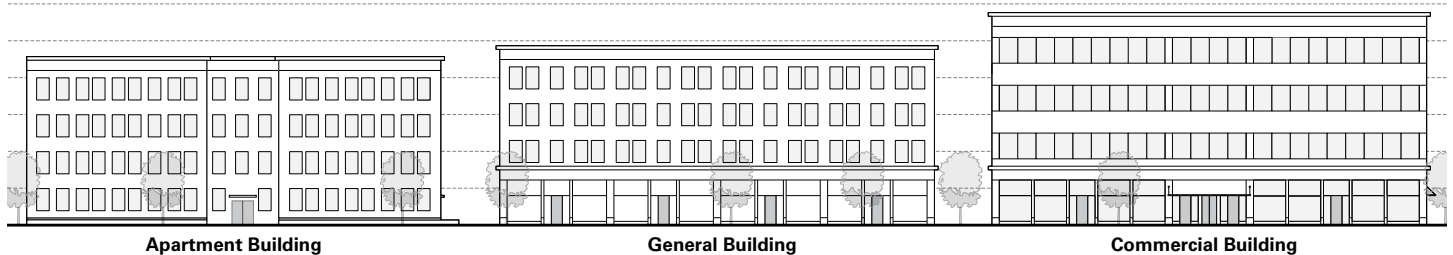
## 5. Development Review

- a. Development on any lot requires the submittal of a development review application to the Building Official.
- b. Proposed development may or may not necessitate the need for Site Plan Approval, a Special Permit, or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 15: Administration.
  - i. The Planning Board is the decision making authority for all development that requires Site Plan Approval or a Special Permit.
  - ii. The Zoning Board of Appeals is the Review Board for all Variances.

- c. Upon verification that no additional development review is necessary or completion of the required development review, a Zoning Compliance Certificate shall be issued by the Building Official to certify compliance with the provisions and procedures of this Ordinance.

## 6. Building Types

- a. One (1) principal building type may be built on each lot.
- b. The following building types are permitted by Site Plan Approval in the Mid-Rise 4 district:
  - i. Apartment Building
  - ii. General Building
  - iii. Commercial Building
- c. Apartment Buildings are prohibited on any lot fronting a pedestrian street.
- d. Accessory structures are regulated according to Article 10: Development Standards of this Ordinance.





**7. Apartment Building**

A moderate floorplate, multi-story building type limited to residential uses on all stories.

The following images are examples of the apartment building type and are intended only for illustrative purposes.

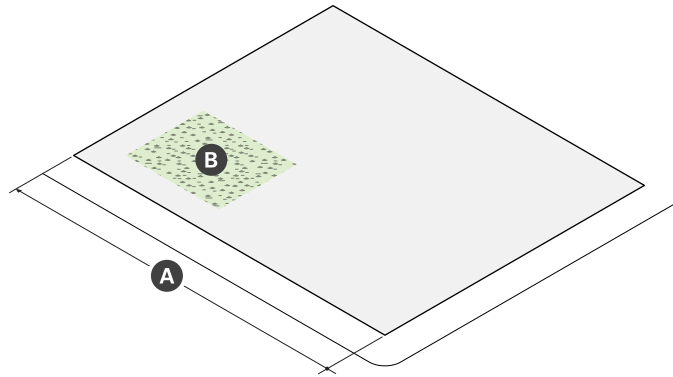


# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

## 7. Apartment Building (continued)

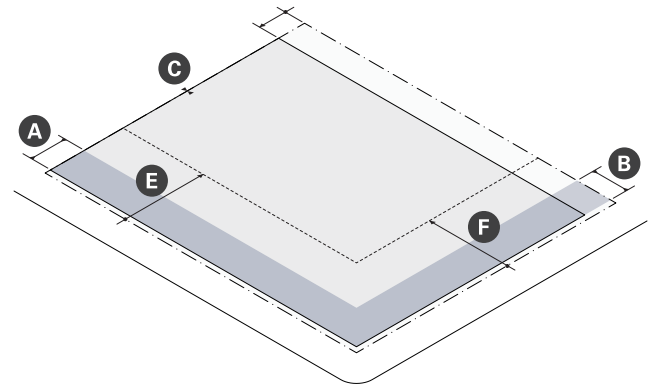
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	30 ft

Lot Development	
<b>B</b> Lot Coverage (max)	90%
<b>C</b> Green Factor (min)	0.25

b. Building Placement



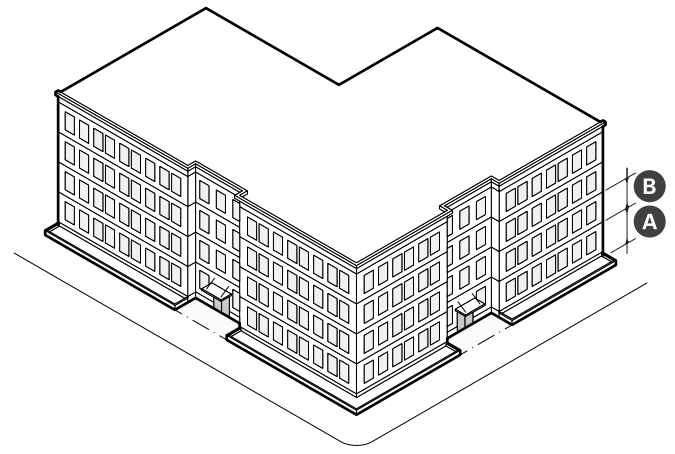
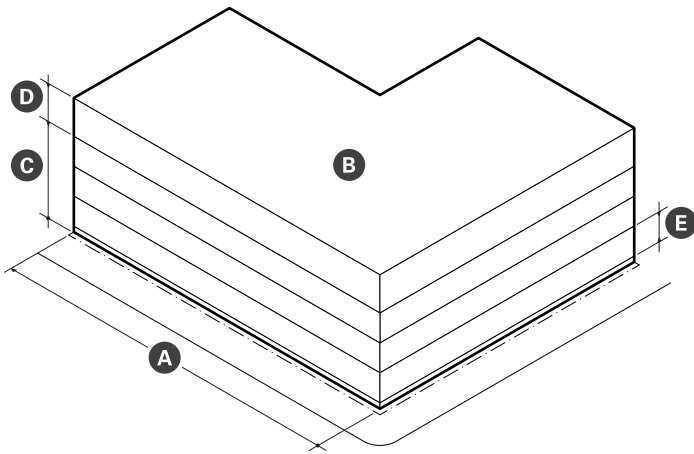
Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	12 ft
<b>B</b> Secondary Front Setback (min/max)	2 ft	12 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
<b>D</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR or LHD (min)	15 ft	

Parking Setbacks	
<b>E</b> Primary Front Setback (min)	--
Surface Parking	30 ft
Structured Parking	30 ft
<b>F</b> Secondary Front Setback (min)	--
Surface Parking	10 ft
Structured Parking	2 ft

## 7. Apartment Building (continued)

c. Massing & Height

d. Uses & Features



Main Body	
<b>A</b> Building Width (max)	200 ft
Facade Build Out (min)	--
Front Street	80%
Side Street	65%
<b>B</b> Floor Plate (max)	15,000 sf
<b>C</b> Building Height, Stories (min)	3 stories
<b>D</b> Building Height, Stories (max)	4 stories
<b>E</b> Story Height (min)	10 ft
Ground Story Elevation (min)	2 ft
Building Height, Feet (max)	50 ft
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration (min/max)	20% 50%
<b>B</b> Upper Story Fenestration (min/max)	20% 50%
Blank Wall (max)	20 ft

Use & Occupancy	
Density Factor	--
Base	1,125
100% Affordable	875
Outdoor Amenity Space (min)	1/DU

## 4. MID-RISE DISTRICTS

### Mid-Rise 4 (MR4)

- e. Housing
  - i. An apartment building with six (6) or more dwelling units, whether established through new construction or the conversion of any other existing building type, must provide affordable housing in accordance with Article 12: Development Benefits.
- f. Design Guidelines
  - i. Ground story dwelling units should be elevated above the grade of any adjacent sidewalk so that the window sills of dwelling unit are at or above the eye-level of passing pedestrians. This elevation change maintains privacy for occupants while also encouraging open blinds or curtains to allow natural daylight into the unit.
  - ii. Fenestration patterns and window configurations should break the direct line of sight between neighboring properties to every extent practicable. Translucent glass on the bottom half of windows or strategically placed landscape elements should be utilized if it is not practical to off-set windows in ways that minimize privacy impacts.
  - iii. Outdoor amenity spaces that are elevated such as roof decks, fully projecting balconies, and upper story rear porches should provide sight obscuring visual screening at the sides to increase privacy, security, and limit views of abutting properties from elevated vantage points.

## 8. General Building

A moderate floor plate, multi-story building type with ground floor commercial uses and no limitations or restrictions on upper stories for permitted uses. The upper stories of a general building are typically residential, but a large variety exists. As the number of stories increases, it becomes more likely for the upper stories of a general building to host commercial uses as well as residential.

The following images are examples of the general building type and are intended only for illustrative purposes.

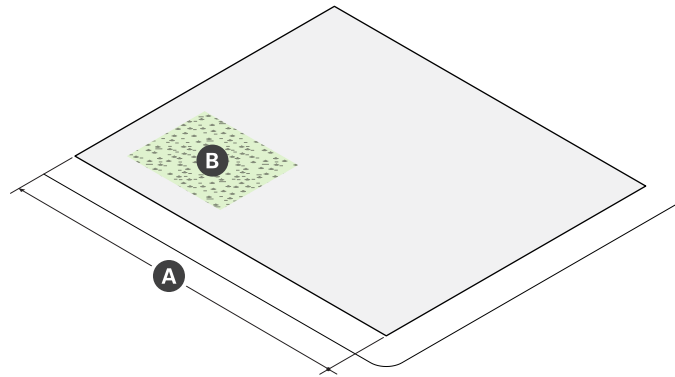


# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

## 8. General Building (continued)

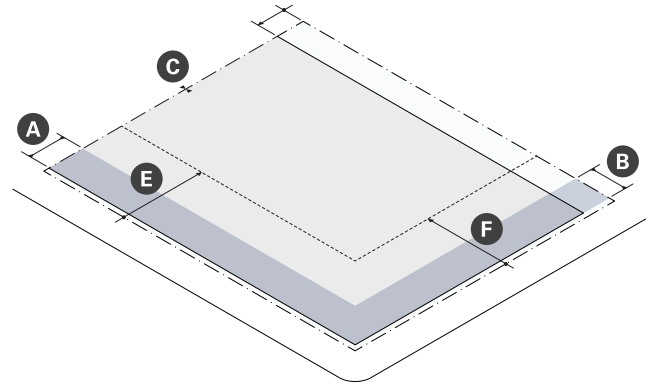
### a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	30 ft

Lot Development	
<b>B</b> Lot Coverage (max)	90%
<b>C</b> Green Factor (min)	0.25

### b. Building Placement



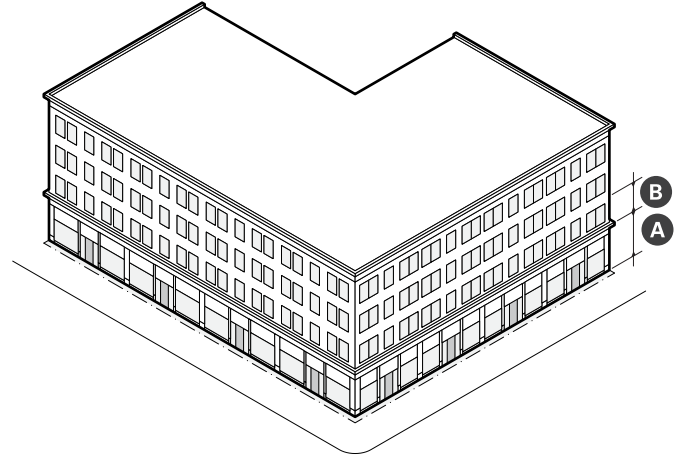
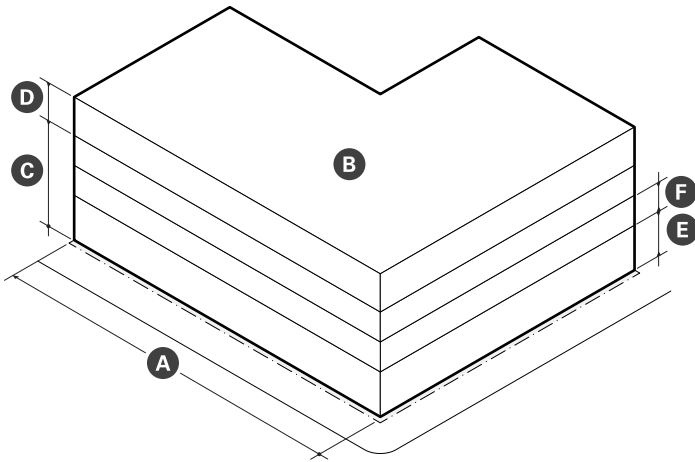
Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	15 ft
<b>B</b> Secondary Front Setback (min/max)	2 ft	15 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
<b>D</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR or LHD (min)	15 ft	

Parking Setbacks	
<b>E</b> Primary Front Setback (min)	--
Surface Parking	30 ft
Structured Parking	30 ft
<b>F</b> Secondary Front Setback (min)	--
Surface Parking	10 ft
Structured Parking	2 ft

## 8. General Building (continued)

c. Massing & Height

d. Uses & Features



Main Body	
<b>A</b> Building Width (max)	200 ft
Facade Build Out, Front Street (min)	--
Front Street	80%
Side Street	65%
<b>B</b> Floor Plate (max)	15,000 sf
<b>C</b> Building Height, Stories (min)	3 stories
<b>D</b> Building Height, Stories (max)	4 stories
<b>E</b> Ground Story Height (min)	14 ft
<b>F</b> Upper Story Height (min)	10 ft
Building Height, Feet (max)	55 ft
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration (min)	70%
<b>B</b> Upper Story Fenestration (min/max)	20% 50%
Blank Wall (max)	20 ft

Use & Occupancy	
Ground Story Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
Density Factor	--
Base	1,125
100% Affordable	875
Outdoor Amenity Space (min)	1/DU

## 4. MID-RISE DISTRICTS

### Mid-Rise 4 (MR4)

- e. Housing
  - i. A general building with six (6) or more dwelling units, whether established through new construction or the conversion of any other existing building type, must provide affordable housing in accordance with Article 12: Development Benefits.
- f. Design Guidelines
  - i. Fenestration patterns and window configurations should break the direct line of sight between neighboring properties to every extent practicable. Translucent glass on the bottom half of windows or strategically placed landscape elements should be utilized if it is not practical to off-set windows in ways that minimize privacy impacts.
  - ii. Outdoor amenity spaces that are elevated such as roof decks, fully projecting balconies, and upper story rear porches should provide sight obscuring visual screening at the sides to increase privacy, security, and limit views of abutting properties from elevated vantage points.



## 9. Commercial Building

A moderate floor plate, multi-story building type limited to commercial uses on all stories.

The following images are examples of the general building type and are intended only for illustrative purposes.

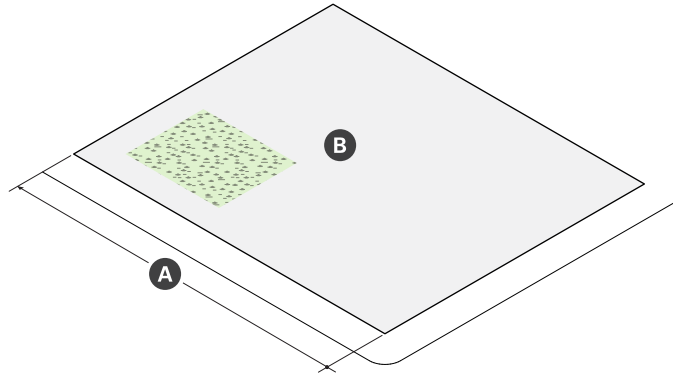


# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

## 9. Commercial Building (continued)

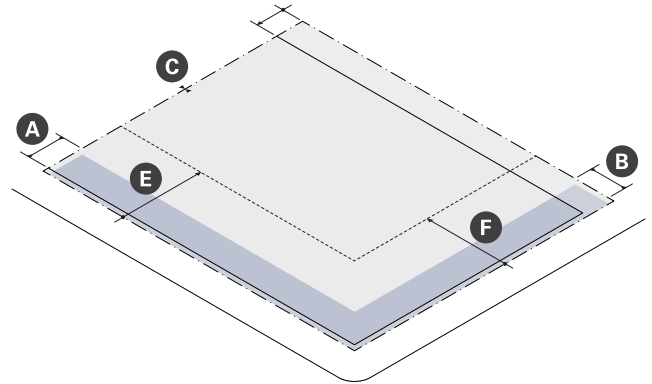
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	30 ft

Lot Development	
<b>B</b> Lot Coverage (max)	90%
<b>C</b> Green Factor (min)	0.25

b. Building Placement

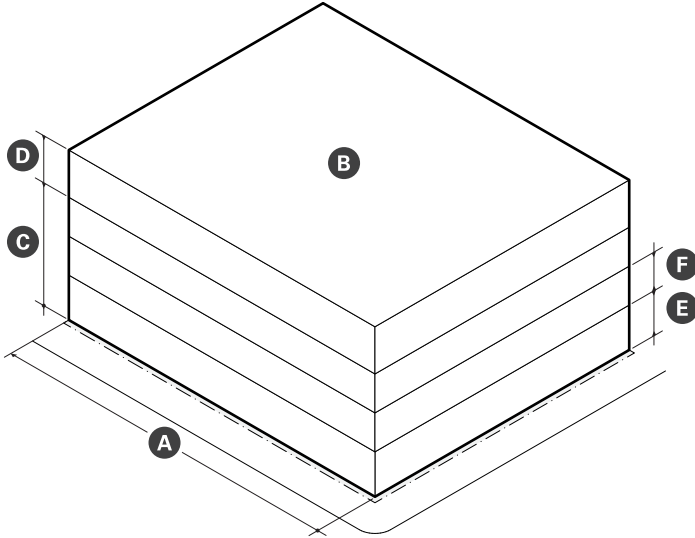


Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	15 ft
<b>B</b> Secondary Front Setback (min/max)	2 ft	15 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
<b>D</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR or LHD (min)	15 ft	

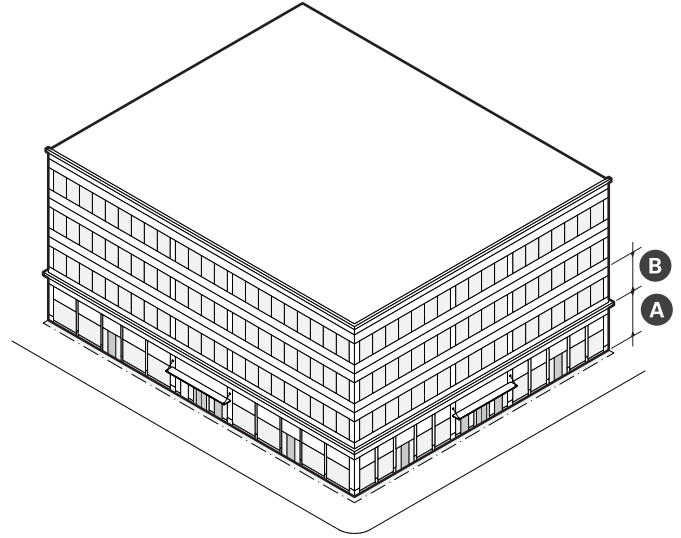
Parking Setbacks	
<b>E</b> Primary Front Setback (min)	--
Surface Parking	30 ft
Structured Parking	30 ft
<b>F</b> Secondary Front Setback (min)	--
Surface Parking	10 ft
Structured Parking	2 ft

9. Commercial Building (continued)

c. Massing & Height



d. Uses & Features



Main Body	
<b>A</b> Building Width (max)	200 ft
Facade Build Out, Front Street (min)	--
Front Street	80%
Side Street	65%
<b>B</b> Floor Plate (max)	15,000 sf
<b>C</b> Building Height, Stories (min)	3 stories
<b>D</b> Building Height, Stories (max)	4 stories
<b>E</b> Ground Story Height (min)	14 ft
<b>F</b> Upper Story Height (min)	10 ft
Building Height, Feet (max)	65 ft
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration (min)	70%
<b>B</b> Upper Story Fenestration (min/max)	20% 70%
Blank Wall (max)	20 ft

Use & Occupancy	
Ground Story Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

## 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

e. Reserved

**10. Building Components**

- a. Building components are accessory features that increase the habitable square footage or enhance the usefulness of a building.
- b. Building components are permitted to Table 4.2.1.
- c. Building components not expressly authorized are prohibited.

**TABLE 4.2 (a) Permitted Building Components**

	Awning	Entry Canopy	Bay	Balcony	Specific Standards
Apartment Building	N	P	P	P	§4.2.7
General Building	P	P	P	P	§4.2.8
Commercial Building	P	P	P	N	§4.2.9

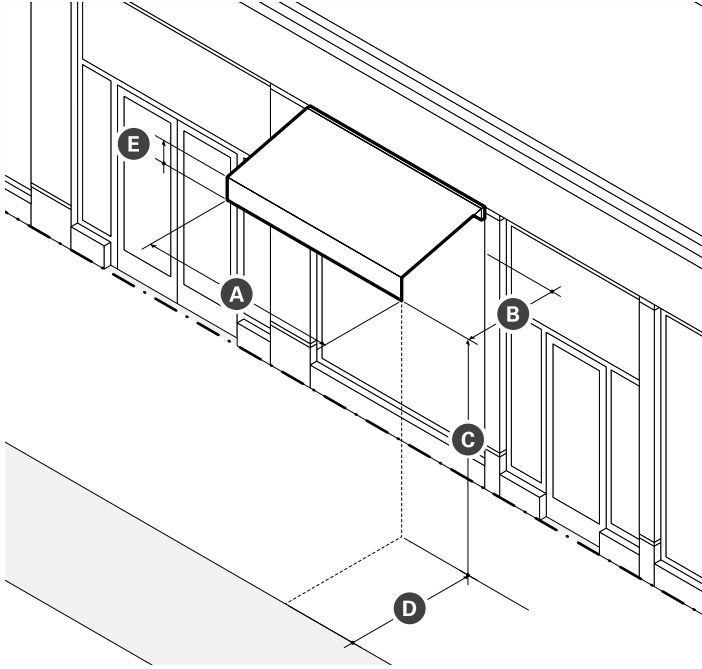
P - Permitted      SP - Special Permit Required      N - Not Permitted

# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

## D. Awning

- i. A wall mounted, pitched covering extending from a building to provide shade and weather protection for pedestrians.

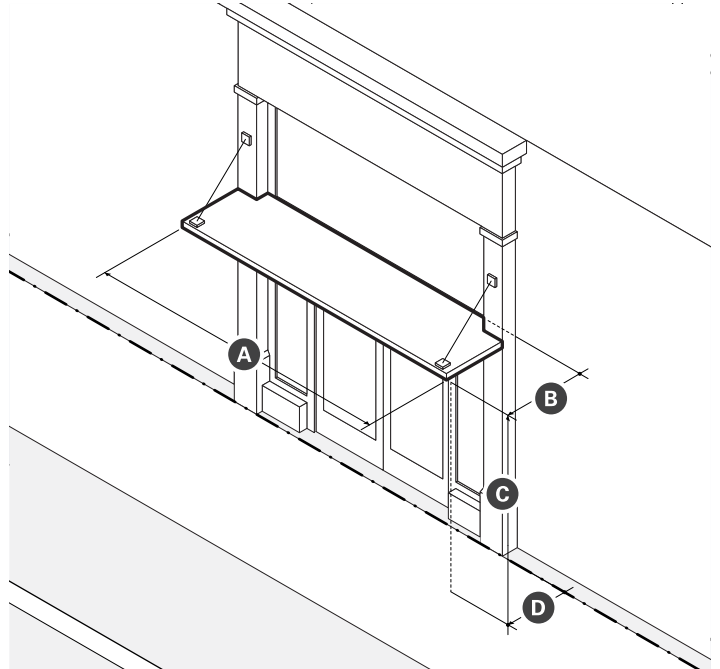


Dimensions	
<b>A</b> Width (min)	See §X
<b>B</b> Projection (min)	3 ft
<b>C</b> Clearance (min)	8 ft clear
<b>D</b> Setback from Curb (min)	1.5 ft
<b>E</b> Valance Height (max)	12 in

- ii. Standards
  - a). Awnings must be securely attached to and supported by the building and must fit the windows or doors the awning is attached to.
  - b). An awning must be made of durable, weather-resistant material that is water repellent.
  - c). Internally illuminated or back-lit awnings are prohibited.
  - d). An awning that projects over the sidewalk of a public thoroughfare requires compliance with all City Ordinances.

## E. Entry Canopy

- i. An entry canopy is a wall-mounted structure that provides shade and weather protection over the entrance of a building.

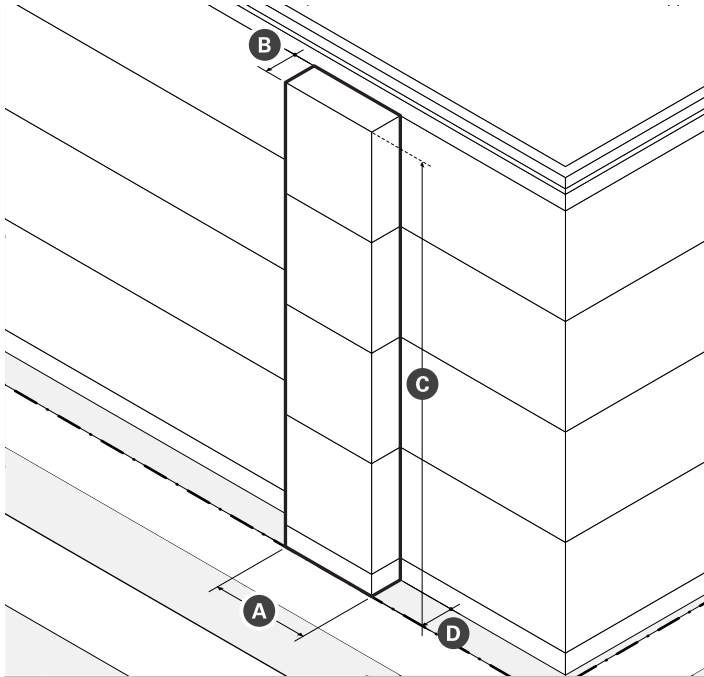


Dimensions	
<b>A</b> Width (min)	See §X
<b>B</b> Depth (max)	3 ft
<b>C</b> Clearance (min)	8 ft clear
<b>D</b> Permitted Setback Encroachment (max)	100%

- ii. Standards
  - a). Entry canopies must be visually supported by brackets, cables, or rods.
  - b). The width of an entry canopy must be equal to or greater than the width of the doorway surround or exterior casing it is mounted over.

## F. Bay

- i. A bay is a window assembly extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building's facade.

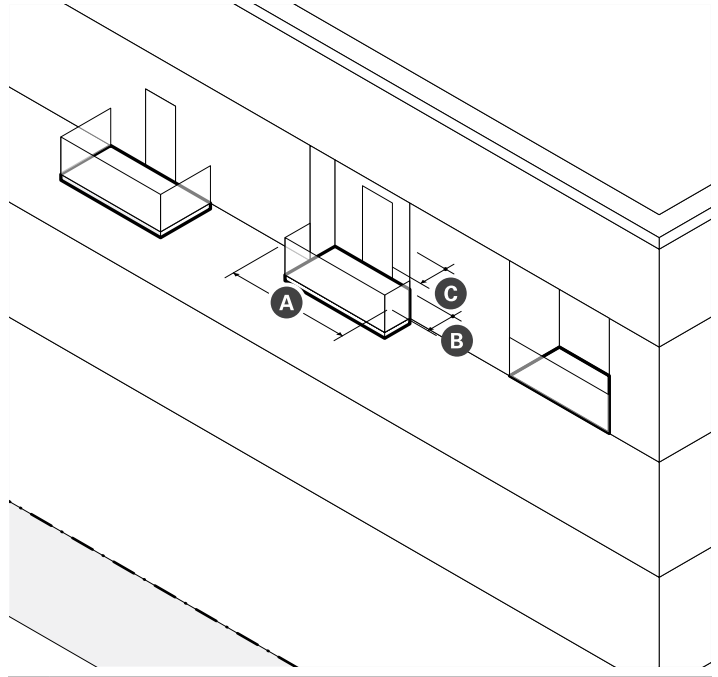


Dimensions	
<b>A</b> Width (min)	50% of facade or elevation
<b>B</b> Depth (max)	3 ft
<b>C</b> Height (max)	Height of Building
Fenestration (min)	60%
<b>D</b> Permitted Setback Encroachment (max)	3 ft

- ii. Standards
  - a). Bays must have a foundation extending all the way to ground level or be visually supported by brackets or other architectural supports.
  - b). Bays projecting over the sidewalk of a public thoroughfare must have two (2) stories of clearance and compliance with all City Ordinances.

## G. Balcony

- i. A balcony is a platform with a railing that provides outdoor amenity space.



Dimensions	
<b>A</b> Width (min)	5 ft
<b>B</b> Depth (max)	5 ft
Area (min)	50 ft
Clearance (min)	10 ft
<b>C</b> Permitted Front Setback Encroachment (max)	6 ft

- ii. Standards
  - a). Balconies may be recessed, projecting, a combination of the two, or terraced as part of the roof of a portico, porch, or bay.
  - b). A balcony that projects over the sidewalk of a public thoroughfare requires compliance with all City Ordinances.
  - c). The guard rail of any balcony oriented toward a front lot line must permit visual supervision of the public realm through the posts and rails.
  - d). The guard rail of any balcony oriented toward a side or rear lot line abutting the NR district must include sight obscuring visual screening so that it is at least fifty percent (50%) opaque.

# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

## 11. Private Frontages

- a. Building frontage types are permitted as specified on Table 4.1 (b).
- b. Building frontage types regulate both the built and landscape components located in the private frontage area of a lot that provide the interface and transition between the private realm (building interiors) and the public realm (sidewalks and civic spaces).
- c. Building frontage types may be combined as specified for each type and multiple frontage types may exist for buildings that have more than one principal entrance.

**TABLE 4.2 (b) Permitted Building Frontages**

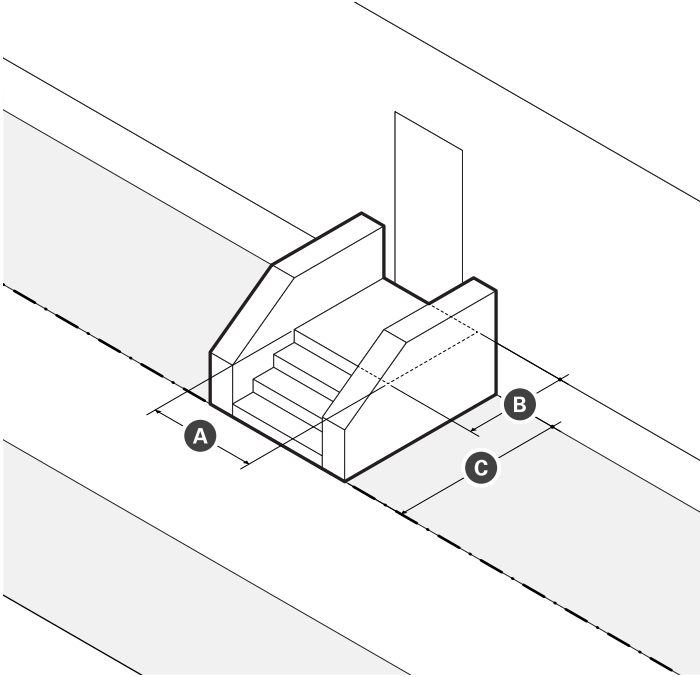
	Stoop	Lightwell	Dooryard	Forecourt	Lobby Entrance	Storefront	Terrace	Arcade	Specific Standards
Apartment Building	P	P	P	P	P	N	N	N	§4.2.7
General Building	N	N	N	P	P	P	P	N	§4.2.8
Commercial Building	N	N	N	P	P	P	P	N	§4.2.9

P - Permitted      SP - Special Permit Required      N - Not Permitted



## D. Stoop

- i. A stoop is a frontage type featuring a set of stairs with a landing leading to the entrance of a building.

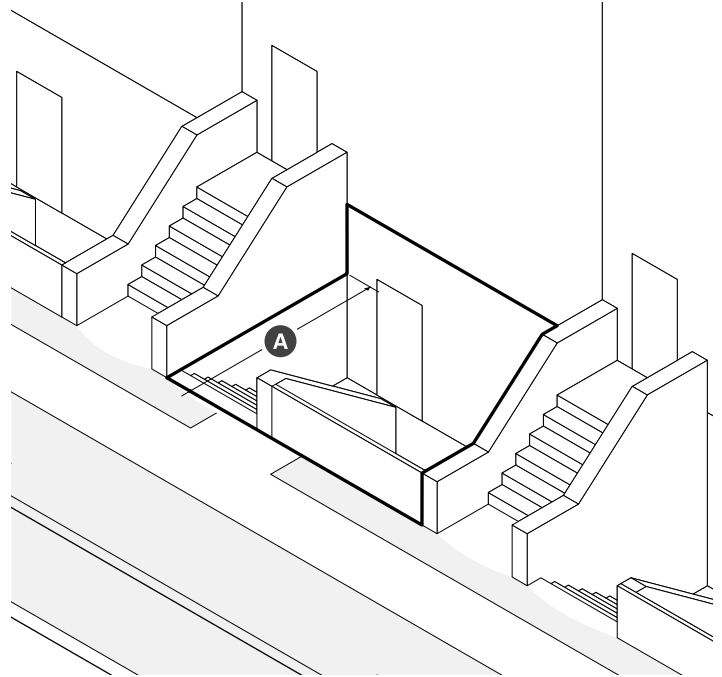


Dimensions	
<b>A</b> Landing Width (min)	4 ft
<b>B</b> Landing Depth (min)	4 ft
<b>C</b> Permitted Front Setback Encroachment (max)	100%

- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with pervious, porous, or permeable materials.
  - b). Stairs may be recessed into the building facade when the building is setback four (4) feet or less.
  - c). Stairs are not permitted to encroach onto any abutting sidewalk.
  - d). Stairs may be built perpendicular or parallel to the building facade, but must lead directly to ground level or an abutting sidewalk.

## E. Lightwell

- i. A frontage type featuring a sunken ground level to allow light and often access into basement levels or to accommodate a change in grade at the front of a building.



Dimensions	
<b>A</b> Depth (min)	4 ft
Fenestration (min)	--
Residential Uses	30%
Commercial Uses	50%

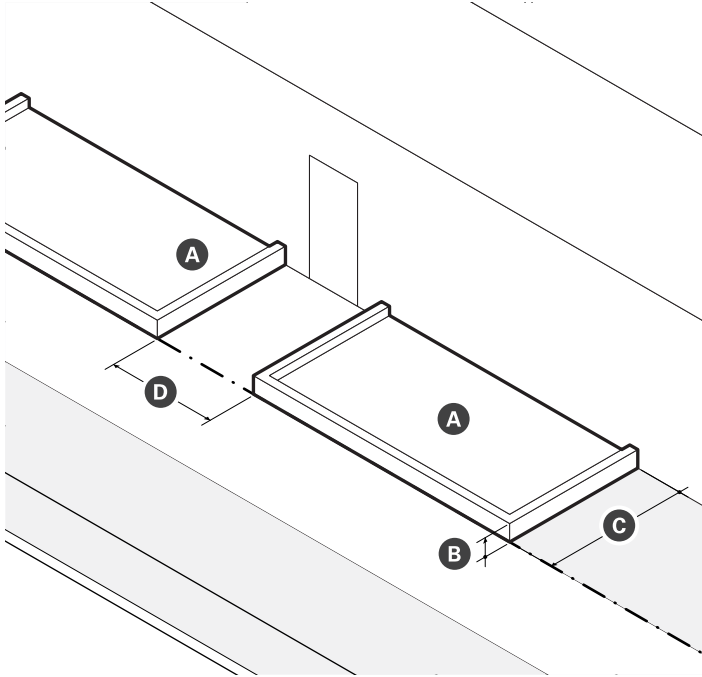
- ii. Standards
  - a). The principal entrance to upper stories must be provided at the ground story, rather than the basement.
  - b). An entrance to the basement is permitted on the below grade portion of the facade.
  - c). Below grade spaces are required to have windows and doors with highly transparent, low reflectivity glass.
  - d). A short fence is required at the front the sunken portion of the lot.

# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

## F. Dooryard

- i. A dooryard is a frontage type featuring fenced or elevated gardens or patios that buffer dwellings from an adjacent sidewalk.

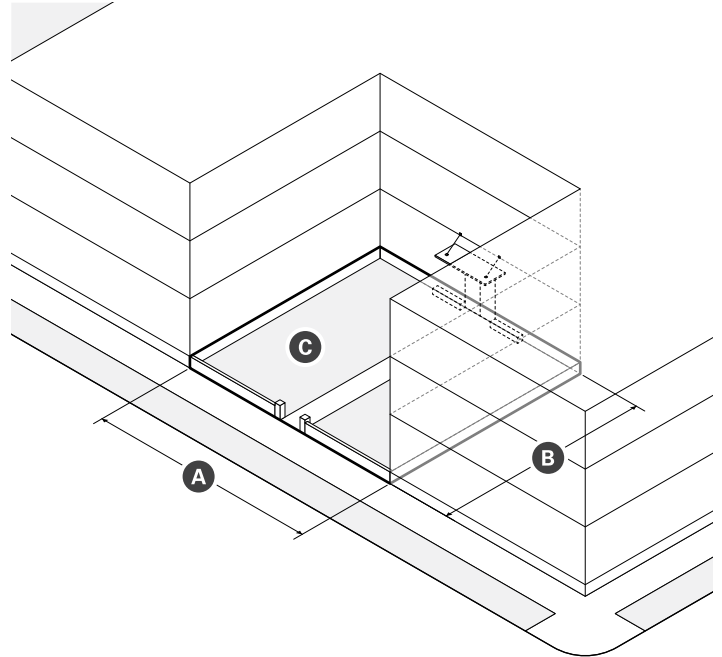


Dimensions	
<b>A</b> Landscaped Area (min)	--
<b>B</b> Elevation above Sidewalk (min)	6 in
<b>C</b> Depth (min)	8 ft
<b>D</b> Path of Travel (min)	3 ft

- ii. Standards
  - a). Dooryards are an appropriate frontage type for a zero-step, accessible entrance, but may include steps leading to the entrance of the building.
  - b). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - c). A curb or retaining wall that is no taller than structurally necessary may be built around the planter, garden, terrace, or otherwise landscaped area.
  - d). Circulation between adjacent dooryards is prohibited.

## G. Forecourt

- i. A forecourt is a frontage type featuring a landscaped semi-public area, open to the sky, formed by a recess in a central portion of a buildings facade.

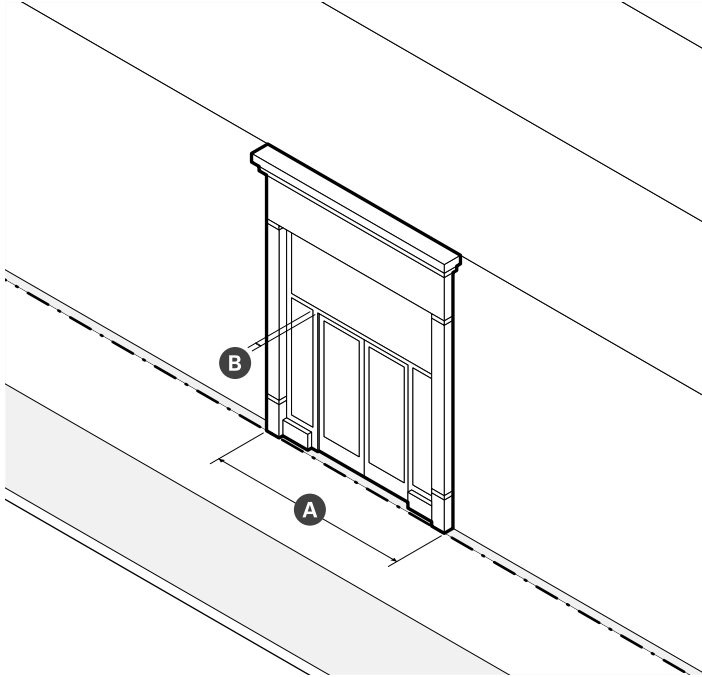


Dimensions	
<b>A</b> Width (min)	12 ft
<b>B</b> Depth (min)	12 ft
Height to Width Ratio (max)	2 to 1
<b>C</b> Landscaped Area (min)	30%

- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - b). Forecourts are considered part of the building for the purpose of measuring facade build out.
  - c). A forecourt must be enclosed by walls on three sides.
  - d). Porches, stoops, porticos, entry canopies, and balconies may encroach into the forecourt.
  - e). Driveways, parking spaces, passenger drop-offs, garage entrances, loading and service areas, exhaust vents, mechanical equipment, and refuse or recycling storage are not permitted in forecourts.

## H. Lobby Entrance

- i. A lobby entrance frontage type featuring an at-grade principal entrance providing access to upper story uses of a building.

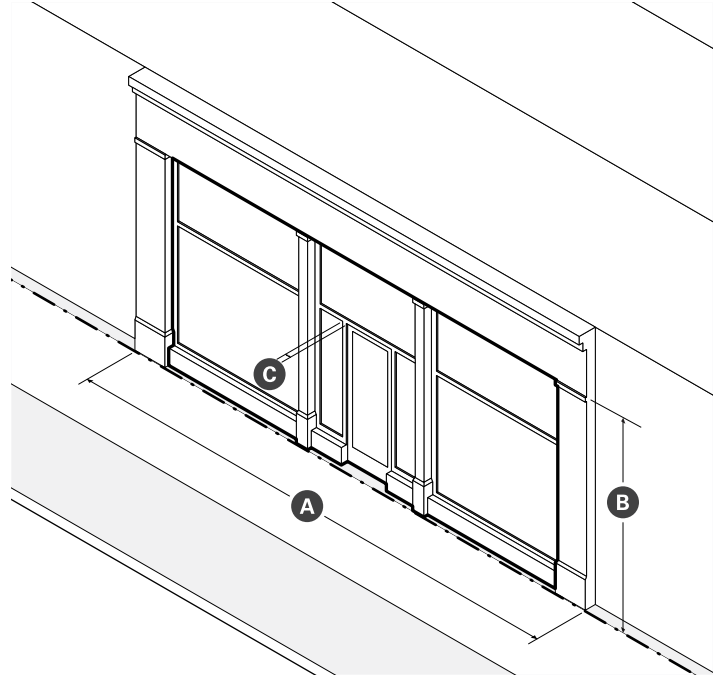


Dimensions	
<b>A</b> Width (max)	30 ft
<b>B</b> Distance between Fenestration (max)	2 ft
Depth of Recessed Entry (max)	5 ft

- ii. Standards
  - a). Lobby entrances must be well-defined, clearly visible, and universally accessible from the abutting sidewalk.
  - b). When a lobby entrance is setback from the front lot line, the frontage must be paved.

## I. Storefront

- i. A storefront is a frontage type conventional for commercial uses featuring an at grade principal entrance and substantial windows for the display of goods, services, and signs.



Dimensions	
<b>A</b> Width (max)	30 ft
<b>B</b> Display Window Height (min)	8 ft
<b>C</b> Distance between Fenestration (max)	2 ft
Recessed Entrance Depth (max)	5 ft

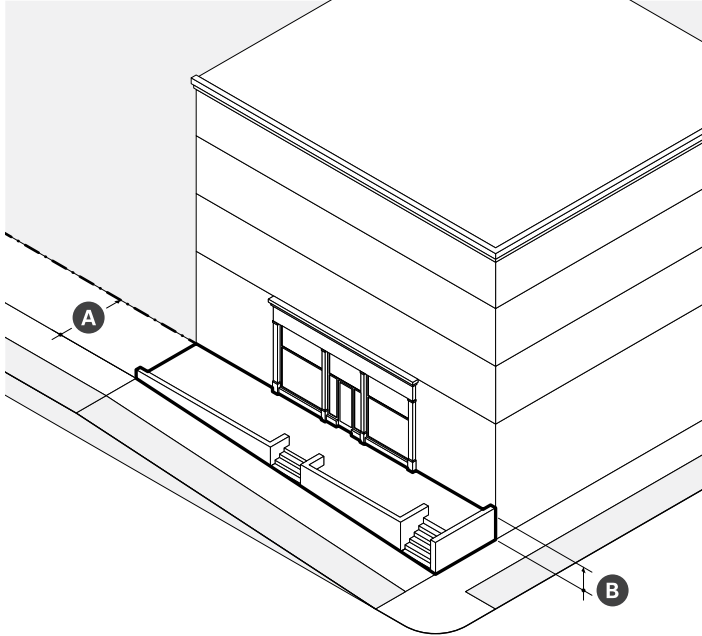
- ii. Standards
  - a). An unobstructed view of the interior space or a lighted and maintained merchandise display(s) must be provided for a depth of at least four (4) feet behind storefront display windows.
  - b). The principal entrance of a storefront must be a glass panel door centered between or set to one side of the display windows.
  - c). Recessed entrances may be no wider than fifteen (15) feet per individual entry.
  - d). When storefronts are setback from the front lot line, the ground must be paved to match the abutting sidewalk.
  - e). When present, awnings and canopies must be mounted between columns, pilasters, or piers; above doorways and display windows; and below the sign band.
  - f). Security grills, gates, and roll-down security doors and windows are prohibited.

# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

## J. Terrace

- i. A terrace is a frontage type featuring an elevation of the ground level to accommodate a change in grade that provides circulation and access along the front of a building.

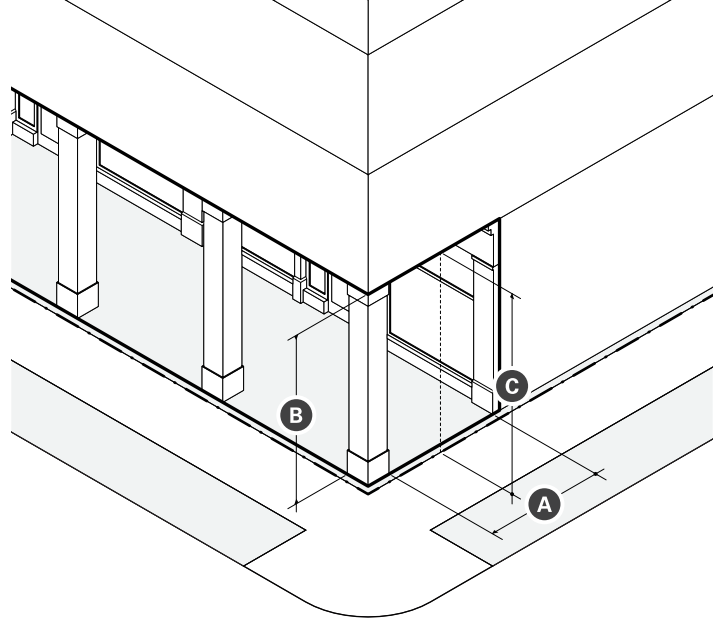


Dimensions	
<b>A</b> Depth (min)	20 ft
<b>B</b> Finish above Sidewalk (min/max)	18 in   4 ft
Distance between Stairs (max)	50 ft

- ii. Standards
  - a). Terrace frontage must be paved to match the abutting sidewalk.
  - b). Frequent steps up to the terrace are required to avoid blank wall along the sidewalk and maximize pedestrian access.

## K. Arcade

- i. An arcade is a frontage type featuring a pedestrian walkway covered by the upper floors of a building. The ground story facade is setback and upper floors are supported by a colonnade or supports.



Dimensions		
<b>A</b> Depth (min/max)	10 ft	15 ft
<b>B</b> Height (max)	1 story	
<b>C</b> Clearance (min/max)	14 ft	24 ft

- ii. Standards
  - a). Arcades must extend the entire width of a building and must have a consistent depth.
  - b). Support columns or piers may be spaced no farther apart than the height of the arcade.
  - c). Arcades are considered part of the building for the purpose of measuring facade build out.
  - d). Arcades may be combined only with storefront and lobby entrance frontages.
  - e). The finished ceiling of an arcade interior may be arched or flat, but must have a greater clearance than the openings between columns or piers.

## 12. Building Design Standards

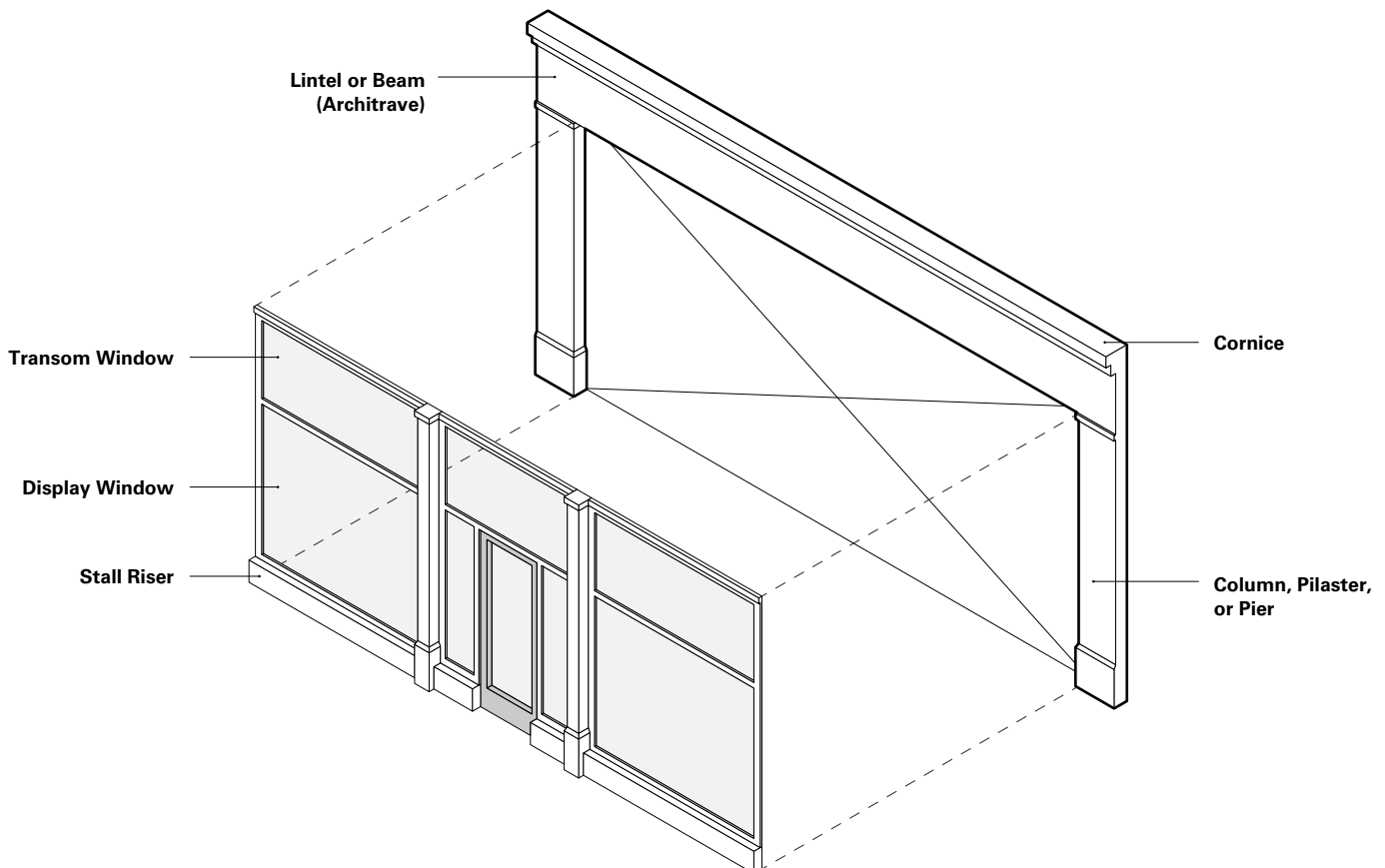
- a. Contextual Buildings
  - i. Buildings that are greater than one hundred (100) feet in width must be designed to read as two (2) or more buildings with differing architectural design.
- b. Pedestrian Circulation
  - i. When development occurs on any lot abutting a thoroughfare where the sidewalk is less than twelve (12) feet in total width, the building must be setback an additional distance to accommodate expansion of the abutting sidewalk to a width of at least twelve (12) feet. The minimum and maximum front setbacks for each building type are increased accordingly.
- c. Facade Design
  - i. All building facades must provide surface relief through the use of balconies, Bays, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other architectural features that either recess or project from the average plane of

- the facade by at least four (4) inches.
- ii. Vents, exhausts, and other utility features on building facades must be architecturally integrated into the design of the building.
- iii. Facades must provide a frame for each storefront and lobby entrance in accordance with the following architectural techniques:
  - a). A horizontal lintel or beam (architrave) and cornice that extends across the full width of the building and is supported by columns, pilasters, or piers; or
  - b). A horizontal beam or fascia (architrave) positioned between columns, pilasters, or piers that extend from the upper stories of a building all the way to the ground.
- iv. When present, a horizontal lintel, beam, or fascia (architrave) serves as the sign band for each storefront.

## 13. Architectural Design Guidelines

- a. In the absence of any official architectural design guidelines adopted by the Review Board, the following

**FIGURE 4.2 (a) Frame and Storefront**



## 4. MID-RISE DISTRICTS

### Mid-Rise 4 (MR4)

shall inform the Design Review process for all development within the Mid-Rise 4 district.

#### i. Facade Articulation

- a). Building facades should be vertically articulated with Architectural Bays to visually break down and minimize the apparent mass of buildings, shorten the perception of distance/length, provide structure to the composition and disposition of fenestration, enhance pedestrian orientation, and add visual interest to the public realm.
- b). Architectural bays should be derived, in general, from the building's structural bay spacing.
- c). Architectural bays should have buttresses, pilasters, columns, or piers that extend either all the way to the ground or to the cornice and lintel or beam of ground level storefronts.
- d). Architectural bays should align, in general, with individual or groups of storefront and lobby entrance frontages of the ground story of a building.
- e). In most circumstances, the vertical buttresses, pilasters, columns, or piers of Architectural Bays should always project further and be uninterrupted by any horizontal elements of a facade, excluding the cornice, band, or other architectural feature(s) used to differentiate ground level storefronts from upper stories.

#### ii. Fenestration

- a). Fenestration should align vertically within each architectural bay and horizontally across each story of a building.
- b). Upper stories should have a window to wall area proportion that is lower than that of the ground floor.
- c). Windows should be punched into walls and glass should be inset from exterior wall surfaces.
- d). Series of windows set side by side to form a continuous horizontal band across a facade (aka 'ribbon windows') should be avoided.
- e). Solid wall materials should be used to frame groups of windows to reduce the perceived scale of a building.

#### iii. Materials

- a). The palette of wall materials and colors used for a building should be kept to a minimum, preferably three. Similar wall materials as found on adjacent or nearby buildings should be used to strengthen district character and provide continuity and unity between buildings of divergent size, scale, and architectural styles.
- b). Acceptable wall materials include architectural

concrete or pre-cast concrete panels, natural or cast stone, curtain wall and heavy gage metal panel, and brick. Value added materials such as natural or cast stone, concrete, glazed or unglazed architectural terracotta, and brick should be used as wall materials where pedestrians closely encounter and interact with buildings.

- c). Exterior Insulation and Finish Systems (EIFS) should never be used for the base of a building.
  - d). Horizontal or vertical board siding and shingles, whether wood, metal, plastic (vinyl), masonry, or composite materials, should be used only for smaller scale apartment buildings.
  - e). Two or more wall materials should be combined only one above the other. Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight.
  - f). Building wall materials that are lighter in color, tint, or shade should be used for the lower floors of a building, with materials darker in color, tint, or shade used above.
  - g). If a building's massing and pattern of fenestration is complex, simple or flat wall materials should be used; if a building's massing and pattern of fenestration is simple, walls should include additional texture and surface relief.
  - h). Side and rear building elevations that are visible from the public realm should have a level of trim and finish that is compatible with the facade of the building.
  - i). Balconies should have either metal railing or glass guardrail systems.
- #### iv. Storefronts
- a). The design of storefronts should invite interaction, enliven the pedestrian environment, and provide a secondary, more intimate source of lighting at night.
  - b). Monotonous and repetitive storefront sign types, and sign designs should be avoided.
  - c). Where a pedestrian street intersects with a side street, commercial spaces should wrap the corner and include at least one storefront on the side street.
  - d). A paneled or rendered stallriser at least one (1) foot in height should be included below display windows.
  - e). Where height permits, transom windows should be included above storefront doors and display windows to allow additional natural daylight to penetrate into the interior space.

- f). Awnings are encouraged for each storefront to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended, and operable.
- g). Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged.
- v. Entrances
  - a). Principal entrances should be optimally located, well defined, clearly visible, and universally accessible from the adjacent sidewalk.
  - b). Each ground floor use should have an individual entrance with direct access onto a sidewalk.
  - c). Storefront doors should not obstruct pedestrians walking past or alongside a building.
  - d). Lobby entrances required for upper story uses should be limited in width (frontage) and separate from the entrance for any ground floor uses.
  - e). Features such as a double-height ceiling, distinctive doorway, decorative lighting, recessed facade, or a change in paving material within the setback area should be used to make lobbies for upper story commercial uses distinctive while preserving floor space for other ground floor uses.
- vi. Details
  - a). Architectural details, ornamentation, and articulations should be used with building fenestration to create a harmonious composition that is consistent throughout the building, so that the building appears as a unified whole and not as a collection of unrelated parts that adds to the impression of bulk.
  - b). Exterior lighting (building, storefront, and landscape) should be integrated into the design of the building, create a sense of safety, and encourage pedestrian activity at night through layers of light that contribute to the nighttime experience.
  - c). Exterior lighting should relate to pedestrians and accentuate major architectural or landscape features, but should be shielded to reduce glare and eliminate light being cast into the night sky.
  - d). The upper portions of buildings, especially high-rise buildings, should provide visual interest and a variety in detail and texture to the skyline.
  - e). Mechanical and utility equipment should be integrated into the architectural design of the building or screened from public view. Penthouses should be integrated with the buildings architecture, and not appear as foreign structures unrelated to the building they serve.
  - f). Ventilation intakes/exhausts should be located to minimize adverse effects on pedestrian comfort along the sidewalk and within outdoor spaces.
  - g). Buildings at terminated vistas should be articulated with design features that function as focal points to create memorable views that add to the character and enhance the aesthetics of the neighborhood.

## 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

### 14. Use Provisions

- a. Permitted Uses
  - i. The use of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
  - ii. Uses are permitted according to Table 4.2.4. Use categories not expressly authorized are prohibited.
  - iii. All uses must comply with any use-specific standards applicable for each use in §9.2 Use Definitions & Limitations.
  - iv. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.
- b. Use Limitations
  - i. The use of any ground story commercial space fronting a pedestrian street, excluding lobbies for upper story uses, is limited to the following principal use categories:
    - a). Arts & Creative Enterprise
    - b). Eating & Drinking Establishment
    - c). Retail
    - d). Civic & Institutional
- c. Increases in Density
  - i. Existing structures may not be altered to conflict with number of dwelling units permitted for each building type.
  - ii. The alteration or renovation of an existing building that results in any increase of the number of dwelling units requires a special permit. See §15.2.1. Special Permit for more information.
    - a). In its discretion to approve or deny a Special Permit authorizing an increase in the number of dwelling units in an existing building, the Review Board shall consider the following:
      - i). the review considerations for all Special Permits as specified in §15.2.1. Review Criteria; and
      - ii). the quality of the living space in terms of functional area.



**TABLE 4.2 (c) MR4 Permitted Uses**

Use Category Specific Use	MR4	Use Specific Standards
<b>Arts &amp; Creative Enterprise</b>		
Artisan Production	P	§9.2.2.a
Arts Exhibition	P	§9.2.2.b
Arts Sales & Services	P	§9.2.2.c
Co-working	P	§9.2.2.d
Design Services	P	§9.2.2.e
Shared Workspaces & Arts Education	P	§9.2.2.f
<b>Civic &amp; Institutional</b>		
Community Center	P	§9.2.4.a
Hospital	SP	§9.2.4.b
Library	P	§9.2.4.c
Minor Utility Facility	SP	§9.2.4.d
Museum	P	§9.2.4.f
Private Non-Profit Club or Lodge	SP	§9.2.4.g
Religious & Educational Uses Protected by M.G.L. 40A, Sec. 3	P	§9.2.4.h
<b>Commercial Services</b>		
Animal Services (as noted below)	--	§9.2.5.a
Pet Grooming	P	§9.2.5.a.ii
Veterinarian	SP	§9.2.5.a.iv
Assembly & Entertainment	SP	§9.2.5.b
Banking & Financial Services (except as noted below)	P	§9.2.5.c
Personal Credit	SP	§9.2.5.c.i
Broadcast and/or Recording Studio	P	§9.2.5.d
Building & Home Repair Services	SP	§9.2.5.e
Business Support Services	P	§9.2.5.f
Caterer/Wholesale Food Production	SP	§9.2.5.g
Day Care Service (as noted below)	--	§9.2.5.h
Adult Day Care Center	P	§9.2.5.h.i
Child Day Care Center	P	§9.2.5.h.ii
Educational Institution	P	§9.2.5.i
Maintenance & Repair of Consumer Goods	P	§9.2.5.j
Personal Services (except as noted below)	P	§9.2.5.k
Body-Art Establishment	SP	§9.2.5.k.i
Gym or Health Club	P	§9.2.5.k.ii
Funeral Home	SP	§9.2.5.k.iii

P - Permitted      SP - Special Permit Required      N - Not Permitted

## 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

**TABLE 4.2 (c) MR4 Permitted Uses (continued)**

Use Category Specific Use	MR4	Use Specific Standards
Health Care Provider	SP	§9.2.5.k.iv
Recreation Facility	SP	§9.2.5.l
Vehicle Parking (except as follows)	--	§9.2.5.m
Bike Share Parking	P	§9.2.5.m.i
Car Share Parking (3 or less spaces)	P	§9.2.5.m.ii
Car Share Parking (4 or more spaces)	P	§9.2.5.m.ii
Public Parking	P	§9.2.5.m.iii
<b>Eating and Drinking</b>		
Bar/Restaurant/Tavern	P	§9.2.6.a
Bakery/Café/Coffee Shop	P	§9.2.6.b
Formula Eating & Drinking Establishment	SP	§9.2.6.c
<b>Lodging</b>		
Bed & Breakfast	SP	§9.2.7.a
Hotel or Hostel	SP	§9.2.7.b
<b>Office</b>		
General Office	P	§9.2.8.a
Research and Development and/or Laboratory	P	§9.2.8.b
<b>Residential</b>		
Household Living	SP	§9.2.9.a
Group Living (except as follows)	SP	§9.2.9.b
Community or Group Residence	P	§9.2.9.b.i
Dormitory, Fraternity or Sorority	SP	§9.2.9.b.ii
Homeless Shelter	SP	§9.2.9.b.iii
Nursing Home/Assisted Living Facility	SP	§9.2.9.b.iv
Rooming House	SP	§9.2.9.b.v
<b>Retail Sales</b>		
Building/Home Supplies & Equipment	SP	§9.2.10.a
Consumer Goods (except as follows)	P	§9.2.10.b
Alcohol Sales	SP	§9.2.10.b.i
Drug Paraphernalia Store	N	§9.2.10.b.ii
Firearms Sales	N	§9.2.10.b.iii
Medical Marijuana	N	§9.2.10.b.iv
Pet Store	SP	§9.2.10.b.v

P - Permitted      SP - Special Permit Required      N - Not Permitted

**TABLE 4.2 (c) MR4 Permitted Uses (continued)**

Use Category Specific Use	MR4	Use Specific Standards
Formula Retail	SP	§9.2.10.c
Fresh Food Market or Grocery Store	P	§9.2.10.d
Farm/Vendor Market	P	§9.2.10.e
<b>Urban Agriculture</b>		
Farming (as noted below)	--	§9.2.11.a
Commercial Farm	P	§9.2.11.a.i
Community Farm	P	§9.2.11.a.ii
Community Gardening	P	§9.2.11.b
<b>Accessory Uses</b>		
Home Occupations (as noted below)	--	§9.2.12.b
Home Office	P	§9.2.12.b.v
Tourist Home	P	§9.2.12.c
Urban Agriculture (as noted below)	--	§9.2.12.d
Apiculture	P	§9.2.12.d.i
Aviculture	P	§9.2.12.d.ii
Commercial Farming	P	§9.2.12.d.iii
Residential Gardening	P	§9.2.12.d.iv

P - Permitted      SP - Special Permit Required      N - Not Permitted

# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

## 15. Vehicular Parking

- a. General
  - i. Vehicular parking must be provided as specified on Table 4.2 (d), except as follows:
    - a). Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of Table 4.2 (d).
    - b). Any change in use within a non-residential structure constructed before the effective date of this Ordinance, provided that the change is to a permitted use, is exempt from any minimum requirements of Table 4.2 (d).
  - ii. There are no parking requirements for accessory uses.
  - iii. Motor vehicle parking spaces may be shared between uses on the same lot and buildings on the same block in accordance with §11.3 Shared Parking.
- b. Type
  - i. Motor vehicle parking may be provided as above ground structured parking or underground structured parking. Surface parking spaces are prohibited.
- c. Unbundled Parking
  - i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.
  - ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.
- d. Parking Design
  - i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 Motor Vehicle Parking of this Ordinance.
- ii. Driveways, curb cuts, and vehicular entrances to parking lots, parking structures, loading docks, and service areas are not permitted along primary front lot lines abutting a pedestrian street, but may provide access from a side street or alley.
- iii. Driveways may be located within a required side and rear setback areas, but are not permitted between the facade of a building and any front lot line.
- iv. Driveways may be no more than twenty four (24) feet in width at the frontage.
- v. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.
- vi. Unless otherwise specified, only one (1) curb cut is permitted per front lot line.
- vii. Curb cuts must be located to minimize conflict with pedestrians, bicyclists, and motor vehicles on the thoroughfare they provide access to and from.
- viii. Curb cuts may be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs.
- ix. Driveway crossings traversing sidewalks with paved furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include sloped flares on either side of the driveway apron.
- x. Driveway crossings traversing sidewalks with continuously planted furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include returned curbs.
- xi. The appearance of any walkway (ie. scoring pattern

**TABLE 4.2 (d) MR4 Vehicular Parking**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Arts &amp; Creative Enterprise</b>				
Artisan Production	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Arts Exhibition	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf
Arts Sales & Services	1 / 10,000 sf	1 / 3,000 sf	1 / 200 sf	1 / 1,000 sf
Design Services	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Shared Workspaces & Arts Education	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

**TABLE 4.2 (d) MR4 Vehicular Parking**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Arts &amp; Creative Enterprise</b>				
Artisan Production	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Arts Exhibition	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf
Arts Sales & Services	1 / 10,000 sf	1 / 3,000 sf	1 / 200 sf	1 / 1,000 sf
Design Services	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Shared Workspaces & Arts Education	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf
<b>Civic &amp; Institutional</b>				
Community Center	1 / 10,000 sf	4 / 10,000 sf	1 / 1,800 sf	1 / 600 sf
Educational Facility	1.0 / classroom	4.0 / classroom	1.5 / classroom	3.0 / classroom
Hospital	10 per entrance	1 / 5,000 sf	1 / 200 sf	1 / 1,000 sf
Library	1 / 3,000 sf	1 / 5,000 sf	1 / 800 sf	1 / 500 sf
Minor Utility Facility	n/a	n/a	n/a	n/a
Museum	1 / 2,000 sf	1 / 10,000 sf	1 / 800 sf	1 / 500 sf
Private Non-Profit Club or Lodge	1 / 2,000 sf	1 / 10,000 sf	1 / 200 sf	1 / 1,000 sf
<b>Commercial Services</b>				
Animal Services (as noted below)	1 / 2,500 sf	1 / 10,000 sf	–	–
Pet Grooming	–	–	1 / 500 sf	1 / 400 sf
Veterinarian	1 / 2,000 sf	1 / 5,000 sf	1 / 500 sf	1 / 500 sf
Assembly & Entertainment	1 / 40 seats	1 / 10,000 sf	1 / 6 seats	1 / 6 seats
Banking & Financial Services (except as noted below)	1 / 2,000 sf	1 / 10,000 sf	1 / 450 sf	1 / 400 sf
Broadcast and/or Recording Studio	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 600 sf
Building & Home Repair Services	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 2,000 sf
Business Support Services	1 / 2,500 sf	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Caterer/Wholesale Food Production	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 1,000 sf
Day Care Service	2	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Maintenance & Repair of Consumer Goods	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Personal Services (except as noted below)	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Gym or Health Club			1 / 200 sf	1 / 500 sf
Funeral Home				

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

**TABLE 4.2 (d) Vehicular Parking (continued)**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
Health Care Provider	1 / 2,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 300 sf
Recreation Facility	1 / 2,500 sf	1 / 10,000 sf		
Vehicle Parking	n/a	10 or 1 / 10 motor vehicle spaces	n/a	n/a
<b>Eating and Drinking</b>				
Bar/Restaurant/Tavern	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
Bakery/Café/Coffee Shop	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
Formula Eating & Drinking Establishment	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
<b>Lodging</b>				
Bed & Breakfast	1 / 20 rooms	1 / 10 rooms	1 / DU + 1 / 4 guest rooms	1 / DU + 1 / 4 guest rooms
Hotel or Hostel	1 / 20 rooms	1 / 10 rooms	1 / 2 guest rooms	1 / 2 guest rooms
Short Term Rental	1 / 20 rooms	1 / 10 rooms	n/a	n/a
<b>Office</b>				
Co-Working	1 / 20,000 sf	1 / 3,000 sf	1 / 1,200 sf	1 / 800 sf
General Office	1 / 20,000 sf	1 / 3,000 sf	1 / 900 sf	1 / 650 sf
Research and Development and/or Laboratory	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf
<b>Residential</b>				
Household Living	0.1 / DU	1.0 / DU	1.0 / DU	1.0 / DU
Group Living (except as follows)	0.05 / room	0.5 / room	--	--
Community or Group Residence				
Dormitory, Fraternity or Sorority	0.1 / room	0.5 / room	.05 / bed	1.0 / 4 beds
Homeless Shelter			4.0	4.0
Nursing Home/Assisted Living Facility			1 / 6 beds	1 / 6 beds
Single Room Occupancy Housing			1 / 6 beds	1 / 4 beds
<b>Retail Sales</b>				
Building/Home Supplies & Equipment	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 1,000 sf
Consumer Goods (except as follows)	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

- or special paving) must be maintained across any driveway or alley to indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.
- e. Parking Location
    - i. Required motor vehicle parking, excluding any required handicapped parking, may be provided off-site according to the following:
      - a). The off-site parking must be located within one thousand three hundred and twenty (1,320) feet in walking distance to the lot it will serve, measured from the nearest point of the off-site parking along block faces and walkways to the principal entrance of the use served;
      - b). Pedestrian access to off-site motor vehicle parking must be via a paved sidewalk or walkway.
      - c). A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or building official and executed and filed with the Registry of Deeds.
    - ii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.
  - f. Parking Relief
    - i. Relief from the parking standards of 4.2 (d) requires a special permit.
      - a). In its discretion to approve or deny a special permit authorizing relief from the parking standards of Table 4.2 (d), the review board shall consider the following:
        - i). The supply and demand of on-street parking in the neighborhood, as determined through a parking study.
        - ii). Mobility management programs and services provided by the applicant to reduce the demand for parking.
        - iii). That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.
    - b). All residential building types must identify the street address either on the principal entrance door, above or beside the principal entrance, or on a mailbox.
      - ii. Address signs must be made easily visible through the use of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the thoroughfare that the building faces.
      - iii. Address signs must be twelve (12) inches in height or less and may include the name of the occupant.

### 16. Site Development

- a. General
  - i. Development is subject the provisions of Article 10 Development Standards of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. Signs
  - i. A sign, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
    - a). Each ground story non-residential use must identify the street address either on the

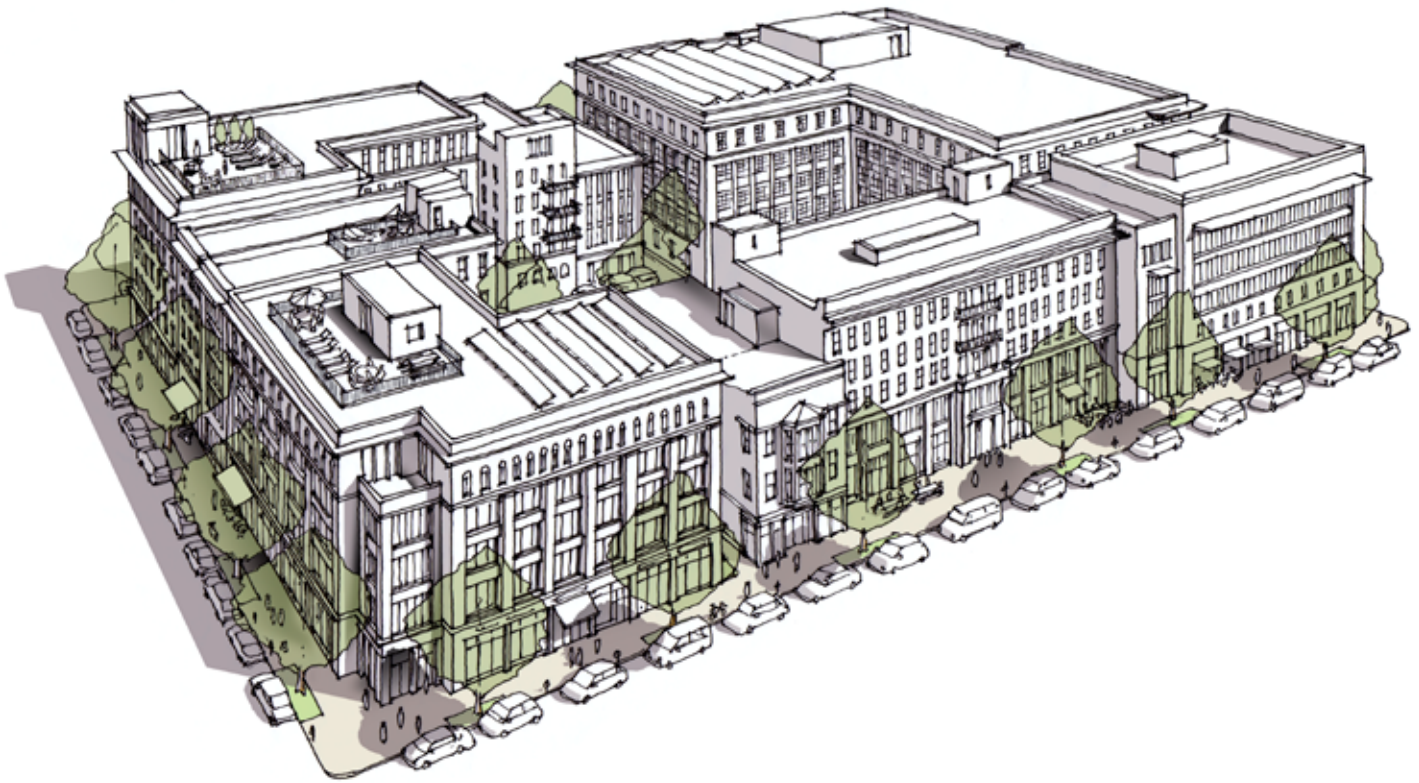




## 4.3 MID-RISE 5 (MR5)

### 1. Description

The Mid-Rise 5 district is characterized by a variety of moderate to large floor plate buildings up to five (5) stories in height. Buildings are set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. The district is primarily commercial, with ground floor uses that address the needs of residents and employees from the immediate neighborhood, but can also provide goods and services to the larger Somerville community and visitors from the broader Boston metropolitan area.



# 4. MID-RISE DISTRICTS

## Mid-Rise 5 (MR5)

### 2. Intent

- a. To implement the Urban Mixed Use context from the Future Land Context Map of SomerVision.
- b. To create, maintain, and enhance areas appropriate for moderate scale, multi-use and mixed-use buildings and neighborhood- and community-serving uses.

### 3. Purpose

- a. To permit the development of multi-unit and mixed-use buildings that do not exceed five (5) stories in height.
- b. To provide quality commercial spaces and permit small and medium scale, neighborhood- and community-serving commercial uses.
- c. To provide upper story residential unit types, sizes, bedroom counts, and affordability for smaller households.

### 4. Applicability

- a. The section is applicable to all real property within the Mid-Rise 5 district as shown on the maps of the Official Zoning Atlas of the City of Somerville.

### 5. Development Review

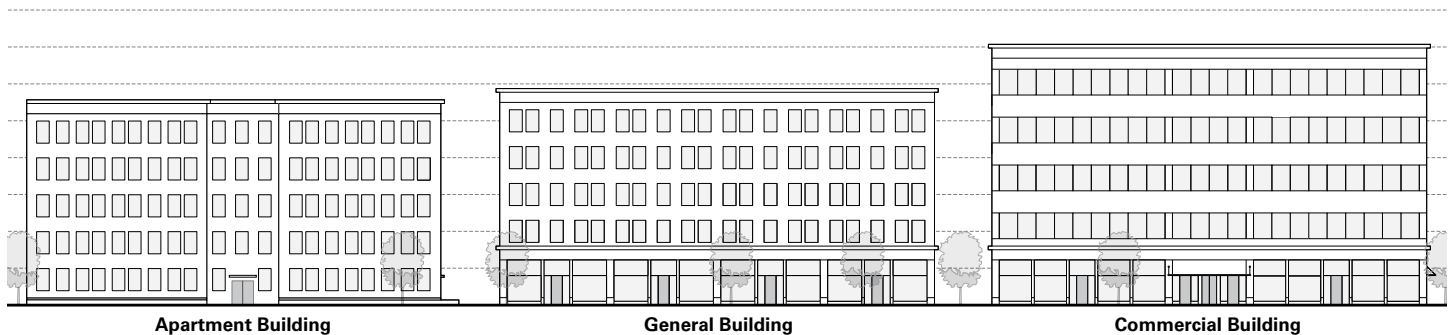
- a. Development on any lot requires the submittal of a development review application to the Building Official.
- b. Proposed development may or may not necessitate the need for Site Plan Approval, a Special Permit, or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 15: Administration.
  - i. The Planning Board is the decision making authority for all development that requires Site Plan Approval or a Special Permit.
  - ii. The Zoning Board of Appeals is the Review Board

for all Variances.

- c. Upon verification that no additional development review is necessary or completion of the required development review, a Zoning Compliance Certificate shall be issued by the Building Official to certify compliance with the provisions and procedures of this Ordinance.

### 6. Building Types

- a. One (1) principal building type may be built on each lot.
- b. The following building types are permitted by Site Plan Approval in the Mid-Rise 5 district:
  - i. Apartment Building
  - ii. General Building
  - iii. Commercial Building
- c. Apartment Buildings are prohibited on any lot fronting a pedestrian street.
- d. Accessory structures are regulated according to Article 10: Development Standards of this Ordinance.



**7. Apartment Building**

A moderate floorplate, multi-story building type limited to residential uses on all stories.

The following images are examples of the apartment building type and are intended only for illustrative purposes.

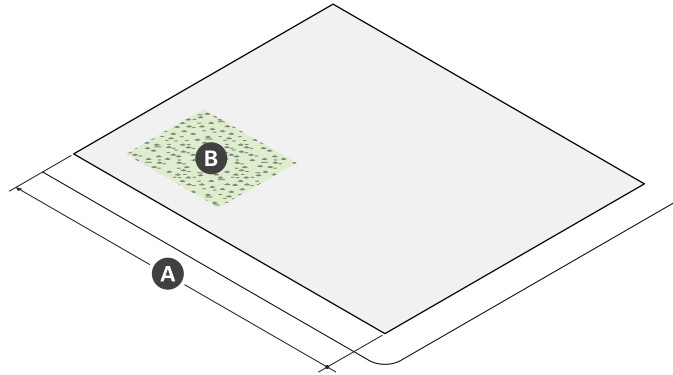


# 4. MID-RISE DISTRICTS

Mid-Rise 5 (MR5)

## 7. Apartment Building (continued)

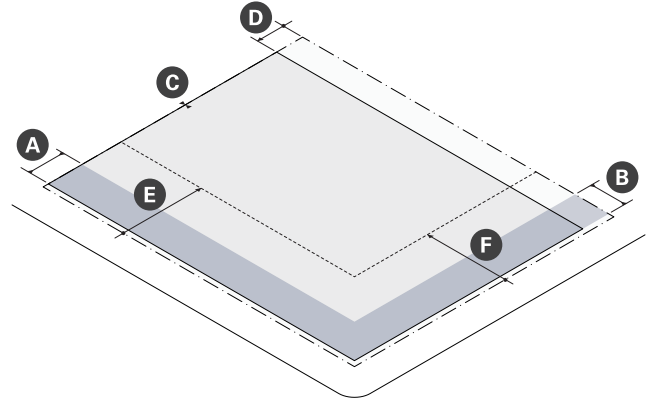
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	30 ft

Lot Development	
<b>B</b> Lot Coverage (max)	90%
<b>C</b> Green Factor (min)	0.20

b. Building Placement



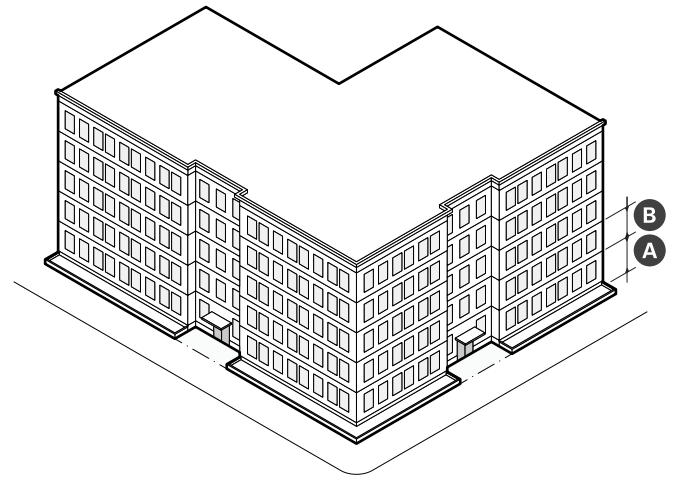
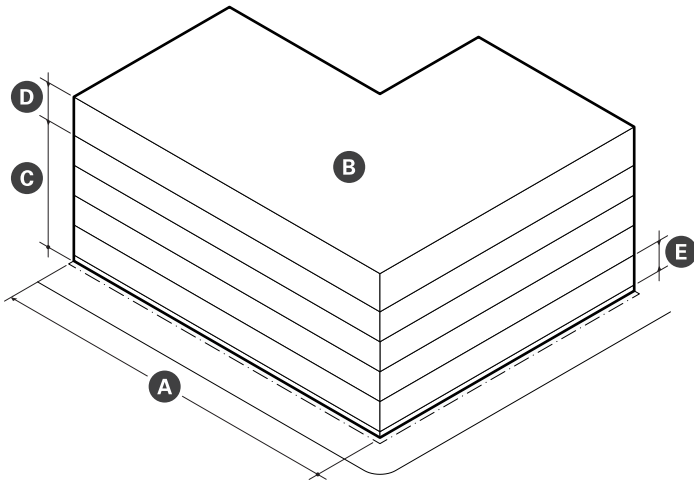
Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	12 ft
<b>B</b> Secondary Front Setback (min/max)	2 ft	12 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
<b>D</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR or LHD (min)	15 ft	

Parking Setbacks	
<b>E</b> Primary Front Setback (min)	--
Surface Parking	30 ft
Structured Parking	30 ft
<b>F</b> Secondary Front Setback (min)	--
Surface Parking	10 ft
Structured Parking	2 ft

## 7. Apartment Building (continued)

c. Massing & Height

d. Uses & Features



Main Body	
<b>A</b> Building Width (max)	200 ft
Facade Build Out, Front Street (min)	--
Front Street	80%
Side Street	65%
<b>B</b> Floor Plate (max)	20,000 sf
<b>C</b> Building Height, Stories (min)	3 stories
<b>D</b> Building Height, Stories (max)	5 stories
<b>E</b> Story Height (min)	10 ft
Ground Story Elevation (min)	2 ft
Building Height, Feet (max)	60 ft
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration (min/max)	20% 50%
<b>B</b> Upper Story Fenestration (min/max)	20% 50%
Blank Wall (max)	20 ft

Use & Occupancy	
Density Factor	--
Base	1,125
100% Affordable	875
Outdoor Amenity Space (min)	1/DU

## 4. MID-RISE DISTRICTS

### Mid-Rise 5 (MR5)

- e. Housing
  - i. An apartment building with six (6) or more dwelling units, whether established through new construction or the conversion of any other existing building type, must provide affordable housing in accordance with Article 12: Development Benefits.
- f. Design Guidelines
  - i. Ground story dwelling units should be elevated above the grade of any adjacent sidewalk so that the window sills of dwelling unit are at or above the eye-level of passing pedestrians. This elevation change maintains privacy for occupants while also encouraging open blinds or curtains to allow natural daylight into the unit.
  - ii. Fenestration patterns and window configurations should break the direct line of sight between neighboring properties to every extent practicable. Translucent glass on the bottom half of windows or strategically placed landscape elements should be utilized if it is not practical to off-set windows in ways that minimize privacy impacts.
  - iii. Outdoor amenity spaces that are elevated such as roof decks, fully projecting balconies, and upper story rear porches should provide sight obscuring visual screening at the sides to increase privacy, security, and limit views of abutting properties from elevated vantage points.

## 8. General Building

A moderate floor plate, multi-story building type with ground floor commercial uses and no limitations or restrictions on upper stories for permitted uses. The upper stories of a general building are typically residential, but a large variety exists. As the number of stories increases, it becomes more likely for the upper stories of a general building to host commercial uses as well as residential.

The following images are examples of the general building type and are intended only for illustrative purposes.

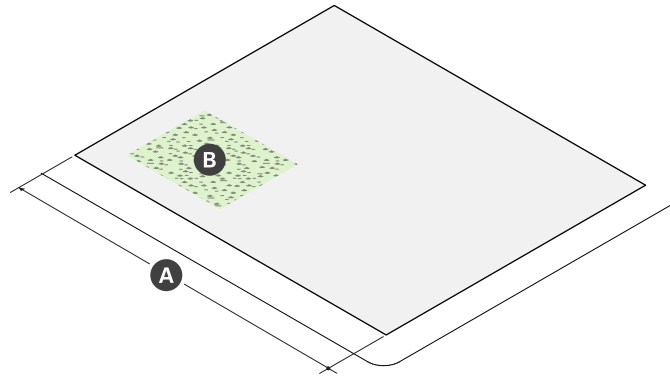


# 4. MID-RISE DISTRICTS

Mid-Rise 5 (MR5)

## 8. General Building (continued)

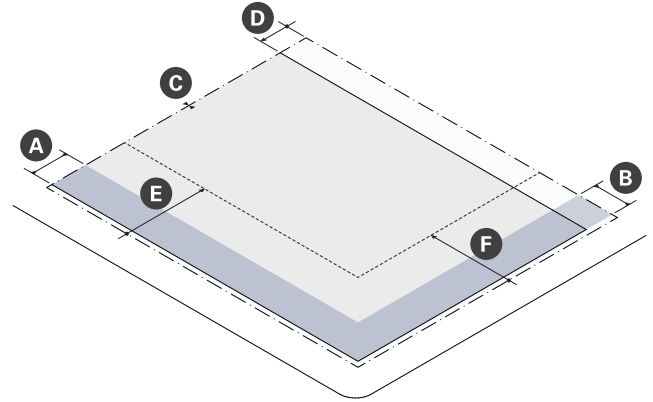
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	30 ft

Lot Development	
<b>B</b> Lot Coverage (max)	90%
<b>C</b> Green Factor (min)	0.20

b. Building Placement



Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	15 ft
<b>B</b> Secondary Front Setback (min/max)	2 ft	15 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
<b>D</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR or LHD (min)	15 ft	

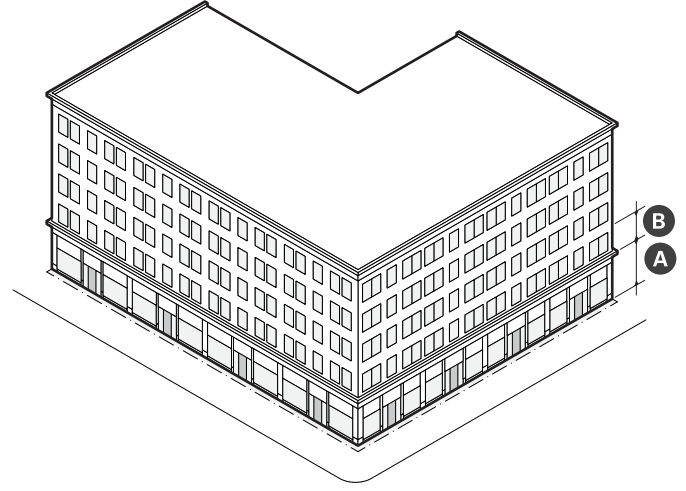
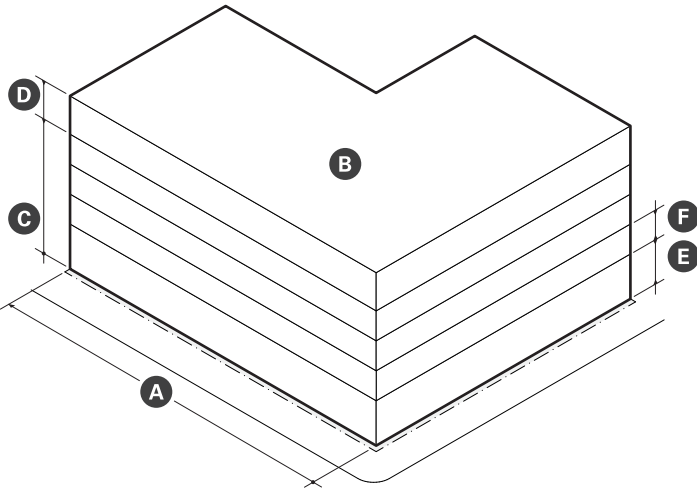
Parking Setbacks	
<b>E</b> Primary Front Setback (min)	--
Surface Parking	30 ft
Structured Parking	30 ft
<b>F</b> Secondary Front Setback (min)	--
Surface Parking	10 ft
Structured Parking	2 ft



**8. General Building (continued)**

c. Massing & Height

d. Uses & Features



Main Body	
<b>A</b> Building Width (max)	200 ft
Facade Build Out (min)	--
Front Street	80%
Side Street	65%
<b>B</b> Floor Plate (max)	20,000 sf
<b>C</b> Building Height, Stories (min)	3 stories
<b>D</b> Building Height, Stories (max)	5 stories
<b>E</b> Ground Story Height (min)	14 ft
<b>F</b> Upper Story Height (min)	10 ft
Building Height, Feet (max)	65 ft
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration (min)	70%
<b>B</b> Upper Story Fenestration (min/max)	20% 50%
Blank Wall (max)	20 ft

Use & Occupancy	
Ground Story Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
Density Factor	--
Base	1,125
100% Affordable	875
Outdoor Amenity Space (min)	1/DU

## 4. MID-RISE DISTRICTS

### Mid-Rise 5 (MR5)

- e. Housing
  - i. A general building with six (6) or more dwelling units, whether established through new construction or the conversion of any other existing building type, must provide affordable housing in accordance with Article 12: Development Benefits.
- f. Design Guidelines
  - i. Fenestration patterns and window configurations should break the direct line of sight between neighboring properties to every extent practicable. Translucent glass on the bottom half of windows or strategically placed landscape elements should be utilized if it is not practical to off-set windows in ways that minimize privacy impacts.
  - ii. Outdoor amenity spaces that are elevated such as roof decks, fully projecting balconies, and upper story rear porches should provide sight obscuring visual screening at the sides to increase privacy, security, and limit views of abutting properties from elevated vantage points.

## 9. Commercial Building

A moderate floor plate, multi-story building type limited to commercial uses on all stories.

The following images are examples of the commercial building type and are intended only for illustrative purposes.



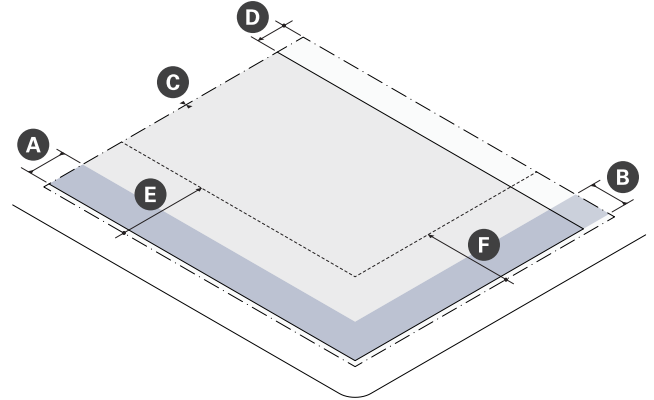
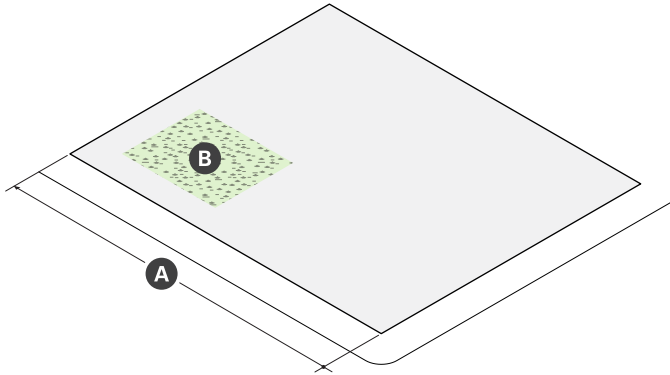
# 4. MID-RISE DISTRICTS

Mid-Rise 5 (MR5)

## 9. Commercial Building (continued)

a. Lot Standards

b. Building Placement



### Lot Dimensions

<b>A</b> Width (min)	30 ft
----------------------	-------

### Lot Development

<b>B</b> Lot Coverage (max)	90%
<b>C</b> Green Factor (min)	0.20

### Building Setbacks

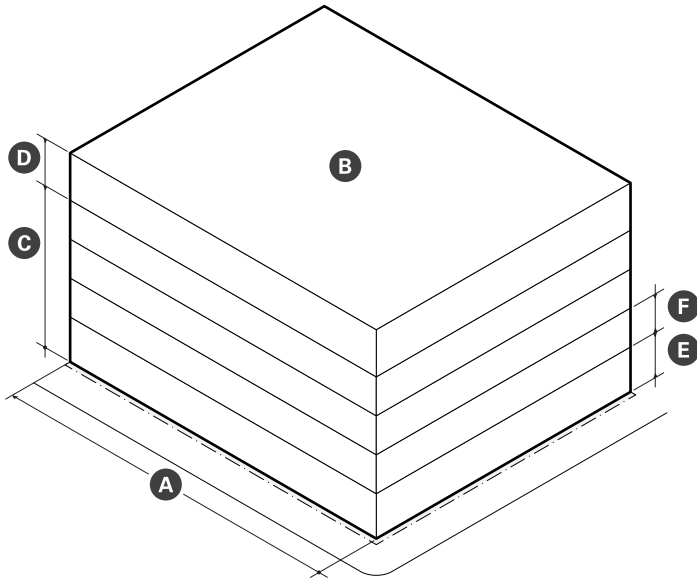
<b>A</b> Primary Front Setback (min/max)	2 ft	15 ft
<b>B</b> Secondary Front Setback (min/max)	2 ft	15 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
<b>D</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR or LHD (min)	15 ft	

### Parking Setbacks

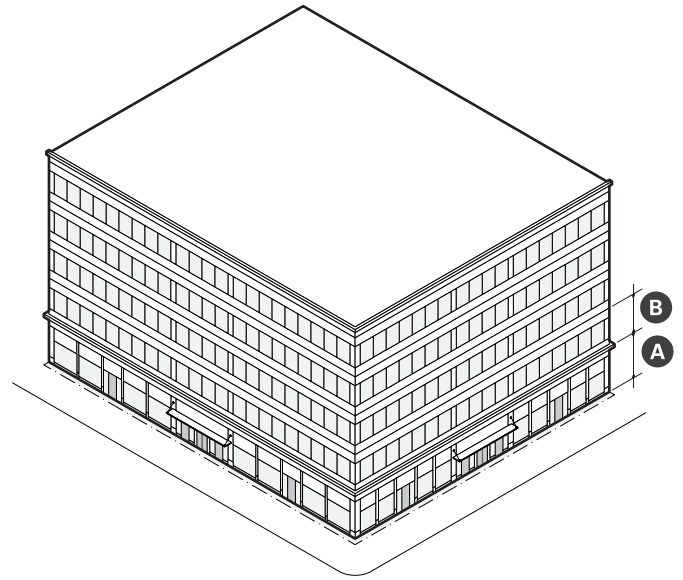
<b>E</b> Primary Front Setback (min)	--
Surface Parking	30 ft
Structured Parking	30 ft
<b>F</b> Secondary Front Setback (min)	--
Surface Parking	10 ft
Structured Parking	2 ft

## 9. Commercial Building (continued)

c. Massing & Height



d. Uses & Features



Main Body	
<b>A</b> Building Width (max)	200 ft
Facade Build Out (min)	--
Front Street	80%
Side Street	65%
<b>B</b> Floor Plate (max)	20,000 sf
<b>C</b> Building Height, Stories (min)	3 stories
<b>D</b> Building Height, Stories (max)	5 stories
<b>E</b> Ground Story Height (min)	14 ft
<b>F</b> Upper Story Height (min)	10 ft
Building Height, Feet	75 ft
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration (min)	70%
<b>B</b> Upper Story Fenestration (min/max)	20% 70%
Blank Wall (max)	20 ft

Use & Occupancy	
Ground Story Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

## 4. MID-RISE DISTRICTS

Mid-Rise 5 (MR5)

e. Reserved

**10. Building Components**

- a. Building components are accessory features that increase the habitable square footage or enhance the usefulness of a building.
- b. Building components are permitted to Table 4.3 (a).
- c. Building components not expressly authorized are prohibited.

**TABLE 4.3 (a) Permitted Building Components**

	Awning	Entry Canopy	Bay	Balcony	Specific Standards
Apartment Building	N	P	P	P	§4.3.7
General Building	P	P	P	P	§4.3.8
Commercial Building	P	P	P	N	§4.3.9

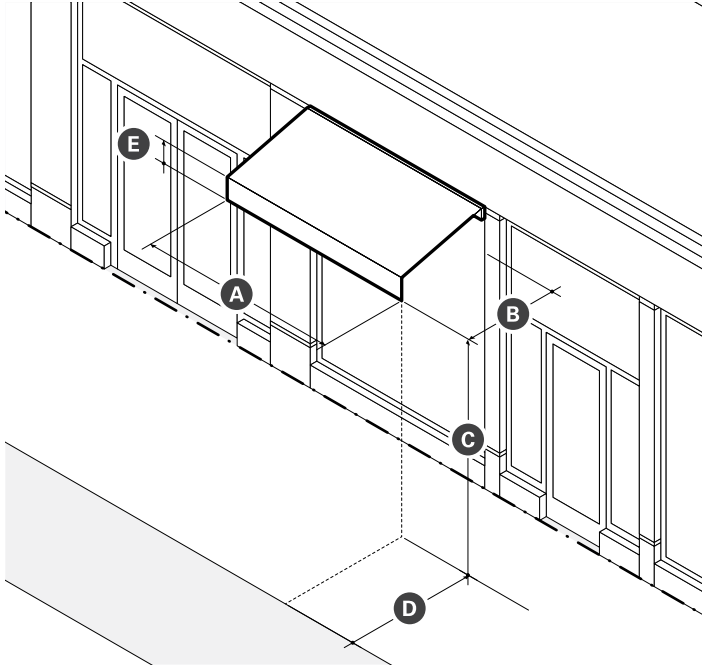
P - Permitted      SP - Special Permit Required      N - Not Permitted

# 4. MID-RISE DISTRICTS

Mid-Rise 5 (MR5)

## D. Awning

- i. A wall mounted, pitched covering extending from a building to provide shade and weather protection for pedestrians.

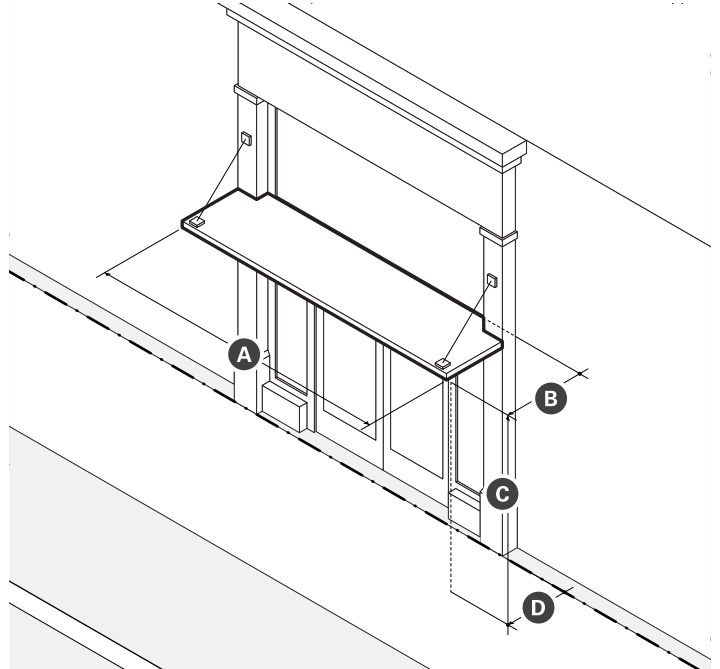


Dimensions	
<b>A</b> Width (min)	See §X
<b>B</b> Projection (min)	3 ft
<b>C</b> Clearance (min)	8 ft clear
<b>D</b> Setback from Curb (min)	1.5 ft
<b>E</b> Valance Height (max)	12 in

- ii. Standards
  - a). Awnings must be securely attached to and supported by the building and must fit the windows or doors the awning is attached to.
  - b). An awning must be made of durable, weather-resistant material that is water repellent.
  - c). Internally illuminated or back-lit awnings are prohibited.
  - d). An awning that projects over the sidewalk of a public thoroughfare requires compliance with all City Ordinances.

## E. Entry Canopy

- i. An entry canopy is a wall-mounted structure that provides shade and weather protection over the entrance of a building.



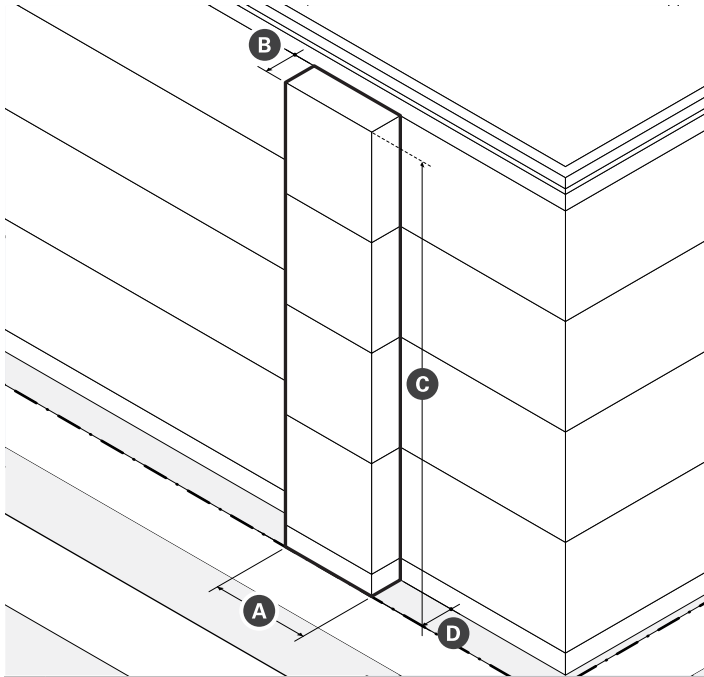
Dimensions	
<b>A</b> Width (min)	See §X
<b>B</b> Depth (max)	3 ft
<b>C</b> Clearance (min)	8 ft clear
<b>D</b> Permitted Setback Encroachment (max)	100%

- ii. Standards
  - a). Entry canopies must be visually supported by brackets, cables, or rods.
  - b). The width of an entry canopy must be equal to or greater than the width of the doorway surround or exterior casing it is mounted over.



## F. Bay

- i. A bay is a window assembly extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building's facade.

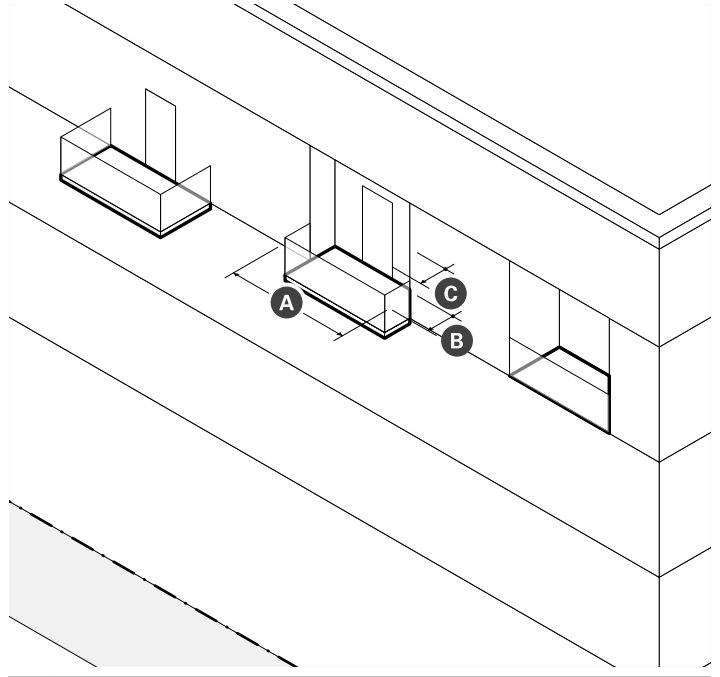


Dimensions	
Width (min)	50% of facade or elevation
Depth (max)	3 ft
Height (max)	Height of Building
Fenestration (min)	60%
Permitted Setback Encroachment (max)	3 ft

- ii. Standards
  - a). Bays must have a foundation extending all the way to ground level or be visually supported by brackets or other architectural supports.
  - b). Bays projecting over the sidewalk of a public thoroughfare must have two (2) stories of clearance and compliance with all City Ordinances.

## G. Balcony

- i. A balcony is a platform with a railing that provides outdoor amenity space.



Dimensions	
Width (min)	5 ft
Depth (max)	5 ft
Area (min)	50 ft
Clearance (min)	10 ft
Permitted Front Setback Encroachment (max)	6 ft

- ii. Standards
  - a). Balconies may be recessed, projecting, a combination of the two, or terraced as part of the roof of a portico, porch, or bay.
  - b). A balcony that projects over the sidewalk of a public thoroughfare requires compliance with all City Ordinances.
  - c). The guard rail of any balcony oriented toward a front lot line must permit visual supervision of the public realm through the posts and rails.
  - d). The guard rail of any balcony oriented toward a side or rear lot line abutting the NR district must include sight obscuring visual screening so that it is at least fifty percent (50%) opaque.

# 4. MID-RISE DISTRICTS

Mid-Rise 5 (MR5)

## 11. Private Frontages

- a. Building frontage types are permitted as specified on Table 4.3 (b).
- b. Building frontage types regulate both the built and landscape components located in the private frontage area of a lot that provide the interface and transition between the private realm (building interiors) and the public realm (sidewalks and civic spaces).
- c. Building frontage types may be combined as specified for each type and multiple frontage types may exist for buildings that have more than one principal entrance.

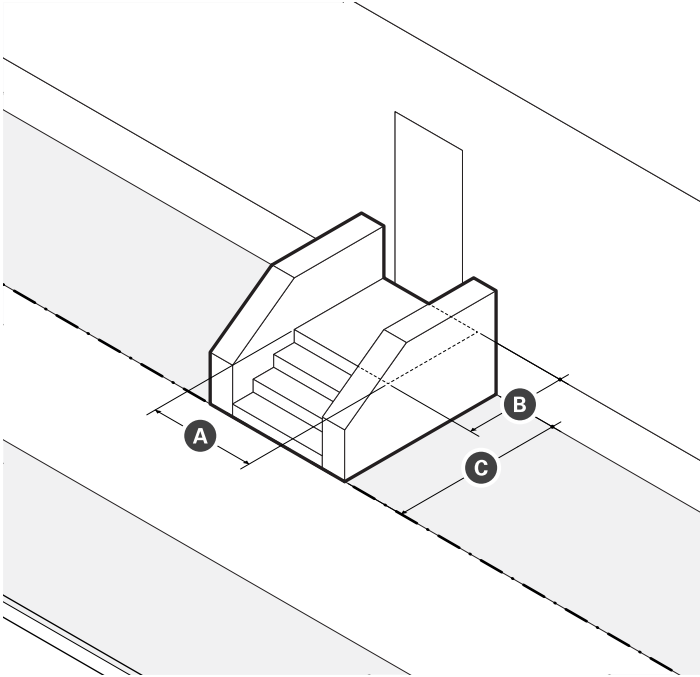
**TABLE 4.3 (b) Permitted Building Frontages**

	Stoop	Lightwell	Dooryard	Forecourt	Lobby Entrance	Storefront	Terrace	Arcade	Specific Standards
Apartment Building	P	P	P	P	P	N	N	N	§4.3.7
General Building	N	N	N	P	P	P	P	P	§4.3.8
Commercial Building	N	N	N	P	P	P	P	P	§4.3.9

P - Permitted      SP - Special Permit Required      N - Not Permitted

## D. Stoop

- i. A stoop is a frontage type featuring a set of stairs with a landing leading to the entrance of a building.

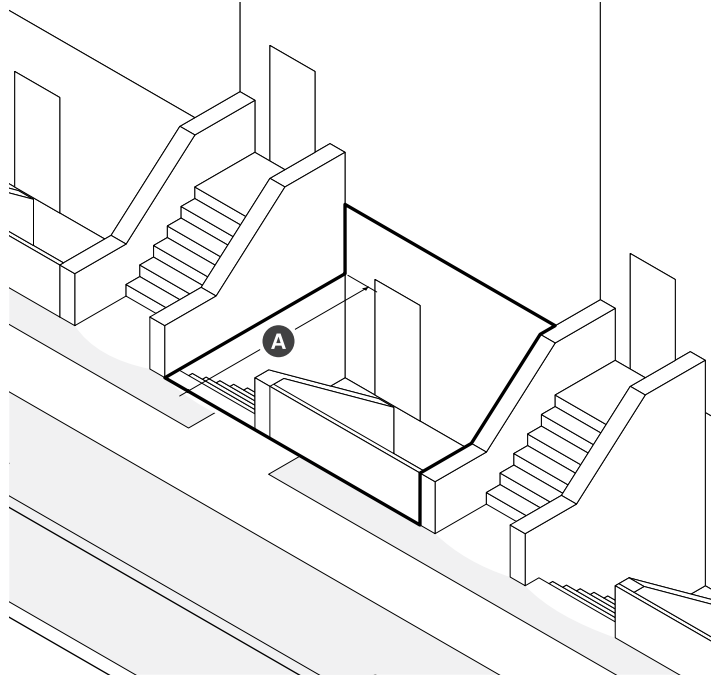


Dimensions	
<b>A</b> Landing Width (min)	4 ft
<b>B</b> Landing Depth (min)	4 ft
<b>C</b> Permitted Front Setback Encroachment (max)	100%

- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with pervious, porous, or permeable materials.
  - b). Stairs may be recessed into the building facade when the building is setback four (4) feet or less.
  - c). Stairs are not permitted to encroach onto any abutting sidewalk.
  - d). Stairs may be built perpendicular or parallel to the building facade, but must lead directly to ground level or an abutting sidewalk.

## E. Lightwell

- i. A frontage type featuring a sunken ground level to allow light and often access into basement levels or to accommodate a change in grade at the front of a building.



Dimensions	
<b>A</b> Depth (min)	4 ft
Fenestration (min)	--
Residential Uses	30%
Commercial Uses	50%

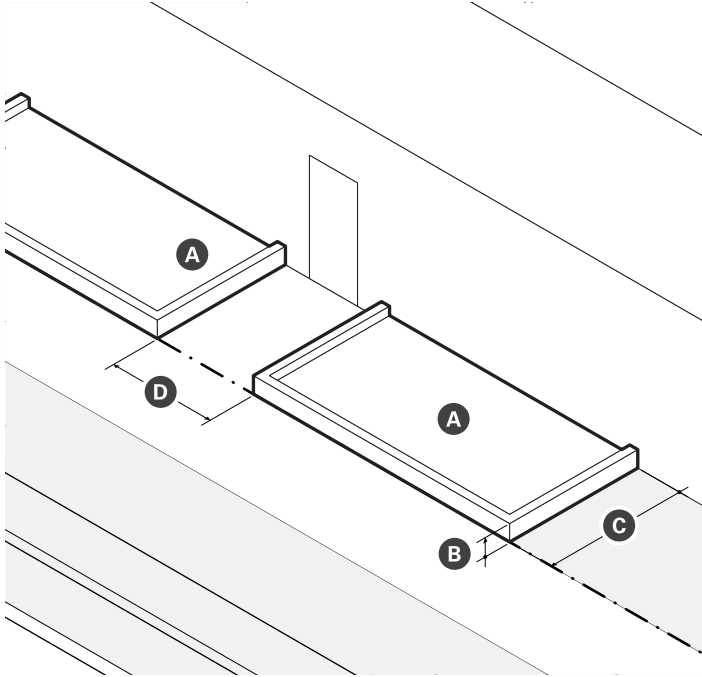
- ii. Standards
  - a). The principal entrance to upper stories must be provided at the ground story, rather than the basement.
  - b). An entrance to the basement is permitted on the below grade portion of the facade.
  - c). Below grade spaces are required to have windows and doors with highly transparent, low reflectivity glass.
  - d). A short fence is required at the front the sunken portion of the lot.

# 4. MID-RISE DISTRICTS

Mid-Rise 5 (MR5)

## F. Dooryard

- i. A dooryard is a frontage type featuring fenced or elevated gardens or patios that buffer dwellings from an adjacent sidewalk.

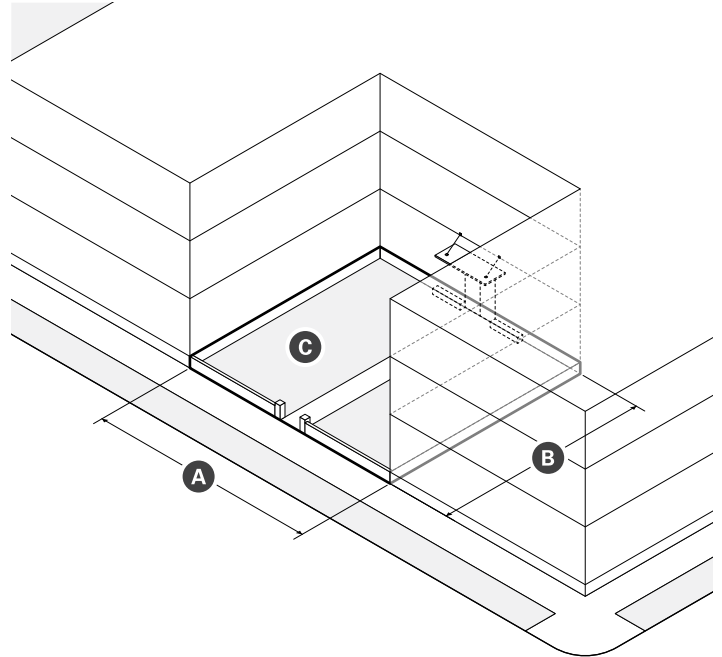


Dimensions	
<b>A</b> Landscaped Area (min)	4 ft
<b>B</b> Elevation above Sidewalk (min)	6 in
<b>C</b> Depth (min)	8 ft
<b>D</b> Path of Travel (min)	3 ft

- ii. Standards
  - a). Dooryards are an appropriate frontage type for a zero-step, accessible entrance, but may include steps leading to the entrance of the building.
  - b). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - c). A curb or retaining wall that is no taller than structurally necessary may be built around the planter, garden, terrace, or otherwise landscaped area.
  - d). Circulation between adjacent dooryards is prohibited.

## G. Forecourt

- i. A forecourt is a frontage type featuring a landscaped semi-public area, open to the sky, formed by a recess in a central portion of a buildings facade.

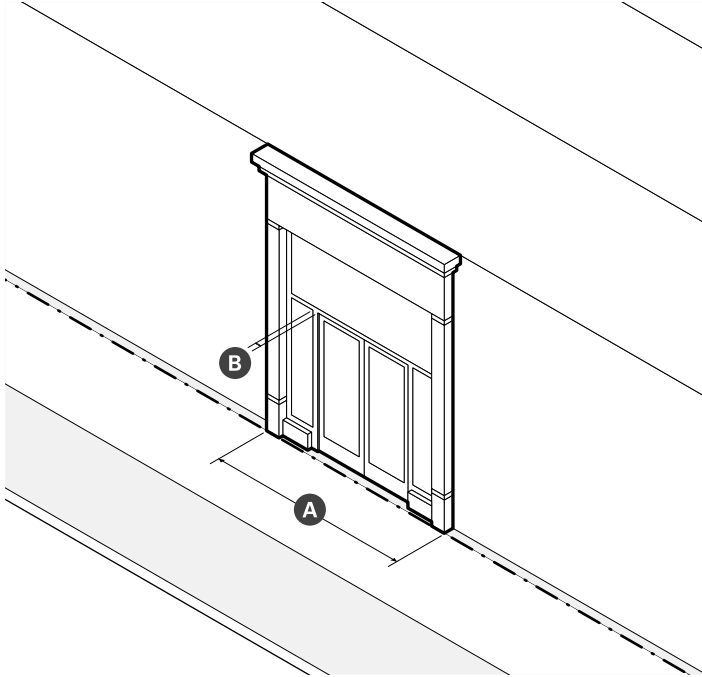


Dimensions	
<b>A</b> Width (min)	12 ft
<b>B</b> Depth (min)	12 ft
Height to Width Ratio (max)	2 to 1
<b>C</b> Landscaped Area (min)	30%

- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - b). Forecourts are considered part of the building for the purpose of measuring facade build out.
  - c). A forecourt must be enclosed by walls on three sides.
  - d). Porches, stoops, porticos, entry canopies, and balconies may encroach into the forecourt.
  - e). Driveways, parking spaces, passenger drop-offs, garage entrances, loading and service areas, exhaust vents, mechanical equipment, and refuse or recycling storage are not permitted in forecourts.

## H. Lobby Entrance

- i. A lobby entrance frontage type featuring an at-grade principal entrance providing access to upper story uses of a building.

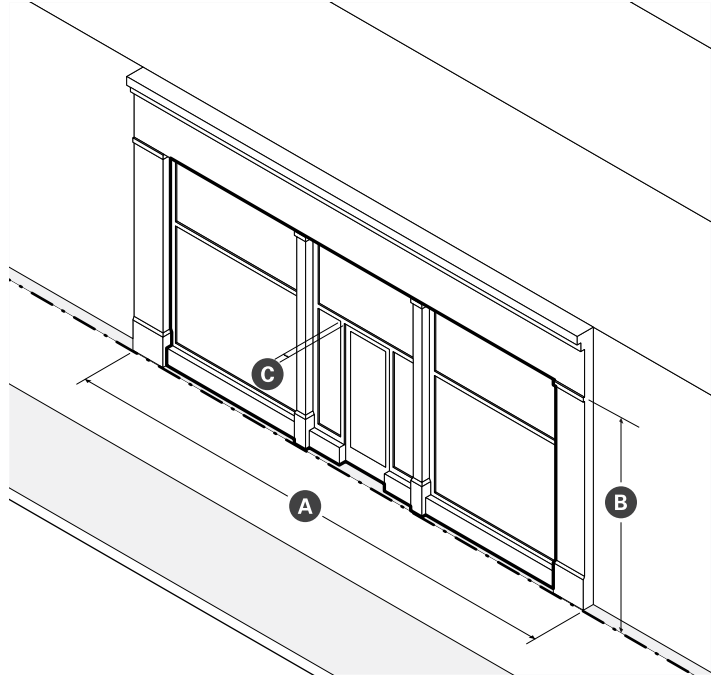


Dimensions	
<b>A</b> Width (max)	30 ft
<b>B</b> Distance between Fenestration (max)	2 ft
Depth of Recessed Entry (max)	5 ft

- ii. Standards
  - a). Lobby entrances must be well-defined, clearly visible, and universally accessible from the abutting sidewalk.
  - b). When a lobby entrance is setback from the front lot line, the frontage must be paved.

## I. Storefront

- i. A storefront is a frontage type conventional for commercial uses featuring an at grade principal entrance and substantial windows for the display of goods, services, and signs.



Dimensions	
<b>A</b> Width (max)	30 ft
<b>B</b> Display Window Height (min)	8 ft
<b>C</b> Ancillary Column Width (max)	2 ft
Recessed Entrance Depth (max)	5 ft

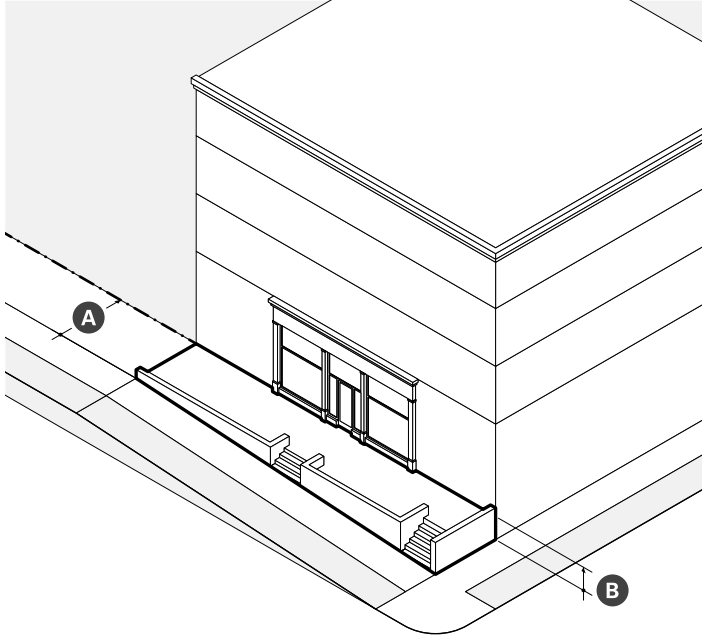
- ii. Standards
  - a). An unobstructed view of the interior space or a lighted and maintained merchandise display(s) must be provided for a depth of at least four (4) feet behind storefront display windows.
  - b). The principal entrance of a storefront must be a glass panel door centered between or set to one side of the display windows.
  - c). Recessed entrances may be no wider than fifteen (15) feet per individual entry.
  - d). When storefronts are setback from the front lot line, the ground must be paved to match the abutting sidewalk.
  - e). When present, awnings and canopies must be mounted between columns, pilasters, or piers; above doorways and display windows; and below the sign band.
  - f). Security grills, gates, and roll-down security doors and windows are prohibited.

# 4. MID-RISE DISTRICTS

Mid-Rise 5 (MR5)

## J. Terrace

- i. A terrace is a frontage type featuring an elevation of the ground level to accommodate a change in grade that provides circulation and access along the front of a building.

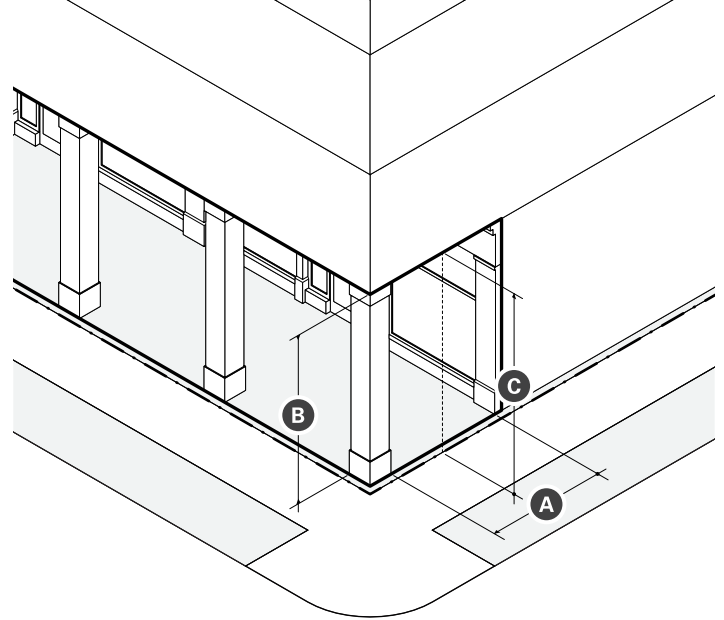


Dimensions	
<b>A</b> Depth (min)	20 ft
<b>B</b> Finish above Sidewalk (min/max)	18 in   4 ft
Distance between Stairs (max)	50 ft

- ii. Standards
  - a). Terrace frontage must be paved to match the abutting sidewalk.
  - b). Frequent steps up to the terrace are required to avoid blank wall along the sidewalk and maximize pedestrian access.

## K. Arcade

- i. An arcade is a frontage type featuring a pedestrian walkway covered by the upper floors of a building. The ground story facade is setback and upper floors are supported by a colonnade or supports.



Dimensions		
<b>A</b> Depth (min/max)	10 ft	15 ft
<b>B</b> Height (max)	1 story	
<b>C</b> Clearance (min/max)	14 ft	24 ft

- ii. Standards
  - a). Arcades must extend the entire width of a building and must have a consistent depth.
  - b). Support columns or piers may be spaced no farther apart than they are tall.
  - c). Arcades are considered part of the building for the purpose of measuring facade build out.
  - d). Arcades may be combined only with storefront and lobby entrance frontages.
  - e). The finished ceiling of an arcade interior may be arched or flat, but must have a greater clearance than the openings between columns or piers.

**12. Building Design Standards**

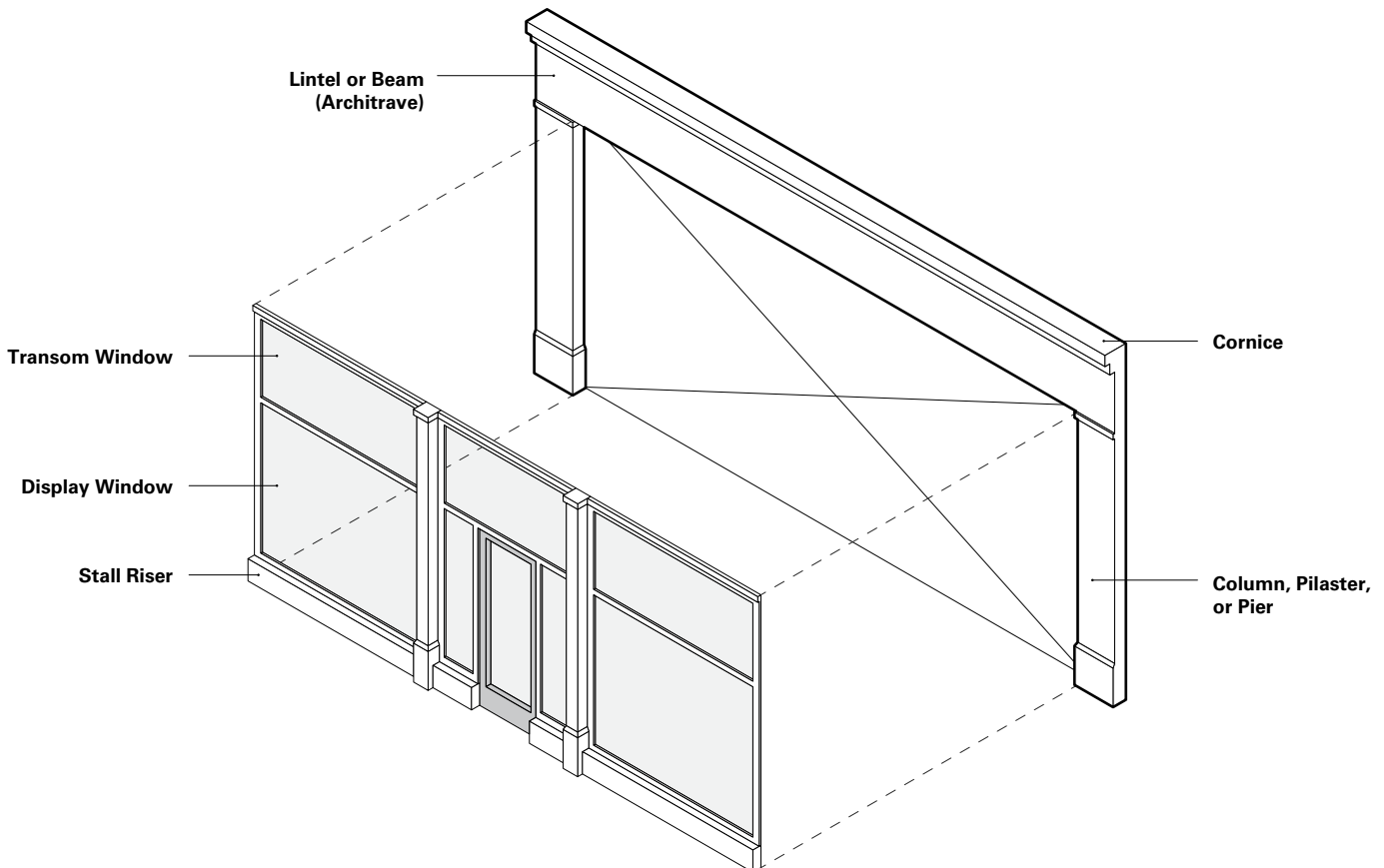
- a. Contextual Buildings
  - i. Buildings that are greater than one hundred (100) feet in width must be designed to read as two (2) or more buildings with differing architectural design.
- b. Pedestrian Circulation
  - i. When development occurs on any lot abutting a thoroughfare where the sidewalk is less than twelve (12) feet in total width, the building must be setback an additional distance to accommodate expansion of the abutting sidewalk to a width of at least twelve (12) feet. The minimum and maximum front setbacks for each building type are increased accordingly.
- c. Facade Design
  - i. All building facades must provide surface relief through the use of balconies, Bays, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other architectural features that either recess or project from the average plane of

- ii. Vents, exhausts, and other utility features on building facades must be architecturally integrated into the design of the building.
- iii. Facades must provide a frame for each storefront and lobby entrance in accordance with the following architectural techniques:
  - a). A horizontal lintel or beam (architrave) and cornice that extends across the full width of the building and is supported by columns, pilasters, or piers; or
  - b). A horizontal beam or fascia (architrave) positioned between columns, pilasters, or piers that extend from the upper stories of a building all the way to the ground.
- iv. When present, a horizontal lintel, beam, or fascia (architrave) serves as the sign band for each storefront.

**13. Architectural Design Guidelines**

- a. In the absence of any official architectural design guidelines adopted by the Review Board, the following

**FIGURE 4.3 (b) Framing of a Storefront**



## 4. MID-RISE DISTRICTS

### Mid-Rise 5 (MR5)

shall inform the Design Review process for all development within the Mid-Rise 5 district.

#### i. Facade Articulation

- a). Building facades should be vertically articulated with Architectural Bays to visually break down and minimize the apparent mass of buildings, shorten the perception of distance/length, provide structure to the composition and disposition of fenestration, enhance pedestrian orientation, and add visual interest to the public realm.
- b). Architectural bays should be derived, in general, from the building's structural bay spacing.
- c). Architectural bays should have buttresses, pilasters, columns, or piers that extend either all the way to the ground or to the cornice and sideband of ground level storefronts.
- d). Architectural bays should align, in general, with individual or groups of storefront and lobby entrance frontages of the ground story of a building.
- e). In most circumstances, the vertical buttresses, pilasters, columns, or piers of Architectural Bays should always project further and be uninterrupted by any horizontal elements of a facade, excluding the cornice, band, or other architectural feature(s) used to differentiate ground level storefronts from upper stories.

#### ii. Fenestration

- a). Fenestration should align vertically within each architectural bay and horizontally across each story of a building.
- b). Upper stories should have a window to wall area proportion that is lower than that of the ground floor.
- c). Windows should be punched into walls and glass should be inset from exterior wall surfaces.
- d). Series of windows set side by side to form a continuous horizontal band across a facade (aka 'ribbon windows') should be avoided.
- e). Solid wall materials should be used to frame groups of windows to reduce the perceived scale of a building.

#### iii. Materials

- a). The palette of wall materials and colors used for a building should be kept to a minimum, preferably three. Similar wall materials as found on adjacent or nearby buildings should be used to strengthen district character and provide continuity and unity between buildings of divergent size, scale, and architectural styles.
- b). Acceptable wall materials include architectural

concrete or pre-cast concrete panels, natural or cast stone, curtain wall and heavy gage metal panel, and brick. Value added materials such as natural or cast stone, concrete, glazed or unglazed architectural terracotta, and brick should be used as wall materials where pedestrians closely encounter and interact with buildings.

- c). Exterior Insulation and Finish Systems (EIFS) should never be used for the base of a building.
  - d). Horizontal or vertical board siding and shingles, whether wood, metal, plastic (vinyl), masonry, or composite materials, should be used only for smaller scale apartment buildings.
  - e). Two or more wall materials should be combined only one above the other. Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight.
  - f). Building wall materials that are lighter in color, tint, or shade should be used for the lower floors of a building, with materials darker in color, tint, or shade used above.
  - g). If a building's massing and pattern of fenestration is complex, simple or flat wall materials should be used; if a building's massing and pattern of fenestration is simple, walls should include additional texture and surface relief.
  - h). Side and rear building elevations that are visible from the public realm should have a level of trim and finish that is compatible with the facade of the building.
  - i). Balconies should have either metal railing or glass guardrail systems.
- #### iv. Storefronts
- a). The design of storefronts should invite interaction, enliven the pedestrian environment, and provide a secondary, more intimate source of lighting at night.
  - b). Monotonous and repetitive storefront sign types, and sign designs should be avoided.
  - c). Where a pedestrian street intersects with a side street, commercial spaces should wrap the corner and include at least one storefront on the side street.
  - d). A paneled or rendered stallriser at least one (1) foot in height should be included below display windows.
  - e). Where height permits, transom windows should be included above storefront doors and display windows to allow additional natural daylight to penetrate into the interior space.



- f). Awnings are encouraged for each storefront to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended, and operable.
- g). Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged.
- v. Entrances
  - a). Principal entrances should be optimally located, well defined, clearly visible, and universally accessible from the adjacent sidewalk.
  - b). Each ground floor use should have an individual entrance with direct access onto a sidewalk.
  - c). Storefront doors should not obstruct pedestrians walking past or alongside a building.
  - d). Lobby entrances required for upper story uses should be limited in width (frontage) and separate from the entrance for any ground floor uses.
  - e). Features such as a double-height ceiling, distinctive doorway, decorative lighting, recessed facade, or a change in paving material within the setback area should be used to make lobbies for upper story commercial uses distinctive while preserving floor space for other ground floor uses.
- vi. Details
  - a). Architectural details, ornamentation, and articulations should be used with building fenestration to create a harmonious composition that is consistent throughout the building, so that the building appears as a unified whole and not as a collection of unrelated parts that adds to the impression of bulk.
  - b). Exterior lighting (building, storefront, and landscape) should be integrated into the design of the building, create a sense of safety, and encourage pedestrian activity at night through layers of light that contribute to the nighttime experience.
  - c). Exterior lighting should relate to pedestrians and accentuate major architectural or landscape features, but should be shielded to reduce glare and eliminate light being cast into the night sky.
  - d). The upper portions of buildings, especially high-rise buildings, should provide visual interest and a variety in detail and texture to the skyline.
  - e). Mechanical and utility equipment should be integrated into the architectural design of the building or screened from public view. Penthouses should be integrated with the buildings architecture, and not appear as foreign structures unrelated to the building they serve.
  - f). Ventilation intakes/exhausts should be located to minimize adverse effects on pedestrian comfort along the sidewalk and within outdoor spaces.
  - g). Buildings at terminated vistas should be articulated with design features that function as focal points to create memorable views that add to the character and enhance the aesthetics of the neighborhood.

## 4. MID-RISE DISTRICTS

### Mid-Rise 5 (MR5)

#### 14. Use Provisions

- a. Permitted Uses
  - i. The use of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
  - ii. Uses are permitted according to Table 4.3 (c).
  - iii. Use categories not expressly authorized are prohibited.
  - iv. All uses must comply with any use-specific standards applicable for each use in §9.2 Use Definitions & Limitations.
  - v. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.
- b. Use Limitations
  - i. The use of any ground story commercial space fronting a pedestrian street, excluding lobbies for upper story uses, is limited to the following principal use categories:
    - a). Arts & Creative Enterprise
    - b). Eating & Drinking Establishment
    - c). Retail
    - d). Civic & Institutional
- c. Required Uses
  - i. A minimum of five percent (5%) of the gross floor area of any gross leasable commercial floor space in any building must be provided as leasable floor area for uses from the Arts & Creative Enterprise use category.
- d. Increases in Density
  - i. Existing structures may not be altered to conflict with number of dwelling units permitted for each building type.
  - ii. The alteration or renovation of an existing building that results in any increase of the number of dwelling units requires a special permit. See §10.2.1. Special Permit for more information.
    - a). In its discretion to approve or deny a Special Permit authorizing an increase in the number of dwelling units in an existing building, the Review Board shall consider the following:
      - i). the review considerations for all Special Permits as specified in §15.2.1. Special Permits; and
      - ii). the quality of the living space in terms of functional area.

**TABLE 4.3 (c) MR5 Permitted Uses**

Use Category Specific Use	MR5	Use Specific Standards
<b>Arts &amp; Creative Enterprise</b>		
Artisan Production	P	§9.2.2.a
Arts Exhibition	P	§9.2.2.b
Arts Sales & Services	P	§9.2.2.c
Co-working	P	§9.2.2.d
Design Services	P	§9.2.2.e
Shared Workspaces & Arts Education	P	§9.2.2.f
<b>Civic &amp; Institutional</b>		
Community Center	P	§9.2.4.a
Hospital	SP	§9.2.4.b
Library	P	§9.2.4.c
Minor Utility Facility	SP	§9.2.4.d
Museum	P	§9.2.4.f
Private Non-Profit Club or Lodge	SP	§9.2.4.g
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	§9.2.4.h
<b>Commercial Services</b>		
Animal Services (as noted below)	--	§9.2.5.a
Pet Grooming	P	§9.2.5.a.ii
Veterinarian	SP	§9.2.5.a.iv
Assembly & Entertainment	SP	§9.2.5.b
Banking & Financial Services (except as noted below)	P	§9.2.5.c
Personal Credit	SP	§9.2.5.c.i
Broadcast and/or Recording Studio	P	§9.2.5.d
Building & Home Repair Services	SP	§9.2.5.e
Business Support Services	P	§9.2.5.f
Caterer/Wholesale Food Production	SP	§9.2.5.g
Day Care Service (as noted below)	--	§9.2.5.h
Adult Day Care Center	P	§9.2.5.h.i
Child Day Care Center	P	§9.2.5.h.ii
Educational Institution	P	§9.2.5.i
Maintenance & Repair of Consumer Goods	P	§9.2.5.j
Personal Services (except as noted below)	P	§9.2.5.k
Body-Art Establishment	SP	§9.2.5.k.i
Gym or Health Club	P	§9.2.5.k.ii
Funeral Home	SP	§9.2.5.k.iii

P - Permitted      SP - Special Permit Required      N - Not Permitted

# 4. MID-RISE DISTRICTS

Mid-Rise 5 (MR5)

**TABLE 4.3 (c) MR5 Permitted Uses (continued)**

Use Category Specific Use	MR5	Use Specific Standards
Health Care Provider	SP	§9.2.5.k.iv
Recreation Facility	SP	§9.2.5.l
Vehicle Parking (except as follows)	--	§9.2.5.m
Bike Share Parking	P	§9.2.5.m.i
Car Share Parking (3 or less spaces)	P	§9.2.5.m.ii
Car Share Parking (4 or more spaces)	P	§9.2.5.m.ii
Public Parking	P	§9.2.5.m.iii
<b>Eating and Drinking</b>		
Bar/Restaurant/Tavern	P	§9.2.6.a
Bakery/Café/Coffee Shop	P	§9.2.6.b
Formula Eating & Drinking Establishment	SP	§9.2.6.c
<b>Lodging</b>		
Bed & Breakfast	SP	§9.2.7.a
Hotel or Hostel	SP	§9.2.7.b
<b>Office</b>		
General Office	P	§9.2.8.a
Research and Development and/or Laboratory	P	§9.2.8.b
<b>Residential</b>		
Household Living	SP	§9.2.9.a
Group Living (except as follows)	SP	§9.2.9.b
Community or Group Residence	P	§9.2.9.b.i
Dormitory, Fraternity or Sorority	SP	§9.2.9.b.ii
Homeless Shelter	SP	§9.2.9.b.iii
Nursing Home/Assisted Living Facility	SP	§9.2.9.b.iv
Rooming House	SP	§9.2.9.b.v
<b>Retail Sales</b>		
Building/Home Supplies & Equipment	SP	§9.2.10.a
Consumer Goods (except as follows)	P	§9.2.10.b
Alcohol Sales	SP	§9.2.10.b.i
Drug Paraphernalia Store	N	§9.2.10.b.ii
Firearms Sales	N	§9.2.10.b.iii
Medical Marijuana	N	§9.2.10.b.iv
Pet Store	SP	§9.2.10.b.v
Formula Retail	SP	§9.2.10.c
Fresh Food Market or Grocery Store	P	§9.2.10.d

P - Permitted      SP - Special Permit Required      N - Not Permitted

**TABLE 4.3 (c) MR5 Permitted Uses (continued)**

Use Category Specific Use	MR5	Use Specific Standards
Farm/Vendor Market	P	§9.2.10.e
<b>Urban Agriculture</b>		
Farming (as noted below)	--	§9.2.11.a
Commercial Farm	P	§9.2.11.a.i
Community Farm	P	§9.2.11.a.ii
Community Gardening	P	§9.2.11.b
<b>Accessory Uses</b>		
Home Occupations (as noted below)	--	§9.2.12.b
Home Office	P	§9.2.12.b.v
Tourist Home	P	§9.2.12.c
Urban Agriculture (as noted below)	--	§9.2.12.d
Apiculture	P	§9.2.12.d.i
Aviculture	P	§9.2.12.d.ii
Commercial Farming	P	§9.2.12.d.iii
Residential Gardening	P	§9.2.12.d.iv

P - Permitted      SP - Special Permit Required      N - Not Permitted

# 4. MID-RISE DISTRICTS

Mid-Rise 5 (MR5)

## 15. Vehicular Parking

- a. General
  - i. Vehicular parking must be provided according to Table 4.3 (d) except as follows:
    - a). Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of Table 4.3 (d).
    - b). Any change in use within a non-residential structure constructed before the effective date of this Ordinance, provided that the change is to a permitted use, is exempt from any minimum requirements of Table 4.3 (d).
  - ii. There are no parking requirements for accessory uses.
  - iii. Motor vehicle parking spaces may be shared between uses on the same lot and buildings on the same block in accordance with §12.3 Shared Parking.
- b. Type
  - i. Motor vehicle parking may be provided as above ground structured parking or underground structured parking. Surface parking is prohibited.
- c. Unbundled Parking
  - i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.
  - ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.
- d. Parking Design
  - i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 Motor Vehicle Parking of this Ordinance.
  - ii. Driveways, curb cuts, and vehicular entrances to parking lots, parking structures, loading docks, and service areas are not permitted along primary front lot lines abutting a pedestrian street, but may provide access from a side street or alley.
  - iii. Driveways may be located within a required side and rear setback areas, but are not permitted between the facade of a building and any front lot line.
  - iv. Driveways may be no more than twenty four (24) feet in width at the frontage.
  - v. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.
  - vi. Unless otherwise specified, only one (1) curb cut is permitted per front lot line.
  - vii. Curb cuts must be located to minimize conflict with pedestrians, bicyclists, and motor vehicles on the thoroughfare they provide access to and from.
  - viii. Curb cuts may be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs.
  - ix. Driveway crossings traversing sidewalks with paved furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include sloped flares on either side of the driveway apron.
  - x. Driveway crossings traversing sidewalks with continuously planted furnishing zones must be designed to maintain the grade and clear width of

**TABLE 4.3 (d) Vehicular Parking**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Arts &amp; Creative Enterprise</b>				
Artisan Production	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Arts Exhibition	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf
Arts Sales & Services	1 / 10,000 sf	1 / 3,000 sf	1 / 200 sf	1 / 1,000 sf
Design Services	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Shared Workspaces & Arts Education	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

**TABLE 4.3 (d) Vehicular Parking**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Arts &amp; Creative Enterprise</b>				
Artisan Production	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Arts Exhibition	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf
Arts Sales & Services	1 / 10,000 sf	1 / 3,000 sf	1 / 200 sf	1 / 1,000 sf
Design Services	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Shared Workspaces & Arts Education	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf
<b>Civic &amp; Institutional</b>				
Community Center	1 / 10,000 sf	4 / 10,000 sf	1 / 1,800 sf	1 / 600 sf
Educational Facility	1.0 / classroom	4.0 / classroom	1.5 / classroom	3.0 / classroom
Hospital	10 per entrance	1 / 5,000 sf	1 / 200 sf	1 / 1,000 sf
Library	1 / 3,000 sf	1 / 5,000 sf	1 / 800 sf	1 / 500 sf
Minor Utility Facility	n/a	n/a	n/a	n/a
Museum	1 / 2,000 sf	1 / 10,000 sf	1 / 800 sf	1 / 500 sf
Private Non-Profit Club or Lodge	1 / 2,000 sf	1 / 10,000 sf	1 / 200 sf	1 / 1,000 sf
<b>Commercial Services</b>				
Animal Services (as noted below)	1 / 2,500 sf	1 / 10,000 sf	–	–
Pet Grooming	–	–	1 / 500 sf	1 / 400 sf
Veterinarian	1 / 2,000 sf	1 / 5,000 sf	1 / 500 sf	1 / 500 sf
Assembly & Entertainment	1 / 40 seats	1 / 10,000 sf	1 / 6 seats	1 / 6 seats
Banking & Financial Services (except as noted below)	1 / 2,000 sf	1 / 10,000 sf	1 / 450 sf	1 / 400 sf
Broadcast and/or Recording Studio	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 600 sf
Building & Home Repair Services	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 2,000 sf
Business Support Services	1 / 2,500 sf	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Caterer/Wholesale Food Production	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 1,000 sf
Day Care Service	2	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Maintenance & Repair of Consumer Goods	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Personal Services (except as noted below)	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Gym or Health Club			1 / 200 sf	1 / 500 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

# 4. MID-RISE DISTRICTS

Mid-Rise 5 (MR5)

**TABLE 4.3 (d) Vehicular Parking (continued)**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
Funeral Home				
Health Care Provider	1 / 2,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 300 sf
Recreation Facility	1 / 2,500 sf	1 / 10,000 sf		
Vehicle Parking	n/a	10 or 1 / 10 motor vehicle spaces	n/a	n/a
<b>Eating and Drinking</b>				
Bar/Restaurant/Tavern	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
Bakery/Café/Coffee Shop	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
Formula Eating & Drinking Establishment	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
<b>Lodging</b>				
Bed & Breakfast	1 / 20 rooms	1 / 10 rooms	1 / DU + 1 / 4 guest rooms	1 / DU + 1 / 4 guest rooms
Hotel or Hostel	1 / 20 rooms	1 / 10 rooms	1 / 2 guest rooms	1 / 2 guest rooms
Short Term Rental	1 / 20 rooms	1 / 10 rooms	n/a	n/a
<b>Office</b>				
Co-Working	1 / 20,000 sf	1 / 3,000 sf	1 / 1,200 sf	1 / 800 sf
General Office	1 / 20,000 sf	1 / 3,000 sf	1 / 900 sf	1 / 650 sf
Research and Development and/or Laboratory	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf
<b>Residential</b>				
Household Living	0.1 / DU	1.0 / DU	1.0 / DU	1.0 / DU
Group Living (except as follows)	0.05 / room	0.5 / room	–	–
Community or Group Residence				
Dormitory, Fraternity or Sorority	0.1 / room	0.5 / room	.05 / bed	1.0 / 4 beds
Homeless Shelter			4.0	4.0
Nursing Home/Assisted Living Facility			1 / 6 beds	1 / 6 beds
Single Room Occupancy Housing			1 / 6 beds	1 / 4 beds
<b>Retail Sales</b>				
Building/Home Supplies & Equipment	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 1,000 sf
Consumer Goods (except as follows)	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit



- the walkway they cross and must include returned curbs.
- xi. The appearance of any walkway (ie. scoring pattern or special paving) must be maintained across any driveway or alley to indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.
- e. Parking Location
    - i. Required motor vehicle parking, excluding any required handicapped parking, may be provided off-site according to the following:
      - a). The off-site parking must be located within one thousand three hundred and twenty (1,320) feet in walking distance to the lot it will serve, measured from the nearest point of the off-site parking along block faces and walkways to the principal entrance of the use served;
      - b). Pedestrian access to off-site motor vehicle parking must be via a paved sidewalk or walkway.
      - c). A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or building official and executed and filed with the Registry of Deeds.
    - ii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.
  - f. Parking Relief
    - i. Relief from the parking standards of 4.3 (d) requires a special permit.
      - a). In its discretion to approve or deny a special permit authorizing relief from the parking standards of Table 4.3 (d), the review board shall consider the following:
        - i). The supply and demand of on-street parking in the neighborhood, as determined through a parking study.
        - ii). Mobility management programs and services provided by the applicant to reduce the demand for parking.
        - iii). That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.
- nonelectrical nameplate identifying the property address is required for all real property as follows:
- a). Each ground story non-residential use must identify the street address either on the principal entrance door or above or beside the principal entrance of the use.
  - b). All residential building types must identify the street address either on the principal entrance door, above or beside the principal entrance, or on a mailbox.
- ii. Address signs must be made easily visible through the use of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the thoroughfare that the building faces.
  - iii. Address signs must be twelve (12) inches in height or less and may include the name of the occupant.

### 16. Site Development

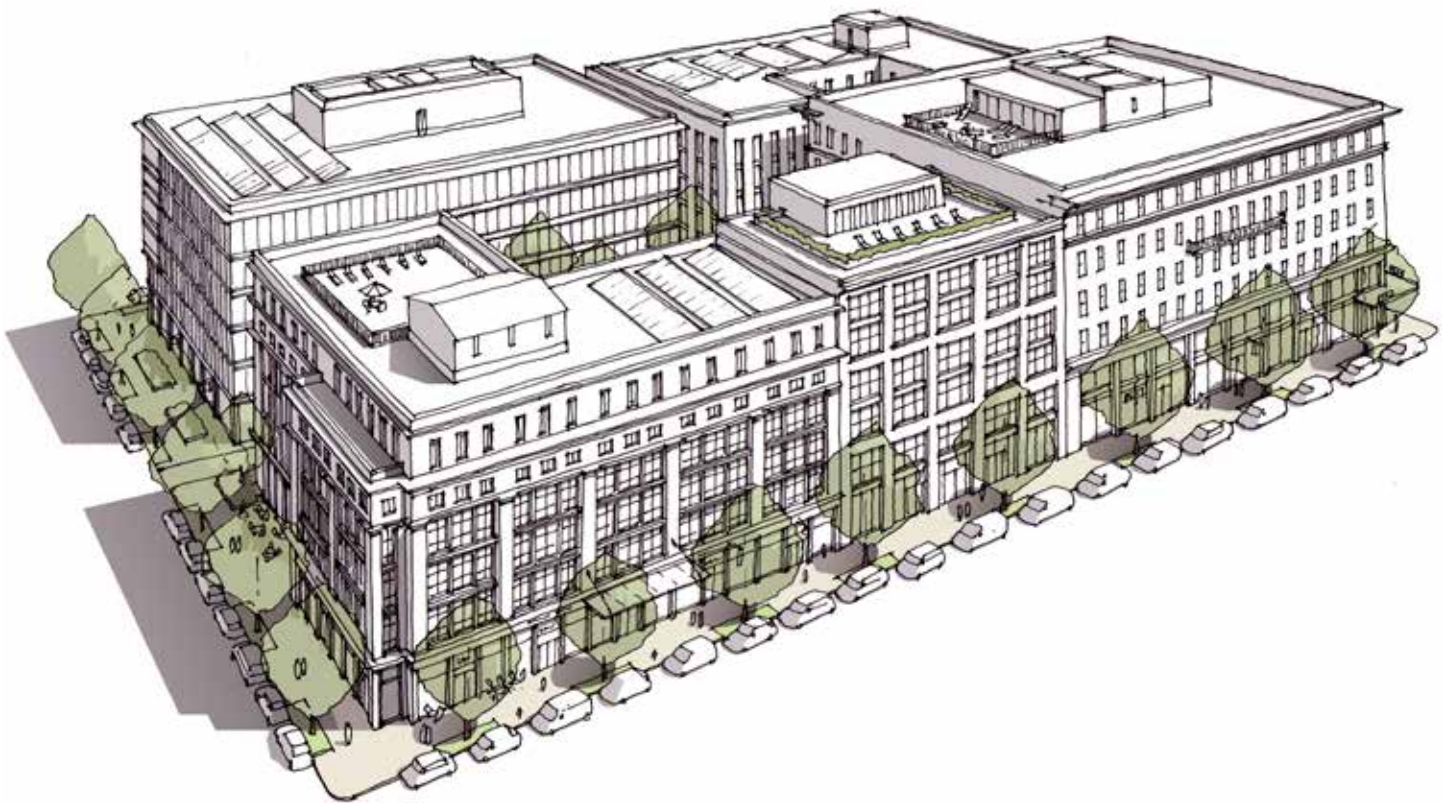
- a. General
  - i. Development is subject the provisions of Article 10: Site Development Standards of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. Signs
  - i. A sign, individual numerals or letters, or a



### 4.4 MID-RISE 6 (MR6)

#### 1. Character Description

The Mid-Rise 6 district is characterized by a variety of moderate to large floor plate buildings up to six (6) stories in height. Buildings are set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. The district is primarily commercial, with a variety of employment opportunities and ground floor uses that address the needs of residents and employees from the immediate neighborhood, but can also provide goods and services to the larger Somerville community and visitors from the broader Boston metropolitan area.



# 4. MID-RISE DISTRICTS

## Mid-Rise 6 (MR6)

### 2. Intent

- a. To implement the Urban Mixed Use context from the Future Land Context Map of SomerVision.
- b. To accommodate the development of areas appropriate for moderately-scaled multi-unit, mixed-use, and commercial buildings; neighborhood-, community-, and region-serving uses; and a wide variety of employment opportunities.

### 3. Purpose

- a. To permit the development of multi-unit, mixed-use, and commercial buildings that do not exceed six (6) stories in height.
- b. To provide quality commercial spaces and permit small and medium-scale, neighborhood-, community-, and region-serving commercial uses.
- c. To provide upper story residential unit types, sizes, bedroom counts, and affordability for smaller households.

### 4. Applicability

- a. The section is applicable to all real property within the Mid-Rise 6 district as shown on the maps of the Official Zoning Atlas of the City of Somerville.

### 5. Development Review

- a. Development on any lot requires the submittal of a development review application to the Building Official.
- b. Proposed development may or may not necessitate the need for Site Plan Approval, a Special Permit, or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 15: Administration.
  - i. The Planning Board is the decision making authority for all development that requires Site Plan Approval or a Special Permit.
  - ii. The Zoning Board of Appeals is the Review Board

for all Variances.

- c. Upon verification that no additional development review is necessary or completion of the required development review, a Zoning Compliance Certificate shall be issued by the Building Official to certify compliance with the provisions and procedures of this Ordinance.

### 6. Building Types

- a. One (1) principal building type may be built on each lot.
- b. The following building types are permitted by Site Plan Approval in the Mid-Rise 6 district:
  - i. Apartment Building
  - ii. General Building
  - iii. Commercial Building
  - iv. Lab Building
- c. Apartment Buildings are prohibited on any lot fronting a pedestrian street.
- d. Accessory structures are regulated according to Article 10: Development Standards of this Ordinance.



## 7. Apartment Building

A moderate floorplate, multi-story building type limited to residential uses on all stories.

The following images are examples of the apartment building type and are intended only for illustrative purposes.

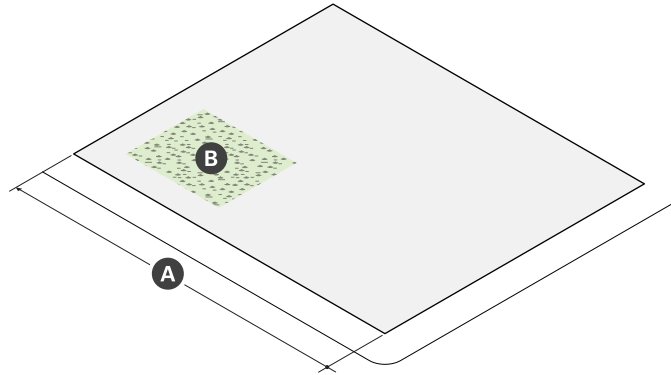


# 4. MID-RISE DISTRICTS

Mid-Rise 6 (MR6)

## 7. Apartment Building (continued)

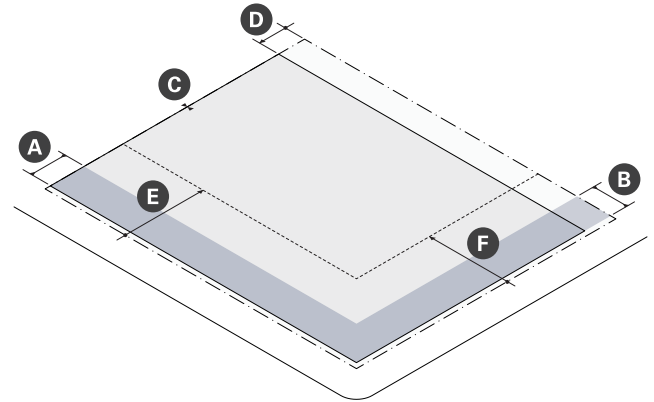
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	30 ft

Lot Development	
<b>B</b> Lot Coverage (max)	100%
<b>C</b> Green Factor (min)	0.20

b. Building Placement

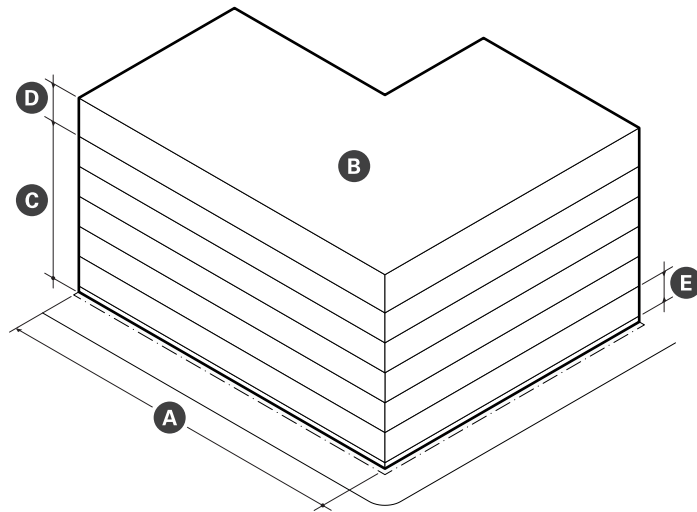


Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	12 ft
<b>B</b> Secondary Front Setback (min/max)	2 ft	12 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
<b>D</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR or LHD (min)	15 ft	

Parking Setbacks	
<b>E</b> Primary Front Setback (min)	--
Surface Parking	30 ft
Structured Parking	30 ft
<b>F</b> Secondary Front Setback (min)	--
Surface Parking	10 ft
Structured Parking	2 ft

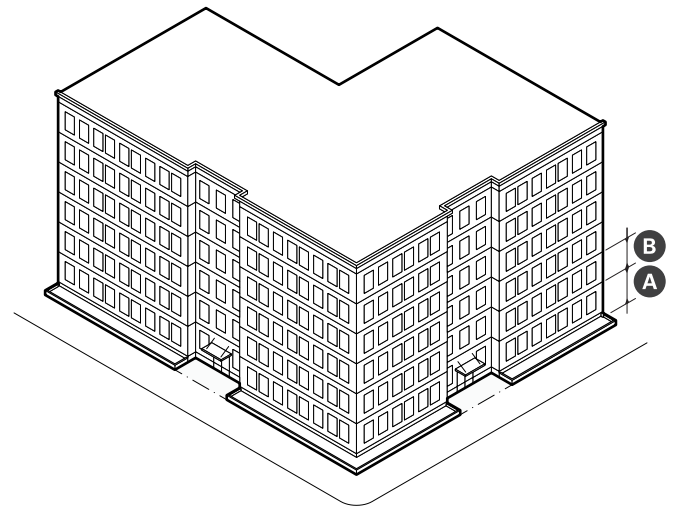
## 7. Apartment Building (continued)

### c. Massing & Height



Main Body	
<b>A</b> Building Width (max)	200 ft
Facade Build Out	--
Front Street	80%
Side Street	65%
<b>B</b> Floor Plate (max)	25,000 sf
<b>C</b> Building Height, Stories (min)	3 stories
<b>D</b> Building Height, Stories (max)	6 stories
<b>E</b> Story Height (min)	10 ft
Ground Story Elevation (min)	2 ft
Building Height, Feet	70 ft
Roof Type	Flat

### d. Uses & Features



Facade Composition	
<b>A</b> Ground Story Fenestration (min/max)	20% 50%
<b>B</b> Upper Story Fenestration (min/max)	20% 50%
Blank Wall (max)	20 ft

Use & Occupancy	
Density Factor	--
Base	875
100% Affordable	625
Outdoor Amenity Space (min)	1/DU

## 4. MID-RISE DISTRICTS

### Mid-Rise 6 (MR6)

- e. Housing
  - i. An apartment building with six (6) or more dwelling units, whether established through new construction or the conversion of any other existing building type, must provide affordable housing in accordance with Article 12: Development Benefits.
- f. Design Guidelines
  - i. Ground story dwelling units should be elevated above the grade of any adjacent sidewalk so that the window sills of dwelling unit are at or above the eye-level of passing pedestrians. This elevation change maintains privacy for occupants while also encouraging open blinds or curtains to allow natural daylight into the unit.
  - ii. Fenestration patterns and window configurations should break the direct line of sight between neighboring properties to every extent practicable. Translucent glass on the bottom half of windows or strategically placed landscape elements should be utilized if it is not practical to off-set windows in ways that minimize privacy impacts.
  - iii. Outdoor amenity spaces that are elevated such as roof decks, fully projecting balconies, and upper story rear porches should provide sight obscuring visual screening at the sides to increase privacy, security, and limit views of abutting properties from elevated vantage points.



## 8. General Building

A moderate floor plate, multi-story building type with ground floor commercial uses no limitations or restrictions on upper stories for permitted uses. The upper stories of a general building are typically residential, but a large variety exists. As the number of stories increases, it becomes more likely for the upper stories of a general building to host commercial uses as well as residential.

The following images are examples of the general building type and are intended only for illustrative purposes.

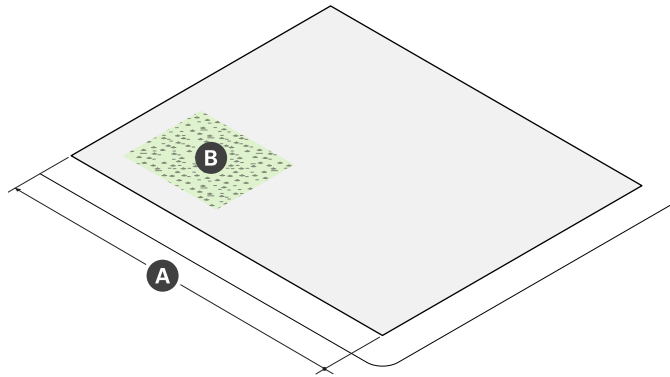


# 4. MID-RISE DISTRICTS

Mid-Rise 6 (MR6)

## 8. General Building (continued)

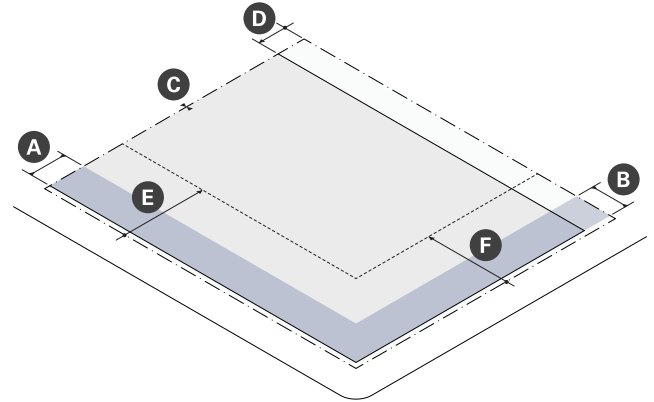
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	30 ft

Lot Development	
<b>B</b> Lot Coverage (max)	100%
<b>C</b> Green Factor (min)	0.20

b. Building Placement

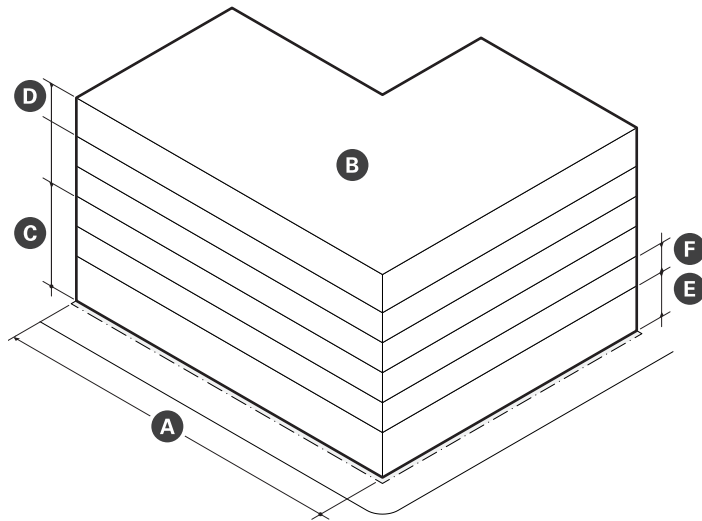


Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	15 ft
<b>B</b> Secondary Front Setback (min/max)	2 ft	15 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
<b>D</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR or LHD (min)	15 ft	

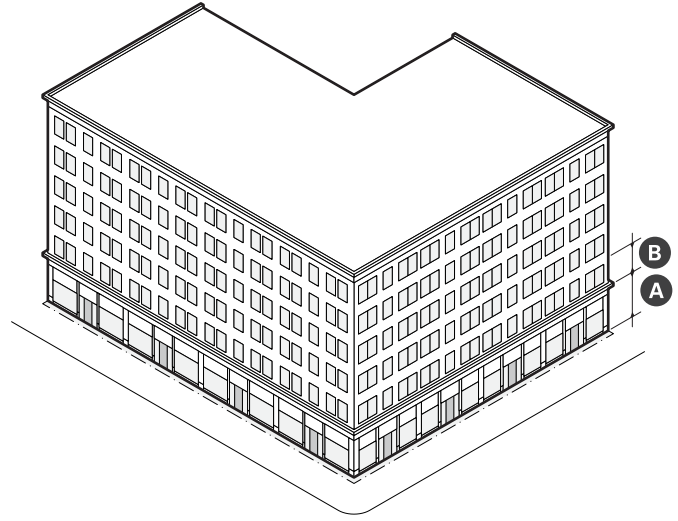
Parking Setbacks	
<b>E</b> Primary Front Setback (min)	30 ft
<b>F</b> Secondary Front Setback (min)	30 ft

## 8. General Building (continued)

c. Massing & Height



d. Uses & Features



Main Body	
<b>A</b> Building Width (max)	200 ft
Facade Build Out (min)	--
Front Street	80%
Side Street	65%
<b>B</b> Floor Plate (max)	30,000 sf
<b>C</b> Building Height, Stories (min)	3 stories
<b>D</b> Building Height, Stories (max)	6 stories
<b>E</b> Ground Story Height (min)	14 ft
<b>F</b> Upper Story Height (min)	10 ft
Building Height, Feet	75 ft
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration (min)	70%
<b>B</b> Upper Story Fenestration (min/max)	20% 50%
Blank Wall (max)	20 ft

Use & Occupancy	
Ground Story Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
Density Factor	--
Base	875
100% Affordable	625
Outdoor Amenity Space (min)	1/DU

## 4. MID-RISE DISTRICTS

### Mid-Rise 6 (MR6)

- e. Housing
  - i. A general building with six (6) or more dwelling units, whether established through new construction or the conversion of any other existing building type, must provide affordable housing in accordance with Article 12: Development Benefits.
- f. Design Guidelines
  - i. Fenestration patterns and window configurations should break the direct line of sight between neighboring properties to every extent practicable. Translucent glass on the bottom half of windows or strategically placed landscape elements should be utilized if it is not practical to off-set windows in ways that minimize privacy impacts.
  - ii. Outdoor amenity spaces that are elevated such as roof decks, fully projecting balconies, and upper story rear porches should provide sight obscuring visual screening at the sides to increase privacy, security, and limit views of abutting properties from elevated vantage points.

## 9. Commercial Building

A moderate floor plate, multi-story building type limited to commercial uses on all stories.

The following images are examples of the commercial building type and are intended only for illustrative purposes.

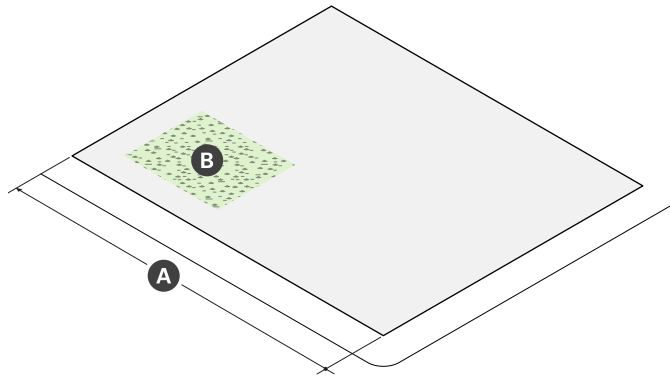


# 4. MID-RISE DISTRICTS

Mid-Rise 6 (MR6)

## 9. Commercial Building (continued)

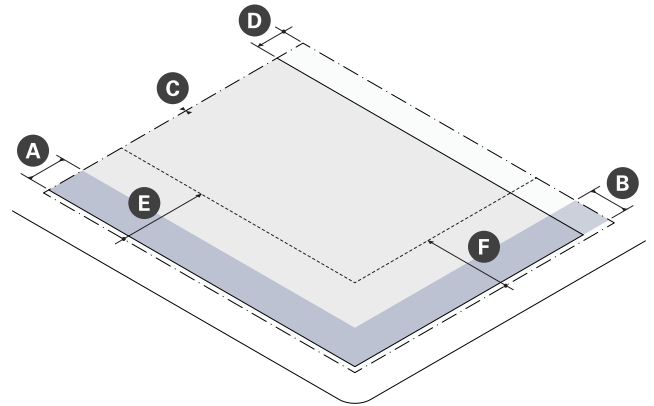
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	30 ft

Lot Development	
<b>B</b> Lot Coverage (max)	100%
<b>C</b> Green Factor (min)	0.20

b. Building Placement

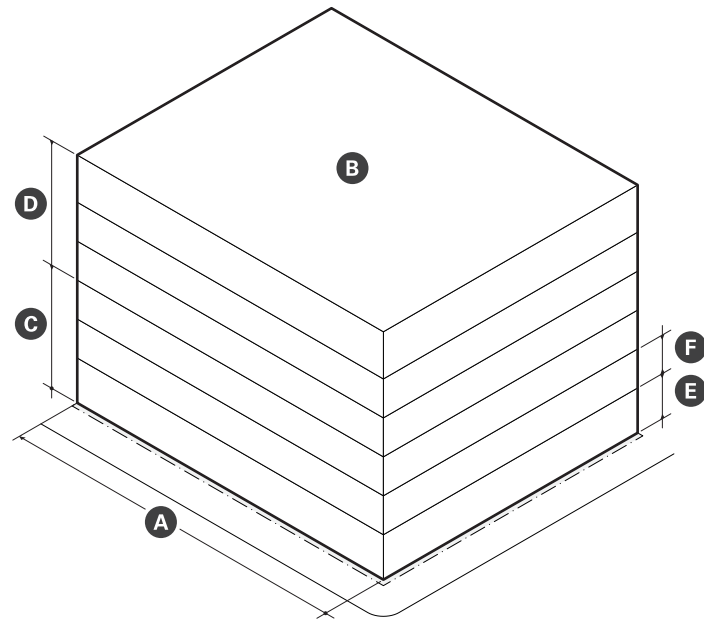


Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	15 ft
<b>B</b> Secondary Front Setback (min/max)	2 ft	15 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
<b>D</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR or LHD (min)	15 ft	

Parking Setbacks	
<b>E</b> Primary Front Setback (min)	30 ft
<b>F</b> Secondary Front Setback (min)	30 ft

## 9. Commercial Building (continued)

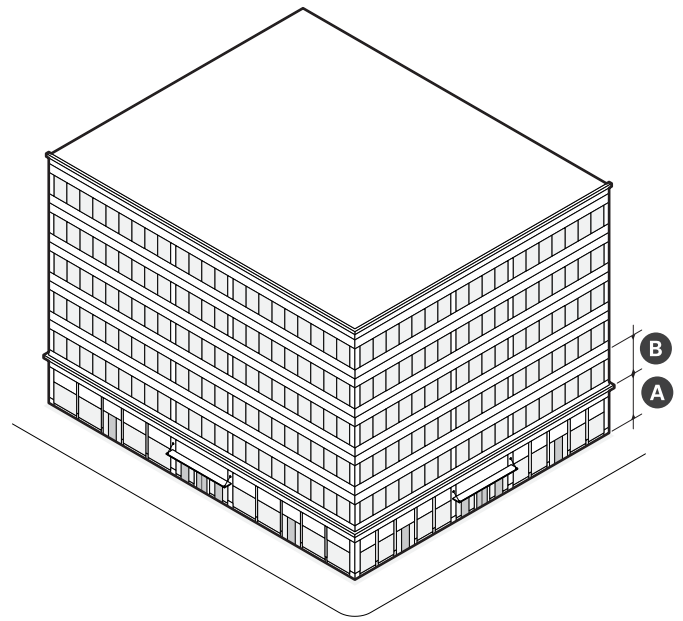
c. Massing & Height



Main Body	
<b>A</b> Building Width (max)	200 ft
Facade Build Out (min)	--
Front Street	80%
Side Street	65%
<b>B</b> Floor Plate (max)	30,000 sf
<b>C</b> Building Height, Stories (min)	3 stories
<b>D</b> Building Height, Stories (max)	6 stories
<b>E</b> Ground Story Height (min)	14 ft
<b>F</b> Upper Story Height (min)	10 ft
Building Height, Feet (max)	85 ft
Roof Type	Flat

## FIGURE 4.4 (a) Reserved

d. Uses & Features



Facade Composition	
<b>A</b> Ground Story Fenestration (min)	70%
<b>B</b> Upper Story Fenestration (min/max)	20% 70%
Blank Wall (max)	20 ft

Use & Occupancy	
Ground Story Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

## 4. MID-RISE DISTRICTS

Mid-Rise 6 (MR6)

e. Reserved



## 10. Lab Building

A multi-story building type purpose built for laboratory and research & development uses. Floor space is typically custom designed as vivariums for animal research or complex, technically sophisticated, and mechanically intensive wet or dry labs.

The following images are examples of the lab building type and are intended only for illustrative purposes.

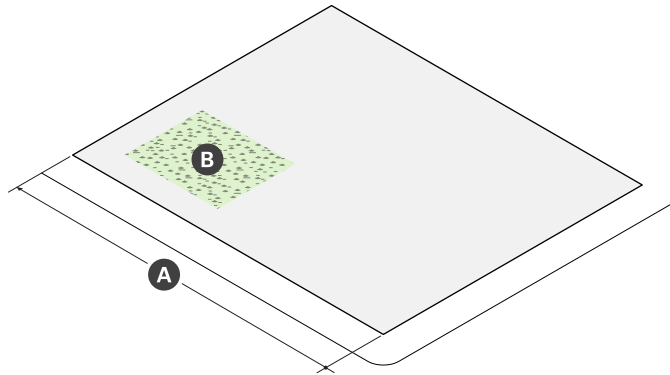


# 4. MID-RISE DISTRICTS

Mid-Rise 6 (MR6)

## 10. Lab Building (continued)

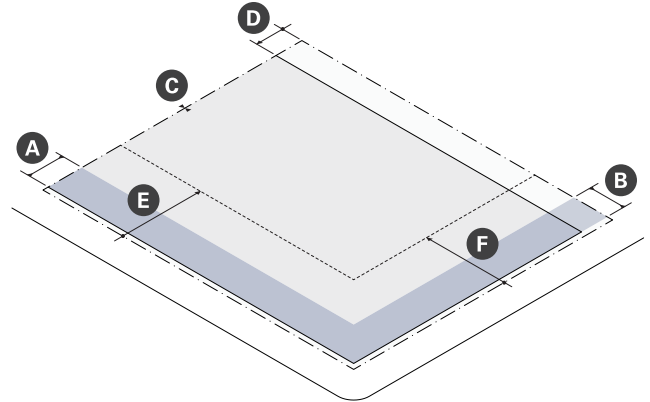
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	30 ft

Lot Development	
<b>B</b> Lot Coverage (max)	100%
<b>C</b> Green Factor (min)	0.20

b. Building Placement

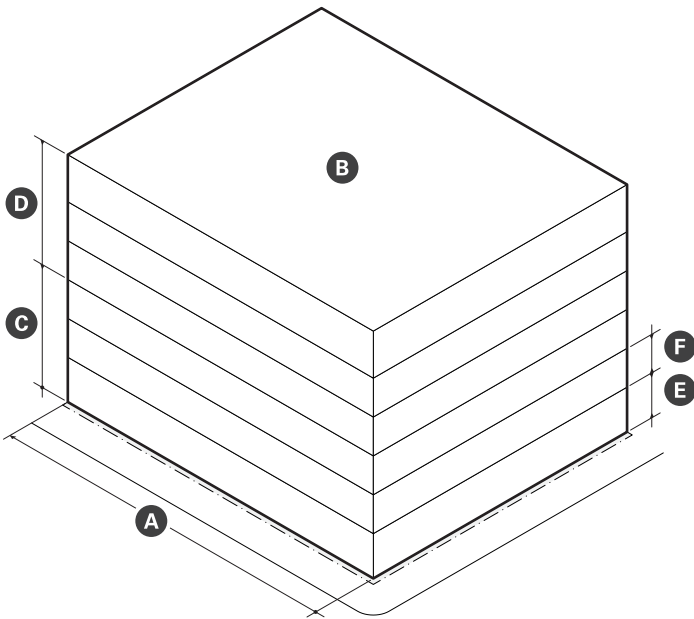


Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	15 ft
<b>B</b> Secondary Front Setback (min/max)	2 ft	15 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
<b>D</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR or LHD (min)	15 ft	

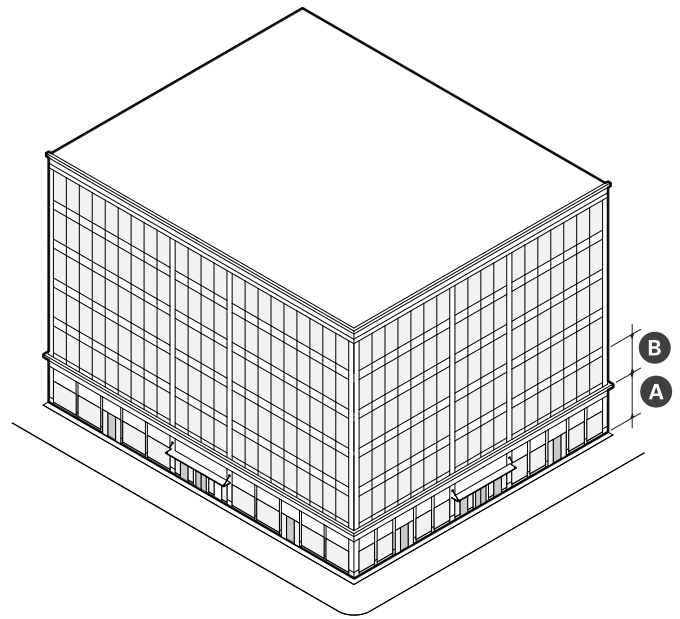
Parking Setbacks	
<b>E</b> Primary Front Setback (min)	30 ft
<b>F</b> Secondary Front Setback (min)	30 ft

## 10. Lab Building (continued)

### c. Massing & Height



### d. Uses & Features



Main Body	
<b>A</b> Width (max)	240 ft
Facade Build Out	--
Front Street (min)	80%
Side Street (min)	65%
<b>B</b> Floor Plate	35,000 sf
<b>C</b> Building Height, Stories (min)	3 stories
<b>D</b> Building Height, Stories (max)	6 stories
<b>E</b> Ground Story Height	14 ft
<b>F</b> Upper Story Height	10 ft
Building Height, Feet (max)	95 ft
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration (min)	70%
<b>B</b> Upper Story Fenestration (min/max)	20% 70%
Blank Wall (max)	20 ft

Use & Occupancy	
Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

## 4. MID-RISE DISTRICTS

Mid-Rise 6 (MR6)

e. Reserved

**11. Building Components**

- a. Building components are accessory features that increase the habitable square footage or enhance the usefulness of a building.
- b. Building components are permitted as indicated on Table 4.4 (a).
- c. Building components not expressly authorized are prohibited.

**TABLE 4.4 (a) Permitted Building Components**

	Awning	Entry Canopy	Bay	Balcony	Specific Standards
Apartment Building	N	P	P	P	§4.4.7
General Building	P	P	P	P	§4.4.8
Commercial Building	P	P	P	P	§4.4.9
Lab Building	P	P	P	P	§4.4.10

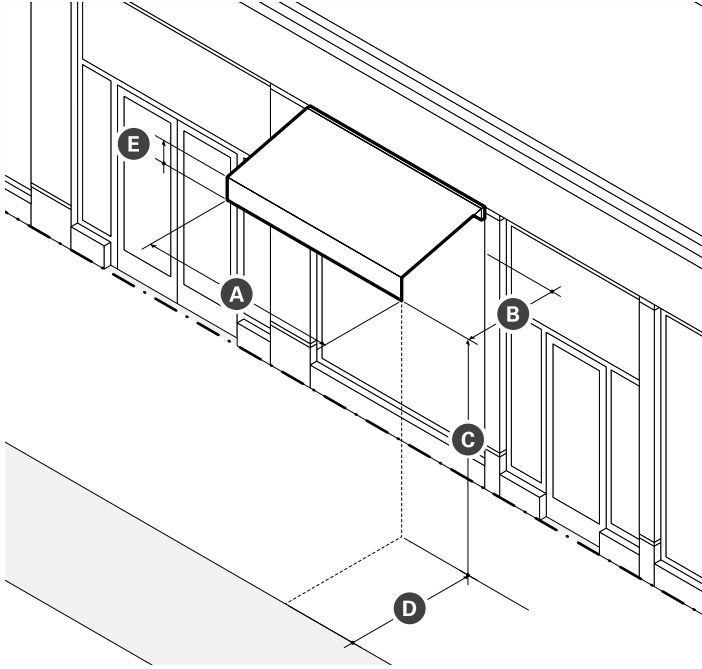
P - Permitted      SP - Special Permit Required      N - Not Permitted

## 4. MID-RISE DISTRICTS

Mid-Rise 6 (MR6)

### D. Awning

- i. A wall mounted, pitched covering extending from a building to provide shade and weather protection for pedestrians.



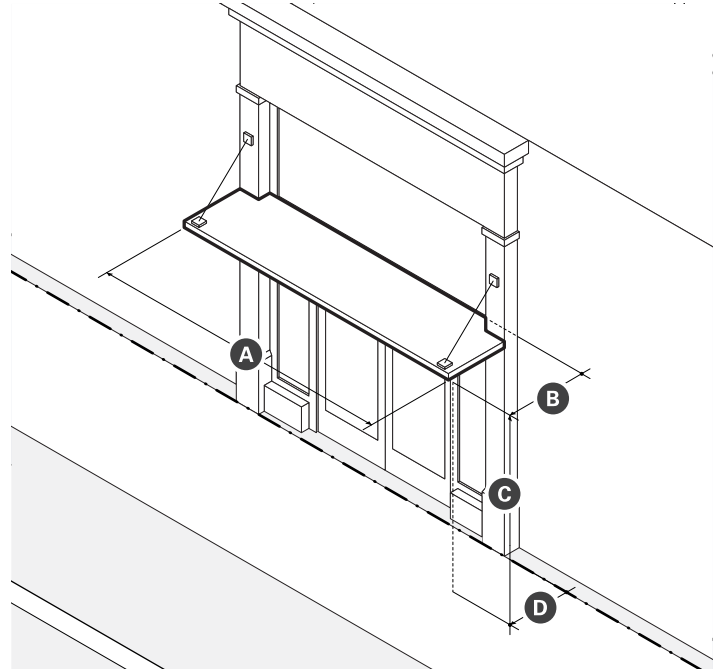
#### Dimensions

<b>A</b> Width (min)	See §X
<b>B</b> Projection (min)	3 ft
<b>C</b> Clearance (min)	8 ft clear
<b>D</b> Setback from Curb (min)	1.5 ft
<b>E</b> Valance Height (max)	12 in

- ii. Standards
  - a). Awnings must be securely attached to and supported by the building and must fit the windows or doors the awning is attached to.
  - b). An awning must be made of durable, weather-resistant material that is water repellent.
  - c). Internally illuminated or back-lit awnings are prohibited.
  - d). An awning that projects over the sidewalk of a public thoroughfare requires compliance with all City Ordinances.

### E. Entry Canopy

- i. An entry canopy is a wall-mounted structure that provides shade and weather protection over the entrance of a building.



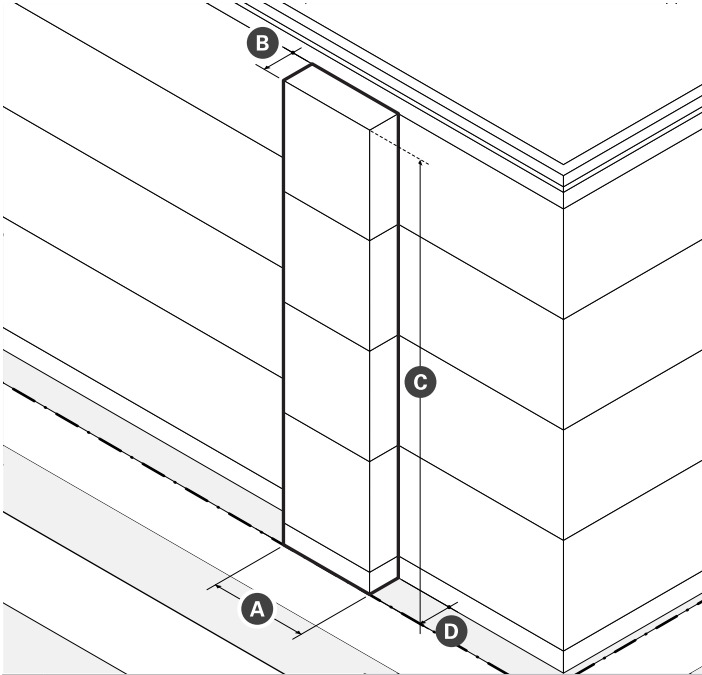
#### Dimensions

<b>A</b> Width (min)	See §X
<b>B</b> Depth (max)	3 ft
<b>C</b> Clearance (min)	8 ft clear
<b>D</b> Permitted Setback Encroachment (max)	100%

- ii. Standards
  - a). Entry canopies must be visually supported by brackets, cables, or rods.
  - b). The width of an entry canopy must be equal to or greater than the width of the doorway surround or exterior casing it is mounted above.

## F. Bay

- i. A bay is a window assembly extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building's facade.

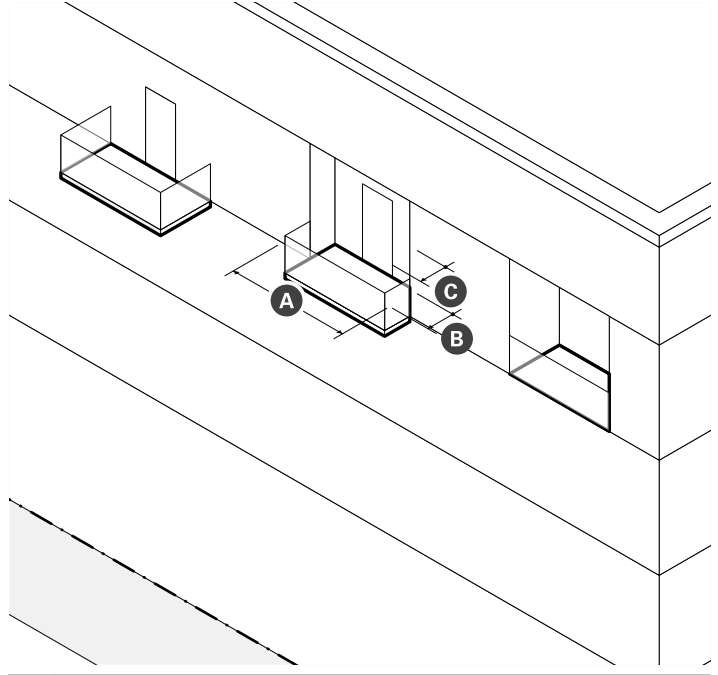


Dimensions	
<b>A</b> Width (min)	50% of facade or elevation
<b>A</b> Depth (max)	3 ft
<b>C</b> Height (max)	Height of Building
Fenestration (min)	60%
<b>D</b> Permitted Setback Encroachment (max)	3 ft

- ii. Standards
  - a). Bays must have a foundation extending all the way to ground level or be visually supported by brackets or other architectural supports.
  - b). Bays projecting over the sidewalk of a public thoroughfare must have two (2) stories of clearance and compliance with all City Ordinances.

## G. Balcony

- i. A balcony is a platform with a railing that provides outdoor amenity space.



Dimensions	
<b>A</b> Width (min)	5 ft
<b>B</b> Depth (max)	5 ft
Area (min)	50 ft
Clearance (min)	10 ft
<b>C</b> Permitted Front Setback Encroachment (max)	6 ft

- ii. Standards
  - a). Balconies may be recessed, projecting, a combination of the two, or terraced as part of the roof of a portico, porch, or bay.
  - b). A balcony that projects over the sidewalk of a public thoroughfare requires compliance with all City Ordinances.
  - c). The guard rail of any balcony oriented toward a front lot line must permit visual supervision of the public realm through the posts and rails.
  - d). The guard rail of any balcony oriented toward a side or rear lot line abutting the NR district must include sight obscuring visual screening so that it is at least fifty percent (50%) opaque.
  - e).

# 4. MID-RISE DISTRICTS

Mid-Rise 6 (MR6)

## 12. Private Frontages

- a. Building frontage types are permitted as specified on Table 4.4 (b).
- b. Building frontage types regulate both the built and landscape components located in the private frontage area of a lot that provide the interface and transition between the private realm (building interiors) and the public realm (sidewalks and civic spaces).
- c. Building frontage types may be combined as specified for each type and multiple frontage types may exist for buildings that have more than one principal entrance.

**TABLE 4.4 (b) Permitted Building Frontages**

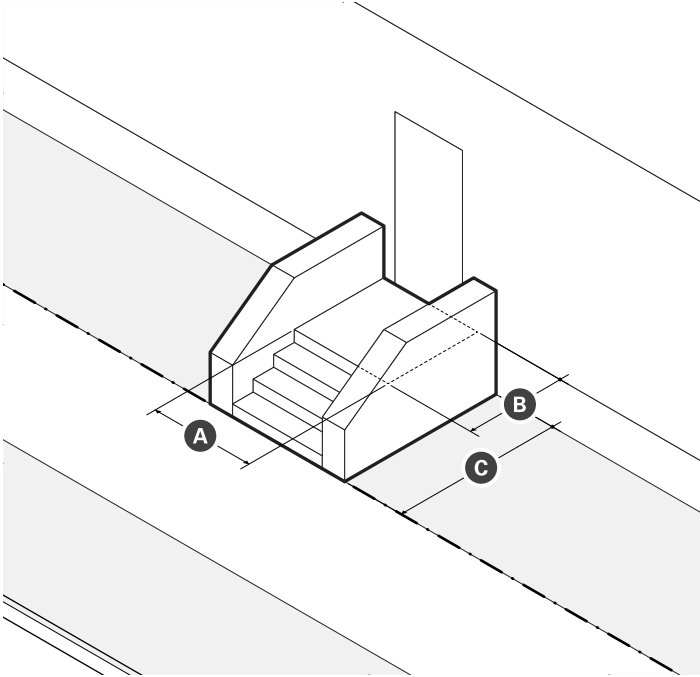
	Stoop	Lightwell	Dooryard	Forecourt	Lobby Entrance	Storefront	Terrace	Arcade	Specific Standards
Apartment Building	Y	Y	Y	Y	N	N	N	N	§4.4.7
General Building	N	N	N	Y	Y	Y	Y	N	§4.4.8
Commercial Building	N	N	N	Y	Y	Y	Y	N	§4.4.9
Lab Building	N	N	N	Y	Y	Y	Y	Y	§4.4.10

P - Permitted      SP - Special Permit Required      N - Not Permitted



## D. Stoop

- i. A stoop is a frontage type featuring a set of stairs with a landing leading to the entrance of a building.

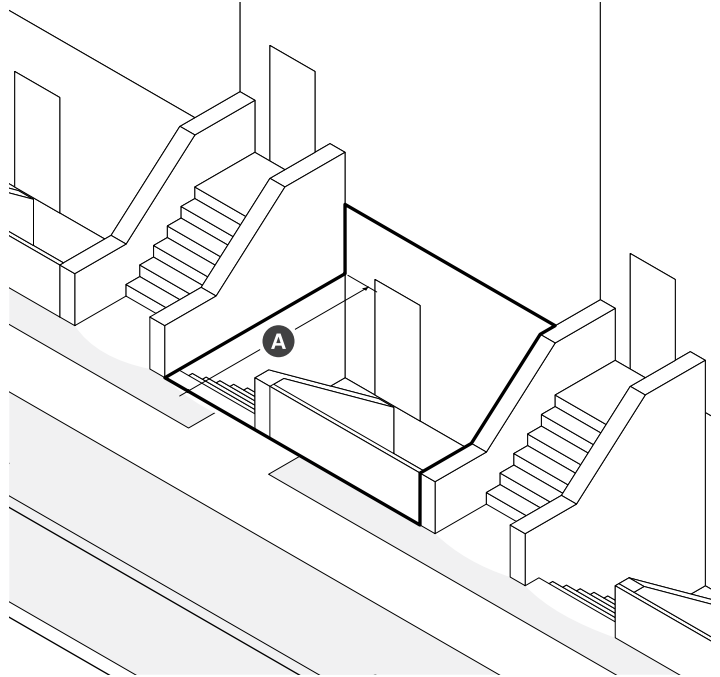


Dimensions	
<b>A</b> Landing Width (min)	4 ft
<b>B</b> Landing Depth (min)	4 ft
<b>C</b> Permitted Front Setback Encroachment (max)	100%

- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with pervious, porous, or permeable materials.
  - b). Stairs may be recessed into the building facade when the building is setback four (4) feet or less.
  - c). Stairs are not permitted to encroach onto any abutting sidewalk.
  - d). Stairs may be built perpendicular or parallel to the building facade, but must lead directly to ground level or an abutting sidewalk.

## E. Lightwell

- i. A frontage type featuring a sunken ground level to allow light and often access into basement levels or to accommodate a change in grade at the front of a building.



Dimensions	
<b>A</b> Depth (min)	4 ft
Fenestration (min)	--
Residential Uses	30%
Commercial Uses	50%

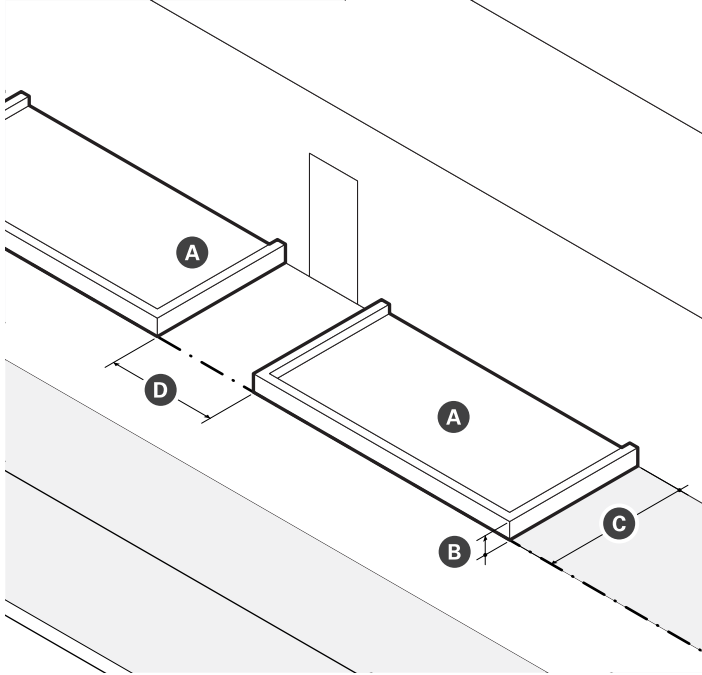
- ii. Standards
  - a). The principal entrance to upper stories must be provided at the ground story, rather than the basement.
  - b). An entrance to the basement is permitted on the below grade portion of the facade.
  - c). Below grade spaces are required to have windows and doors with highly transparent, low reflectivity glass.
  - d). A short fence is required at the front the sunken portion of the lot.

# 4. MID-RISE DISTRICTS

Mid-Rise 6 (MR6)

## F. Dooryard

- i. A dooryard is a frontage type featuring fenced or elevated gardens or patios that buffer dwellings from an adjacent sidewalk.

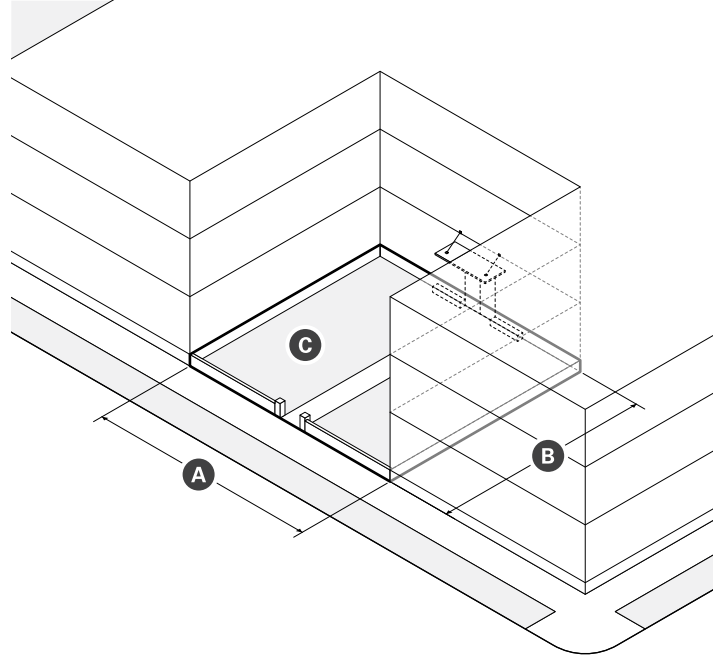


Dimensions	
<b>A</b> Landscaped Area (min)	4 ft
<b>B</b> Elevation above Sidewalk (min)	6 in
<b>C</b> Depth (min)	8 ft
<b>D</b> Path of Travel (min)	3 ft

- ii. Standards
  - a). Dooryards are an appropriate frontage type for a zero-step, accessible entrance, but may include steps leading to the entrance of the building.
  - b). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - c). A curb or retaining wall that is no taller than structurally necessary may be built around the planter, garden, terrace, or otherwise landscaped area.
  - d). Circulation between adjacent dooryards is prohibited.

## G. Forecourt

- i. A forecourt is a frontage type featuring a landscaped semi-public area, open to the sky, formed by a recess in a central portion of a buildings facade.

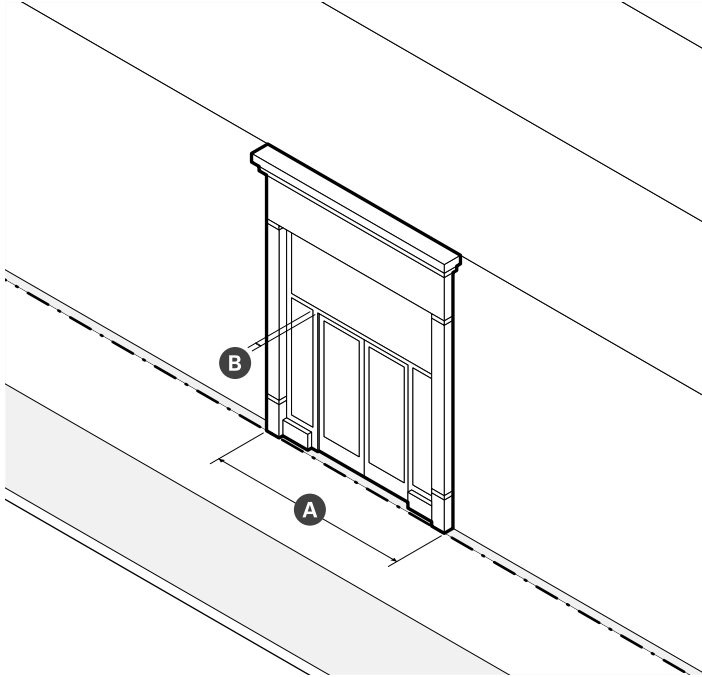


Dimensions	
<b>A</b> Width (min)	12 ft
<b>B</b> Depth (min)	12 ft
Height to Width Ratio (max)	2 to 1
<b>C</b> Landscaped Area (min)	30%

- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - b). Forecourts are considered part of the building for the purpose of measuring facade build out.
  - c). A forecourt must be enclosed by walls on three sides.
  - d). Porches, stoops, porticos, entry canopies, and balconies may encroach into the forecourt.
  - e). Driveways, parking spaces, passenger drop-offs, garage entrances, loading and service areas, exhaust vents, mechanical equipment, and refuse or recycling storage are not permitted in forecourts.

## H. Lobby Entrance

- i. A lobby entrance frontage type featuring an at-grade principal entrance providing access to upper story uses of a building.

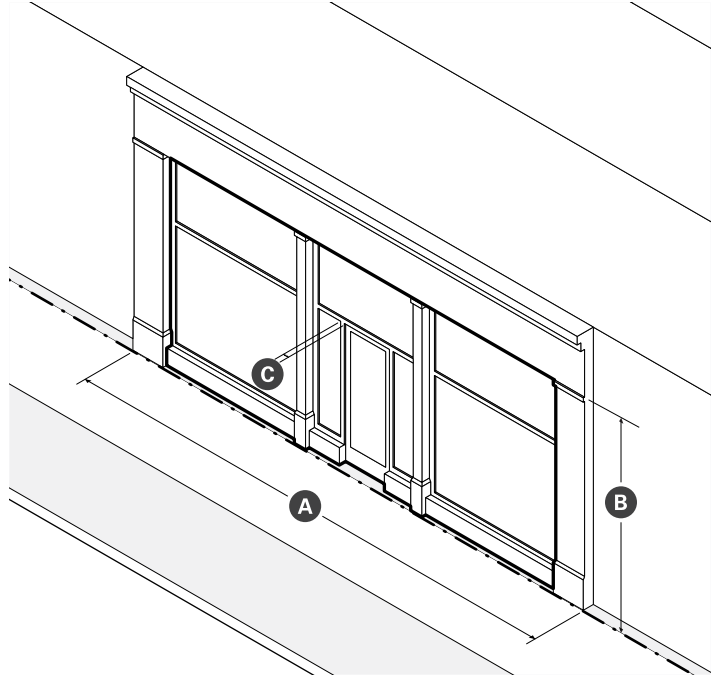


Dimensions	
<b>A</b> Width (max)	30 ft
<b>B</b> Distance between Fenestration (max)	2 ft
Depth of Recessed Entry (max)	5 ft

- ii. Standards
  - a). Lobby entrances must be well-defined, clearly visible, and universally accessible from the abutting sidewalk.
  - b). When a lobby entrance is setback from the front lot line, the frontage must be paved.

## I. Storefront

- i. A storefront is a frontage type conventional for commercial uses featuring an at grade principal entrance and substantial windows for the display of goods, services, and signs.



Dimensions	
<b>A</b> Width (max)	30 ft
<b>B</b> Display Window Height (min)	8 ft
<b>C</b> Distance between Fenestration (max)	2 ft
Recessed Entrance Depth (max)	5 ft

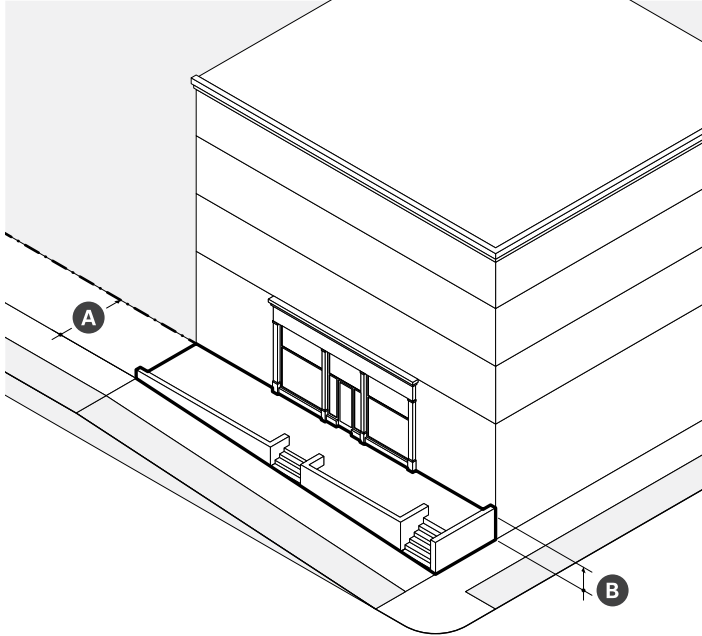
- ii. Standards
  - a). An unobstructed view of the interior space or a lighted and maintained merchandise display(s) must be provided for a depth of at least four (4) feet behind storefront display windows.
  - b). The principal entrance of a storefront must be a glass panel door centered between or set to one side of the display windows.
  - c). Recessed entrances may be no wider than fifteen (15) feet per individual entry.
  - d). When storefronts are setback from the front lot line, the ground must be paved to match the abutting sidewalk.
  - e). When present, awnings and canopies must be mounted between columns, pilasters, or piers; above doorways and display windows; and below the sign band.
  - f). Security grills, gates, and roll-down security doors and windows are prohibited.

# 4. MID-RISE DISTRICTS

Mid-Rise 6 (MR6)

## J. Terrace

- i. A terrace is a frontage type featuring an elevation of the ground level to accommodate a change in grade that provides circulation and access along the front of a building.

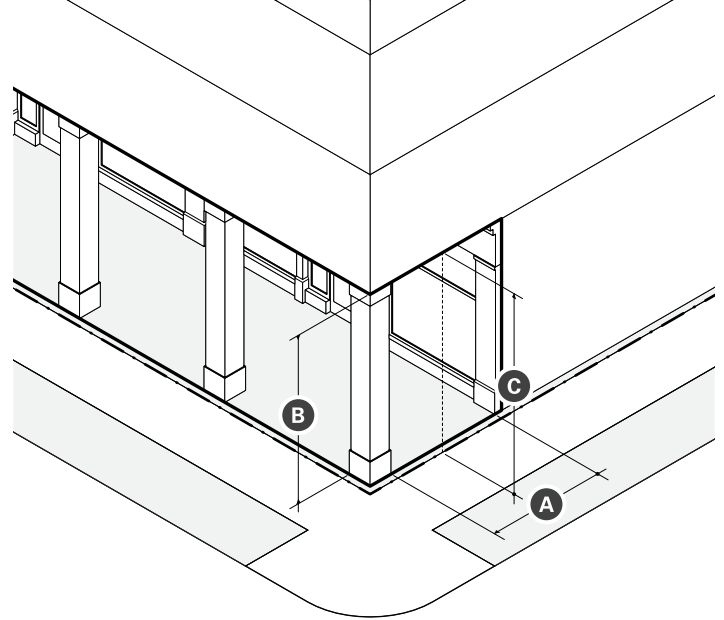


Dimensions	
<b>A</b> Depth (min)	20 ft
<b>B</b> Finish above Sidewalk (min/max)	18 in   4 ft
Distance between Stairs (max)	50 ft

- ii. Standards
  - a). Terrace frontage must be paved to match the abutting sidewalk.
  - b). Frequent steps up to the terrace are required to avoid blank wall along the sidewalk and maximize pedestrian access.

## K. Arcade

- i. An arcade is a frontage type featuring a pedestrian walkway covered by the upper floors of a building. The ground story facade is setback and upper floors are supported by a colonnade or supports.



Dimensions		
<b>A</b> Depth (min/max)	10 ft	15 ft
<b>B</b> Height (max)	1 story	
<b>C</b> Clearance (min/max)	14 ft	24 ft

- ii. Standards
  - a). Arcades must extend the entire width of a building and must have a consistent depth.
  - b). Support columns or piers may be spaced no farther apart than they are tall.
  - c). Arcades are considered part of the building for the purpose of measuring facade build out.
  - d). Arcades may be combined only with storefront and lobby entrance frontages
  - e). The finished ceiling of an arcade interior may be arched or flat, but must have a greater clearance than the openings between columns or piers.

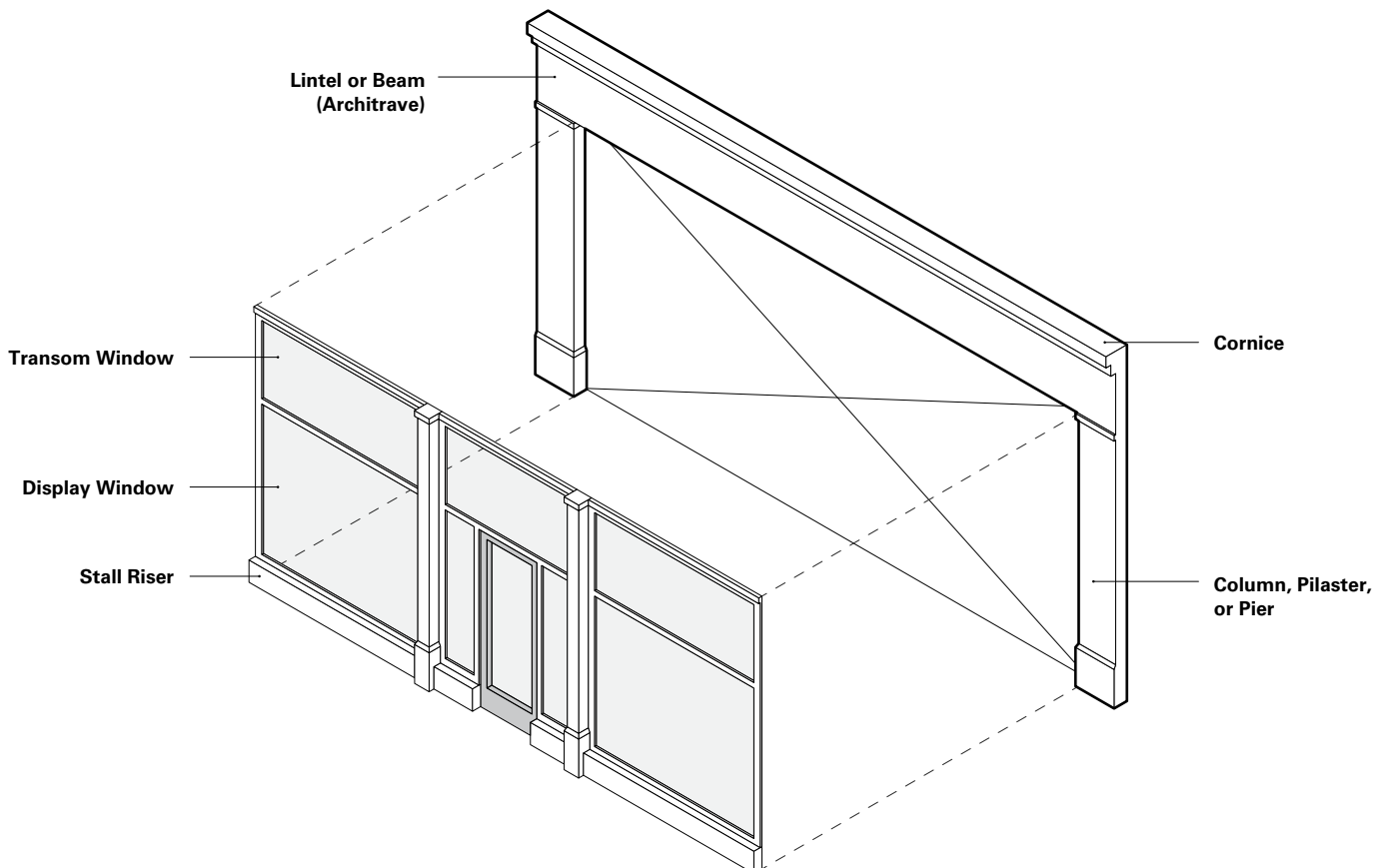
## 13. Building Design Standards

- a. Pedestrian Circulation
  - i. When development occurs on any lot abutting a thoroughfare where the sidewalk is less than twelve (12) feet in total width, the building must be setback an additional distance to accommodate expansion of the abutting sidewalk to a width of at least twelve (12) feet. The minimum and maximum front setbacks for each building type are increased accordingly.
- b. Facade Design
  - i. All building facades must provide surface relief through the use of balconies, Bays, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other architectural features that either recess or project from the average plane of the facade by at least four (4) inches.
  - ii. Vents, exhausts, and other utility features on building facades must be architecturally integrated into the design of the building.
  - iii. Facades must provide a frame for each storefront
- c. Towers
  - i. The separation distance between all towers must be at least eighty (80) feet, measured from the exterior walls and excluding balconies.
  - ii. The separation distance between towers may be decreased to a minimum of fifty (50) feet by Special Permit through the use of creative architectural solutions such as offset towers/ views, non-parallel walls, or tapering/curved tower

and lobby entrance in accordance with the following architectural techniques:

- a). A horizontal lintel or beam (architrave) and cornice that extends across the full width of the building and is supported by columns, pilasters, or piers; or
  - b). A horizontal beam or fascia (architrave) positioned between columns, pilasters, or piers that extend from the upper stories of a building all the way to the ground.
- iv. When present, a horizontal lintel, beam, or fascia (architrave) serves as the sign band for each storefront.

**FIGURE 4.4 (b) Framing of a Storefront**



## 4. MID-RISE DISTRICTS

### Mid-Rise 6 (MR6)

forms, that increase the actual or perceived tower separation distance, provided that both privacy and natural light are provided and no adverse environmental conditions are created.

- iii. In its discretion to approve or deny a Special Permit authorizing a decrease in tower separation below the standard eighty (80) foot minimum, the Review Board shall consider the following:
  - a). The review considerations for all Special Permits (see Section 5.1 Special Permits);
  - b). View corridors from windows of new and existing towers;
  - c). The effectiveness of architectural techniques to increase the actual or perceived tower separation distance.

#### 14. Architectural Design Guidelines

- a. In the absence of any official architectural design guidelines adopted by the Review Board, the following shall inform the Design Review process for all development within the Mid-Rise 3 district.
    - i. Facade Articulation
      - a). Building facades should be vertically articulated with Architectural Bays to visually break down and minimize the apparent mass of buildings, shorten the perception of distance/length, provide structure to the composition and disposition of fenestration, enhance pedestrian orientation, and add visual interest to the public realm.
      - b). Architectural bays should be derived, in general, from the building's structural bay spacing.
      - c). Architectural bays should have buttresses, pilasters, columns, or piers that extend either all the way to the ground or to the cornice and sideband of ground level storefronts.
      - d). Architectural bays should align, in general, with individual or groups of storefront and lobby entrance frontages of the ground story of a building.
      - e). In most circumstances, the vertical buttresses, pilasters, columns, or piers of Architectural Bays should always project further and be uninterrupted by any horizontal elements of a facade, excluding the cornice, band, or other architectural feature(s) used to differentiate ground level storefronts from upper stories.
    - ii. Fenestration
      - a). Fenestration should align vertically within each architectural bay and horizontally across each story of a building.
      - b). Upper stories should have a window to wall area proportion that is lower than that of the ground floor.
  - c). Windows should be punched into walls and glass should be inset from exterior wall surfaces.
  - d). Series of windows set side by side to form a continuous horizontal band across a facade (aka 'ribbon windows') should be avoided.
  - e). Solid wall materials should be used to frame groups of windows to reduce the perceived scale of a building.
- iii. Materials
    - a). The palette of wall materials and colors used for a building should be kept to a minimum, preferably three. Similar wall materials as found on adjacent or nearby buildings should be used to strengthen district character and provide continuity and unity between buildings of divergent size, scale, and architectural styles.
    - b). Acceptable wall materials include architectural concrete or pre-cast concrete panels, natural or cast stone, curtain wall and heavy gage metal panel, and brick. Value added materials such as natural or cast stone, concrete, glazed or unglazed architectural terracotta, and brick should be used as wall materials where pedestrians closely encounter and interact with buildings.
    - c). Exterior Insulation and Finish Systems (EIFS) should never be used for the base of a building.
    - d). Horizontal or vertical board siding and shingles, whether wood, metal, plastic (vinyl), masonry, or composite materials, should be used only for smaller scale apartment buildings.
    - e). Two or more wall materials should be combined only one above the other. Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight.
    - f). Building wall materials that are lighter in color, tint, or shade should be used for the lower floors of a building, with materials darker in color, tint, or shade used above.
    - g). If a building's massing and pattern of fenestration is complex, simple or flat wall materials should be used; if a building's massing and pattern of fenestration is simple, walls should include additional texture and surface relief.
    - h). Side and rear building elevations that are visible from the public realm should have a level of trim and finish that is compatible with the facade of the building.
    - i). Balconies should have either metal railing or

- glass guardrail systems.
- iv. Storefronts
  - a). The design of storefronts should invite interaction, enliven the pedestrian environment, and provide a secondary, more intimate source of lighting at night.
  - b). Monotonous and repetitive storefront sign types, and sign designs should be avoided.
  - c). Where a pedestrian street intersects with a side street, commercial spaces should wrap the corner and include at least one storefront on the side street.
  - d). A paneled or rendered stallriser at least one (1) foot in height should be included below display windows.
  - e). Where height permits, transom windows should be included above storefront doors and display windows to allow additional natural daylight to penetrate into the interior space.
  - f). Awnings are encouraged for each storefront to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended, and operable.
  - g). Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged.
- v. Entrances
  - a). Principal entrances should be optimally located, well defined, clearly visible, and universally accessible from the adjacent sidewalk.
  - b). Each ground floor use should have an individual entrance with direct access onto a sidewalk.
  - c). Storefront doors should not obstruct pedestrians walking past or alongside a building.
  - d). Lobby entrances required for upper story uses should be limited in width (frontage) and separate from the entrance for any ground floor uses.
  - e). Features such as a double-height ceiling, distinctive doorway, decorative lighting, recessed facade, or a change in paving material within the setback area should be used to make lobbies for upper story commercial uses distinctive while preserving floor space for other ground floor uses.
- vi. Details
  - a). Architectural details, ornamentation, and articulations should be used with building fenestration to create a harmonious composition that is consistent throughout the building, so that the building appears as a unified whole and not as a collection of unrelated parts that adds to the impression of bulk.
  - b). Exterior lighting (building, storefront, and landscape) should be integrated into the design of the building, create a sense of safety, and encourage pedestrian activity at night through layers of light that contribute to the nighttime experience.
  - c). Exterior lighting should relate to pedestrians and accentuate major architectural or landscape features, but should be shielded to reduce glare and eliminate light being cast into the night sky.
  - d). The upper portions of buildings, especially high-rise buildings, should provide visual interest and a variety in detail and texture to the skyline.
  - e). Mechanical and utility equipment should be integrated into the architectural design of the building or screened from public view. Penthouses should be integrated with the buildings architecture, and not appear as foreign structures unrelated to the building they serve.
  - f). Ventilation intakes/exhausts should be located to minimize adverse effects on pedestrian comfort along the sidewalk and within outdoor spaces.
  - g). Buildings at terminated vistas should be articulated with design features that function as focal points to create memorable views that add to the character and enhance the aesthetics of the neighborhood.

## 4. MID-RISE DISTRICTS

### Mid-Rise 6 (MR6)

#### 15. Use Provisions

- a. Permitted Uses
  - i. The use of real property is subject to the provisions of Article 9 Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
  - ii. Uses are permitted according to Table 4.4 (c). Use categories not expressly authorized are prohibited.
  - iii. All uses must comply with any use-specific standards applicable for each use in §4.4 (c) Use Definitions & Limitations.
  - iv. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.
- b. Use Limitations
  - i. The use of any ground story commercial space fronting a pedestrian street, excluding lobbies for upper story uses, is limited to the following principal use categories:
    - a). Arts & Creative Enterprise
    - b). Eating & Drinking Establishment
    - c). Retail
    - d). Civic & Institutional
- c. Required Uses
  - i. A minimum of five percent (5%) of the gross floor area of any gross leasable commercial floor space in any building must be provided as leasable floor area for uses from the Arts & Creative Enterprise use category.
- d. Increases in Density
  - i. Existing structures may not be altered to conflict with number of dwelling units permitted for each building type.
  - ii. The alteration or renovation of an existing building that results in any increase of the number of dwelling units requires a special permit. See §15.2.1. Special Permits for more information.
    - a). In its discretion to approve or deny a Special Permit authorizing an increase in the number of dwelling units in an existing building, the Review Board shall consider the following:
      - i). the review considerations for all Special Permits as specified in §15.2.1. Special Permits; and
      - ii). the quality of the living space in terms of functional area.



**TABLE 4.4 (c) MR6 Permitted Uses**

Use Category Specific Use	MR6	Use Specific Standards
<b>Arts &amp; Creative Enterprise</b>		
Artisan Production	P	§9.2.2.a
Arts Exhibition	P	§9.2.2.b
Arts Sales & Services	P	§9.2.2.c
Co-working	P	§9.2.2.d
Design Services	P	§9.2.2.e
Shared Workspaces & Arts Education	P	§9.2.2.f
<b>Civic &amp; Institutional</b>		
Community Center	P	§9.2.4.a
Hospital	SP	§9.2.4.b
Library	P	§9.2.4.c
Minor Utility Facility	SP	§9.2.4.d
Museum	P	§9.2.4.f
Private Non-Profit Club or Lodge	SP	§9.2.4.g
Religious & Educational Uses Protected by M.G.L. 40A, Sec. 3	P	§9.2.4.h
<b>Commercial Services</b>		
Animal Services (as noted below)	--	§9.2.5.a
Pet Grooming	P	§9.2.5.a.ii
Veterinarian	SP	§9.2.5.a.iv
Assembly & Entertainment	SP	§9.2.5.b
Banking & Financial Services (except as noted below)	P	§9.2.5.c
Personal Credit	SP	§9.2.5.c.i
Broadcast and/or Recording Studio	P	§9.2.5.d
Building & Home Repair Services	SP	§9.2.5.e
Business Support Services	P	§9.2.5.f
Caterer/Wholesale Food Production	SP	§9.2.5.g
Day Care Service (as noted below)	--	§9.2.5.h
Adult Day Care Center	P	§9.2.5.h.i
Child Day Care Center	P	§9.2.5.h.ii
Educational Institution	P	§9.2.5.i
Maintenance & Repair of Consumer Goods	P	§9.2.5.j
Personal Services (except as noted below)	P	§9.2.5.k
Body-Art Establishment	SP	§9.2.5.k.i
Gym or Health Club	P	§9.2.5.k.ii
Funeral Home	SP	§9.2.5.k.iii

P - Permitted      SP - Special Permit Required      N - Not Permitted

## 4. MID-RISE DISTRICTS

Mid-Rise 6 (MR6)

**TABLE 4.4 (c) Permitted Uses (continued)**

Use Category Specific Use	MR6	Use Specific Standards
Health Care Provider	SP	§9.2.5.k.iv
Recreation Facility	SP	§9.2.5.l
Vehicle Parking (except as follows)	P	§9.2.5.m
Bike Share Parking	P	§9.2.5.m.i
Car Share Parking (3 or less spaces)	P	§9.2.5.m.ii
Car Share Parking (4 or more spaces)	P	§9.2.5.m.ii
Public Parking	P	§9.2.5.m.iii
<b>Eating and Drinking</b>		
Bar/Restaurant/Tavern	P	§9.2.6.a
Bakery/Café/Coffee Shop	P	§9.2.6.b
Formula Eating & Drinking Establishment	SP	§9.2.6.c
<b>Lodging</b>		
Bed & Breakfast	SP	§9.2.7.a
Hotel or Hostel	SP	§9.2.7.b
<b>Office</b>		
General Office	P	§9.2.8.a
Research and Development and/or Laboratory	P	§9.2.8.b
<b>Residential</b>		
Household Living	SP	§9.2.9.a
Group Living (except as follows)	SP	§9.2.9.b
Community or Group Residence	P	§9.2.9.b.i
Dormitory, Fraternity or Sorority	SP	§9.2.9.b.ii
Homeless Shelter	SP	§9.2.9.b.iii
Nursing Home/Assisted Living Facility	SP	§9.2.9.b.iv
Rooming House	SP	§9.2.9.b.v
<b>Retail Sales</b>		
Building/Home Supplies & Equipment	SP	§9.2.10.a
Consumer Goods (except as follows)	P	§9.2.10.b
Alcohol Sales	SP	§9.2.10.b.i
Drug Paraphernalia Store	N	§9.2.10.b.ii
Firearms Sales	N	§9.2.10.b.ii
Medical Marijuana	N	§9.2.10.b.iv
Pet Store	SP	§9.2.10.b.v
Formula Retail	SP	§9.2.10.c
Fresh Food Market or Grocery Store	P	§9.2.10.d

P - Permitted      SP - Special Permit Required      N - Not Permitted

**TABLE 4.4 (c) Permitted Uses (continued)**

Use Category Specific Use	MR6	Use Specific Standards
Farm/Vendor Market	P	§9.2.10.e
<b>Urban Agriculture</b>		
Farming (as noted below)	--	§9.2.11.a
Commercial Farm	P	§9.2.11.a.i
Community Farm	P	§9.2.11.a.ii
Community Gardening	P	§9.2.11.b
<b>Accessory Uses</b>		
Home Occupations (as noted below)	--	§9.2.12.b
Home Office	P	§9.2.12.b.v
Tourist Home	P	§9.2.12.c
Urban Agriculture (as noted below)	--	§9.2.12.d
Apiculture	P	§9.2.12.d.i
Aviculture	P	§9.2.12.d.ii
Commercial Farming	P	§9.2.12.d.iii
Residential Gardening	P	§9.2.12.d.iv

P - Permitted      SP - Special Permit Required      N - Not Permitted

# 4. MID-RISE DISTRICTS

Mid-Rise 6 (MR6)

## 16. Vehicular Parking

- a. General
  - i. Vehicular parking must be provided according to Table 4.4 (d) except as follows:
    - a). Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of Table 4.4 (d).
    - b). Any change in use within a non-residential structure constructed before the effective date of this Ordinance, provided that the change is to a permitted use, is exempt from any minimum requirements of Table 4.4 (d).
  - ii. There are no parking requirements for accessory uses.
  - iii. Motor vehicle parking spaces may be shared between uses on the same lot and buildings on the same block in accordance with §11.3 Shared Parking.
- b. Type
  - i. Motor vehicle parking may be provided as above ground structured parking or underground structured parking.
- c. Unbundled Parking
  - i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.
  - ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.
- d. Parking Design
  - i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 Motor Vehicle Parking of this Ordinance.
- ii. Driveways, curb cuts, and vehicular entrances to parking lots, parking structures, loading docks, and service areas are not permitted along primary front lot lines abutting a pedestrian street, but may provide access from a side street or alley.
- iii. Driveways may be located within a required side and rear setback areas, but are not permitted between the facade of a building and any front lot line.
- iv. Driveways may be no more than twenty four (24) feet in width at the frontage.
- v. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.
- vi. Unless otherwise specified, only one (1) curb cut is permitted per front lot line.
- vii. Curb cuts must be located to minimize conflict with pedestrians, bicyclists, and motor vehicles on the thoroughfare they provide access to and from.
- viii. Curb cuts may be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs.
- ix. Driveway crossings traversing sidewalks with paved furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include sloped flares on either side of the driveway apron.
- x. Driveway crossings traversing sidewalks with continuously planted furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include returned curbs.

**TABLE 4.4 (d) Vehicular Parking**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Arts &amp; Creative Enterprise</b>				
Artisan Production	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Arts Exhibition	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf
Arts Sales & Services	1 / 10,000 sf	1 / 3,000 sf	1 / 200 sf	1 / 1,000 sf
Design Services	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Shared Workspaces & Arts Education	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

**TABLE 4.4 (d) Vehicular Parking**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Arts &amp; Creative Enterprise</b>				
Artisan Production	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Arts Exhibition	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf
Arts Sales & Services	1 / 10,000 sf	1 / 3,000 sf	1 / 200 sf	1 / 1,000 sf
Design Services	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Shared Workspaces & Arts Education	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf
<b>Civic &amp; Institutional</b>				
Community Center	1 / 10,000 sf	4 / 10,000 sf	1 / 1,800 sf	1 / 600 sf
Educational Facility	1.0 / classroom	4.0 / classroom	1.5 / classroom	3.0 / classroom
Hospital	10 per entrance	1 / 5,000 sf	1 / 200 sf	1 / 1,000 sf
Library	1 / 3,000 sf	1 / 5,000 sf	1 / 800 sf	1 / 500 sf
Minor Utility Facility	n/a	n/a	n/a	n/a
Museum	1 / 2,000 sf	1 / 10,000 sf	1 / 800 sf	1 / 500 sf
Private Non-Profit Club or Lodge	1 / 2,000 sf	1 / 10,000 sf	1 / 200 sf	1 / 1,000 sf
<b>Commercial Services</b>				
Animal Services (as noted below)	1 / 2,500 sf	1 / 10,000 sf	–	–
Pet Grooming	–	–	1 / 500 sf	1 / 400 sf
Veterinarian	1 / 2,000 sf	1 / 5,000 sf	1 / 500 sf	1 / 500 sf
Assembly & Entertainment	1 / 40 seats	1 / 10,000 sf	1 / 6 seats	1 / 6 seats
Banking & Financial Services (except as noted below)	1 / 2,000 sf	1 / 10,000 sf	1 / 450 sf	1 / 400 sf
Broadcast and/or Recording Studio	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 600 sf
Building & Home Repair Services	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 2,000 sf
Business Support Services	1 / 2,500 sf	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Caterer/Wholesale Food Production	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 1,000 sf
Day Care Service	2	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Maintenance & Repair of Consumer Goods	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Personal Services (except as noted below)	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

# 4. MID-RISE DISTRICTS

Mid-Rise 6 (MR6)

**TABLE 4.4 (d) Vehicular Parking (continued)**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
Gym or Health Club			1 / 200 sf	1 / 500 sf
Funeral Home				
Health Care Provider	1 / 2,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 300 sf
Recreation Facility	1 / 2,500 sf	1 / 10,000 sf		
Vehicle Parking	n/a	10 or 1 / 10 motor vehicle spaces	n/a	n/a
<b>Eating and Drinking</b>				
Bar/Restaurant/Tavern	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
Bakery/Café/Coffee Shop	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
Formula Eating & Drinking Establishment	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
<b>Lodging</b>				
Bed & Breakfast	1 / 20 rooms	1 / 10 rooms	1 / DU + 1 / 4 guest rooms	1 / DU + 1 / 4 guest rooms
Hotel or Hostel	1 / 20 rooms	1 / 10 rooms	1 / 2 guest rooms	1 / 2 guest rooms
Short Term Rental	1 / 20 rooms	1 / 10 rooms	n/a	n/a
<b>Office</b>				
Co-Working	1 / 20,000 sf	1 / 3,000 sf	1 / 1,200 sf	1 / 800 sf
General Office	1 / 20,000 sf	1 / 3,000 sf	1 / 900 sf	1 / 650 sf
Research and Development and/or Laboratory	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf
<b>Residential</b>				
Household Living	0.1 / DU	1.0 / DU	1.0 / DU	1.0 / DU
Group Living (except as follows)	0.05 / room	0.5 / room	--	--
Community or Group Residence				
Dormitory, Fraternity or Sorority	0.1 / room	0.5 / room	.05 / bed	1.0 / 4 beds
Homeless Shelter			4.0	4.0
Nursing Home/Assisted Living Facility			1 / 6 beds	1 / 6 beds
Single Room Occupancy Housing			1 / 6 beds	1 / 4 beds
<b>Retail Sales</b>				
Building/Home Supplies & Equipment	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 1,000 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

- xi. The appearance of any walkway (ie. scoring pattern or special paving) must be maintained across any driveway or alley to indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.
- e. Parking Location
  - i. Required motor vehicle parking, excluding any required handicapped parking, may be provided off-site according to the following:
    - a). The off-site parking must be located within one thousand three hundred and twenty (1,320) feet in walking distance to the lot it will serve, measured from the nearest point of the off-site parking along block faces and walkways to the principal entrance of the use served;
    - b). Pedestrian access to off-site motor vehicle parking must be via a paved sidewalk or walkway.
    - c). A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or building official and executed and filed with the Registry of Deeds.
  - ii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.
- f. Parking Relief
  - i. Relief from the parking standards of Table 4.4 (d) requires a special permit.
    - a). In its discretion to approve or deny a special permit authorizing relief from the parking standards of Table 4.4 (d), the review board shall consider the following:
      - i). The supply and demand of on-street parking in the neighborhood, as determined through a parking study.
      - ii). Mobility management programs and services provided by the applicant to reduce the demand for parking.
      - iii). That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.
  - identify the street address either on the principal entrance door or above or beside the principal entrance of the use.
  - b). All residential building types must identify the street address either on the principal entrance door, above or beside the principal entrance, or on a mailbox.
  - ii. Address signs must be made easily visible through the use of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the thoroughfare that the building faces.
  - iii. Address signs must be twelve (12) inches in height or less and may include the name of the occupant.

### 17. Site Development

- a. General
  - i. Development is subject the provisions of Article 10: Development Standards of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. Signs
  - i. A sign, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
    - a). Each ground story non-residential use must





# 5 HIGH-RISE DISTRICTS

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## 5.1 HIGH-RISE (HR)

### 1. Character Description

The High-Rise district is characterized by a variety of moderate to large floor plate high-rise buildings. Buildings are set close to the sidewalk and have an upper stories stepped back to define a mid-rise street wall that supports pedestrian activity and a sense of place. The district is primarily commercial, with a variety of employment opportunities. Ground floor uses typically address the needs of residents and employees from the immediate neighborhood, but can also provide goods and services to the larger Somerville community and visitors from the broader Boston metropolitan area.



# 5. HIGH-RISE DISTRICTS

High-Rise (HR)

## 2. Intent

- a. To implement the Urban Mixed Use context from the Future Land Context Map of SomerVision.
- b. To accommodate the development of areas appropriate for an intense mix of multi-story multi-unit, mixed-use, and commercial buildings; neighborhood-, community-, and region-serving uses; and a wide variety of employment opportunities.

## 3. Purpose

- a. To permit the development of multi-unit, mixed-use, and commercial high-rise buildings.
- b. To provide quality commercial spaces and permit small and medium-scale, neighborhood-, community-, and region-serving commercial uses.
- c. To provide upper story residential unit types, sizes, bedroom counts, and affordability for smaller households.

## 4. Applicability

- a. The section is applicable to all real property within the High-Rise district as shown on the maps of the Official Zoning Atlas of the City of Somerville.

## 5. Development Review

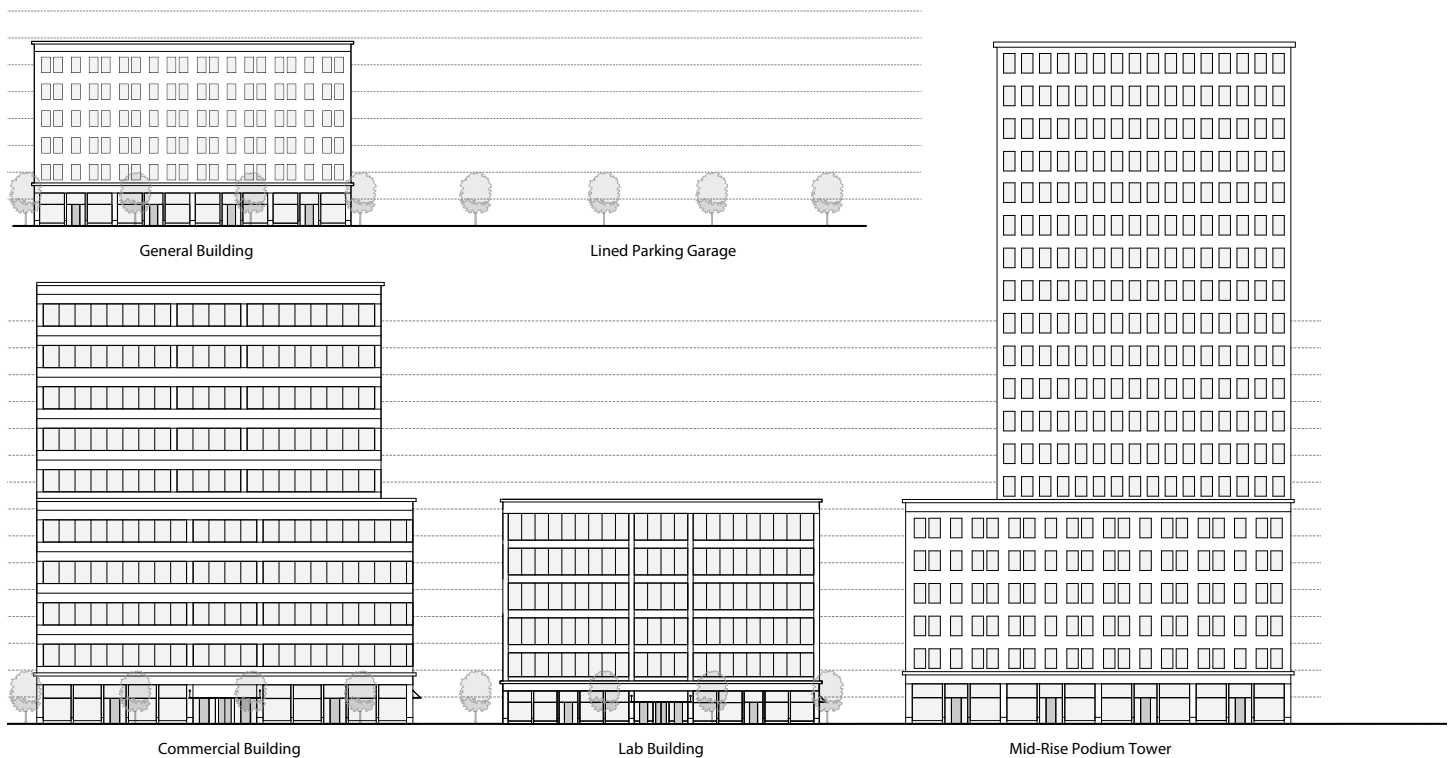
- a. Development on any lot requires the submittal of a development review application to the Building Official.
- b. Proposed development may or may not necessitate the need for Site Plan Approval, a Special Permit, or a

Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 15: Administration.

- i. The Planning Board is the decision making authority for all development that requires Site Plan Approval or a Special Permit.
- ii. The Zoning Board of Appeals is the Review Board for all Variances.
- c. Upon verification that no additional development review is necessary or completion of the required development review, a Zoning Compliance Certificate shall be issued by the Building Official to certify compliance with the provisions and procedures of this Ordinance.

## 6. Building Types

- a. One (1) principal building type may be built on each lot.
- b. The following building types are permitted by Site Plan Approval in the High-Rise district:
  - i. General Building
  - ii. Commercial Building
  - iii. Lab Building
  - iv. Mid-Rise Podium Tower
  - v. Block Building
- c. Apartment Buildings are prohibited on any lot fronting a pedestrian street.
- d. Accessory structures are regulated according to Article 10.0 Development Standards of this Ordinance.



7. General Building

A multi-story principal building type with ground floor commercial uses and no limitations or restrictions on the use of upper stories. The upper stories of a general building are typically residential, but a large variety exists. As the number of stories increases, it becomes more likely for the upper stories of a general building to host commercial uses as well as residential.

The following images are examples of the general building type and are intended only for illustrative purposes.

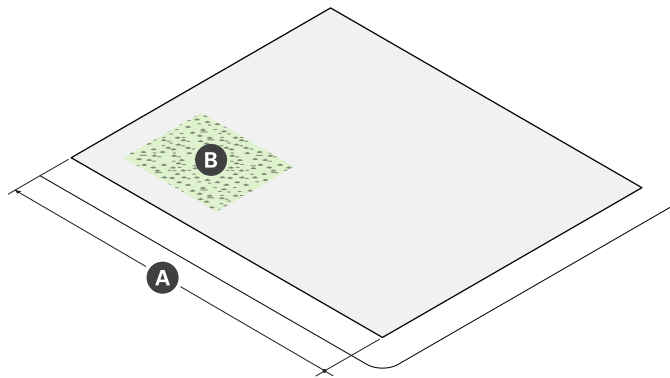


# 5. HIGH-RISE DISTRICTS

High-Rise (HR)

## 7. General Building (continued)

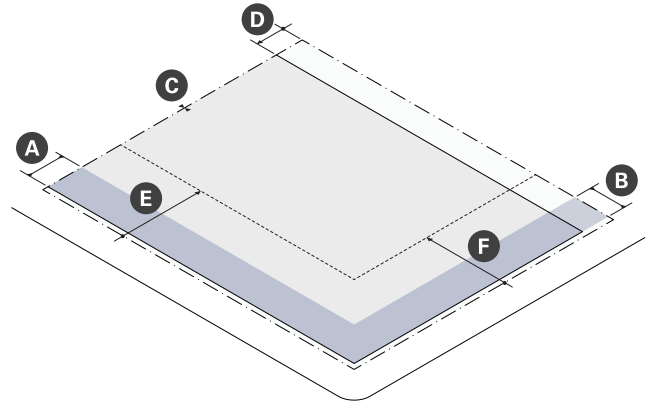
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	30 ft

Lot Development	
<b>B</b> Lot Coverage (max)	100%
<b>C</b> Green Factor (min)	0.20

b. Building Placement

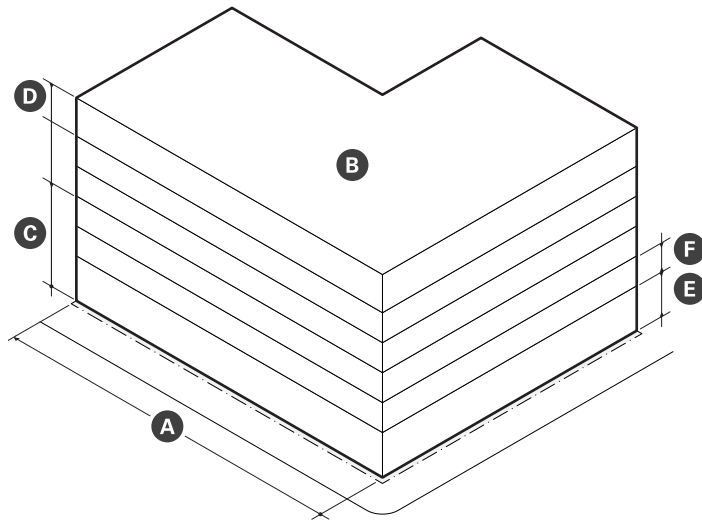


Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	15 ft
<b>B</b> Secondary Front Setback (min/max)	2 ft	15 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
<b>D</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR or LHD (min)	15 ft	

Parking Setbacks	
<b>E</b> Primary Front Setback (min)	30 ft
<b>F</b> Secondary Front Setback (min)	30 ft

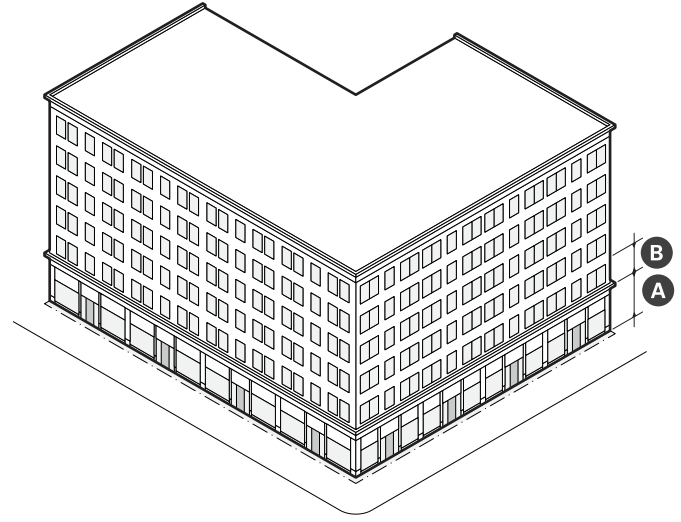
## 7. General Building (continued)

### c. Massing & Height



Main Body	
<b>A</b> Building Width (max)	200 ft
Facade Build Out (min)	--
Front Street	80%
Side Street	65%
<b>B</b> Floor Plate (max)	30,000 sf
<b>C</b> Building Height, Stories (min)	3 stories
<b>D</b> Building Height, Stories (max)	6 stories
<b>E</b> Ground Story Height (min)	14 ft
<b>F</b> Upper Story Height (min)	10 ft
Building Height, Feet (max)	80 ft
Roof Type	Flat

### d. Uses & Features



Facade Composition	
<b>A</b> Ground Story Fenestration (min)	70%
<b>B</b> Upper Story Fenestration (min/max)	20% 50%
Blank Wall (max)	20 ft

Use & Occupancy	
Ground Story Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
Density Factor	--
Base	875
100% Affordable	625
Outdoor Amenity Space (min)	1/DU

## 5. HIGH-RISE DISTRICTS

### High-Rise (HR)

- e. Housing
  - i. A general building with six (6) or more dwelling units, whether established through new construction or the conversion of any other existing building type, must provide affordable housing in accordance with Article 12: Development Benefits.
- f. Design Guidelines
  - i. Fenestration patterns and window configurations should break the direct line of sight between neighboring properties to every extent practicable. Translucent glass on the bottom half of windows or strategically placed landscape elements should be utilized if it is not practical to off-set windows in ways that minimize privacy impacts.
  - ii. Outdoor amenity spaces that are elevated such as roof decks, fully projecting balconies, and upper story rear porches should provide sight obscuring visual screening at the sides to increase privacy, security, and limit views of abutting properties from elevated vantage points.



8. Commercial Building

A multi-story principal building type limited to commercial uses on all floors. Ground floor space is primarily occupied by retail or eating & drinking establishment uses with narrow lobby entrances for upper floor uses. Floor space on upper floors is sometimes occupied by retail uses that do not rely on the visibility of storefronts at sidewalk level.

The following images are examples of the commercial building type and are intended only for illustrative purposes.

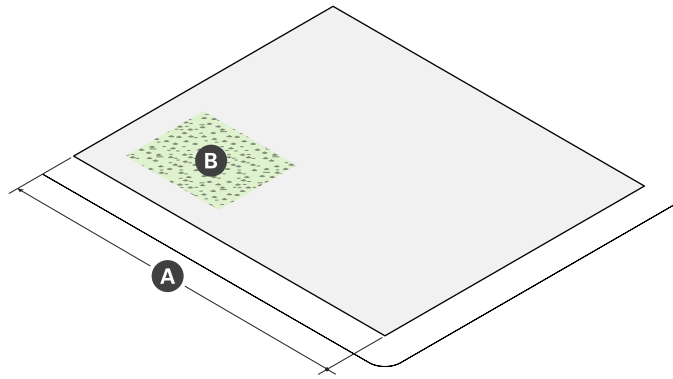


# 5. HIGH-RISE DISTRICTS

High-Rise (HR)

## 8. Commercial Building (continued)

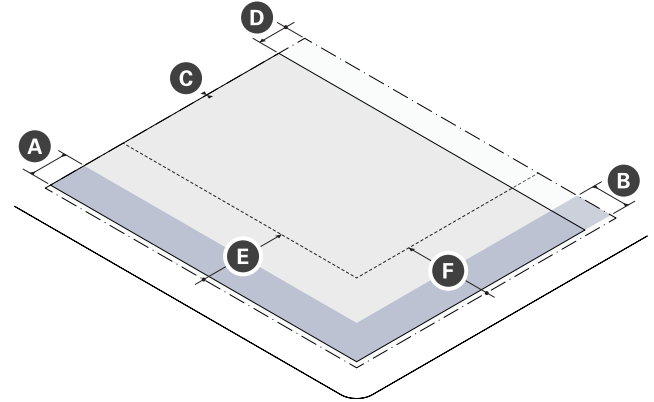
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	30 ft

Lot Development	
<b>B</b> Lot Coverage (max)	100%
<b>C</b> Green Factor (min)	0.20

b. Building Placement

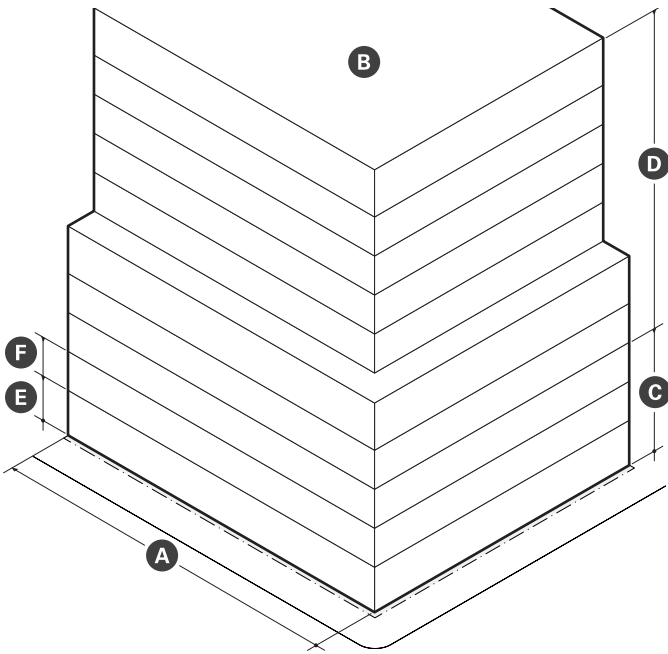


Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	15 ft
<b>B</b> Secondary Front Setback (min/max)	2 ft	15 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
<b>D</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR or LHD (min)	15 ft	

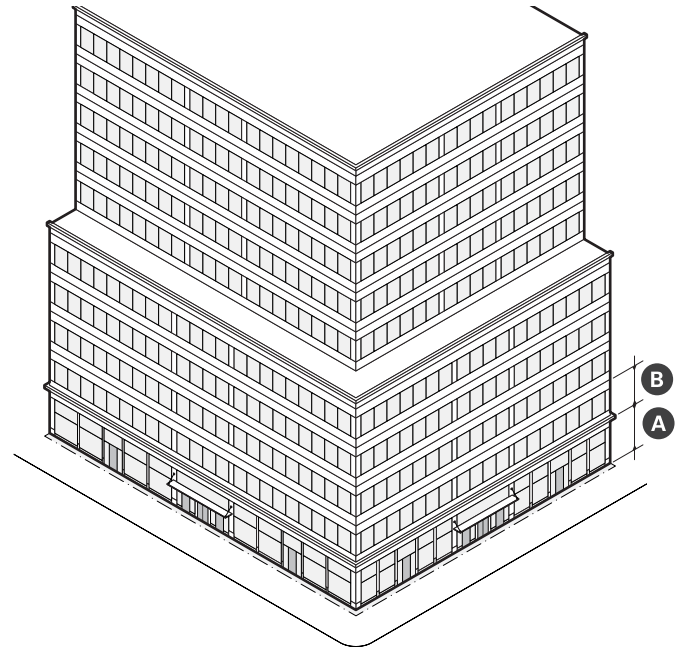
Parking Setbacks	
<b>E</b> Primary Front Setback (min)	30 ft
<b>F</b> Secondary Front Setback (min)	30 ft

## 8. Commercial Building (continued)

### c. Massing & Height



### d. Uses & Features



#### Main Body

<b>A</b> Building Width (max)	200 ft
Facade Build Out (min)	--
Front Street	80%
Side Street	65%
<b>B</b> Floor Plate (max)	30,000 sf
<b>C</b> Building Height, Stories (min)	3 stories
<b>D</b> Building Height, Stories (max)	10 stories
<b>E</b> Ground Story Height (min)	14 ft
<b>F</b> Upper Story Height (min)	10 ft
Building Height, Feet (max)	145 ft
Roof Type	Flat

#### Facade Composition

<b>A</b> Ground Story Fenestration (min)	70%
<b>B</b> Upper Story Fenestration (min/max)	20% 70%
Blank Wall (max)	20 ft

#### Use & Occupancy

Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

# 5. HIGH-RISE DISTRICTS

High-Rise (HR)

e. Reserved

9. Lab Building

A multi-story building type purpose built for laboratory and research & development uses. Floor space is typically custom designed as vivariums for animal research or complex, technically sophisticated, and mechanically intensive wet or dry labs.

The following images are examples of the lab building type and are intended only for illustrative purposes.

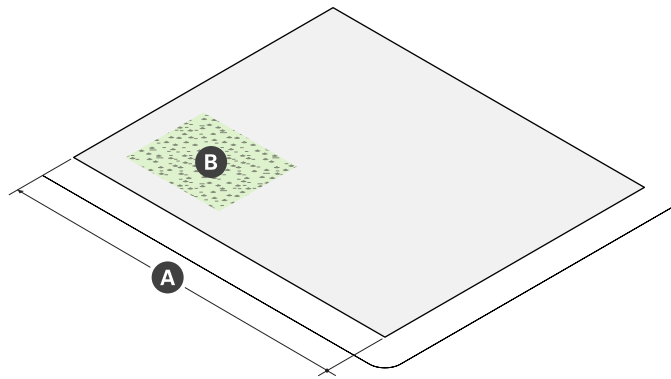


# 5. HIGH-RISE DISTRICTS

High-Rise (HR)

## 9. Lab Building (continued)

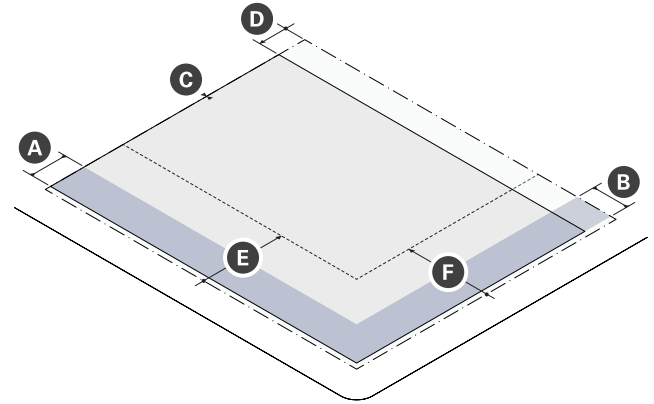
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	30 ft

Lot Coverage	
<b>B</b> Lot Coverage (max)	100%
<b>C</b> Green Factor (min)	0.20

b. Building Placement

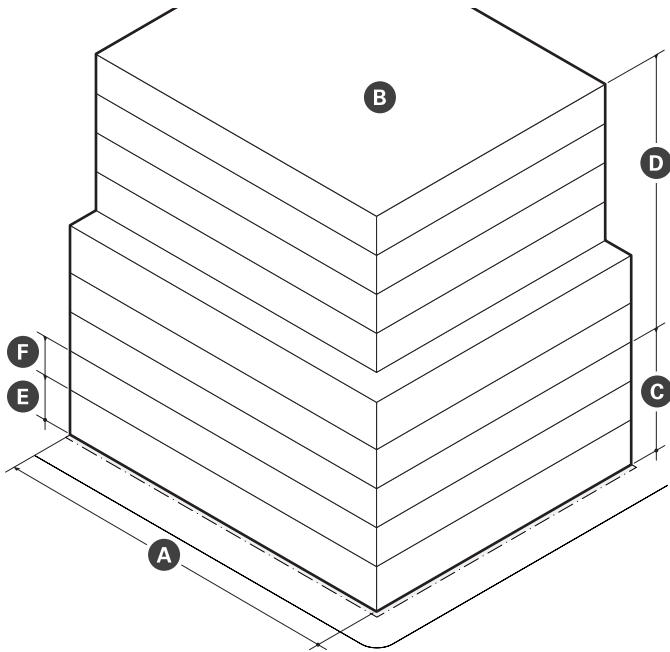


Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	15 ft
<b>B</b> Secondary Front Setback (min/max)	2 ft	15 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
<b>D</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR or LHD (min)	15 ft	

Parking Setbacks	
<b>E</b> Primary Front Setback (min)	30 ft
<b>F</b> Secondary Front Setback (min)	30 ft

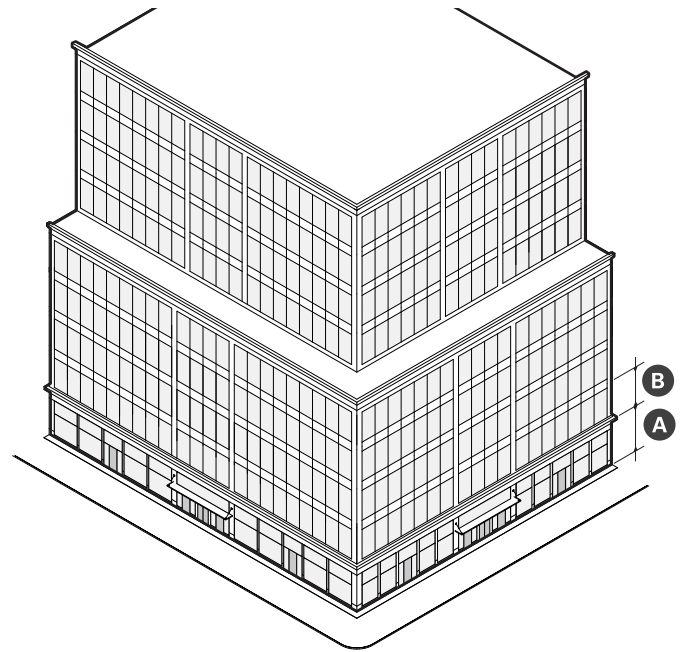
## 9. Lab Building (continued)

### c. Massing & Height



Main Body	
<b>A</b> Width (max)	240 ft
Facade Build Out (min)	--
Front Street	80%
Side Street	65%
<b>B</b> Floor Plate	35,000 sf
<b>C</b> Building Height, Stories (min)	4 stories
<b>D</b> Building Height, Stories (max)	9 stories
<b>E</b> Ground Story Height	14 ft
<b>F</b> Upper Story Height	10 ft
Building Height, Feet (max)	145 ft
Roof Type	Flat

### d. Uses & Features



Facade Composition	
<b>A</b> Ground Story Fenestration (min)	70%
<b>B</b> Upper Story Fenestration (min/max)	20% 70%
Blank Wall (max)	20 ft

Use & Occupancy	
Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

## 5. HIGH-RISE DISTRICTS

High-Rise (HR)

e. Reserved



## 10. Mid-Rise Podium Tower

A large floor plate, multi story building type composed of a residential point tower above a mid-rise general building serving as a podium. The podium defines the public realm, provides ground story commercial space, and typically incorporates structured parking. The slender point tower provides density, access to natural light, and views of the sky while also limiting excessive shadows and reduced wind impacts at ground level.

The following images are examples of the mid-rise podium tower building type and are intended only for illustrative purposes.

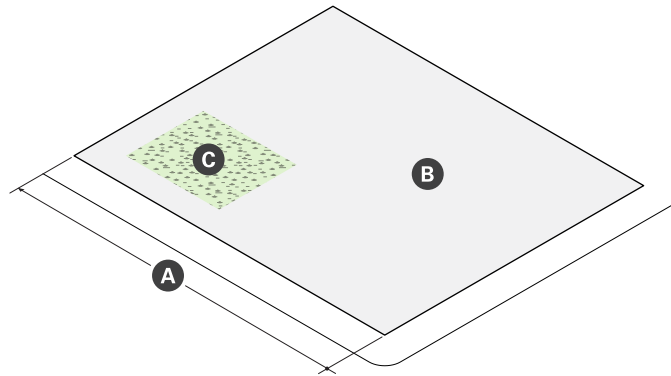


# 5. HIGH-RISE DISTRICTS

High-Rise (HR)

## 10. Mid-Rise Podium Tower (continued)

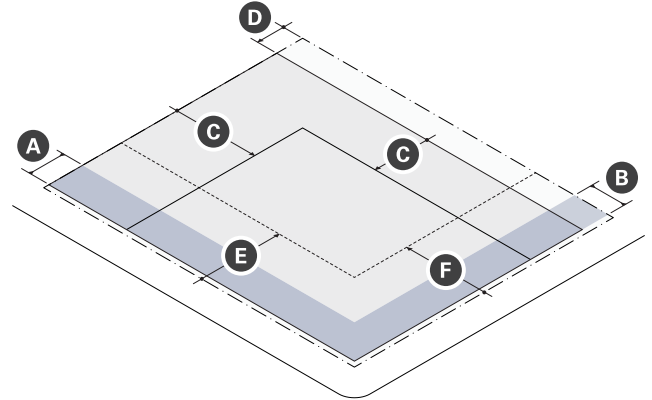
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	150 ft

Lot Development	
<b>B</b> Lot Coverage (max)	100%
<b>C</b> Green Factor (min)	0.20

b. Building Placement

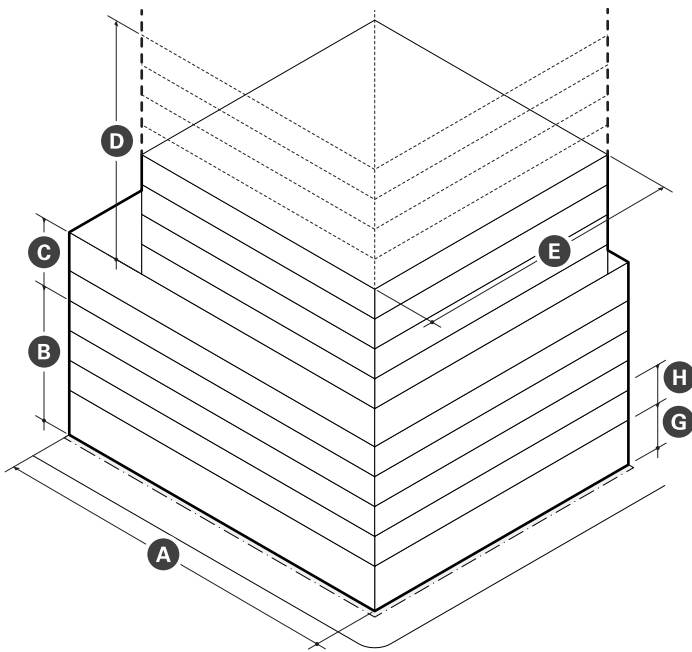


Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	15 ft
<b>B</b> Secondary Front Setback	2 ft	15 ft
<b>C</b> Side Setback (min)	--	
Podium	0 ft	
Podium Abutting NR or LHD	5 ft	
Point Tower	30 ft	
Point Tower Abutting NR or LHD	60 ft	
<b>D</b> Rear Setback (min)	--	
Podium	10 ft	
Podium Abutting NR or LHD	15 ft	
Point Tower	30 ft	
Point Tower Abutting NR or LHD	60 ft	

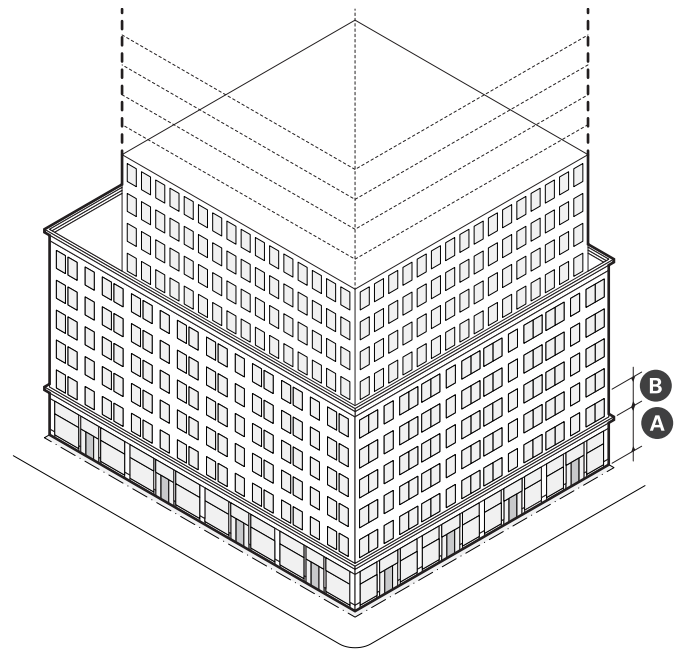
Parking Setbacks	
<b>E</b> Primary Front Setback (min)	30 ft
<b>F</b> Secondary Front Setback (min)	30 ft

## 10. Mid-Rise Podium Tower (continued)

c. Massing & Height



d. Uses & Features



Main Body	
<b>A</b> Width (max)	250 ft
Facade Build Out (min)	80%
Floor Plate (max)	--
Podium	35,000 sf
Point Tower	10,000 sf
<b>B</b> Building Height, Stories (min)	4 stories
Building Height, Stories (max)	--
<b>C</b> Podium	6 stories
<b>D</b> Point Tower	24 stories
Point Tower Dimensions (max)	--
<b>E</b> Width/Depth	100 ft
<b>F</b> Diagonal	145 ft
<b>G</b> Ground Story Height (min)	14 ft
<b>H</b> Upper Story Height (min)	10 ft
Building Height, Feet (max)	--
Podium	80 ft
Point Tower	275 ft
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration (min)	70%
<b>B</b> Upper Story Fenestration (min/max)	20% 50%
Blank Wall (max)	20 ft

Use & Occupancy	
Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
Density Factor	--
Base	875
100% Affordable	625
Outdoor Amenity Space (min)	1/DU

## 5. HIGH-RISE DISTRICTS

### High-Rise (HR)

- e. Housing
  - i. A mid-rise podium tower with six (6) or more dwelling units, whether established through new construction or the conversion of any other existing building type, must provide mandatory affordable housing in accordance with Article 12: Development Benefits.
- f. Design Guidelines
  - i. Fenestration patterns and window configurations should break the direct line of sight between neighboring properties to every extent practicable. Translucent glass on the bottom half of windows or strategically placed landscape elements should be utilized if it is not practical to off-set windows in ways that minimize privacy impacts.
  - ii. Outdoor amenity spaces that are elevated such as roof decks, fully projecting balconies, and upper story rear porches should provide sight obscuring visual screening at the sides to increase privacy, security, and limit views of abutting properties from elevated vantage points.

## 11. Block Building

A very large floor plate, multi-story building type composed of one or more towers above a mid-rise general building serving as a podium. The podium has frontage on three (3) or more thoroughfares or civic spaces and defines the public realm, provides ground story commercial space, and typically incorporates structured parking. The upper stories of a block building can host commercial uses as well as residential.

The following images are examples of the block building type and are intended only for illustrative purposes.



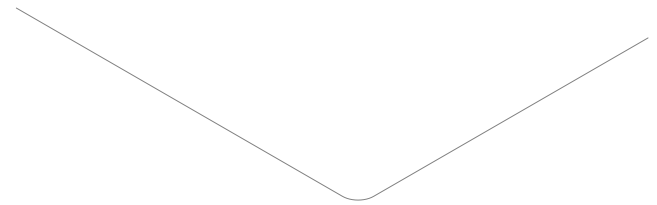
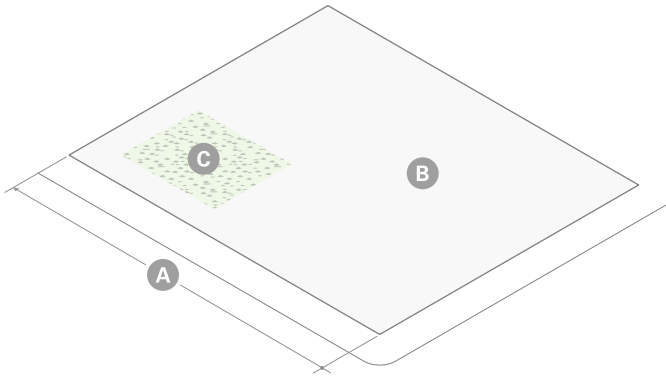
# 5. HIGH-RISE DISTRICTS

High-Rise (HR)

## 11. Block Building (continued)

a. Lot Standards

b. Building Placement



Lot Dimensions	
<b>A</b> Width (min)	200 ft

Lot Development	
<b>B</b> Lot Coverage (max)	100%
<b>C</b> Green Factor (min)	0.20

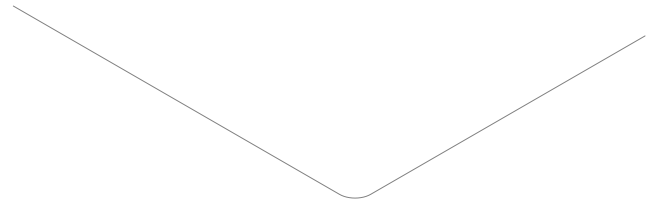
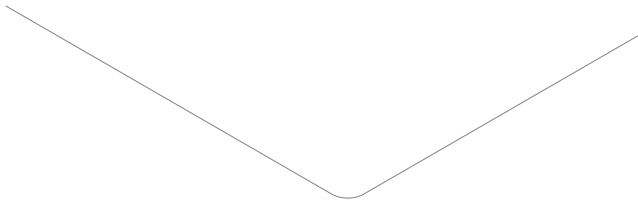
Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	15 ft
<b>B</b> Secondary Front Setback (min/max)	2 ft	15 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
<b>E</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR or LHD (min)	15 ft	

Parking Setbacks	
Primary Front Setback (min)	30 ft
Secondary Front Setback (min)	30 ft

**11. Block Building (continued)**

c. Massing & Height

d. Uses & Features



Main Body	
<b>A</b> Building Width (max)	500 ft
Facade Build Out (min)	--
Front Street	100%
Side Street	100%
Floor Plate (max)	--
Podium	n/a
Tower(s)	30,000 sf
<b>B</b> Building Height, Stories (min)	3 stories
Building Height, Stories (max)	--
<b>C</b> Podium	6 stories
<b>D</b> Tower(s)	10 stories
<b>D</b> Ground Story Height (min)	14 ft
<b>E</b> Upper Story Height (min)	10 ft
Podium	80 ft
Point Tower	145 ft
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration (min)	70%
<b>B</b> Upper Story Fenestration (min/max)	20% 50%
Blank Wall (max)	20 ft

Use & Occupancy	
Ground Story Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
Density Factor	--
Base	875
100% Affordable	625
Outdoor Amenity Space (min)	1/DU

**5. HIGH-RISE DISTRICTS**

High-Rise (HR)

e. Reserved



**12. Building Components**

- a. Building components are accessory features that increase the habitable square footage or enhance the usefulness of a building.
- b. Building components are permitted as specified on Table 5.1 (a).
- c. Building components not expressly authorized are prohibited.

**TABLE 5.1 (a) HR Building Components**

	Awning	Entry Canopy	Bay	Balcony	
					Specific Standards
General Building	P	P	P	P	§5.1.7
Commercial Building	P	P	P	P	§5.1.8
Lab Building	P	P	P	N	§5.1.9
Mid-Rise Podium Tower	P	P	P	P	§5.1.10
Block Building	P	P	P	P	§5.1.11

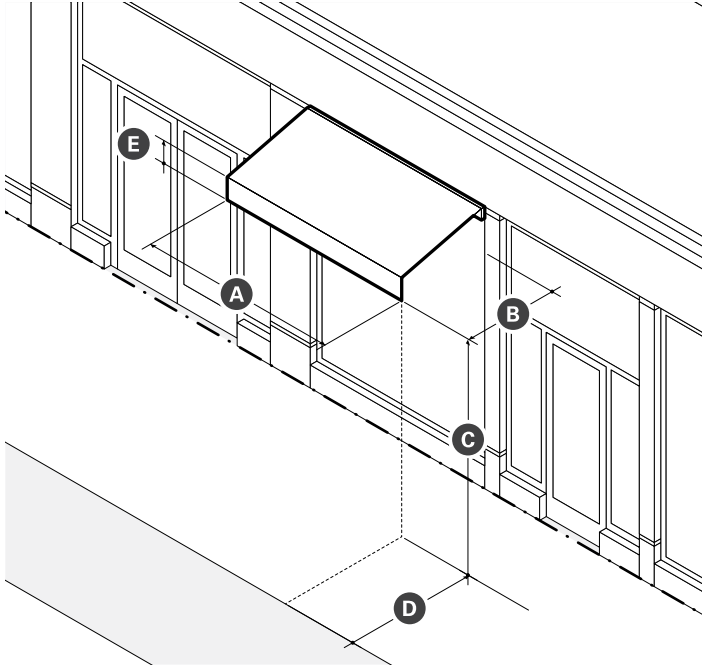
P - Permitted      SP - Special Permit Required      N - Not Permitted

# 5. HIGH-RISE DISTRICTS

High-Rise (HR)

## D. Awning

- i. A wall mounted, pitched covering extending from a building to provide shade and weather protection for pedestrians.

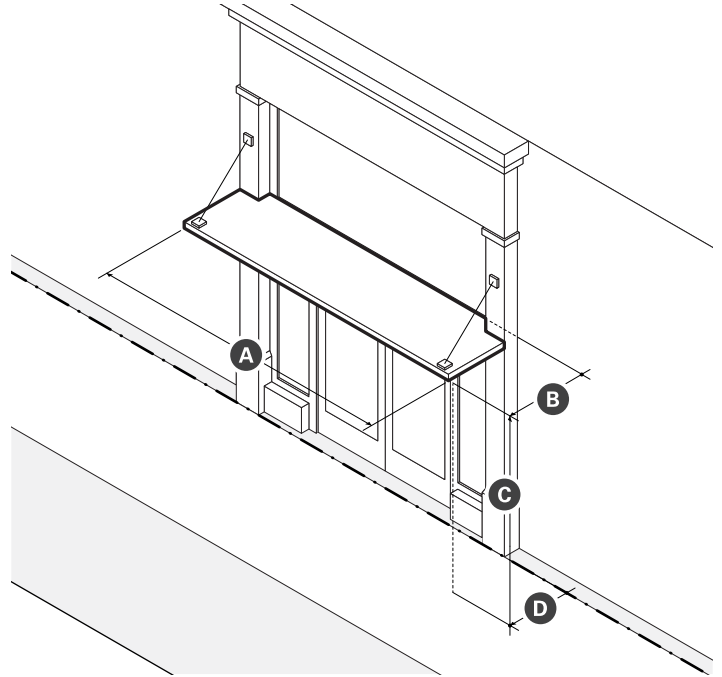


Dimensions	
<b>A</b> Width (min)	See §X
<b>B</b> Projection (min)	3 ft
<b>C</b> Clearance (min)	8 ft clear
<b>D</b> Setback from Curb (min)	1.5 ft
<b>E</b> Valance Height (max)	12 in

- ii. Standards
  - a). Awnings must be securely attached to and supported by the building and must fit the windows or doors the awning is attached.
  - b). An awning must be made of durable, weather-resistant material that is water repellent.
  - c). Internally illuminated or back-lit awnings are prohibited.
  - d). An awning that projects over the sidewalk of a public thoroughfare requires compliance with all City Ordinances.

## E. Entry Canopy

- i. An entry canopy is a wall-mounted structure that provides shade and weather protection over the entrance of a building.

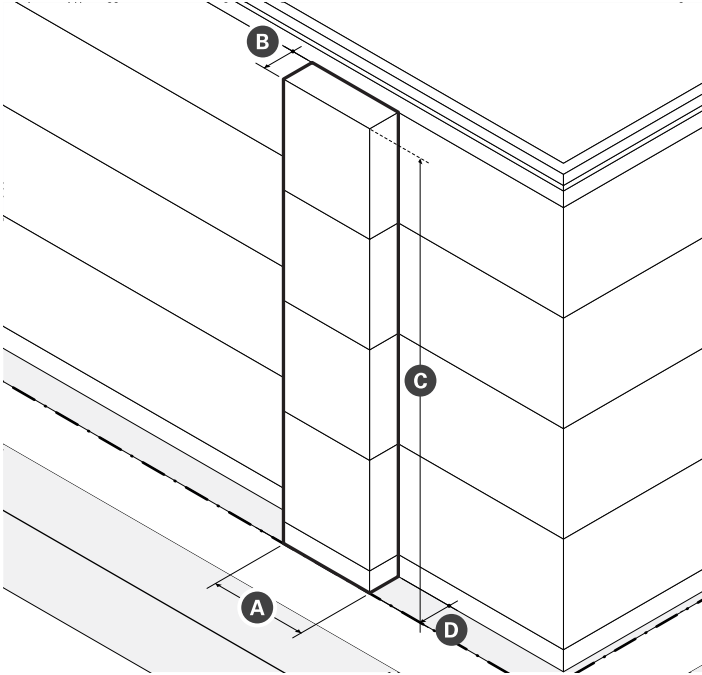


Dimensions	
<b>A</b> Width (min)	See §X
<b>B</b> Depth (max)	3 ft
<b>C</b> Clearance (min)	8 ft clear
<b>D</b> Permitted Setback Encroachment (max)	100%

- ii. Standards
  - a). Entry canopies must be visually supported by brackets, cables, or rods.
  - b). The width of an entry canopy must be equal to or greater than the width of the doorway surround or exterior casing it is mounted over.

## F. Bay

- i. A bay is a window assembly extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building's facade.

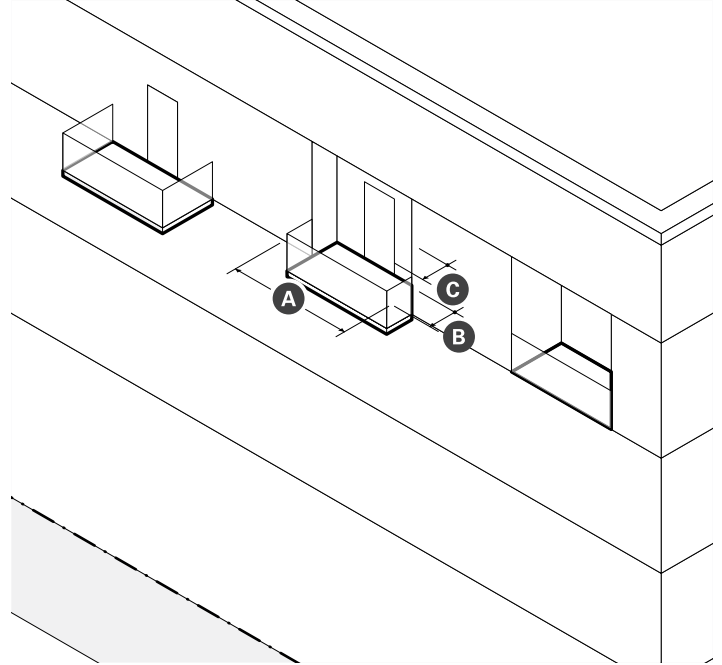


Dimensions	
<b>A</b> Width (min)	50% of facade or elevation
<b>B</b> Depth (max)	3 ft
<b>C</b> Height (max)	Height of Building
Fenestration (min)	60%
<b>D</b> Permitted Setback Encroachment (max)	3 ft

- ii. Standards
  - a). Bays must have a foundation extending all the way to ground level or be visually supported by brackets or other architectural supports.
  - b). Bays projecting over the sidewalk of a public thoroughfare must have two (2) stories of clearance and compliance with all City Ordinances.

## G. Balcony

- i. A balcony is a platform with a railing that provides outdoor amenity space.



Dimensions	
<b>A</b> Width (min)	5 ft
<b>B</b> Depth (max)	5 ft
Area (min)	50 ft
Clearance (min)	10 ft
<b>C</b> Permitted Front Setback Encroachment (max)	6 ft

- ii. Standards
  - a). Balconies may be recessed, projecting, a combination of the two, or terraced as part of the roof of a portico, porch, or bay.
  - b). A balcony that projects over the sidewalk of a public thoroughfare requires compliance with all City Ordinances.
  - c). The guard rail of any balcony oriented toward a front lot line must permit visual supervision of the public realm through the posts and rails.
  - d). The guard rail of any balcony oriented toward a side or rear lot line abutting the NR district must include sight obscuring visual screening so that it is at least fifty percent (50%) opaque.

# 5. HIGH-RISE DISTRICTS

High-Rise (HR)

## 13. Private Frontages

- a. Private frontage must be designed as one (1) or more frontage types.
- b. Frontage types facilitate access to principal entrances and serve as the interface and transition between the private realm (building interiors) and the public realm (sidewalks and civic spaces).
- c. Frontage types are permitted according to Table 5.1 (b).
- d. Frontage types may be combined as specified for each type and multiple frontage types may exist for buildings that have more than one principal entrance.

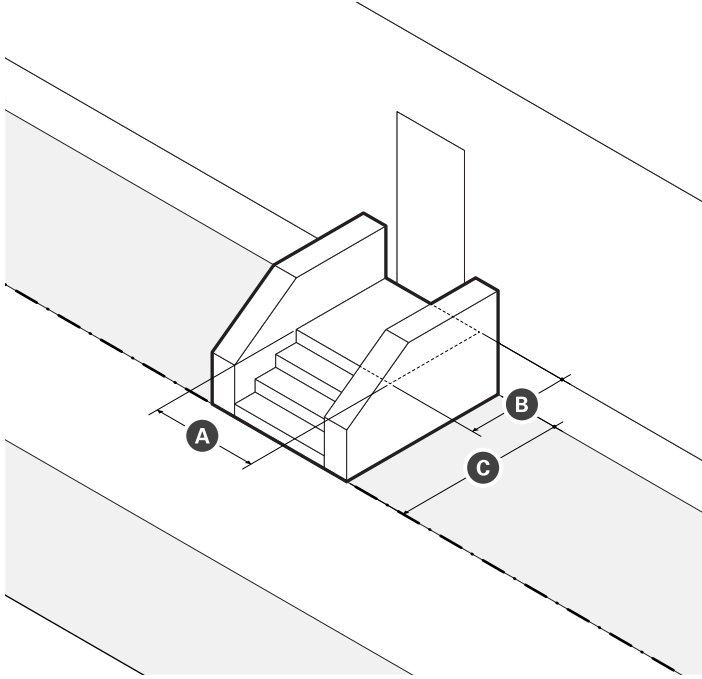
**TABLE 5.1 (b) HR Frontage Types**

	Stoop	Lightwell	Dooryard	Forecourt	Lobby Entrance	Storefront	Terrace	Arcade	Specific Standards
General Building	N	N	N	P	P	P	P	P	§X
Commercial Building	N	N	N	P	P	P	P	P	§X
Lab Building	N	N	N	P	P	P	P	P	
Mid-Rise Podium Tower	N	N	N	N	P	P	P	P	
Block Building	N	N	N	P	P	P	P	P	

P - Permitted      SP - Special Permit Required      N - Not Permitted

## E. Stoop

- i. A stoop is a frontage type featuring a set of stairs with a landing leading to the entrance of a building.

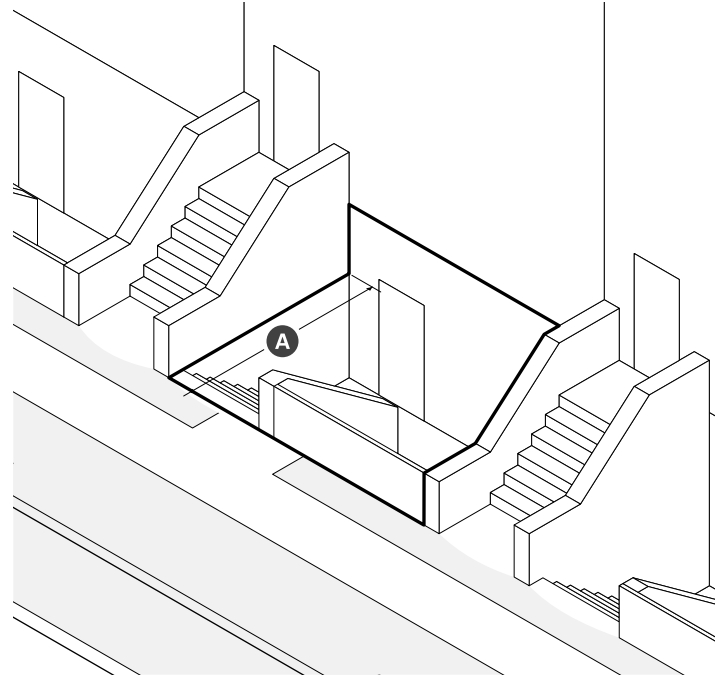


Dimensions	
<b>A</b> Landing Width (min)	4 ft
<b>B</b> Landing Depth (min)	4 ft
<b>C</b> Permitted Front Setback Encroachment (max)	100%

- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with pervious, porous, or permeable materials.
  - b). Stairs may be recessed into the building facade when the building is setback four (4) feet or less.
  - c). Stairs are not permitted to encroach onto any abutting sidewalk.
  - d). Stairs may be built perpendicular or parallel to the building facade, but must lead directly to ground level or an abutting sidewalk.

## F. Lightwell

- i. A frontage type featuring a sunken ground level to allow light and often access into basement levels or to accommodate a change in grade at the front of a building.



Dimensions	
<b>A</b> Depth (min)	4 ft
Fenestration (min)	--
Residential Uses	30%
Commercial Uses	50%

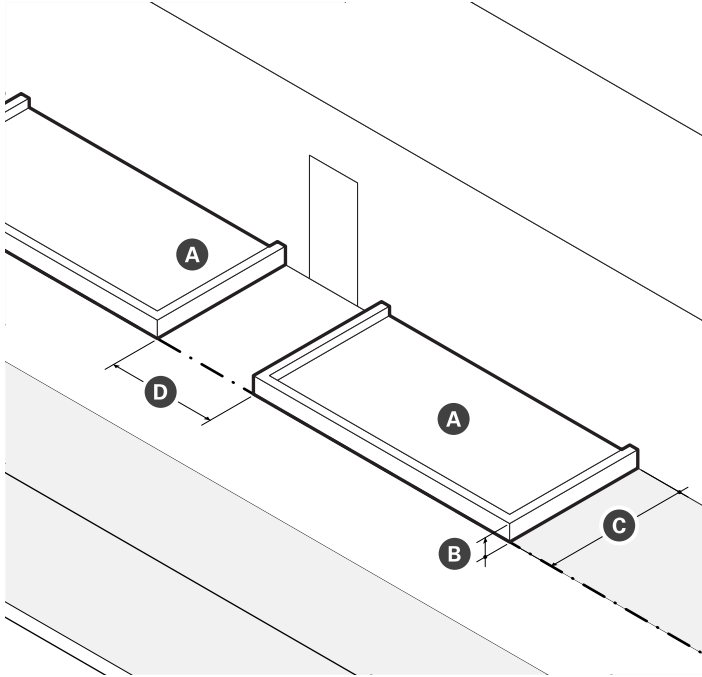
- ii. Standards
  - a). The principal entrance to upper stories must be provided at the ground story, rather than the basement.
  - b). An entrance to the basement is permitted on the below grade portion of the facade.
  - c). Below grade spaces are required to have windows and doors with highly transparent, low reflectivity glass.
  - d). A short fence is required at the front the sunken portion of the lot.

# 5. HIGH-RISE DISTRICTS

High-Rise (HR)

## G. Dooryard

- i. A dooryard is a frontage type featuring fenced or elevated gardens or patios that buffer dwellings from an adjacent sidewalk.

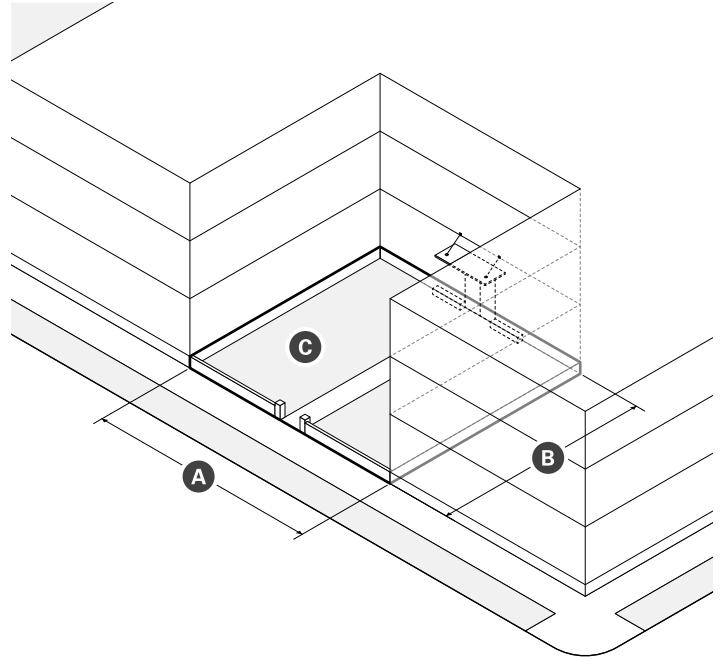


Dimensions	
<b>A</b> Landscaped Area (min)	4 ft
<b>B</b> Elevation above Sidewalk (min)	6 in
<b>C</b> Depth (min)	8 ft
<b>D</b> Path of Travel (min)	3 ft

- ii. Standards
  - a). Dooryards are an appropriate frontage type for a zero-step, accessible entrance, but may include steps leading to the entrance of the building.
  - b). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - c). A curb or retaining wall that is no taller than structurally necessary may be built around the planter, garden, terrace, or otherwise landscaped area.
  - d). Circulation between adjacent dooryards is prohibited.

## H. Forecourt

- i. A forecourt is a frontage type featuring a landscaped semi-public area, open to the sky, formed by a recess in a central portion of a buildings facade.

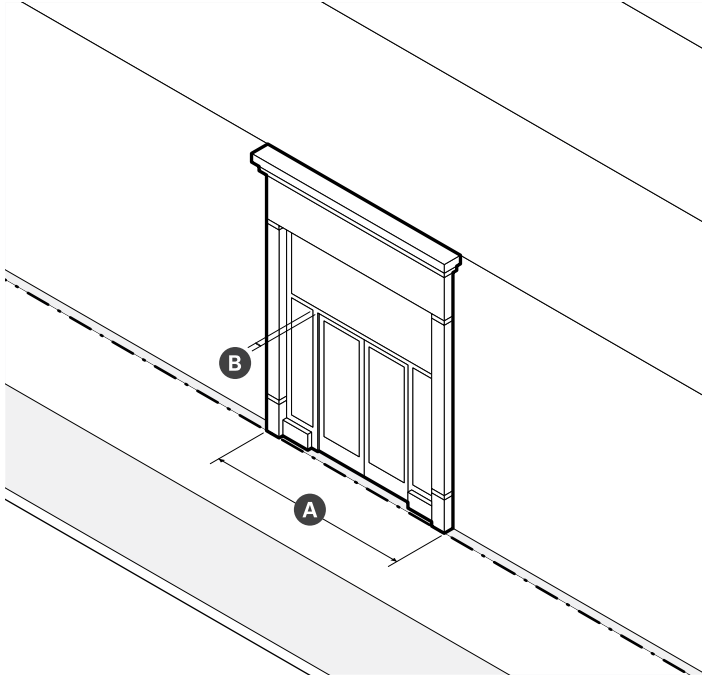


Dimensions	
<b>A</b> Width (min)	12 ft
<b>B</b> Depth (min)	12 ft
Height to Width Ratio (max)	2 to 1
<b>C</b> Landscaped Area (min)	30%

- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - b). Forecourts are considered part of the building for the purpose of measuring facade build out.
  - c). A forecourt must be enclosed by walls on three sides.
  - d). Porches, stoops, porticos, entry canopies, and balconies may encroach into the forecourt.
  - e). Driveways, parking spaces, passenger drop-offs, garage entrances, loading and service areas, exhaust vents, mechanical equipment, and refuse or recycling storage are not permitted in forecourts.

## I. Lobby Entrance

- i. A lobby entrance is a frontage type featuring a non-load bearing assembly of entry doors and windows providing access and light to the lobby of a building.

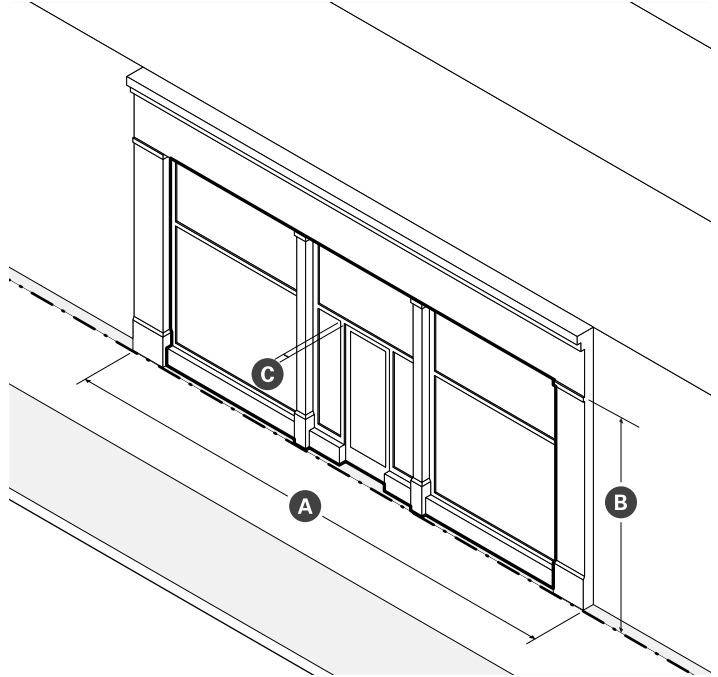


Dimensions	
<b>A</b> Width (max)	30 ft
<b>B</b> Ancillary Column Width (max)	2 ft
Depth of Recessed Entry (max)	5 ft

- ii. Standards
  - a). Lobby entrances must be well-defined, clearly visible, and universally accessible from the abutting sidewalk.
  - b). When a lobby entrance is setback from the front lot line, the frontage must be paved to match the abutting sidewalk.

## J. Storefront

- i. A storefront is a frontage type featuring a non-load bearing assembly of commercial entry doors and substantial windows for the display of goods, services, and signs.



Dimensions	
<b>A</b> Width (max)	30 ft
<b>B</b> Ancillary Column Width (max)	3 ft
<b>C</b> Distance between Fenestration (max)	2 ft
Recessed Entrance Depth (max)	5 ft

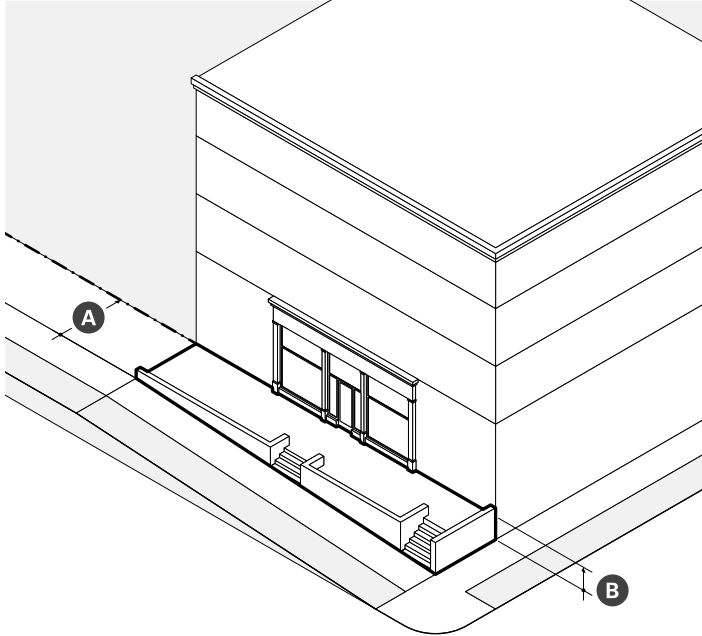
- ii. Standards
  - a). An unobstructed view of the interior space or a lighted and maintained merchandise display(s) must be provided for a depth of at least four (4) feet behind storefront display windows.
  - b). The principal entrance of a storefront must be a glass panel door centered between or set to one side of the display windows.
  - c). Recessed entrances may be no wider than fifteen (15) feet per individual entry.
  - d). When storefronts are setback from the front lot line, the ground must be paved to match the abutting sidewalk.
  - e). When present, awnings and canopies must be mounted between columns, pilasters, or piers; above doorways and display windows; and below the sign band.
  - f). Security grills, gates, and roll-down security doors and windows are prohibited.

# 5. HIGH-RISE DISTRICTS

High-Rise (HR)

## K. Terrace

- i. A terrace is a frontage type featuring an elevation of the ground level to accommodate a change in grade that provides circulation and access along the front of a building.

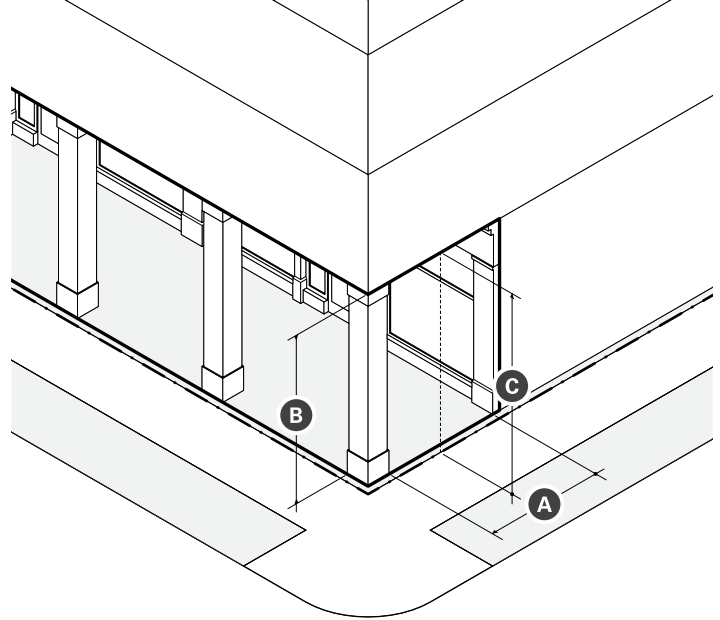


Dimensions	
<b>A</b> Depth (min)	20 ft
<b>B</b> Finish above Sidewalk (min/max)	18 in   4 ft
Distance between Stairs (max)	50 ft

- ii. Standards
  - a). Terrace frontage must be paved to match the abutting sidewalk.
  - b). Frequent steps up to the terrace are required to avoid blank wall along the sidewalk and maximize pedestrian access.

## L. Arcade

- i. An arcade is a frontage type featuring a pedestrian walkway covered by the upper floors of a building. The ground story facade is setback and upper floors are supported by a colonnade or supports.



Dimensions		
<b>A</b> Depth (min/max)	10 ft	15 ft
<b>B</b> Height (max)	1 story	
<b>C</b> Clearance (min/max)	14 ft	24 ft

- ii. Standards
  - a). Arcades must extend the entire width of a building and must have a consistent depth.
  - b). Support columns or piers may be spaced no farther apart than they are tall.
  - c). Arcades are considered part of the building for the purpose of measuring facade build out.
  - d). Arcades may be combined only with storefront and lobby entrance frontages.
  - e). The finished ceiling of an arcade interior may be arched or flat, but must have a greater clearance than the openings between columns or piers.



## 14. Building Design Standards

- a. Pedestrian Circulation
  - i. When development occurs on any lot abutting a thoroughfare where the sidewalk is less than twelve (12) feet in total width, the building must be setback an additional distance to accommodate expansion of the abutting sidewalk to a width of at least twelve (12) feet. The minimum and maximum front setbacks for each building type are increased accordingly.
- b. Facade Design
  - i. All building facades must provide surface relief through the use of balconies, Bays, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other architectural features that either recess or project from the average plane of the facade by at least four (4) inches.
  - ii. Vents, exhausts, and other utility features on building facades must be architecturally integrated into the design of the building.
  - iii. Building facades, excluding apartment buildings, must provide a frame for each storefront and lobby entrance in accordance with the following architectural techniques:
    - a). A horizontal lintel or beam (architrave) and cornice that extends across the full width of the building and is supported by columns, pilasters, or piers; or
    - b). A horizontal beam or fascia (architrave) positioned between columns, pilasters, or piers that extend from the upper stories of a building all the way to the ground.
  - iv. When present, a horizontal lintel, beam, or fascia (architrave) serves as the sign band for each storefront.
- c. Towers
  - i. The separation distance between all towers must be at least eighty (80) feet, measured from the exterior walls and excluding balconies.
  - ii. The separation distance between towers may be decreased to a minimum of fifty (50) feet by Special Permit through the use of creative architectural solutions such as offset towers/ views, non-parallel walls, or tapering/curved tower forms, that increase the actual or perceived tower separation distance, provided that both privacy and natural light are provided and no adverse environmental conditions are created.
  - iii. In its discretion to approve or deny a Special Permit authorizing a decrease in tower separation below the standard eighty (80) foot minimum, the Review Board shall consider the following:
    - a). The review considerations for all Special

- Permits (see Section 5.1 Special Permits);
- b). View corridors from windows of new and existing towers;
- c). The effectiveness of architectural techniques to increase the actual or perceived tower separation distance.

## 15. Architectural Design Guidelines

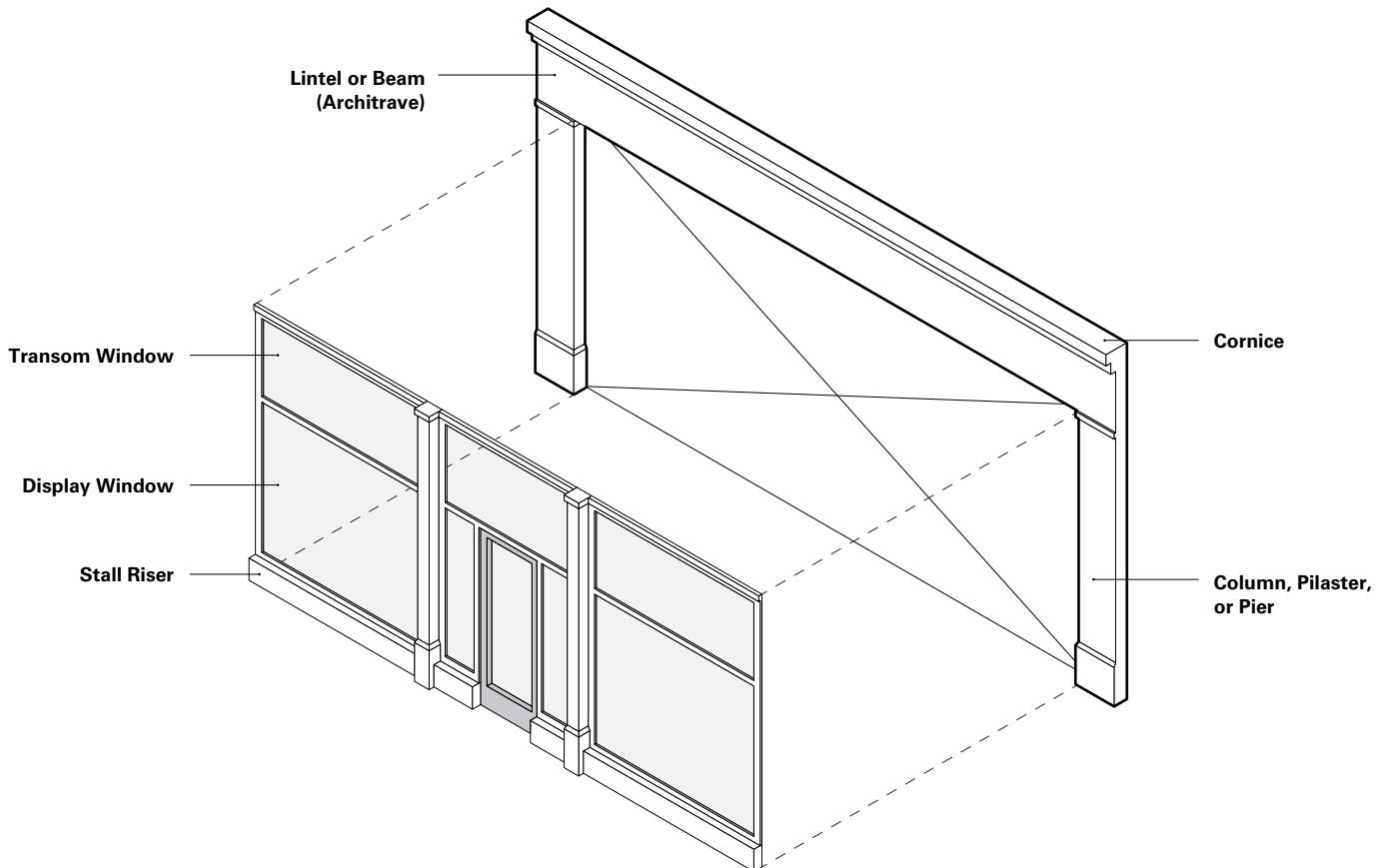
- a. In the absence of any official architectural design guidelines adopted by the Planning Board, the following shall inform the Design Review process for all development within the High-Rise district.
  - i. Facade Articulation
    - a). Building facades should be vertically articulated with Architectural Bays to visually break down and minimize the apparent mass of buildings, shorten the perception of distance/length, provide structure to the composition and disposition of fenestration, enhance pedestrian orientation, and add visual interest to the public realm.
    - b). Architectural bays should be derived, in general, from the building's structural bay spacing.
    - c). Architectural bays should have buttresses, pilasters, columns, or piers that extend either all the way to the ground or to the cornice and sideband of ground level storefronts.
    - d). Architectural bays should align, in general, with individual or groups of storefront and lobby entrance frontages of the ground story of a building.
    - e). In most circumstances, the vertical buttresses, pilasters, columns, or piers of Architectural Bays should always project further and be uninterrupted by any horizontal elements of a facade, excluding the cornice, band, or other architectural feature(s) used to differentiate ground level storefronts from upper stories.
  - ii. Fenestration
    - a). Fenestration should align vertically within each architectural bay and horizontally across each story of a building.
    - b). Upper stories should have a window to wall area proportion that is lower than that of the ground floor.
    - c). Windows should be punched into walls and glass should be inset from exterior wall surfaces.
    - d). Series of windows set side by side to form a continuous horizontal band across a facade (aka 'ribbon windows') should be avoided.
    - e). Solid wall materials should be used to frame groups of windows to reduce the perceived

# 5. HIGH-RISE DISTRICTS

## High-Rise (HR)

- iii. Materials
  - a). The palette of wall materials and colors used for a building should be kept to a minimum, preferably three. Similar wall materials as found on adjacent or nearby buildings should be used to strengthen district character and provide continuity and unity between buildings of divergent size, scale, and architectural styles.
  - b). Acceptable wall materials include architectural concrete or pre-cast concrete panels, natural or cast stone, curtain wall and heavy gage metal panel, and brick. Value added materials such as natural or cast stone, concrete, glazed or unglazed architectural terracotta, and brick should be used as wall materials where pedestrians closely encounter and interact with buildings.
  - c). Exterior Insulation and Finish Systems (EIFS) should never be used for the base of a building.
  - d). Horizontal or vertical board siding and shingles, whether wood, metal, plastic (vinyl), masonry, or composite materials, should be used only for smaller scale apartment buildings.
  - e). Two or more wall materials should be combined only one above the other. Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight.
  - f). Building wall materials that are lighter in color, tint, or shade should be used for the lower floors of a building, with materials darker in color, tint, or shade used above.
  - g). If a building's massing and pattern of fenestration is complex, simple or flat wall materials should be used; if a building's massing and pattern of fenestration is simple, walls should include additional texture and surface relief.
  - h). Side and rear building elevations that are visible from the public realm should have a level of trim and finish that is compatible with the facade of the building.

**FIGURE 5.1 (b) Elements of a Storefront**



- i). Balconies should have either metal railing or glass guardrail systems.
- iv. Storefronts
  - a). The design of storefronts should invite interaction, enliven the pedestrian environment, and provide a secondary, more intimate source of lighting at night.
  - b). Monotonous and repetitive storefront sign types, and sign designs should be avoided.
  - c). Where a pedestrian street intersects with a side street, commercial spaces should wrap the corner and include at least one storefront on the side street.
  - d). A paneled or rendered stallriser at least one (1) foot in height should be included below display windows.
  - e). Where height permits, transom windows should be included above storefront doors and display windows to allow additional natural daylight to penetrate into the interior space.
  - f). Awnings are encouraged for each storefront to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended, and operable.
  - g). Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged.
- v. Entrances
  - a). Principal entrances should be optimally located, well defined, clearly visible, and universally accessible from the adjacent sidewalk.
  - b). Each ground floor use should have an individual entrance with direct access onto a sidewalk.
  - c). Storefront doors should not obstruct pedestrians walking past or alongside a building.
  - d). Lobby entrances required for upper story uses should be limited in width (frontage) and separate from the entrance for any ground floor uses.
  - e). Features such as a double-height ceiling, distinctive doorway, decorative lighting, recessed facade, or a change in paving material within the setback area should be used to make lobbies for upper story commercial uses distinctive while preserving floor space for other ground floor uses.
- vi. Details
  - a). Architectural details, ornamentation, and articulations should be used with building fenestration to create a harmonious composition that is consistent throughout the building, so that the building appears as a unified whole and not as a collection of unrelated parts that adds to the impression of bulk.
  - b). Exterior lighting (building, storefront, and landscape) should be integrated into the design of the building, create a sense of safety, and encourage pedestrian activity at night through layers of light that contribute to the nighttime experience.
  - c). Exterior lighting should relate to pedestrians and accentuate major architectural or landscape features, but should be shielded to reduce glare and eliminate light being cast into the night sky.
  - d). The upper portions of buildings, especially high-rise buildings, should provide visual interest and a variety in detail and texture to the skyline.
  - e). Mechanical and utility equipment should be integrated into the architectural design of the building or screened from public view. Penthouses should be integrated with the buildings architecture, and not appear as foreign structures unrelated to the building they serve.
  - f). Ventilation intakes/exhausts should be located to minimize adverse effects on pedestrian comfort along the sidewalk and within outdoor spaces.
  - g). Buildings at terminated vistas should be articulated with design features that function as focal points to create memorable views that add to the character and enhance the aesthetics of the neighborhood.

## 5. HIGH-RISE DISTRICTS

High-Rise (HR)

### 16. Use Provisions

- a. General
  - i. The use of real property is subject to the provisions of Article 9.0 Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9.0, the provisions of Article 9.0 apply.
- b. Permitted Uses
  - i. Uses are permitted as specified on Table 5.1 (c). Use categories not expressly authorized are prohibited.
  - ii. All uses must comply with any use-specific standards applicable for each use in §9.2 Use Definitions & Limitations.
  - iii. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.
- c. Use Limitations
  - i. The use of any ground story commercial space fronting a pedestrian street, excluding lobbies for upper story uses, is limited to the following principal use categories:
    - a). Arts & Creative Enterprise
    - b). Eating & Drinking Establishment
    - c). Retail
    - d). Civic & Institutional
- d. Required Uses
  - i. A minimum of five percent (5%) of the gross floor area of any gross leasable commercial floor space in any building must be provided as leasable floor area for uses from the Arts & Creative Enterprise use category.
- e. Increases in Density
  - i. Existing structures may not be altered to conflict with number of dwelling units permitted for each building type.
  - ii. The alteration or renovation of an existing building that results in any increase of the number of dwelling units requires a special permit. See §15.2.1. Special Permit for more information.
    - a). In its discretion to approve or deny a Special Permit authorizing an increase in the number of dwelling units in an existing building, the Review Board shall consider the following:
      - i). the review considerations for all Special Permits as specified in §15.2.1. Special Permit; and
      - ii). the quality of the living space in terms of functional area.

**TABLE 5.1 (c) HR Permitted Uses**

Use Category Specific Use	HR	Use Specific Standards
<b>Arts &amp; Creative Enterprise</b>		
Artisan Production	P	§9.2.2.a
Arts Exhibition	P	§9.2.2.b
Arts Sales & Services	P	§9.2.2.c
Co-working	P	§9.2.2.d
Design Services	P	§9.2.2.e
Shared Workspaces & Arts Education	P	§9.2.2.f
<b>Civic &amp; Institutional</b>		
Community Center	P	§9.2.4.a
Hospital	SP	§9.2.4.b
Library	P	§9.2.4.c
Minor Utility Facility	SP	§9.2.4.d
Museum	P	§9.2.4.f
Private Non-Profit Club or Lodge	SP	§9.2.4.g
Religious & Educational Uses Protected by M.G.L. 40A, Sec. 3	P	§9.2.4.h
<b>Commercial Services</b>		
Animal Services (as noted below)	--	§9.2.5.a
Pet Grooming	P	§9.2.5.a.ii
Veterinarian	SP	§9.2.5.a.iv
Assembly & Entertainment	SP	§9.2.5.b
Banking & Financial Services (except as noted below)	P	§9.2.5.c
Personal Credit	SP	§9.2.5.c.i
Broadcast and/or Recording Studio	P	§9.2.5.d
Building & Home Repair Services	SP	§9.2.5.e
Business Support Services	P	§9.2.5.f
Caterer/Wholesale Food Production	SP	§9.2.5.g
Day Care Service (as noted below)	--	§9.2.5.h
Adult Day Care Center	P	§9.2.5.h.i
Child Day Care Center	P	§9.2.5.h.ii
Educational Institution	P	§9.2.5.i
Maintenance & Repair of Consumer Goods	P	§9.2.5.j
Personal Services (except as noted below)	P	§9.2.5.k
Body-Art Establishment	SP	§9.2.5.k.i
Gym or Health Club	P	§9.2.5.k.ii
Funeral Home	SP	§9.2.5.k.iii

P - Permitted      SP - Special Permit Required      N - Not Permitted

# 5. HIGH-RISE DISTRICTS

High-Rise (HR)

**TABLE 5.1 (c) HR Permitted Uses (continued)**

Use Category Specific Use	HR	Use Specific Standards
Health Care Provider	SP	§9.2.5.k.iv
Recreation Facility	SP	§9.2.5.l
<b>Vehicle Parking, Commercial (except as follows)</b>	--	§9.2.5.m
Bike Share Parking	P	§9.2.5.m.i
Car Share Parking (3 or less spaces)	P	§9.2.5.m.ii
Car Share Parking (4 or more spaces)	P	§9.2.5.m.ii
Public Parking	P	§9.2.5.m.iii
<b>Eating and Drinking</b>		
Bar or Tavern	P	§9.2.6.a
Bakery/Café/Coffee Shop	P	§9.2.6.b
Formula Eating & Drinking Establishment	SP	§9.2.6.c
<b>Lodging</b>		
Bed & Breakfast	SP	§9.2.7.a
Hotel or Hostel	SP	§9.2.7.b
<b>Office</b>		
General Office	P	§9.2.8.a
Research and Development and/or Laboratory	P	§9.2.8.b
<b>Residential</b>		
Household Living	SP	§9.2.9.a
<b>Group Living (except as follows)</b>	SP	§9.2.9.b
Community or Group Residence	P	§9.2.9.b.i
Dormitory, Fraternity or Sorority	SP	§9.2.9.b.ii
Homeless Shelter	SP	§9.2.9.b.iii
Nursing Home/Assisted Living Facility	SP	§9.2.9.b.iv
Rooming House	SP	§9.2.9.b.v
<b>Retail Sales</b>		
Building/Home Supplies & Equipment	SP	§9.2.10.a
<b>Consumer Goods (except as follows)</b>	P	§9.2.10.b
Alcohol Sales	SP	§9.2.10.b.i
Drug Paraphernalia Store	N	§9.2.10.b.ii
Firearms Sales	N	§9.2.10.b.iii
Medical Marijuana	N	§9.2.10.b.iv
Pet Store	SP	§9.2.10.b.v
Formula Retail	SP	§9.2.10.c

P - Permitted      SP - Special Permit Required      N - Not Permitted

**TABLE 5.1 (c) HR Permitted Uses (continued)**

Use Category Specific Use	HR	Use Specific Standards
Fresh Food Market or Grocery Store	P	§9.2.10.d
Farm/Vendor Market	P	§9.2.10.e
<b>Urban Agriculture</b>		
Farming (as noted below)	--	§9.2.11.a
Commercial Farm	P	§9.2.11.a.i
Community Farm	P	§9.2.11.a.ii
Community Gardening	P	§9.2.11.b
<b>Accessory Uses</b>		
Home Occupations (as noted below)	--	§9.2.12.b
Home Office	P	§9.2.12.b.v
Tourist Home	P	§9.2.12.c
Urban Agriculture (as noted below)	--	§9.2.12.d
Apiculture	P	§9.2.12.d.i
Aviculture	P	§9.2.12.d.ii
Commercial Farming	P	§9.2.12.d.iii
Residential Gardening	P	§9.2.12.d.iv

P - Permitted      SP - Special Permit Required      N - Not Permitted

# 5. HIGH-RISE DISTRICTS

High-Rise (HR)

## 17. Vehicular Parking

- a. Parking Standards
  - i. Bicycle and motor vehicle parking must be provided as specified on Table 5.1 (d), except as follows:
    - a). Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of Table 5.1 (d).
    - b). Any change in use within a non-residential structure constructed before the effective date of this Ordinance, provided that the change is to a permitted use, is exempt from any minimum requirements of Table 5.1 (d).
  - ii. There are no parking requirements for accessory uses.
  - iii. Motor vehicle parking spaces may be shared between uses on the same lot and buildings on the same block in accordance with §11.3 Shared Parking.
- b. Type
  - i. Motor vehicle parking may be provided as above ground structured parking or underground structured parking.
- c. Unbundled Parking
  - i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.
  - ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.
- d. Parking Design
  - i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 Motor Vehicle Parking of this Ordinance.
  - ii. Driveways, curb cuts, and vehicular entrances to parking lots, parking structures, loading docks, and service areas are not permitted along primary front lot lines abutting a pedestrian street, but may provide access from a side street or alley.
  - iii. Driveways may be located within a required side and rear setback areas, but are not permitted between the facade of a building and any front lot line.
  - iv. Driveways may be no more than twenty four (24) feet in width at the frontage.
  - v. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.
  - vi. Unless otherwise specified, only one (1) curb cut is permitted per front lot line.
  - vii. Curb cuts must be located to minimize conflict with pedestrians, bicyclists, and motor vehicles on the thoroughfare they provide access to and from.
  - viii. Curb cuts may be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs.
  - ix. Driveway crossings traversing sidewalks with paved furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include sloped flares on either side of the driveway apron.
  - x. Driveway crossings traversing sidewalks with continuously planted furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include returned

**TABLE 5.1 (d) Vehicular Parking**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Arts &amp; Creative Enterprise</b>				
Artisan Production	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Arts Exhibition	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf
Arts Sales & Services	1 / 10,000 sf	1 / 3,000 sf	1 / 200 sf	1 / 1,000 sf
Design Services	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Shared Workspaces & Arts Education	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit



**TABLE 5.1 (d) Vehicular Parking (continued)**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Civic &amp; Institutional</b>				
Community Center	1 / 10,000 sf	4 / 10,000 sf	1 / 1,800 sf	1 / 600 sf
Educational Facility	1.0 / classroom	4.0 / classroom	1.5 / classroom	3.0 / classroom
Hospital	10 per entrance	1 / 5,000 sf	1 / 200 sf	1 / 1,000 sf
Library	1 / 3,000 sf	1 / 5,000 sf	1 / 800 sf	1 / 500 sf
Minor Utility Facility	n/a	n/a	n/a	n/a
Museum	1 / 2,000 sf	1 / 10,000 sf	1 / 800 sf	1 / 500 sf
Private Non-Profit Club or Lodge	1 / 2,000 sf	1 / 10,000 sf	1 / 200 sf	1 / 1,000 sf
<b>Commercial Services</b>				
Animal Services (as noted below)	1 / 2,500 sf	1 / 10,000 sf	–	–
Pet Grooming	–	–	1 / 500 sf	1 / 400 sf
Veterinarian	1 / 2,000 sf	1 / 5,000 sf	1 / 500 sf	1 / 500 sf
Assembly & Entertainment	1 / 40 seats	1 / 10,000 sf	1 / 6 seats	1 / 6 seats
Banking & Financial Services (except as noted below)	1 / 2,000 sf	1 / 10,000 sf	1 / 450 sf	1 / 400 sf
Broadcast and/or Recording Studio	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 600 sf
Building & Home Repair Services	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 2,000 sf
Business Support Services	1 / 2,500 sf	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Caterer/Wholesale Food Production	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 1,000 sf
Day Care Service	2	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Maintenance & Repair of Consumer Goods	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Personal Services (except as noted below)	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Gym or Health Club			1 / 200 sf	1 / 500 sf
Funeral Home				
Health Care Provider	1 / 2,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 300 sf
Recreation Facility	1 / 2,500 sf	1 / 10,000 sf		
Vehicle Parking	n/a	10 or 1 / 10 motor vehicle spaces	n/a	n/a

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

# 5. HIGH-RISE DISTRICTS

High-Rise (HR)

**TABLE 5.1 (d) Vehicular Parking (continued)**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Eating and Drinking</b>				
Bar/Restaurant/Tavern	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
Bakery/Café/Coffee Shop	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
Formula Eating & Drinking Establishment	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
<b>Lodging</b>				
Bed & Breakfast	1 / 20 rooms	1 / 10 rooms	1 / DU + 1 / 4 guest rooms	1 / DU + 1 / 4 guest rooms
Hotel or Hostel	1 / 20 rooms	1 / 10 rooms	1 / 2 guest rooms	1 / 2 guest rooms
Short Term Rental	1 / 20 rooms	1 / 10 rooms	n/a	n/a
<b>Office</b>				
Co-Working	1 / 20,000 sf	1 / 3,000 sf	1 / 1,200 sf	1 / 800 sf
General Office	1 / 20,000 sf	1 / 3,000 sf	1 / 900 sf	1 / 650 sf
Research and Development and/or Laboratory	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf
<b>Residential</b>				
Household Living	0.1 / DU	1.0 / DU	1.0 / DU	1.0 / DU
Group Living (except as follows)	0.05 / room	0.5 / room	–	–
Community or Group Residence				
Dormitory or Chapter House	0.1 / room	0.5 / room	.05 / bed	1.0 / 4 beds
Homeless Shelter			4.0	4.0
Nursing Home/Assisted Living Facility			1 / 6 beds	1 / 6 beds
Single Room Occupancy Housing			1 / 6 beds	1 / 4 beds
<b>Retail Sales</b>				
Building/Home Supplies & Equipment	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 1,000 sf
Consumer Goods (except as follows)	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf
Packaged Liquor				
Medical Marijuana				
Pet Store				
Formula Retail	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf
Fresh Food Market or Grocery Store	1 / 1,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 1,500 sf
Farm/Vendor Market	n/a	n/a	n/a	1 / 1,500 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

- curbs.
- xi. The appearance of any walkway (ie. scoring pattern or special paving) must be maintained across any driveway or alley to indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.
- e. Parking Location
  - i. Required motor vehicle parking, excluding any required handicapped parking, may be provided off-site as follows:
    - a). The off-site parking must be located within one thousand three hundred and twenty (1,320) feet in walking distance to the lot it will serve, measured from the nearest point of the off-site parking along block faces and walkways to the principal entrance of the use served;
    - b). Pedestrian access to off-site motor vehicle parking must be via a paved sidewalk or walkway.
    - c). A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or building official and executed and filed with the Registry of Deeds.
  - ii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.
- f. Parking Relief
  - i. Relief from the parking standards of Table 5.1 (d) requires a special permit.
    - a). In its discretion to approve or deny a special permit authorizing relief from the parking standards of Table 5.1 (d), the review board shall consider the following:
      - i). The supply and demand of on-street parking in the neighborhood, as determined through a parking study.
      - ii). Mobility management programs and services provided by the applicant to reduce the demand for parking.
      - iii). That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.

## 18. Site Development

- a. General
  - i. Development is subject the provisions of Article 10.0 Development Standards of this Ordinance. Where the provisions of this section conflict with those of Article 5.0, the provisions of Article 10.0 apply.
- b. Signs
  - i. A sign, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
    - a). Each ground story non-residential use must identify the street address either on the principal entrance door or above or beside the principal entrance of the use.
    - b). All residential building types must identify the street address either on the principal entrance door, above or beside the principal entrance, or on a mailbox.
  - ii. Address signs must be made easily visible through the use of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the thoroughfare that the building faces.
  - iii. Address signs must be twelve (12) inches in height or less and may include the name of the occupant.

# 5. HIGH-RISE DISTRICTS

High-Rise (HR)

## 6 COMMERCIAL DISTRICTS

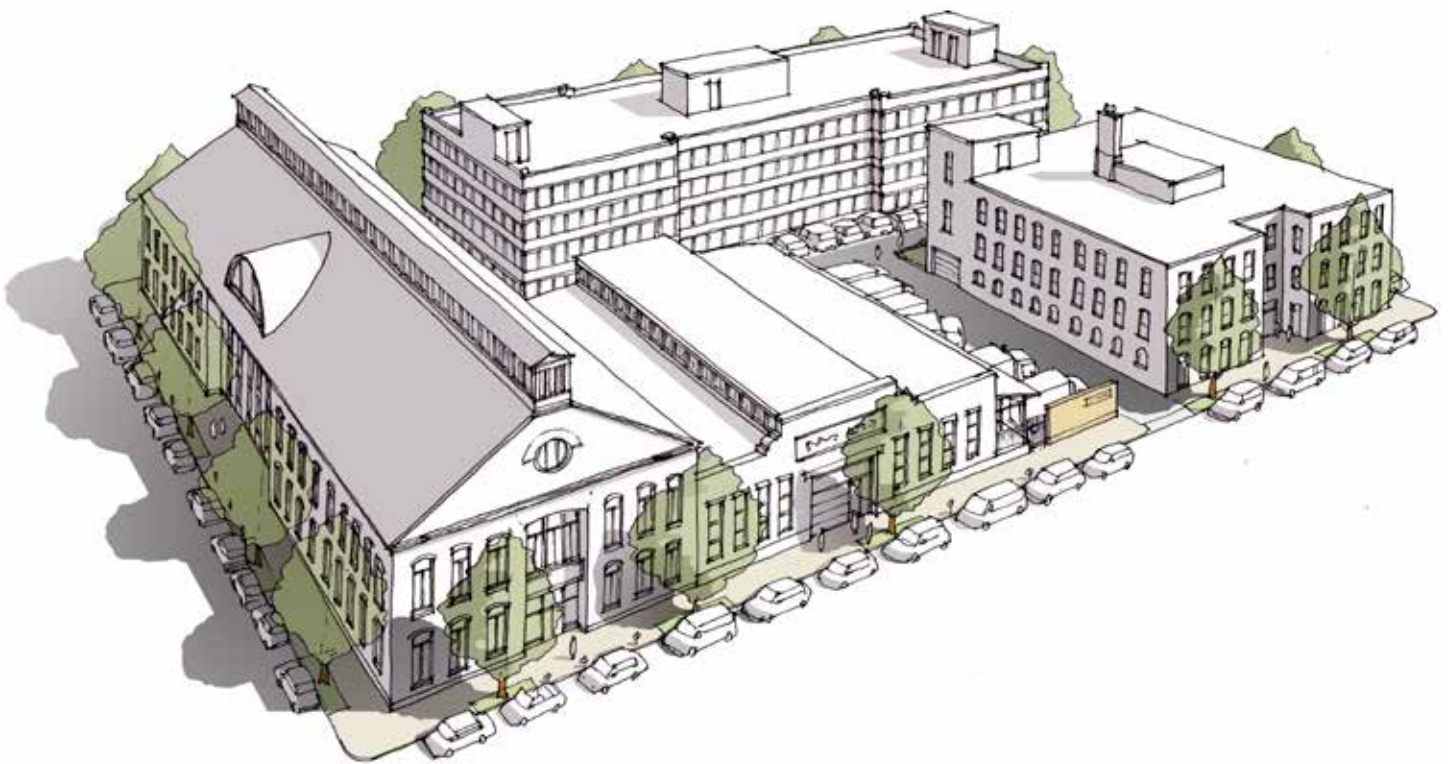
<b>6.1 FABRICATION (FAB) .....</b>	<b>279</b>	<b>6.4 COMMERCIAL BUSINESS (CB).....</b>	<b>341</b>
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## 6.1 FABRICATION (FAB)

### 1. Description

The Fabrication district is characterized by moderate to large floor plate buildings up to four (4) stories in height. Buildings are set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. The district is entirely commercial with buildings typically designed or retrofitted to support multiple tenants.



## 6.0 COMMERCIAL DISTRICTS

### Fabrication (FAB)

#### 2. Intent

- a. To implement recommendations of SomerVision related to the arts & creative economy.
- b. To protect buildings that are key assets to the creative economy of Somerville from residential conversion, preserve existing work space, and retain incubator spaces for start-up, entry-, and mid-level businesses.
- c. To create, maintain, and enhance areas appropriate for small- and moderate-scale, single- and multi-use buildings; activities common to the arts & creative economy and supporting commercial activities; and a variety of employment opportunities in the arts & creative enterprises.

#### 3. Purpose

- a. To permit the development of single- and multi-use buildings that do not exceed four (4) stories in height.
- b. To provide quality commercial spaces and permit a mix of uses common to the arts & creative economy and supporting commercial activities.
- c. To prohibit residential principal uses.

#### 4. Applicability

- a. The section is applicable to all real property within the Fabrication district as shown on maps of the Official Zoning Atlas of the City of Somerville.

#### 5. Development Review

- a. Development on any lot requires the submittal of a development review application to the Building Official and the issuance of a Zoning Compliance Certificate.
- b. Proposed development may or may not necessitate the need for Site Plan Approval, a Special Permit, or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 15: Administration.
  - i. The Planning Board is the decision making authority for all development that requires Site Plan Approval or a Special Permit.
  - ii. The Zoning Board of Appeals is the Review Board for all Variances.
- c. Upon verification that no additional development review is necessary or completion of the required development review, a Zoning Compliance Certificate shall be issued by the Building Official to certify compliance with the provisions and procedures of this Ordinance.

#### 6. Building Types

- a. One (1) principal building type may be built on each lot.
- b. The following building types are permitted by Site Plan Approval in the Fabrication district:
  - i. Fabrication Building
- c. Accessory structures are regulated according to Article 10: Development Standards of this Ordinance.



## 7. Fabrication Building

A moderate to large floor plate, multi-story building type typically designed with tall ceilings, expansive windows, wide corridors, service elevators, and loading docks. Fabrication buildings are sometimes naturally lit with a monitor, clerestory, or sawtooth roofs.

The following images are examples of the fabrication building type and are intended only for illustrative purposes.

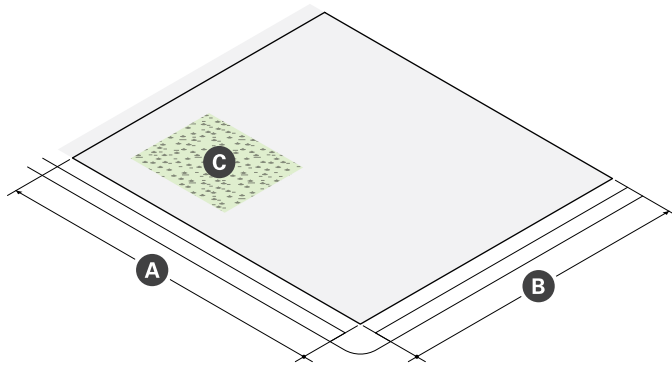


# 6.0 COMMERCIAL DISTRICTS

Fabrication (FAB)

## 7. Fabrication Building (continued)

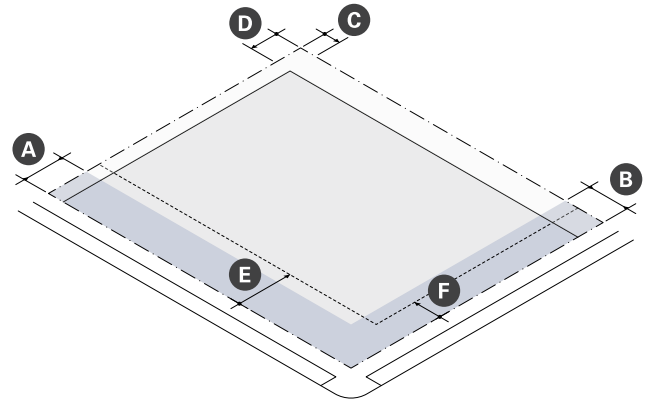
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	30 ft

Lot Coverage	
<b>B</b> Lot Coverage (max)	100%
<b>C</b> Green Factor (min)	0.20

b. Building Placement

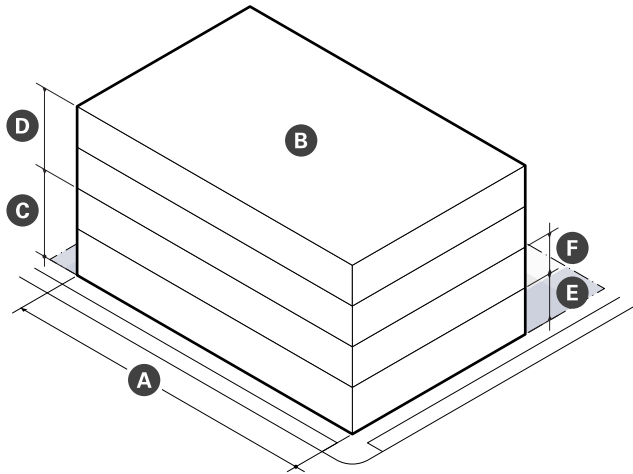


Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	10 ft	20 ft
<b>B</b> Secondary Front Setback (min/max)	10 ft	20 ft
<b>C</b> Side Setback (min)	5 ft	
<b>D</b> Rear Setback (min)	20 ft	

Parking Setbacks	
<b>E</b> Primary Front Setback (min)	20 ft
<b>F</b> Secondary Front Setback (min)	10 ft

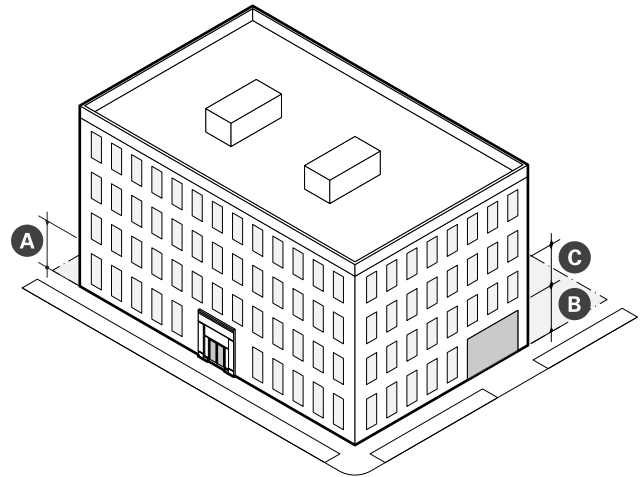
## 7. Fabrication Building (continued)

c. Height & Massing



Main Body	
<b>A</b> Building Width (max)	n/a
Facade Build Out	
Front Street (min)	65%
Side Street (min)	65%
<b>B</b> Floor Plate (max)	30,000 sf
<b>C</b> Building Height, Stories (min)	2 stories
<b>D</b> Building Height, Stories (max)	4 stories
<b>E</b> Ground Story Height (min)	14 ft
<b>F</b> Upper Story Height (min)	10 ft
Building Height, Feet (max)	65 ft
Roof Type	n/a

d. Uses & Features



Facade Composition	
Ground Story Fenestration (min)	--
<b>A</b> Front Street	50%
<b>B</b> Side Street	20%
<b>C</b> Upper Story Fenestration (min/max)	20% 50%
Blank Wall (max)	50 ft

Use & Occupancy	
Ground Story Entrance Spacing (max)	n/a
Commercial Space Depth (min)	30 ft

# 6.0 COMMERCIAL DISTRICTS

Fabrication (FAB)

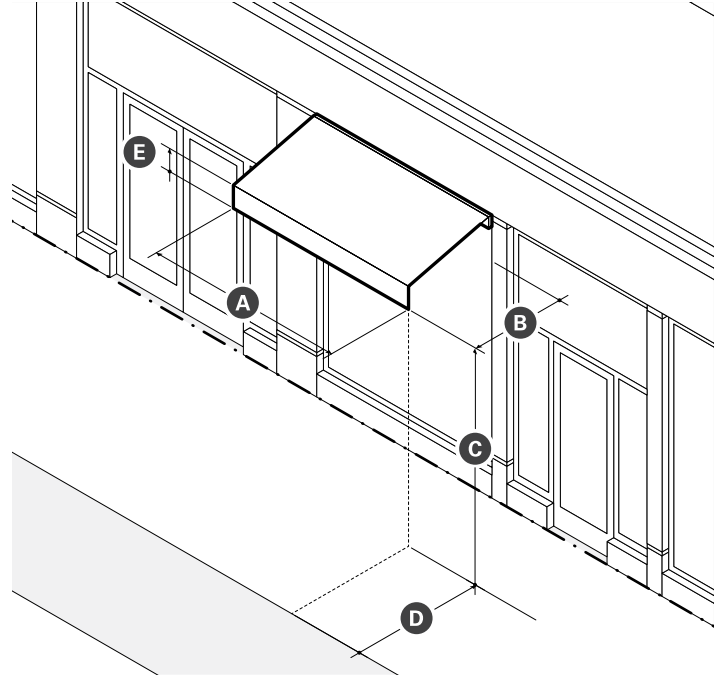
- i. Reserved

## 8. Building Components

- a. Building components are accessory features that increase the habitable square footage or enhance the usefulness of a building.
- b. The following building components are permitted in the Fabrication (FAB) district:
  - i. Awning
  - ii. Entry Canopy
  - iii. Bay
- c. Building components not expressly authorized are prohibited.

## D. Awning

- i. A wall mounted, pitched covering extending from a building to provide shade and weather protection for pedestrians.



Dimensions	
<b>A</b> Width (min)	See §X
<b>B</b> Projection (min)	3 ft
<b>C</b> Clearance (min)	8 ft clear
<b>D</b> Setback from Curb (min)	1.5 ft
<b>E</b> Valance Height (max)	12 in

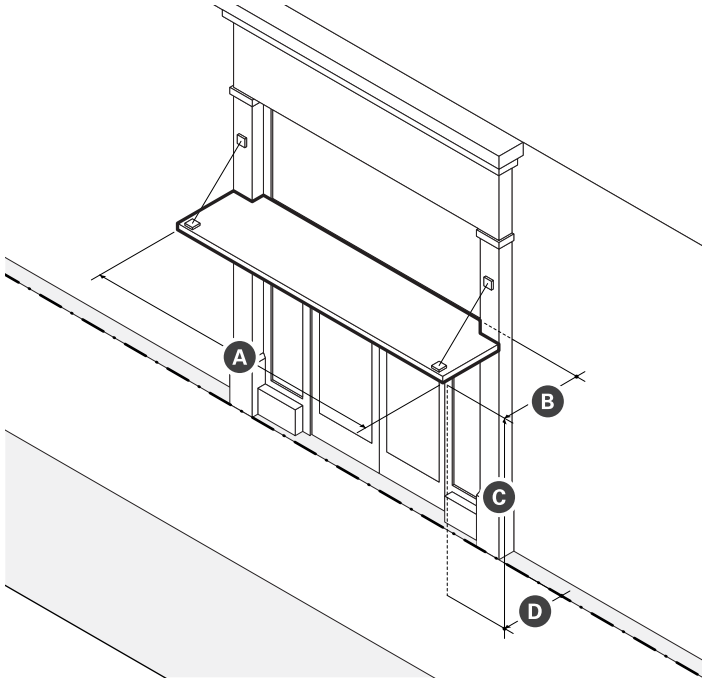
- ii. Standards
  - a). Awnings must be securely attached to and supported by the building and must fit the windows or doors the awning is attached to.
  - b). An awning must be made of durable, weather-resistant material that is water repellent.
  - c). Internally illuminated or back-lit awnings are prohibited.
  - d). An awning that projects over the sidewalk of a public thoroughfare requires compliance with all City Ordinances.

# 6.0 COMMERCIAL DISTRICTS

Fabrication (FAB)

## E. Entry Canopy

- i. An entry canopy is a wall-mounted structure that provides shade and weather protection over the entrance of a building.

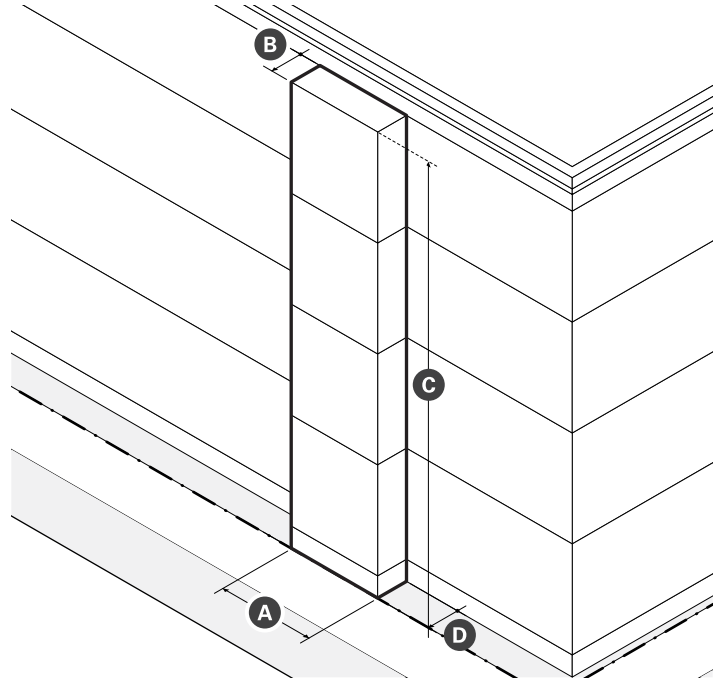


Dimensions	
<b>A</b> Width (min)	See §X
<b>B</b> Depth (max)	3 ft
<b>C</b> Clearance (min)	8 ft clear
<b>D</b> Permitted Setback Encroachment (max)	100%

- ii. Standards
  - a). Entry canopies must be visually supported by brackets, cables, or rods.
  - b). The width of an entry canopy must be equal to or greater than the width of the doorway surround or exterior casing it is mounted over.

## F. Bay

- i. A bay is a window assembly extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building's facade.



Dimensions	
<b>A</b> Width (min)	50% of facade or elevation
<b>B</b> Depth (max)	3 ft
<b>C</b> Height (max)	Height of Building
<b>D</b> Fenestration (min)	60%
Permitted Setback Encroachment (max)	3 ft

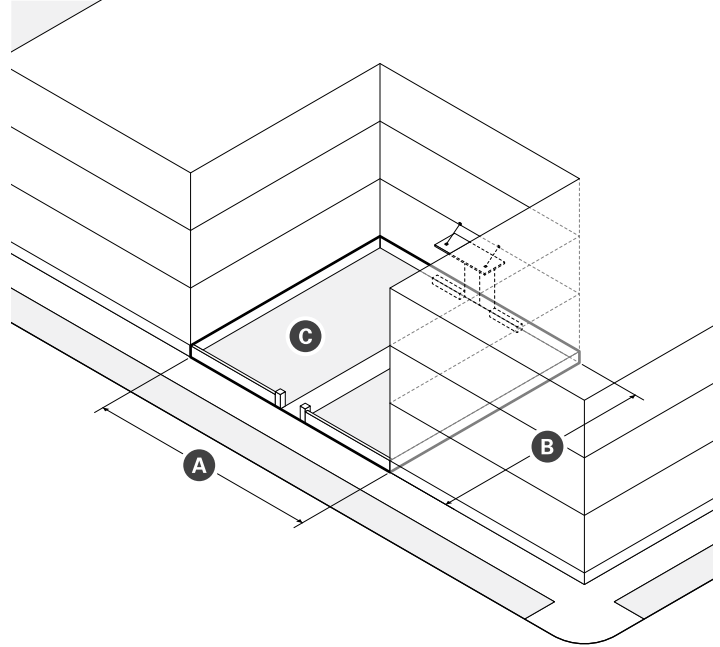
- ii. Standards
  - a). Bays must have a foundation extending all the way to ground level or be visually supported by brackets or other architectural supports.
  - b). Bays projecting over the sidewalk of a public thoroughfare must have two (2) stories of clearance and compliance with all City Ordinances.

## 9. Private Frontage

- a. Private frontage must be designed as a building frontage type.
- b. Building frontage types facilitate access to principal entrances and serve as the interface and transition between the private realm (building interiors) and the public realm (sidewalks and civic spaces).
- c. The following building frontage types are permitted in the Fabrication (FAB) district:
  - i. Forecourt
  - ii. Lobby Entrance
  - iii. Storefront
  - iv. Terrace
  - v. Arcade
- d. Building frontage types may be combined as indicated for each type and multiple frontage types may exist for buildings that have more than one principal entrance.

## E. Forecourt

- i. A forecourt is a frontage type featuring a landscaped semi-public area, open to the sky, formed by a recess in a central portion of a building's facade.



Dimensions	
<b>A</b> Width (min)	12 ft
<b>B</b> Depth (min)	12 ft
Height to Width Ratio (max)	2 to 1
<b>C</b> Landscaped Area (min)	30%

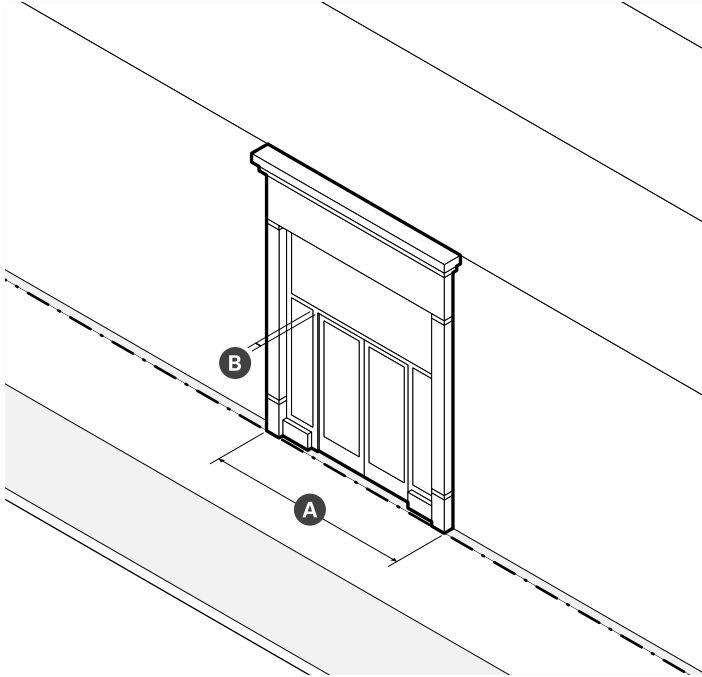
- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - b). Forecourts are considered part of the building for the purpose of measuring facade build out.
  - c). A forecourt must be enclosed by walls on three sides.
  - d). Porches, stoops, porticos, entry canopies, and balconies may encroach into the forecourt.
  - e). Driveways, parking spaces, passenger drop-offs, garage entrances, loading and service areas, exhaust vents, mechanical equipment, and refuse or recycling storage are not permitted in forecourts.

# 6.0 COMMERCIAL DISTRICTS

Fabrication (FAB)

## F. Lobby Entrance

- i. A lobby entrance frontage type featuring an at-grade principal entrance providing access to upper story uses of a building.

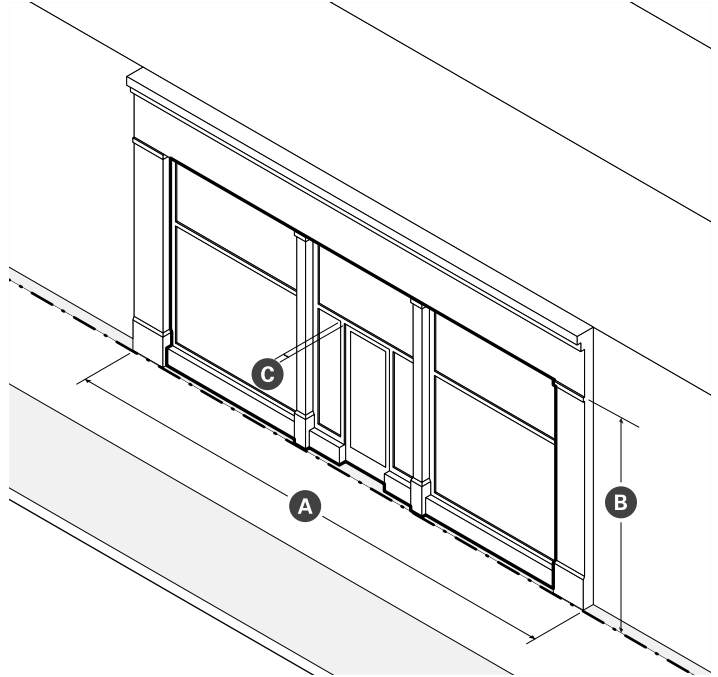


Dimensions	
<b>A</b> Width (max)	20 ft
<b>B</b> Distance between Fenestration (max)	2 ft
Depth of Recessed Entry (max)	5 ft

- ii. Standards
  - a). Lobby entrances must be well-defined, clearly visible, and universally accessible from the abutting sidewalk.
  - b). When a lobby entrance is setback from the front lot line, the frontage must be paved to match the abutting sidewalk.
  - c). Lobby entrances should be made clearly identifiable using a difference in design from the rest of the facade.
  - d). Lobby entrances should include weather protection.

## G. Storefront

- i. A storefront is a frontage type conventional for commercial uses featuring an at grade principal entrance and substantial windows for the display of goods, services, and signs.



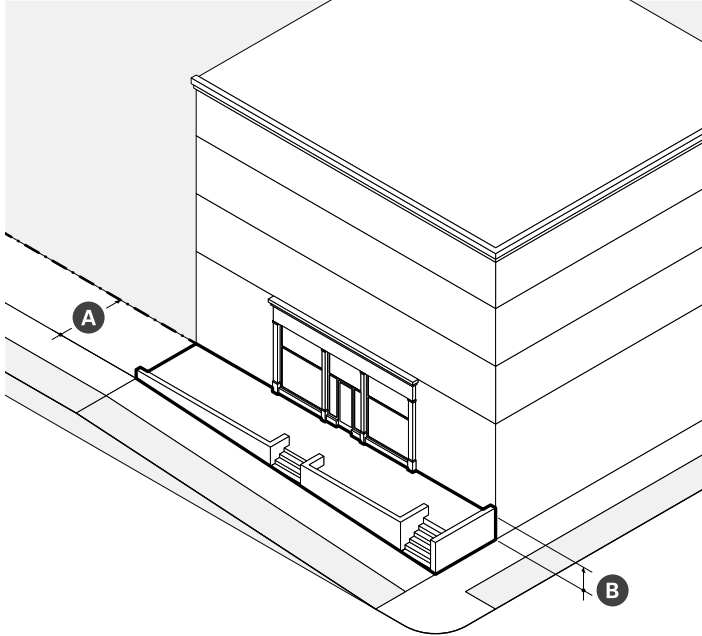
Dimensions	
<b>A</b> Width (max)	30 ft
<b>B</b> Display Window Height (min)	8 ft
<b>C</b> Distance between Fenestration (max)	2 ft
Depth of Recessed Entry (max)	5 ft

- ii. Standards
  - a). When storefronts are setback from the front lot line, the frontage must be paved to match the abutting sidewalk.
  - b). Open-ended, operable awnings are encouraged for weather protection.
  - c). Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged.



## H. Terrace

- i. A terrace is a frontage type featuring an elevation of the ground level to accommodate a change in grade that provides circulation and access along the front of a building.

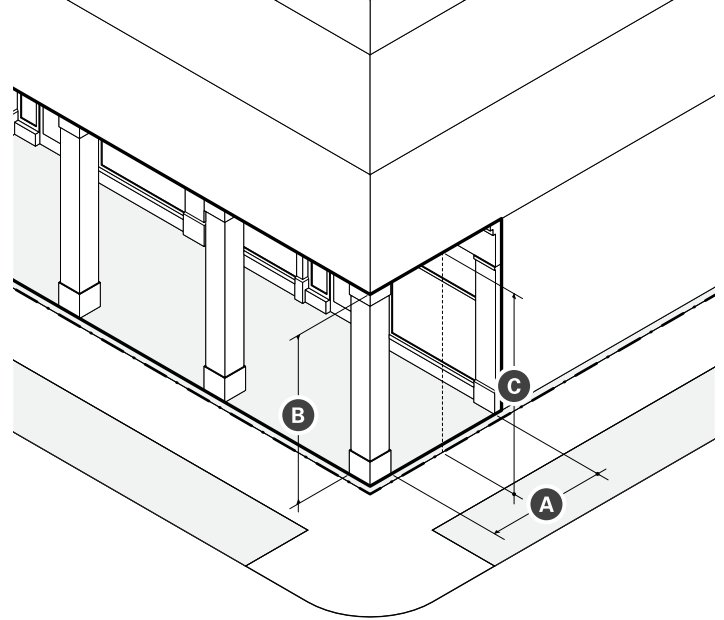


Dimensions	
<b>A</b> Depth (min)	20 ft
<b>B</b> Finish above Sidewalk (min/max)	18 in   4 ft
Distance between Stairs (max)	50 ft

- ii. Standards
  - a). Terrace frontage must be paved to match the abutting sidewalk.
  - b). Frequent steps up to the terrace are required to avoid blank wall along the sidewalk and maximize pedestrian access.

## I. Arcade

- i. An arcade is a frontage type featuring a pedestrian walkway covered by the upper floors of a building. The ground story facade is setback and upper floors are supported by a colonnade or supports.



Dimensions		
<b>A</b> Depth (min/max)	10 ft	15 ft
<b>B</b> Height (max)	1 story	
<b>C</b> Clearance (min/max)	14 ft	24 ft

- ii. Standards
  - a). Arcades must extend the entire width of a building and must have a consistent depth.
  - b). Support columns or piers may be spaced no farther apart than they are tall.
  - c). Arcades are considered part of the building for the purpose of measuring facade build out.
  - d). Arcades may be combined only with storefront and lobby entrance frontages
  - e). The finished ceiling of an arcade interior may be arched or flat, but must have a greater clearance than the openings between columns or piers.

# 6.0 COMMERCIAL DISTRICTS

Fabrication (FAB)

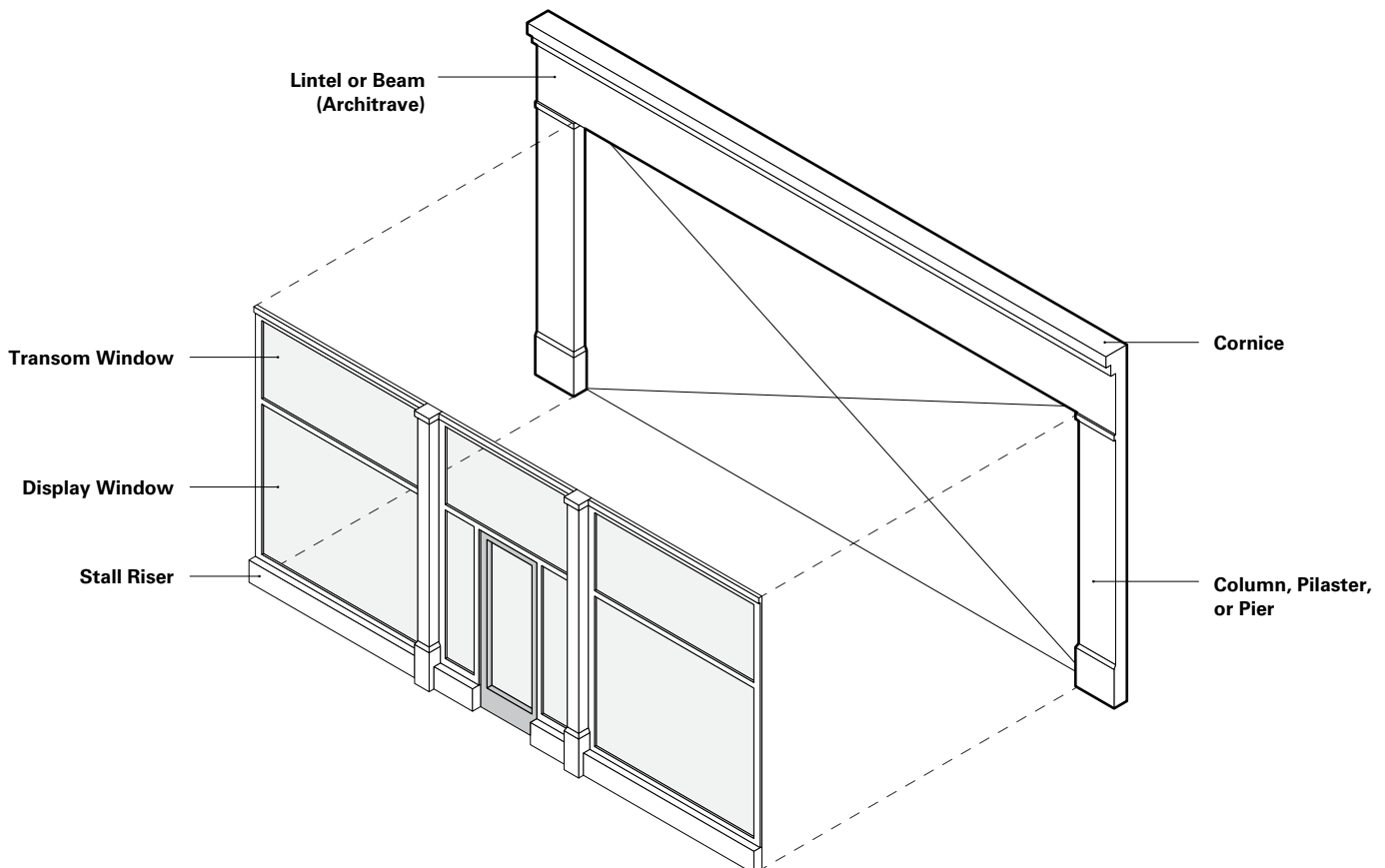
## 10. Building Design Standards

- a. Facade Design
  - i. All facades must provide surface relief through the use of balconies, Bay Windows, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other architectural features that either recess or project from the average plane of the facade by at least four (4) inches.
  - ii. Vents, exhausts, and other utility features on building facades must be architecturally integrated into the design of the building.
- b. Storefronts
  - i. Storefronts must be designed to include, at minimum, columns, pilasters, or piers supporting a proportional fascia or frieze and cornice that serves as a sign band.
    - a). Display windows must extend to at least eight (8) feet above the grade of the Abutting sidewalk.
    - b). A paneled or rendered stallriser at least one (1) foot in height should be included below display windows.
  - ii. Storefront entrances may be recessed up to five (5) feet behind the plane of the facade, provided that the recessed area is no wider than fifteen (15) feet per individual entry.
  - iii. Where height permits, transom windows should be included above storefront doors and display windows to allow additional natural daylight to penetrate into the interior space.
  - iv. When present, awnings and canopies must be mounted between storefront columns, pilasters, or piers; above doorway and window openings; and below the fascia/frieze of a storefront sign band.
  - v. An unobstructed view of the ground story interior space or maintained and lighted merchandise display(s) must be provided for a depth of at least four (4) feet behind the glass of storefront display windows.
  - vi. Security grills, gates, and roll-down security doors

windows.

- c). The principal entrance of a storefront must be a glass panel door centered between or set to one side of the display windows.

FIGURE 6.1 (a) Elements of a Storefront



and windows are prohibited.

## 11. Architectural Design Guidelines

- i. Reserved

## 12. Use Provisions

- a. Permitted Uses
  - i. The use of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
  - ii. Uses are permitted as specified on Table 6.1
    - (a). Use categories not expressly authorized are prohibited.
  - iii. All uses must comply with any use-specific standards applicable for each use in §9.2 Use Definitions & Limitations.
  - iv. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.
- b. Use Limitations
  - i. Gross floor area of Manufacturing uses within the Fabrication district is limited to five-thousand (5,000) square feet per establishment.
- c. Required Uses
  - i. A minimum of five percent (5%) of the gross floor area of any Fabrication Building must be provided as leasable floor area for uses from the Arts & Creative Enterprise use category.

**TABLE 6.1 (a) Permitted Uses**

Use Category Specific Use	FAB	Use Specific Standards
<b>Arts &amp; Creative Enterprise</b>		
Artisan Production	P	§9.2.2.a
Arts Exhibition	P	§9.2.2.b
Arts Sales & Services	P	§9.2.2.c
Co-working	P	§9.2.2.d
Design Services	P	§9.2.2.e
Shared Workspaces & Arts Education	P	§9.2.2.f
Work/Live Creative Studio	SP	§9.2.2.g
<b>Civic &amp; Institutional</b>		
Community Center	P	§9.2.4.a
Library	P	§9.2.4.c
Minor Utility Facility	SP	§9.2.4.d
Museum	P	§9.2.4.f

P - Permitted      SP - Special Permit Required      N - Not Permitted

# 6.0 COMMERCIAL DISTRICTS

Fabrication (FAB)

**TABLE 6.1 (a) Permitted Uses (continued)**

Use Category Specific Use	FAB	Use Specific Standards
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	§9.2.4.h
<b>Commercial Services</b>		
Broadcast and/or Recording Studio	P	§9.2.5.d
Caterer/Wholesale Food Production	P	§9.2.5.g
Day Care Service (as noted below)	--	§9.2.5.h
Child Day Care Center	P	§9.2.5.h.ii
Educational Institution	P	§9.2.5.i
Personal Services (except as noted below)	P	§9.2.5.k
Body-Art Establishment	P	§9.2.5.k.i
Gym or Health Club	N	§9.2.5.k.ii
Funeral Home	N	§9.2.5.k.iii
Health Care Provider	N	§9.2.5.k.iv
Recreation Facility	SP	§9.2.5.l
Vehicle Parking, Commercial (except as follows)	P	§9.2.5.m
Bike Share Parking	P	§9.2.5.m.i
Car Share Parking (3 or less spaces)	P	§9.2.5.m.ii
Car Share Parking (4 or more spaces)	P	§9.2.5.m.ii
Public Parking	P	§9.2.5.m.iii
<b>Industrial</b>		
Manufacturing	P	§9.2.6.c
<b>Urban Agriculture</b>		
Farming (as noted below)	--	§9.2.11.a
Commercial Farm	P	§9.2.11.a.i
Community Farm	P	§9.2.11.a.ii
Community Gardening	P	§9.2.11.b
<b>Accessory Uses</b>		
Urban Agriculture (as noted below)	--	§9.2.12.d
Commercial Farming	P	§9.2.12.d.iii
Vehicle Parking, Accessory (except as follows)	P	§9.2.12.e
Home Business Vehicle Parking	P	§9.2.12.f

P - Permitted      SP - Special Permit Required      N - Not Permitted

## 13. Vehicular Parking

- a. General
  - i. Vehicular parking must be provided as specified on Table 6.1 (b), except as follows:
    - a). Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of Table 6.1 (b).
    - b). Any change in use within a non-residential structure constructed before the effective date of this Ordinance, provided that the change is to a permitted use, is exempt from any minimum requirements of Table 6.1 (b).
  - ii. There are no parking requirements for accessory uses.
  - iii. Motor vehicle parking spaces may be shared between uses on the same lot and buildings on the same block in accordance with §11.3 Shared Parking.
- b. Type
  - i. Motor vehicle parking may be provided as above ground structured parking or underground structured parking.
- c. Unbundled Parking
  - i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.
  - ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.
- d. Parking Design
  - i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 Motor Vehicle Parking of this Ordinance.
  - ii. Driveways, curb cuts, and vehicular entrances to parking lots, parking structures, loading docks, and service areas are not permitted along primary front lot lines abutting a pedestrian street, but may provide access from a side street or alley.
  - iii. Driveways may be located within a required side and rear setback areas, but are not permitted between the facade of a building and any front lot line.
  - iv. Driveways may be no more than twenty four (24) feet in width at the frontage.
  - v. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.
  - vi. Unless otherwise specified, only one (1) curb cut is permitted per front lot line.
  - vii. Curb cuts must be located to minimize conflict with pedestrians, bicyclists, and motor vehicles on the thoroughfare they provide access to and from.
- viii. Curb cuts may be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs.
- ix. Driveway crossings traversing sidewalks with paved furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include sloped flares on either side of the driveway apron.
- x. Driveway crossings traversing sidewalks with continuously planted furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include returned curbs.
- xi. The appearance of any walkway (ie. scoring pattern or special paving) must be maintained across any driveway or alley to indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.
- e. Parking Location
  - i. Required motor vehicle parking, excluding any required handicapped parking, may be provided off-site according to the following:
    - a). The off-site parking must be located within one thousand three hundred and twenty (1,320) feet in walking distance to the lot it will serve, measured from the nearest point of the off-site parking along block faces and walkways to the principal entrance of the use served;
    - b). Pedestrian access to off-site motor vehicle parking must be via a paved sidewalk or walkway.
    - c). A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or building official and executed and filed with the Registry of Deeds.
  - ii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.
- f. Parking Relief
  - i. Relief from the parking standards of Table 6.1 (b) requires a special permit.
    - a). In its discretion to approve or deny a special permit authorizing relief from the parking standards of Table 6.1 (b), the review board shall consider the following:
      - i). The supply and demand of on-street parking in the neighborhood, as determined through a parking study.
      - ii). Mobility management programs and services provided by the applicant to reduce the demand for parking.
      - iii). That parking provided in excess of any

## 6.0 COMMERCIAL DISTRICTS

Fabrication (FAB)

maximum permitted does not result in the increase in impervious lot area.

### 14. Site Development

- a. General
  - i. Development is subject the provisions of Article 10: Development Standards of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. Signs
  - i. A sign, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
    - a). Each ground story non-residential use must identify the street address either on the principal entrance door or above or beside the principal entrance of the use.
    - b). All residential building types must identify the street address either on the principal entrance door, above or beside the principal entrance, or on a mailbox.
  - ii. Address signs must be made easily visible through the use of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the thoroughfare that the building faces.
  - iii. Address signs must be twelve (12) inches in height or less and may include the name of the occupant.

**TABLE 6.1 (b) Vehicular Parking**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Arts &amp; Creative Enterprise</b>			<b>1/4 mile</b>	
Artisan Production	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Arts Exhibition	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf
Arts Sales & Services	1 / 10,000 sf	1 / 3,000 sf	1 / 200 sf	1 / 1,000 sf
Co-Working	1 / 20,000 sf	1 / 3,000 sf	1 / 1,200 sf	1 / 800 sf
Design Services	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Shared Workspaces & Arts Education	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf
<b>Civic &amp; Institutional</b>			<b>1/4 mile</b>	
Community Center	1 / 10,000 sf	4 / 10,000 sf	1 / 1,800 sf	1 / 600 sf
Educational Facility	1.0 / classroom	4.0 / classroom	1.5 / classroom	3.0 / classroom
Library	1 / 3,000 sf	1 / 5,000 sf	1 / 800 sf	1 / 500 sf
Minor Utility Facility	n/a	n/a	n/a	n/a
Museum	1 / 2,000 sf	1 / 10,000 sf	1 / 800 sf	1 / 500 sf
Private Non-Profit Club or Lodge	1 / 2,000 sf	1 / 10,000 sf	1 / 200 sf	1 / 1,000 sf
<b>Commercial Services</b>			<b>1/4 mile</b>	
Broadcast and/or Recording Studio	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 600 sf
Caterer/Wholesale Food Production	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 1,000 sf
Day Care Service	2	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Recreation Facility	1 / 2,500 sf	1 / 10,000 sf		
<b>Industrial</b>			<b>1/4 mile</b>	
Manufacturing				
Wholesale Trade & Distribution				
<b>Office</b>			<b>1/4 mile</b>	
General Office	1 / 20,000 sf	1 / 3,000 sf	1 / 900 sf	1 / 650 sf
Research and Development and/or Laboratory	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

# 6.0 COMMERCIAL DISTRICTS

## Commercial Core (CC)

### 6.2 COMMERCIAL CORE (CC)

#### 1. Description

The Commercial Core district is characterized by medium to large floor plate buildings at a variety of heights. Buildings are set close to the sidewalk and taller buildings have an upper story step-back to define a mid-rise street wall that supports pedestrian activity and a sense of place. The district is entirely commercial, with a wide diversity of uses.



## 2. Intent

- a. To implement recommendations of SomerVision for commercial development.
- b. To create, maintain, and enhance areas appropriate for moderately-scaled single- and multi-use commercial buildings; neighborhood-, community-, and region-serving uses; and a wide variety of employment opportunities.

## 3. Purpose

- a. To permit the development of mid- and high-rise single- and multi-use commercial buildings.
- b. To provide quality ground story commercial spaces and permit small and medium-scale, neighborhood-, community-, and region-serving commercial uses.

## 4. Applicability



- a. The section is applicable to all real property within the Commercial Core district as shown on the Official Zoning Map of the City of Somerville.
- b. The Commercial Core district is a family of sub districts where the CC zone classification is followed by a number associated with the permitted building height on the zoning map.

## 5. Development Review

- a. Development on any lot requires the submittal of a development review application to the Building Official and the issuance of a Zoning Compliance Certificate.
- b. Proposed development may or may not necessitate the need for Site Plan Approval, a Special Permit, or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 15: Administration.
  - i. The Planning Board is the decision making authority for all development that requires Site Plan Approval or a Special Permit.
  - ii. The Zoning Board of Appeals is the Review Board for all Variances.
- c. Upon verification that no additional development review is necessary or completion of the required development review, a Zoning Compliance Certificate shall be issued by the Building Official to certify compliance with the

## 6.0 COMMERCIAL DISTRICTS

### Commercial Core (CC)

provisions and procedures of this Ordinance.

#### **6. Building Types**

- a. One (1) principal building type may be built on each lot.
- b. The following building types are permitted by Site Plan Approval in the Commercial Core district:
  - i. Commercial Building
  - ii. Lab Building
- c. Accessory structures are regulated according to Article 10: Development Standards of this Ordinance.

## 7. Commercial Building

A multi-story building type limited to commercial uses on all floors. Ground floor space is primarily occupied by retail or eating & drinking establishment uses rather than lobbies for upper floor uses. Floor space on upper floors is sometimes occupied by retail uses that do not rely on the visibility of a storefront at sidewalk level.

The following images are examples of the commercial building type and are intended only for illustrative purposes.

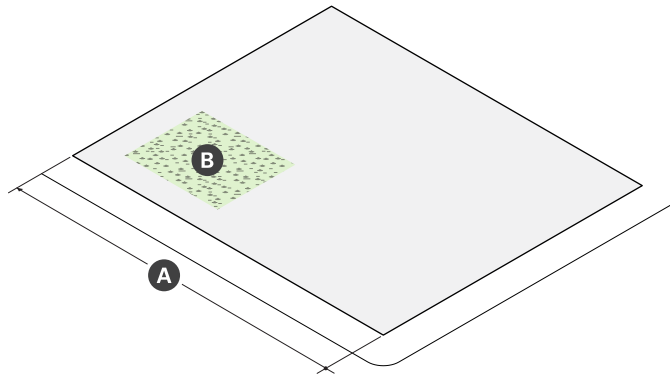


# 6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

## 7. Commercial Building (continued)

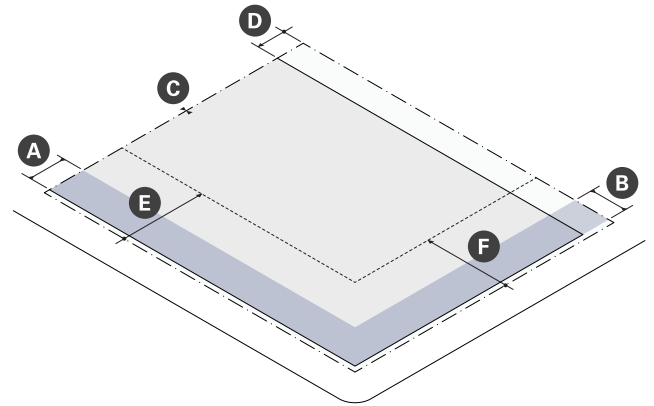
### a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	30 ft

Lot Coverage	
<b>B</b> Lot Coverage (max)	100%
<b>C</b> Green Factor (min)	0.20

### b. Building Placement

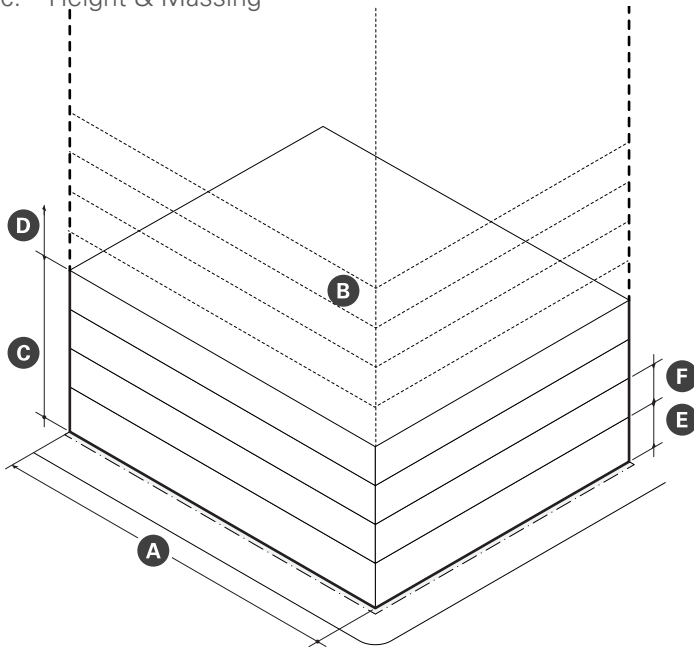


Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	15 ft
<b>B</b> Secondary Front Setback	2 ft	15 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
<b>D</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR (min)	15 ft	

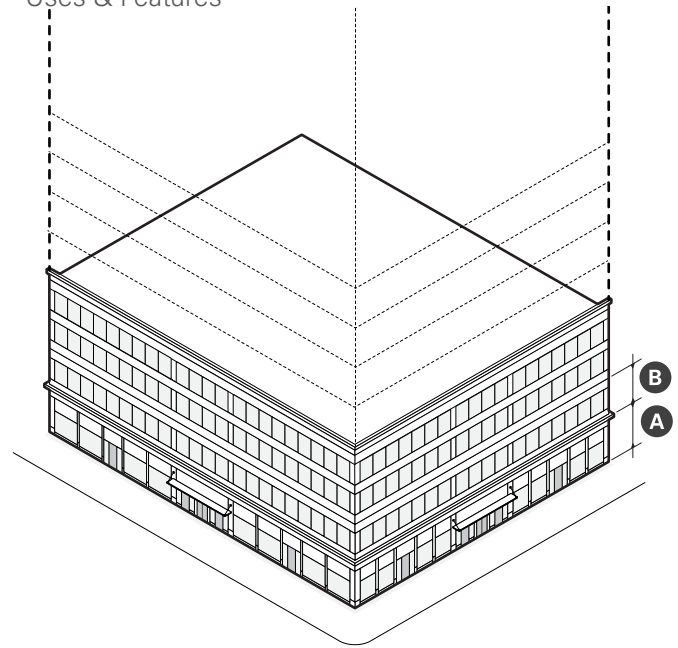
Parking Setbacks	
<b>E</b> Primary Front Setback (min)	30 ft
<b>F</b> Secondary Front Setback (min)	30 ft

## 7. Commercial Building (continued)

### c. Height & Massing



### d. Uses & Features



Main Body	
<b>A</b> Width (max)	200 ft
Facade Build Out (min)	--
Primary Frontage	80%
Secondary Frontage	65%
<b>B</b> Floor Plate (max)	30,000 sf
<b>C</b> Building Height, Stories (min)	--
Primary Frontage	4 stories
Secondary Frontage	3 stories
<b>D</b> Building Height, Stories (max)	Varies by Map Designation
Building Height, Feet (max)	--
3 Story	50 ft
4 Story	65 ft
5 Story	75 ft
7 Story	105 ft
10 Story	145 ft
<b>E</b> Ground Story Height (min)	14 ft
<b>F</b> Upper Story Height (min)	10 ft
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration (min)	70%
<b>B</b> Upper Story Fenestration (min/max)	20% 70%
Blank Wall (max)	20 ft

Use & Occupancy	
Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

# 6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

e. Reserved

## 8. Lab Building

A multi-story building type purpose built for laboratory and research & development uses. Floor space is typically custom designed as complex, technically sophisticated, and mechanically intensive wet or dry labs or vivariums for animal research.

The following images are examples of the lab building type and are intended only for illustrative purposes.

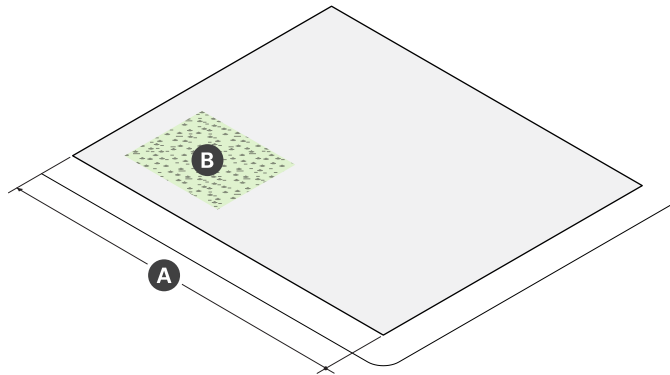


# 6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

## 8. Lab Building (continued)

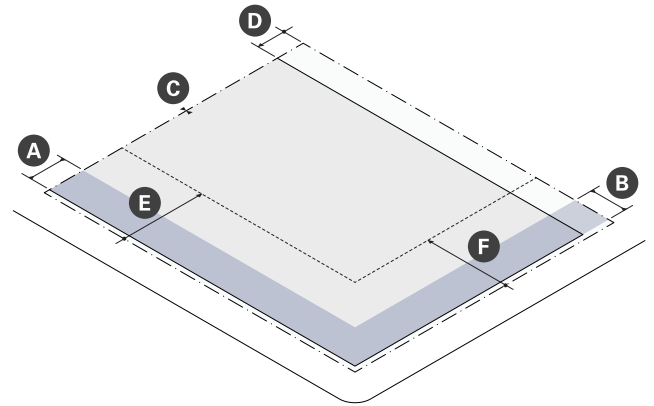
### a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	30 ft

Lot Coverage	
<b>B</b> Lot Coverage (max)	100%
<b>C</b> Green Factor (min)	0.20

### b. Building Placement



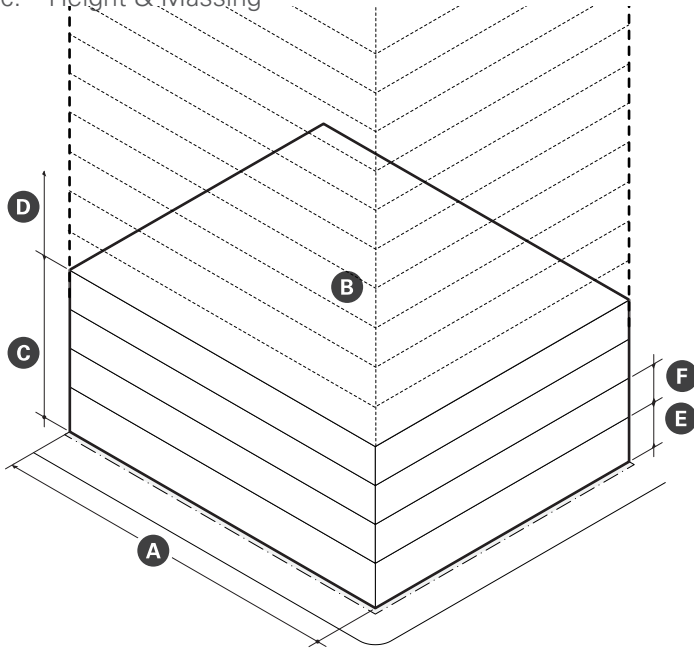
Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	15 ft
<b>B</b> Secondary Front Setback	2 ft	15 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
<b>D</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR (min)	15 ft	

Parking Setbacks	
<b>E</b> Primary Front Setback (min)	30 ft
<b>F</b> Secondary Front Setback (min)	30 ft

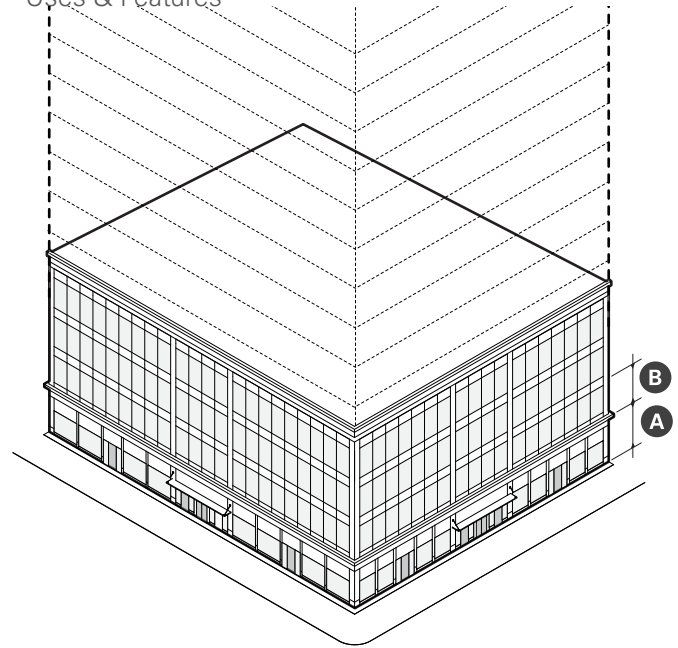


## 8. Lab Building (continued)

c. Height & Massing



d. Uses & Features



Main Body	
<b>A</b> Width (max)	240 ft
Facade Build Out (min)	--
Primary Frontage	80%
Secondary Frontage	65%
<b>B</b> Floor Plate	35,000 sf
<b>C</b> Building Height, Stories (min)	--
Primary Frontage	4 stories
<b>D</b> Building Height, Stories (max)	Varies by Map Designation
Building Height, Feet (max)	--
3 Story	60 ft
4 Story	75 ft
5 Story	90 ft
7 Story	115 ft
10 Story	160 ft
<b>E</b> Ground Story Height (min)	14 ft
<b>F</b> Upper Story Height (min)	10 ft
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration (min)	70%
<b>B</b> Upper Story Fenestration (min/max)	20% 70%
Blank Wall (max)	20 ft

Use & Occupancy	
Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

# 6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

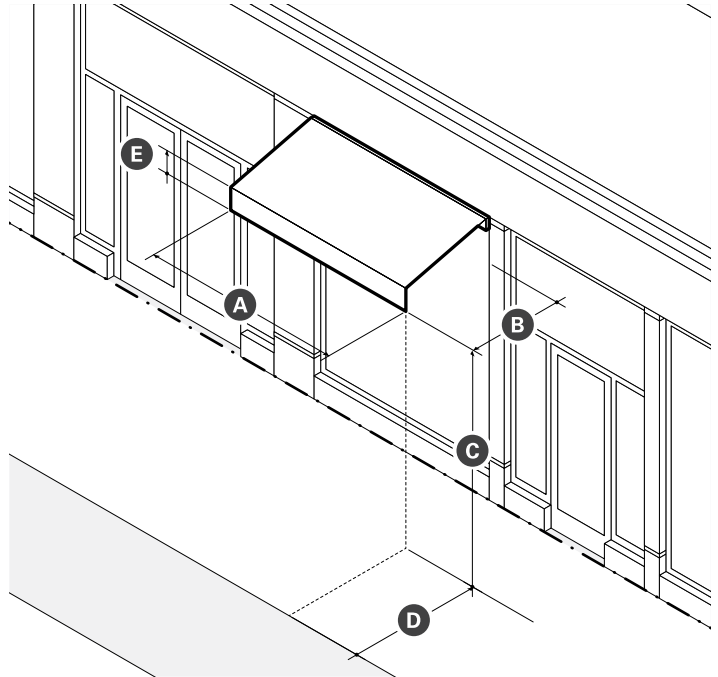
e. Reserved

## 9. Building Components

- a. Building components are accessory features that increase the habitable square footage or enhance the usefulness of a building.
- b. The following building frontage types are permitted in the Commercial Core (CC) district:
  - i. Awning (See §X)
  - ii. Entry Canopy (See §X)
  - iii. Bay (See §X)
  - iv. Roof Deck (See §X)
- c. Building components not expressly authorized are prohibited.

## D. Awning

- i. A wall mounted, pitched covering extending from a building to provide shade and weather protection for pedestrians.



Dimensions	
<b>A</b> Width (min)	See §X
<b>B</b> Projection (min)	3 ft
<b>C</b> Clearance (min)	8 ft clear
<b>D</b> Setback from Curb (min)	1.5 ft
<b>E</b> Valance Height (max)	12 in

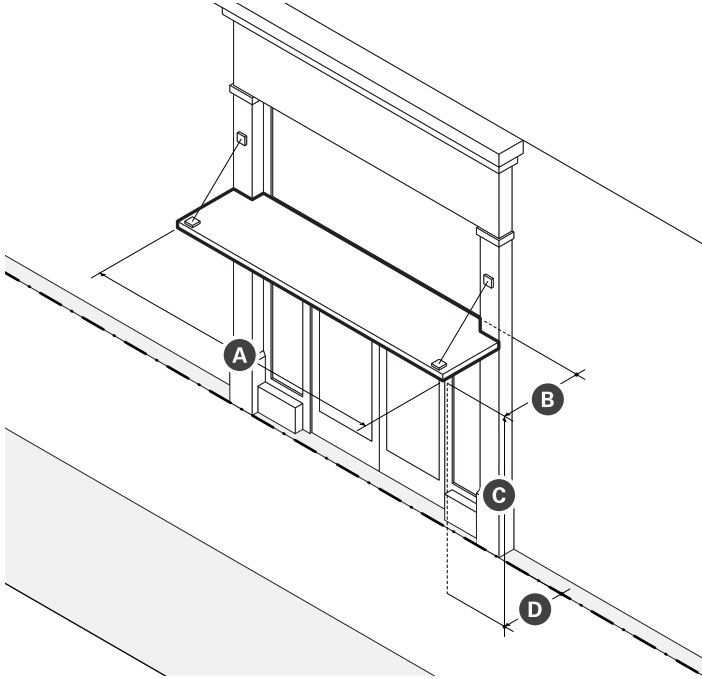
- ii. Standards
  - a). Awnings must be securely attached to and supported by the building and must fit the windows or doors the awning is attached to.
  - b). An awning must be made of durable, weather-resistant material that is water repellent.
  - c). Internally illuminated or back-lit awnings are prohibited.
  - d). An awning that projects over the sidewalk of a public thoroughfare requires compliance with all City Ordinances.

# 6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

## E. Entry Canopy

- i. An entry canopy is a wall-mounted structure that provides shade and weather protection over the entrance of a building.

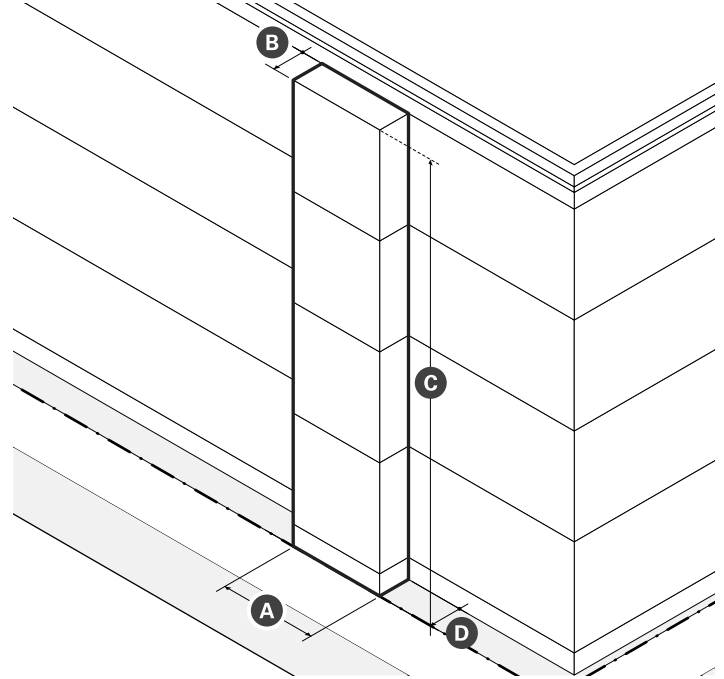


Dimensions	
<b>A</b> Width (min)	See §X
<b>B</b> Depth (max)	3 ft
<b>C</b> Clearance (min)	8 ft clear
Permitted Setback Encroachment (max)	100%

- ii. Standards
  - a). Entry canopies must be visually supported by brackets, cables, or rods.
  - b). The width of an entry canopy must be equal to or greater than the width of the doorway surround or exterior casing it is mounted over.

## F. Bay

- i. A bay is a window assembly extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building's facade.



Dimensions	
<b>A</b> Width (min)	50% of facade or elevation
<b>B</b> Depth (max)	3 ft
<b>C</b> Height (max)	Height of Building
Fenestration (min)	60%
<b>D</b> Permitted Setback Encroachment (max)	3 ft

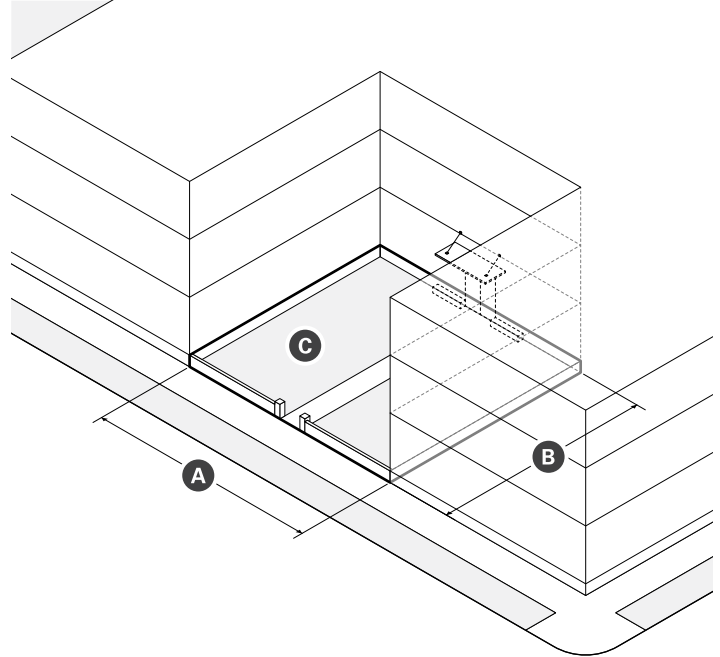
- ii. Standards
  - a). Bays must have a foundation extending all the way to ground level or be visually supported by brackets or other architectural supports.
  - b). Bays projecting over the sidewalk of a public thoroughfare must have two (2) stories of clearance and compliance with all City Ordinances.
  - c).

## 10. Private Frontage

- a. Private frontage must be designed as a building frontage type.
- b. Building frontage types facilitate access to principal entrances and serve as the interface and transition between the private realm (building interiors) and the public realm (sidewalks and civic spaces).
- c. The following building frontage types are permitted in the Commercial Core (CC) district:
  - i. Forecourt
  - ii. Lobby Entrance
  - iii. Storefront
  - iv. Terrace
  - v. Arcade
- d. Building frontage types may be combined as indicated for each type and multiple frontage types may exist for buildings that have more than one principal entrance.

## E. Forecourt

- i. A forecourt is a frontage type featuring a landscaped semi-public area, open to the sky, formed by a recess in a central portion of a building's facade.



Dimensions	
<b>A</b> Width (min)	12 ft
<b>B</b> Depth (min)	12 ft
Height to Width Ratio (max)	2 to 1
<b>C</b> Landscaped Area (min)	30%

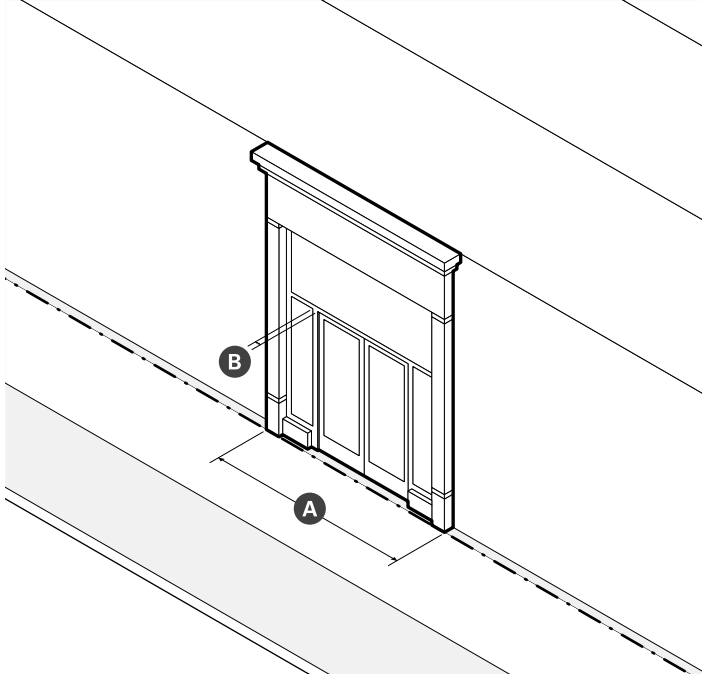
- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - b). Forecourts are considered part of the building for the purpose of measuring facade build out.
  - c). A forecourt must be enclosed by walls on three sides.
  - d). Porches, stoops, porticos, entry canopies, and balconies may encroach into the forecourt.
  - e). Driveways, parking spaces, passenger drop-offs, garage entrances, loading and service areas, exhaust vents, mechanical equipment, and refuse or recycling storage are not permitted in forecourts.

# 6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

## F. Lobby Entrance

- i. A lobby entrance frontage type featuring an at-grade principal entrance providing access to upper story uses of a building.

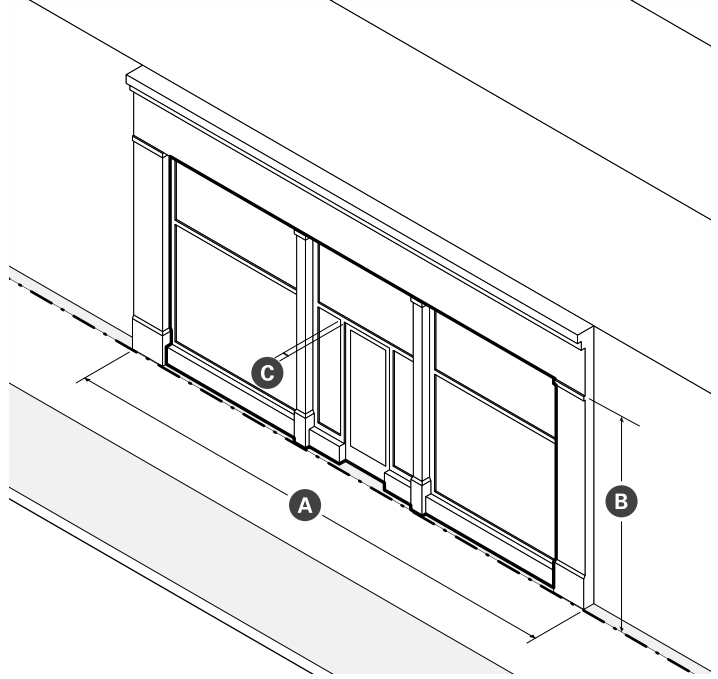


Dimensions	
<b>A</b> Width (max)	20 ft
<b>B</b> Distance between Fenestration (max)	2 ft
Depth of Recessed Entry (max)	5 ft

- ii. Standards
  - a). Lobby entrances must be well-defined, clearly visible, and universally accessible from the abutting sidewalk.
  - b). When a lobby entrance is setback from the front lot line, the frontage must be paved to match the abutting sidewalk.
  - c). Lobby entrances should be made clearly identifiable using a difference in design from the rest of the facade.
  - d). Lobby entrances should include weather protection.

## G. Storefront

- i. A storefront is a frontage type conventional for commercial uses featuring an at grade principal entrance and substantial windows for the display of goods, services, and signs.

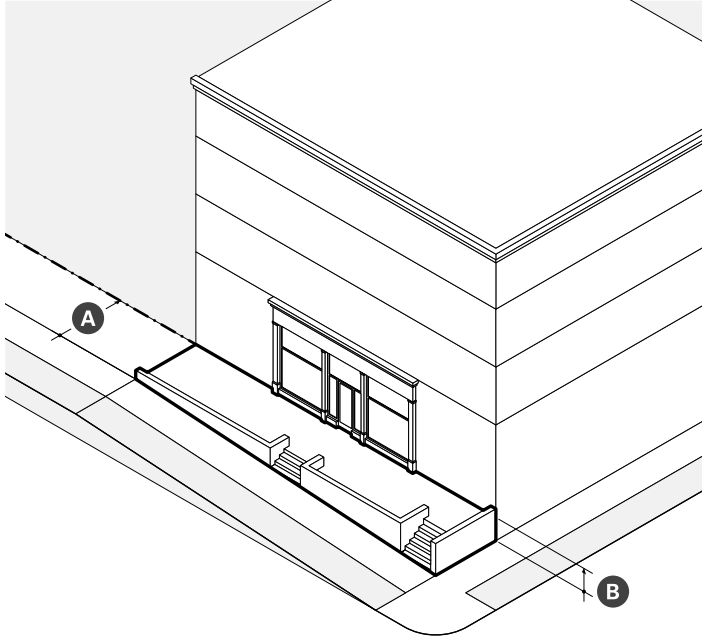


Dimensions	
Width (max)	30 ft
Distance between Fenestration (max)	2 ft
Depth of Recessed Entry (max)	5 ft

- ii. Standards
  - a). When storefronts are setback from the front lot line, the frontage must be paved to match the abutting sidewalk.
  - b). Open-ended, operable awnings are encouraged for weather protection.
  - c). Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged.

## H. Terrace

- i. A terrace is a frontage type featuring an elevation of the ground level to accommodate a change in grade that provides circulation and access along the front of a building.

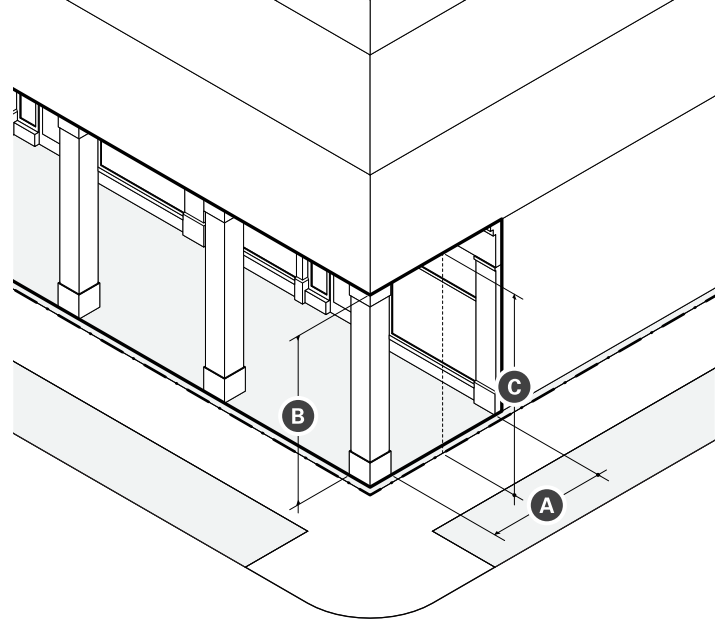


Dimensions	
Depth (min)	20 ft
Finish above Sidewalk (min/max)	18 in   4 ft
Distance between Stairs (max)	50 ft

- ii. Standards
  - a). Terrace frontage must be paved to match the abutting sidewalk.
  - b). Frequent steps up to the terrace are required to avoid blank wall along the sidewalk and maximize pedestrian access.

## I. Arcade

- i. An arcade is a frontage type featuring a pedestrian walkway covered by the upper floors of a building. The ground story facade is setback and upper floors are supported by a colonnade or supports.



Dimensions		
<b>A</b> Depth (min/max)	10 ft	15 ft
<b>B</b> Height (max)	1 story	
<b>C</b> Clearance (min/max)	14 ft	24 ft

- ii. Standards
  - a). Arcades must extend the entire width of a building and must have a consistent depth.
  - b). Support columns or piers may be spaced no farther apart than they are tall.
  - c). Arcades are considered part of the building for the purpose of measuring facade build out.
  - d). Arcades may be combined only with storefront and lobby entrance frontages
  - e). The finished ceiling of an arcade interior may be arched or flat, but must have a greater clearance than the openings between columns or piers.

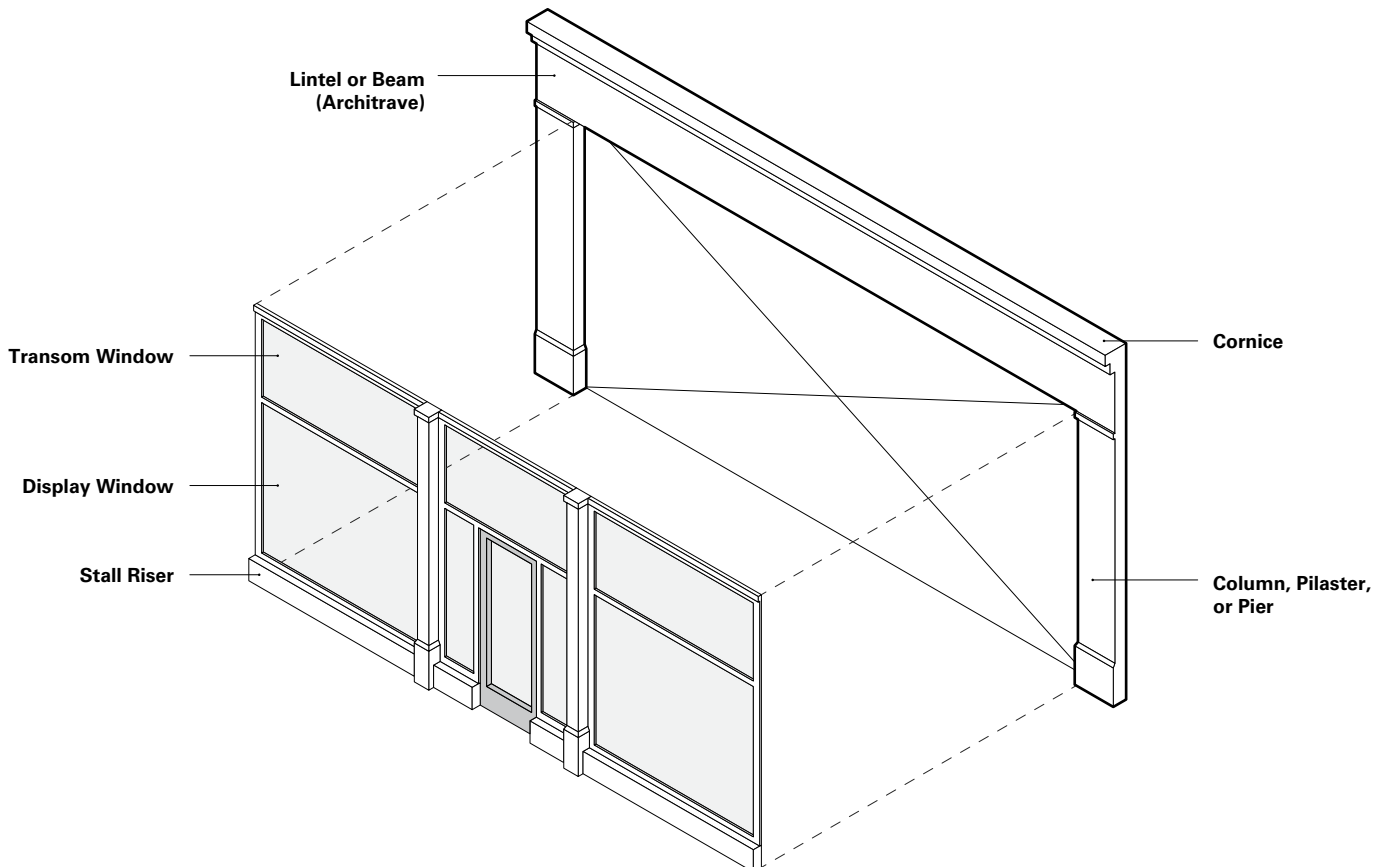
# 6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

## 11. Building Design Standards

- a. Pedestrian Circulation
  - i. When development occurs on any lot abutting a thoroughfare where the sidewalk is less than twelve (12) feet in total width, the building must be setback an additional distance to accommodate expansion of the abutting sidewalk to a width of at least twelve (12) feet. The minimum and maximum front setbacks for each building type are increased accordingly.
- b. Facade Design
  - i. All building facades must provide surface relief through the use of balconies, Bays, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other architectural features that either recess or project from the average plane of the facade by at least four (4) inches.
  - ii. Vents, exhausts, and other utility features on building facades must be architecturally integrated into the design of the building.
  - iii. Building facades, excluding apartment buildings, must provide a frame for each storefront and lobby entrance in accordance with the following architectural techniques:
    - a). A horizontal lintel or beam (architrave) and cornice that extends across the full width of the building and is supported by columns, pilasters, or piers; or
    - b). A horizontal beam or fascia (architrave) positioned between columns, pilasters, or piers that extend from the upper stories of a building all the way to the ground.
  - iv. When present, a horizontal lintel, beam, or fascia (architrave) serves as the sign band for each storefront.
- c. Towers
  - i. The separation distance between all towers must be at least eighty (80) feet, measured from the exterior walls and excluding balconies.
  - ii. The separation distance between towers may be decreased to a minimum of fifty (50) feet by Special Permit through the use of creative architectural solutions such as offset towers/

FIGURE 6.2 (a) Elements of a Storefront





views, non-parallel walls, or tapering/curved tower forms, that increase the actual or perceived tower separation distance, provided that both privacy and natural light are provided and no adverse environmental conditions are created.

- iii. In its discretion to approve or deny a Special Permit authorizing a decrease in tower separation below the standard eighty (80) foot minimum, the Review Board shall consider the following:
  - a). The review considerations for all Special Permits (see Section 5.1 Special Permits);
  - b). View corridors from windows of new and existing towers;
  - c). The effectiveness of architectural techniques to increase the actual or perceived tower separation distance.

## 12. Architectural Design Guidelines

- a. In the absence of any official architectural design guidelines adopted by the Planning Board, the following shall inform the Design Review process for all development within the High-Rise district.
  - i. Facade Articulation
    - a). Building facades should be vertically articulated with Architectural Bays to visually break down and minimize the apparent mass of buildings, shorten the perception of distance/length, provide structure to the composition and disposition of fenestration, enhance pedestrian orientation, and add visual interest to the public realm.
    - b). Architectural bays should be derived, in general, from the building's structural bay spacing.
    - c). Architectural bays should have buttresses, pilasters, columns, or piers that extend either all the way to the ground or to the cornice and sideband of ground level storefronts.
    - d). Architectural bays should align, in general, with individual or groups of storefront and lobby entrance frontages of the ground story of a building.
    - e). In most circumstances, the vertical buttresses, pilasters, columns, or piers of Architectural Bays should always project further and be uninterrupted by any horizontal elements of a facade, excluding the cornice, band, or other architectural feature(s) used to differentiate ground level storefronts from upper stories.
  - ii. Fenestration
    - a). Fenestration should align vertically within each architectural bay and horizontally across each story of a building.
    - b). Upper stories should have a window to wall

area proportion that is lower than that of the ground floor.

- c). Windows should be punched into walls and glass should be inset from exterior wall surfaces.
- d). Series of windows set side by side to form a continuous horizontal band across a facade (aka 'ribbon windows') should be avoided.
- e). Solid wall materials should be used to frame groups of windows to reduce the perceived scale of a building.
- iii. Materials
  - a). The palette of wall materials and colors used for a building should be kept to a minimum, preferably three. Similar wall materials as found on adjacent or nearby buildings should be used to strengthen district character and provide continuity and unity between buildings of divergent size, scale, and architectural styles.
  - b). Acceptable wall materials include architectural concrete or pre-cast concrete panels, natural or cast stone, curtain wall and heavy gage metal panel, and brick. Value added materials such as natural or cast stone, concrete, glazed or unglazed architectural terracotta, and brick should be used as wall materials where pedestrians closely encounter and interact with buildings.
  - c). Exterior Insulation and Finish Systems (EIFS) should never be used for the base of a building.
  - d). Horizontal or vertical board siding and shingles, whether wood, metal, plastic (vinyl), masonry, or composite materials, should be used only for smaller scale apartment buildings.
  - e). Two or more wall materials should be combined only one above the other. Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight.
  - f). Building wall materials that are lighter in color, tint, or shade should be used for the lower floors of a building, with materials darker in color, tint, or shade used above.
  - g). If a building's massing and pattern of fenestration is complex, simple or flat wall materials should be used; if a building's massing and pattern of fenestration is simple, walls should include additional texture and surface relief.
  - h). Side and rear building elevations that are visible from the public realm should have a level of trim and finish that is compatible with the facade of the building.

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### Commercial Core (CC)

- i). Balconies should have either metal railing or glass guardrail systems.
- iv. Storefronts
  - a). The design of storefronts should invite interaction, enliven the pedestrian environment, and provide a secondary, more intimate source of lighting at night.
  - b). Monotonous and repetitive storefront sign types, and sign designs should be avoided.
  - c). Where a pedestrian street intersects with a side street, commercial spaces should wrap the corner and include at least one storefront on the side street.
  - d). A paneled or rendered stallriser at least one (1) foot in height should be included below display windows.
  - e). Where height permits, transom windows should be included above storefront doors and display windows to allow additional natural daylight to penetrate into the interior space.
  - f). Awnings are encouraged for each storefront to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended, and operable.
  - g). Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged.
- v. Entrances
  - a). Principal entrances should be optimally located, well defined, clearly visible, and universally accessible from the adjacent sidewalk.
  - b). Each ground floor use should have an individual entrance with direct access onto a sidewalk.
  - c). Storefront doors should not obstruct pedestrians walking past or alongside a building.
  - d). Lobby entrances required for upper story uses should be limited in width (frontage) and separate from the entrance for any ground floor uses.
  - e). Features such as a double-height ceiling, distinctive doorway, decorative lighting, recessed facade, or a change in paving material within the setback area should be used to make lobbies for upper story commercial uses distinctive while preserving floor space for other ground floor uses.
- vi. Details
  - a). Architectural details, ornamentation, and articulations should be used with building fenestration to create a harmonious composition that is consistent throughout the building, so that the building appears as a unified whole and not as a collection of unrelated parts that adds to the impression of bulk.
  - b). Exterior lighting (building, storefront, and landscape) should be integrated into the design of the building, create a sense of safety, and encourage pedestrian activity at night through layers of light that contribute to the nighttime experience.
  - c). Exterior lighting should relate to pedestrians and accentuate major architectural or landscape features, but should be shielded to reduce glare and eliminate light being cast into the night sky.
  - d). The upper portions of buildings, especially high-rise buildings, should provide visual interest and a variety in detail and texture to the skyline.
  - e). Mechanical and utility equipment should be integrated into the architectural design of the building or screened from public view. Penthouses should be integrated with the buildings architecture, and not appear as foreign structures unrelated to the building they serve.
  - f). Ventilation intakes/exhausts should be located to minimize adverse effects on pedestrian comfort along the sidewalk and within outdoor spaces.
  - g). Buildings at terminated vistas should be articulated with design features that function as focal points to create memorable views that add to the character and enhance the aesthetics of the neighborhood.

### 13. Use Provisions

- a. Permitted Uses
  - i. The use of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
  - ii. Uses are permitted according to Table 6.2 (a).
  - iii. All uses must comply with any use-specific standards applicable for each use in §9.2 Use Definitions & Limitations.
  - iv. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.
  - v. Use categories not expressly authorized are prohibited.
- b. Use Limitations
  - i. The use of any ground story commercial space fronting a pedestrian street, excluding lobbies for upper story uses, is limited to the following principal use categories:
    - a). Arts & Creative Enterprise
    - b). Eating & Drinking Establishment
    - c). Retail
    - d). Civic & Institutional
- c. Required Uses
  - i. A minimum of five percent (5%) of the gross floor area of any Commercial Building or Lab Building must be provided as leasable floor area for uses from the Arts & Creative Enterprise use category.

**TABLE 6.2 (a) Permitted Uses**

Use Category Specific Use	CC	Use Specific Standards
<b>Arts &amp; Creative Enterprise</b>		
Artisan Production	P	§9.2.2.a
Arts Exhibition	P	§9.2.2.b
Arts Sales & Services	P	§9.2.2.c
Co-working	P	§9.2.2.d
Design Services	P	§9.2.2.e
Shared Workspaces & Arts Education	P	§9.2.2.f
<b>Civic &amp; Institutional</b>		
Community Center	P	§9.2.4.a
Hospital	SP	§9.2.4.b
Library	P	§9.2.4.c
Minor Utility Facility	SP	§9.2.4.d
Museum	P	§9.2.4.f
Private Non-Profit Club or Lodge	SP	§9.2.4.g
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	§9.2.4.h
<b>Commercial Services</b>		
Animal Services (as noted below)	--	§9.2.5.a
Pet Grooming	P	§9.2.5.a.ii
Veterinarian	SP	§9.2.5.a.iv

P - Permitted      SP - Special Permit Required      N - Not Permitted

# 6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

**TABLE 6.2 (a) Permitted Uses (continued)**

Use Category Specific Use	CC	Use Specific Standards
Assembly & Entertainment	SP	§9.2.5.b
Banking & Financial Services (except as noted below)	P	§9.2.5.c
Personal Credit	SP	§9.2.5.c.i
Broadcast and/or Recording Studio	P	§9.2.5.d
Building & Home Repair Services	SP	§9.2.5.e
Business Support Services	P	§9.2.5.f
Caterer/Wholesale Food Production	SP	§9.2.5.g
Day Care Service (as noted below)	--	§9.2.5.h
Adult Day Care Center	P	§9.2.5.h.i
Child Day Care Center	P	§9.2.5.h.ii
Maintenance & Repair of Consumer Goods	P	§9.2.5.j
Personal Services (except as noted below)	P	§9.2.5.k
Body-Art Establishment	SP	§9.2.5.k.i
Gym or Health Club	P	§9.2.5.k.ii
Funeral Home	SP	§9.2.5.k.iii
Health Care Provider	SP	§9.2.5.k.iv
Recreation Facility	SP	§9.2.5.l
Vehicle Parking, Commercial (except as follows)	P	§9.2.5.m
Bike Share Parking	P	§9.2.5.m.i
Car Share Parking (3 or less spaces)	P	§9.2.5.m.ii
Car Share Parking (4 or more spaces)	P	§9.2.5.m.ii
Public Parking	P	§9.2.5.m.iii
<b>Eating and Drinking</b>		
Bar/Restaurant/Tavern	P	§9.2.6.a
Bakery/Café/Coffee Shop	P	§9.2.6.b
Formula Eating & Drinking Establishment	SP	§9.2.6.c
<b>Lodging</b>		
Bed & Breakfast	SP	§9.2.7.a
Hotel or Hostel	SP	§9.2.7.b
<b>Office</b>		
General Office	P	§9.2.8.a
Research and Development and/or Laboratory	P	§9.2.8.b
<b>Retail Sales</b>		
Building/Home Supplies & Equipment	SP	§9.2.10.a
Consumer Goods (except as follows)	P	§9.2.10.b

P - Permitted    SP - Special Permit Required    N - Not Permitted

**TABLE 6.2 (a) Permitted Uses (continued)**

Use Category Specific Use	CC	Use Specific Standards
Alcohol Sales	SP	§9.2.10.b.i
Drug Paraphernalia Store	N	§9.2.10.b.ii
Firearms Sales	N	§9.2.10.b.iii
Medical Marijuana	N	§9.2.10.b.iv
Pet Store	SP	§9.2.10.b.v
<b>Formula Retail</b>	SP	§9.2.10.c
<b>Fresh Food Market or Grocery Store</b>	P	§9.2.10.d
<b>Farm/Vendor Market</b>	P	§9.2.10.e
<b>Urban Agriculture</b>		
<b>Farming (as noted below)</b>	--	§9.2.11.a
Commercial Farm	P	§9.2.11.a.i
Community Farm	P	§9.2.11.a.ii
<b>Community Gardening</b>	P	§9.2.11.b
<b>Accessory Uses</b>		
<b>Urban Agriculture (as noted below)</b>	--	§9.2.12.d
Commercial Farming	P	§9.2.12.d.iii

P - Permitted      SP - Special Permit Required      N - Not Permitted

# 6.0 COMMERCIAL DISTRICTS

## Commercial Core (CC)

### 14. Vehicular Parking

- a. General
  - i. Vehicular parking must be provided according to Table 6.2 (b) except as follows:
    - a). Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of Table 6.2 (b).
    - b). Any change in use within a non-residential structure constructed before the effective date of this Ordinance, provided that the change is to a permitted use, is exempt from any minimum requirements of Table 6.2 (b).
  - ii. There are no parking requirements for accessory uses.
  - iii. Motor vehicle parking spaces may be shared between uses on the same lot and buildings on the same block in accordance with §11.3 Shared Parking.
- b. Type
  - i. Motor vehicle parking may be provided as above ground structured parking or underground structured parking.
- c. Unbundled Parking
  - i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.
  - ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.
- d. Parking Design
  - i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 Motor Vehicle Parking of this Ordinance.
- ii. Driveways, curb cuts, and vehicular entrances to parking lots, parking structures, loading docks, and service areas are not permitted along primary front lot lines abutting a pedestrian street, but may provide access from a side street or alley.
- iii. Driveways may be located within a required side and rear setback areas, but are not permitted between the facade of a building and any front lot line.
- iv. Driveways may be no more than twenty four (24) feet in width at the frontage.
- v. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.
- vi. Unless otherwise specified, only one (1) curb cut is permitted per front lot line.
- vii. Curb cuts must be located to minimize conflict with pedestrians, bicyclists, and motor vehicles on the thoroughfare they provide access to and from.
- viii. Curb cuts may be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs.
- ix. Driveway crossings traversing sidewalks with paved furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include sloped flares on either side of the driveway apron.
- x. Driveway crossings traversing sidewalks with continuously planted furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include returned curbs.

**TABLE 6.2 (b) Vehicular Parking**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Arts &amp; Creative Enterprise</b>				
Artisan Production	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Arts Exhibition	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf
Arts Sales & Services	1 / 10,000 sf	1 / 3,000 sf	1 / 200 sf	1 / 1,000 sf
Design Services	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Shared Workspaces & Arts Education	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

# 6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

**TABLE 6.2 (b) Vehicular Parking (continued)**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Civic &amp; Institutional</b>				
Community Center	1 / 10,000 sf	4 / 10,000 sf	1 / 1,800 sf	1 / 600 sf
Educational Facility	1.0 / classroom	4.0 / classroom	1.5 / classroom	3.0 / classroom
Hospital	10 per entrance	1 / 5,000 sf	1 / 200 sf	1 / 1,000 sf
Library	1 / 3,000 sf	1 / 5,000 sf	1 / 800 sf	1 / 500 sf
Minor Utility Facility	n/a	n/a	n/a	n/a
Museum	1 / 2,000 sf	1 / 10,000 sf	1 / 800 sf	1 / 500 sf
Private Non-Profit Club or Lodge	1 / 2,000 sf	1 / 10,000 sf	1 / 200 sf	1 / 1,000 sf
<b>Commercial Services</b>				
Animal Services (as noted below)	1 / 2,500 sf	1 / 10,000 sf	–	–
Pet Grooming	–	–	1 / 500 sf	1 / 400 sf
Veterinarian	1 / 2,000 sf	1 / 5,000 sf	1 / 500 sf	1 / 500 sf
Assembly & Entertainment	1 / 40 seats	1 / 10,000 sf	1 / 6 seats	1 / 6 seats
Banking & Financial Services (except as noted below)	1 / 2,000 sf	1 / 10,000 sf	1 / 450 sf	1 / 400 sf
Broadcast and/or Recording Studio	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 600 sf
Building & Home Repair Services	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 2,000 sf
Business Support Services	1 / 2,500 sf	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Caterer/Wholesale Food Production	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 1,000 sf
Day Care Service	2	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Maintenance & Repair of Consumer Goods	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Personal Services (except as noted below)	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Gym or Health Club			1 / 200 sf	1 / 500 sf
Funeral Home				
Health Care Provider	1 / 2,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 300 sf
Recreation Facility	1 / 2,500 sf	1 / 10,000 sf		
Vehicle Parking	n/a	10 or 1 / 10 motor vehicle spaces	n/a	n/a

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

# 6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

**TABLE 6.2 (b) Vehicular Parking (continued)**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Eating and Drinking</b>				
Bar/Restaurant/Tavern	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
Bakery/Café/Coffee Shop	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
Formula Eating & Drinking Establishment	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
<b>Lodging</b>				
Bed & Breakfast	1 / 20 rooms	1 / 10 rooms	1 / DU + 1 / 4 guest rooms	1 / DU + 1 / 4 guest rooms
Hotel or Hostel	1 / 20 rooms	1 / 10 rooms	1 / 2 guest rooms	1 / 2 guest rooms
Short Term Rental	1 / 20 rooms	1 / 10 rooms	n/a	n/a
<b>Office</b>				
Co-Working	1 / 20,000 sf	1 / 3,000 sf	1 / 1,200 sf	1 / 800 sf
General Office	1 / 20,000 sf	1 / 3,000 sf	1 / 900 sf	1 / 650 sf
Research and Development and/or Laboratory	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf
<b>Residential</b>				
Household Living	0.1 / DU	1.0 / DU	1.0 / DU	1.0 / DU
Group Living (except as follows)	0.05 / room	0.5 / room	–	–
Community or Group Residence				
Dormitory, Fraternity or Sorority	0.1 / room	0.5 / room	.05 / bed	1.0 / 4 beds
Homeless Shelter			4.0	4.0
Nursing Home/Assisted Living Facility			1 / 6 beds	1 / 6 beds
Single Room Occupancy Housing			1 / 6 beds	1 / 4 beds
<b>Retail Sales</b>				
Building/Home Supplies & Equipment	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 1,000 sf
Consumer Goods (except as follows)	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf
Packaged Liquor				
Medical Marijuana				
Pet Store				
Formula Retail	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf
Fresh Food Market or Grocery Store	1 / 1,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 1,500 sf
Farm/Vendor Market	n/a	n/a	n/a	1 / 1,500 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit



- xi. The appearance of any walkway (ie. scoring pattern or special paving) must be maintained across any driveway or alley to indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.
  - e. Parking Location
    - i. Required motor vehicle parking, excluding any required handicapped parking, may be provided off-site according to the following:
      - a). The off-site parking must be located within one thousand three hundred and twenty (1,320) feet in walking distance to the lot it will serve, measured from the nearest point of the off-site parking along block faces and walkways to the principal entrance of the use served;
      - b). Pedestrian access to off-site motor vehicle parking must be via a paved sidewalk or walkway.
      - c). A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or building official and executed and filed with the Registry of Deeds.
    - ii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.
  - f. Parking Relief
    - i. Relief from the parking standards of Table 6.2 (b) requires a special permit.
      - a). In its discretion to approve or deny a special permit authorizing relief from the parking standards of Table 6.2 (b), the review board shall consider the following:
        - i). The supply and demand of on-street parking in the neighborhood, as determined through a parking study.
        - ii). Mobility management programs and services provided by the applicant to reduce the demand for parking.
        - iii). That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.
- a). Each ground story non-residential use must identify the street address either on the principal entrance door or above or beside the principal entrance of the use.
  - b). All residential building types must identify the street address either on the principal entrance door, above or beside the principal entrance, or on a mailbox.
  - ii. Address signs must be made easily visible through the use of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the thoroughfare that the building faces.
  - iii. Address signs must be twelve (12) inches in height or less and may include the name of the occupant.

### 15. Site Development

- a. General
  - i. Development is subject the provisions of Article 10: Site Development Standards of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. Signs
  - i. A sign, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:

# 6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

## 6.3 COMMERCIAL INDUSTRY (CI)

### 1. Description

The Commercial Industry district is characterized by large floorplate buildings up to four (4) stories in height. Buildings are typically setback by parking and include warehouse and factory styles along with multi story offices. The district is entirely commercial, with uses that are typically auto-oriented, commercial service, industrial, or office in nature.



# 6.0 COMMERCIAL DISTRICTS

## Commercial Industry (CI)

### 2. Intent

- a. To maintain industrial and commercial activities that provide employment opportunities and business-to-business commerce.
- b. To maintain already existing areas appropriate for moderate- and large-scale, low-rise and mid-rise buildings and community- and region-serving commercial uses that do not readily assimilate into other zoning districts.

### 3. Purpose

- a. To permit the development of moderate-scale low- and mid-rise buildings.
- b. To provide quality commercial spaces and permit light & moderate industrial and large commercial uses.

### 4. Applicability

- a. The section is applicable to all real property within the Commercial Industry district as shown on the Official Zoning Map of the City of Somerville.

### 5. Development Review

- a. Development on any lot requires the submittal of a development review application to the Building Official and the issuance of a Zoning Compliance Certificate.
- b. Proposed development may or may not necessitate the need for Site Plan Approval, a Special Permit, or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 15: Administration.
  - i. The Zoning Board of Appeals is the decision making authority for all development in the Commercial Business district.
- c. Upon verification that no additional development review is necessary or completion of the required development review, a Zoning Compliance Certificate shall be issued by the Building Official to certify compliance with the provisions and procedures of this Ordinance.

### 6. Building Types

- a. One (1) principal building type may be built on each lot.
- b. The following building types are permitted by Site Plan Approval in the Commercial Core district:
  - i. Commercial Building
- c. Accessory structures are regulated according to Article 10: Development Standards of this Ordinance.

**7. Commercial Building**

A multi-story building type limited to commercial uses on all floors.

The following images are examples of the commercial building type and are intended only for illustrative purposes.

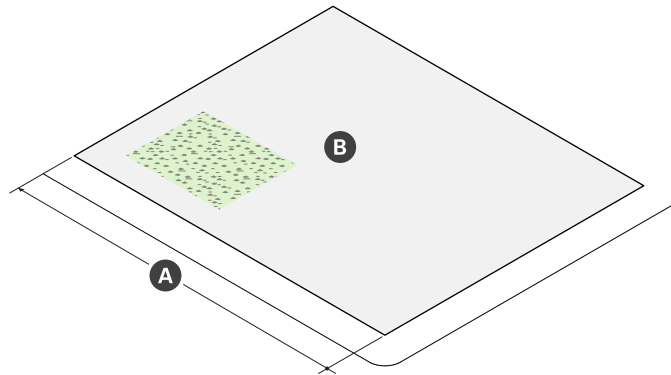


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Commercial Industry (CI)

## 7. Commercial Building (continued)

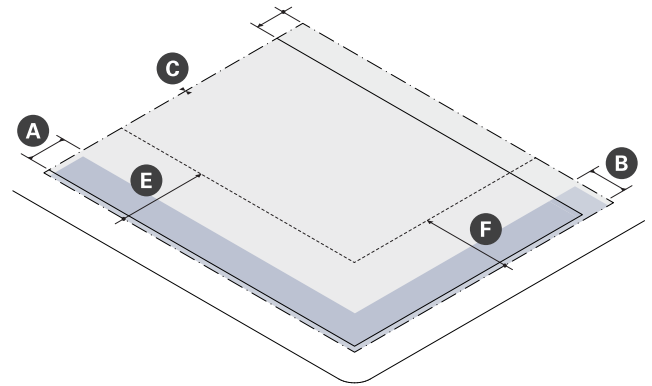
### a. Lot Standards



Lot Dimensions	
<b>A</b> Width (min)	30 ft

Lot Coverage	
<b>B</b> Lot Coverage (max)	100%
<b>C</b> Green Factor (min)	0.20

### b. Building Placement

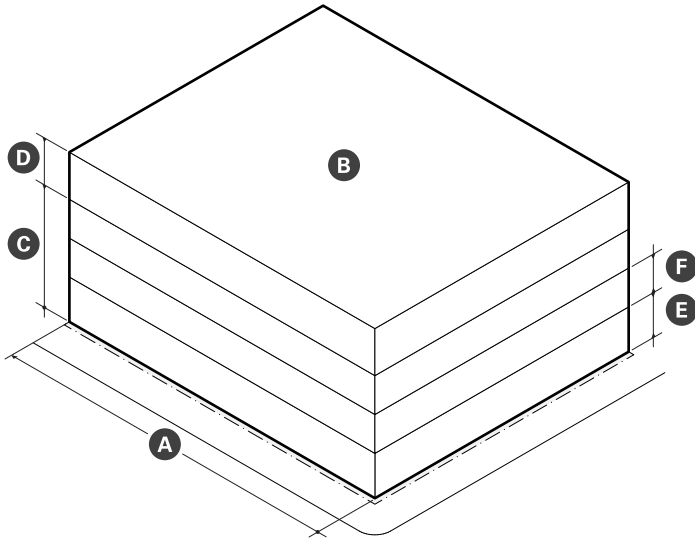


Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	15 ft
<b>B</b> Secondary Front Setback	2 ft	15 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	5 ft	
<b>D</b> Rear Setback (min)	10 ft	
Rear Setback Abutting NR (min)	15 ft	

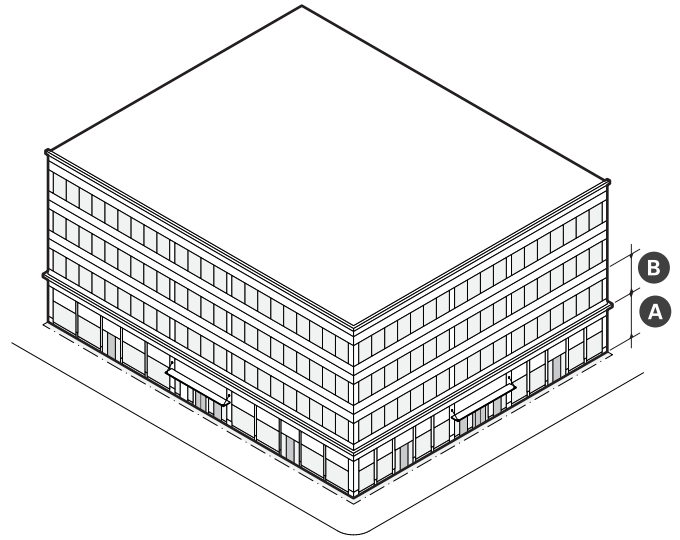
Parking Setbacks	
<b>E</b> Primary Front Setback (min)	30 ft
<b>F</b> Secondary Front Setback (min)	--
Surface Parking	30 ft
Structured Parking	30 ft

## 7. Commercial Building (continued)

### c. Height & Massing



### d. Uses & Features



Main Body	
<b>A</b> Width (max)	200 ft
Facade Build Out (min)	--
Primary Frontage	80%
Secondary Frontage	65%
<b>B</b> Floor Plate	50,000 sf
<b>C</b> Building Height, Stories (max)	4 stories
<b>D</b> Ground Story Height (min)	14 ft
<b>E</b> Upper Story Height (min)	10 ft
Building Height, Feet (max)	65 feet
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration (min)	70%
<b>B</b> Upper Story Fenestration (min/max)	20% 70%
Blank Wall (max)	20 ft

Use & Occupancy	
Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

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e. Reserved

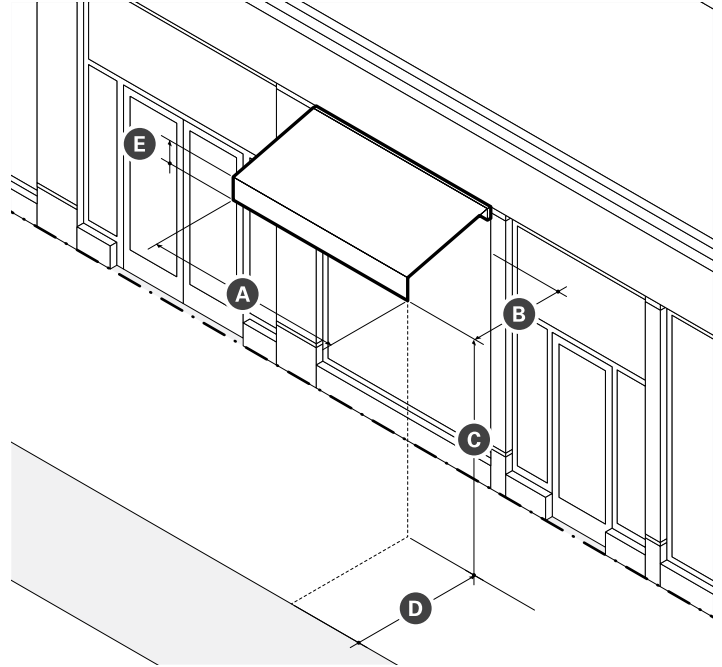


## 8. Building Components

- a. Building components are accessory features that increase the habitable square footage or enhance the usefulness of a building.
- b. The following building components are permitted in the Commercial Industry (CI) district:
  - i. Awning
  - ii. Entry Canopy
- c. Building components not expressly authorized are prohibited.

## D. Awning

- i. A wall mounted, pitched covering extending from a building to provide shade and weather protection for pedestrians.



Dimensions	
<b>A</b> Width (min)	See §X
<b>B</b> Projection (min)	3 ft
<b>C</b> Clearance (min)	8 ft clear
<b>D</b> Setback from Curb (min)	1.5 ft
<b>E</b> Valance Height (max)	12 in

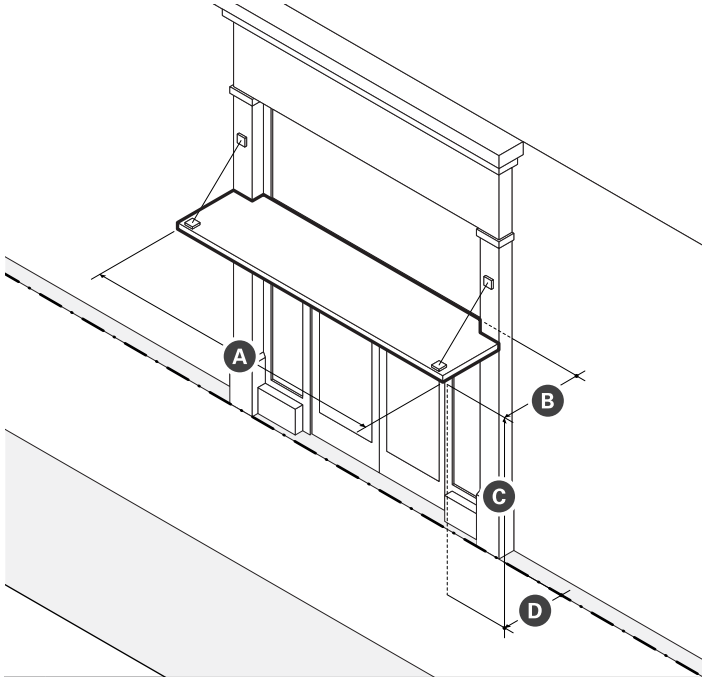
- ii. Standards
  - a). Awnings must be securely attached to and supported by the building and must fit the windows or doors the awning is attached to.
  - b). An awning must be made of durable, weather-resistant material that is water repellent.
  - c). Internally illuminated or back-lit awnings are prohibited.
  - d). An awning that projects over the sidewalk of a public thoroughfare requires compliance with all City Ordinances.

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## E. Entry Canopy

- i. An entry canopy is a wall-mounted structure that provides shade and weather protection over the entrance of a building.



Dimensions	
<b>A</b> Width (min)	See §X
<b>B</b> Depth (max)	3 ft
<b>C</b> Clearance (min)	8 ft clear
<b>D</b> Permitted Setback Encroachment (max)	100%

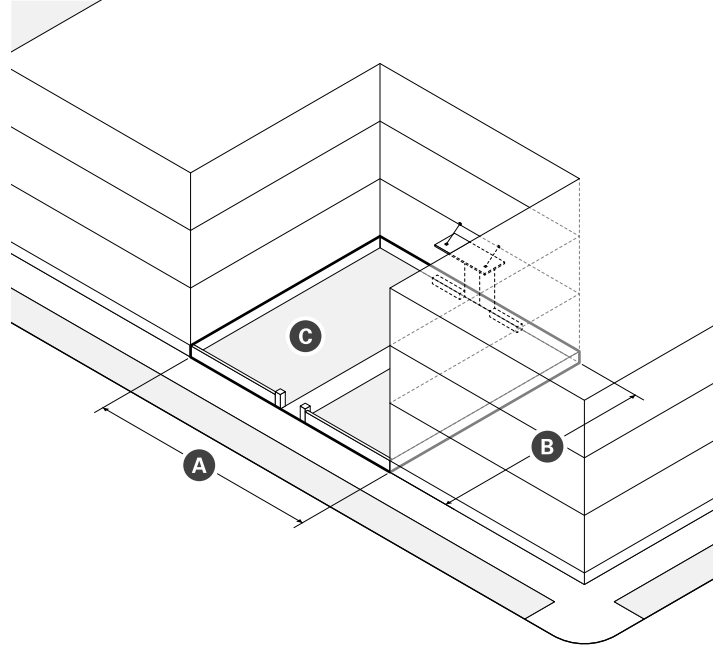
- ii. Standards
  - a). Entry canopies must be visually supported by brackets, cables, or rods.
  - b). The width of an entry canopy must be equal to or greater than the width of the doorway surround or exterior casing it is mounted over.

## 9. Private Frontage

- a. Private frontage must be designed as a building frontage type.
- b. Building frontage types facilitate access to principal entrances and serve as the interface and transition between the private realm (building interiors) and the public realm (sidewalks and civic spaces).
- c. The following building frontage types are permitted in the Commercial Industry (CI) district:
  - i. Forecourt
  - ii. Lobby Entrance
  - iii. Storefront
- d. Building frontage types may be combined as indicated for each type and multiple frontage types may exist for buildings that have more than one principal entrance.

## E. Forecourt

- i. A forecourt is a frontage type featuring a landscaped semi-public area, open to the sky, formed by a recess in a central portion of a building's facade.



Dimensions	
<b>A</b> Width (min)	12 ft
<b>B</b> Depth (min)	12 ft
<b>C</b> Height to Width Ratio (max)	2 to 1
Landscaped Area (min)	30%

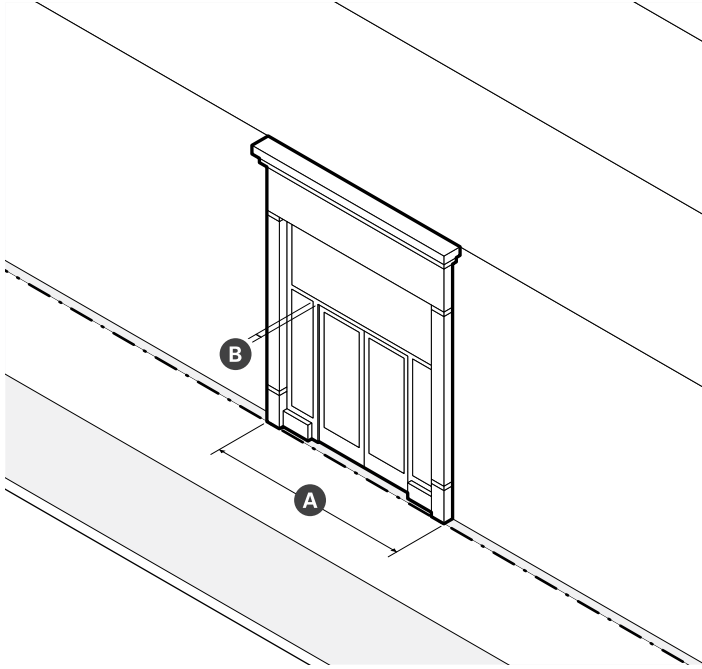
- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - b). Forecourts are considered part of the building for the purpose of measuring facade build out.
  - c). A forecourt must be enclosed by walls on three sides.
  - d). Porches, stoops, porticos, entry canopies, and balconies may encroach into the forecourt.
  - e). Driveways, parking spaces, passenger drop-offs, garage entrances, loading and service areas, exhaust vents, mechanical equipment, and refuse or recycling storage are not permitted in forecourts.
  - f). Forecourts may be combined with lobby entrance and storefront frontage types.

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## F. Lobby Entrance

- i. A lobby entrance frontage type featuring an at-grade principal entrance providing access to upper story uses of a building.

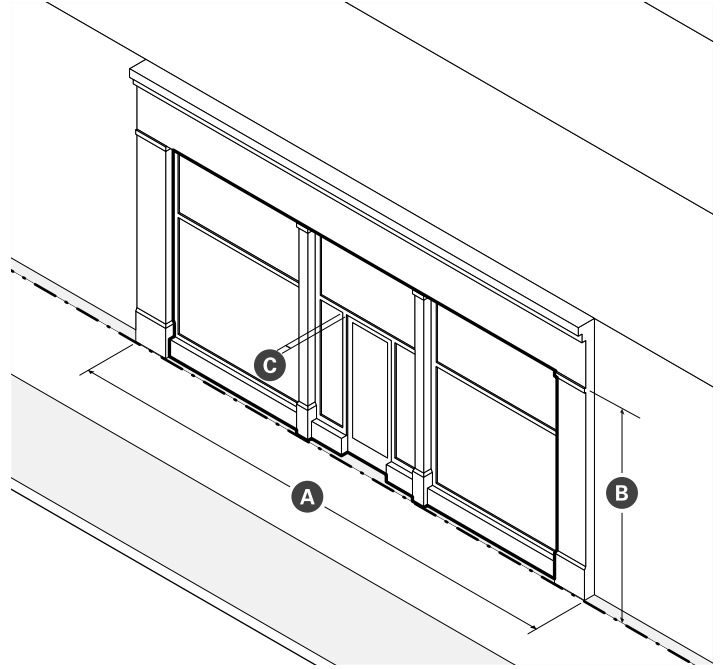


Dimensions	
<b>A</b> Width (max)	20 ft
<b>B</b> Distance between Fenestration (max)	2 ft
Depth of Recessed Entry (max)	5 ft

- ii. Standards
  - a). Lobby entrances must be well-defined, clearly visible, and universally accessible from the abutting sidewalk.
  - b). When a lobby entrance is setback from the front lot line, the frontage must be paved to match the abutting sidewalk.
  - c). Lobby entrances should be made clearly identifiable using a difference in design from the rest of the facade.
  - d). Lobby entrances should include weather protection.

## G. Storefront

- i. A storefront is a frontage type conventional for commercial uses featuring an at grade principal entrance and substantial windows for the display of goods, services, and signs.



Dimensions	
<b>A</b> Width (max)	30 ft
<b>B</b> Display Window Height (min)	8 ft
<b>D</b> Distance between Fenestration (max)	2 ft
Depth of Recessed Entry (max)	5 ft

- ii. Standards
  - a). When storefronts are setback from the front lot line, the frontage must be paved to match the abutting sidewalk.
  - b). Open-ended, operable awnings are encouraged for weather protection.
  - c). Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged.

## 10. Building Design Standards

- a. Facade Design
  - i. All building facades must provide surface relief through the use of balconies, Bays, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other architectural features that either recess or project from the average plane of the facade by at least four (4) inches.
  - ii. Vents, exhausts, and other utility features on building facades must be architecturally integrated into the design of the building.
  - iii. Building facades, excluding apartment buildings, must provide a frame for each storefront and lobby entrance in accordance with the following architectural techniques:
    - a). A horizontal lintel or beam (architrave) and cornice that extends across the full width of the building and is supported by columns, pilasters, or piers; or
    - b). A horizontal beam or fascia (architrave) positioned between columns, pilasters, or

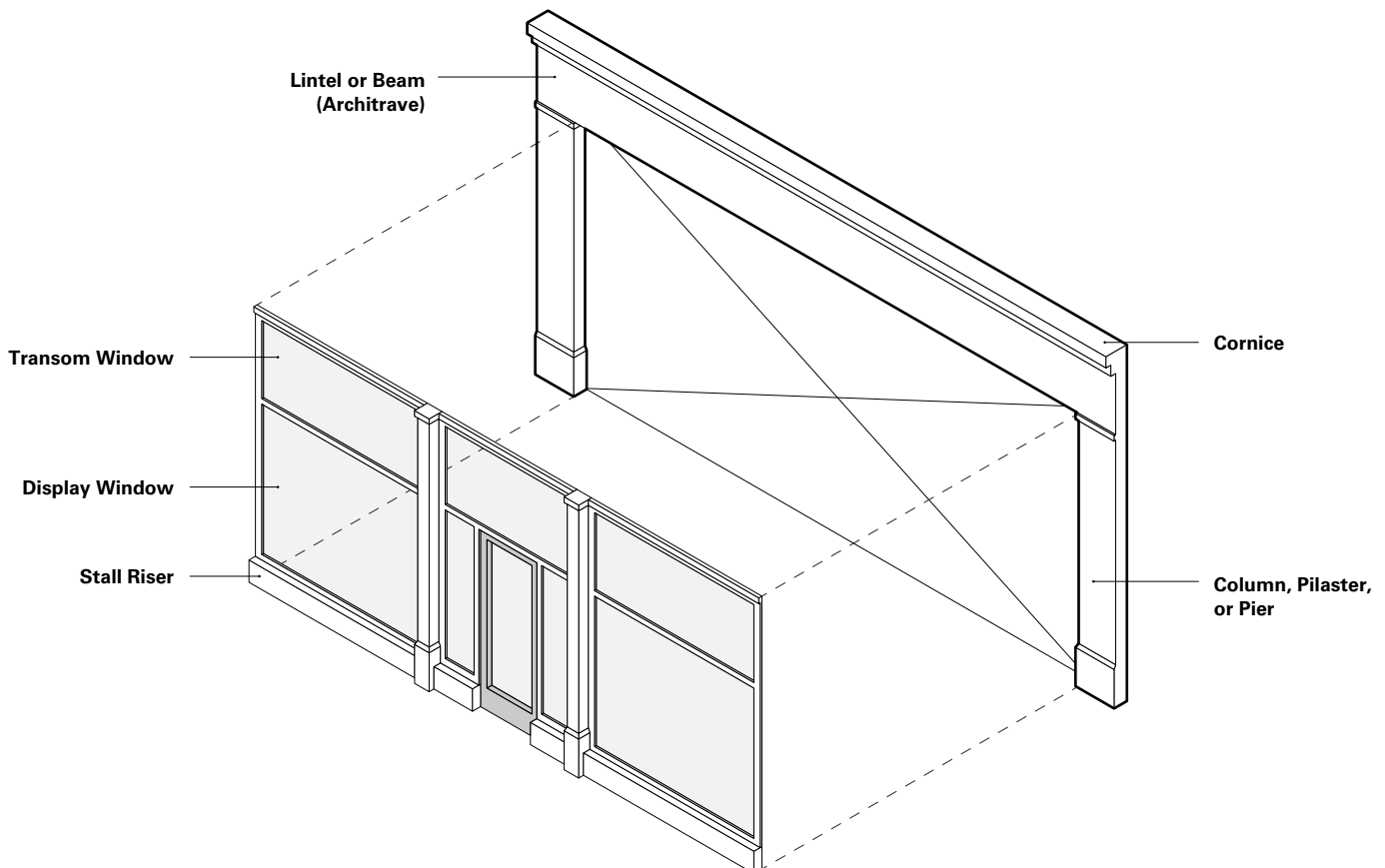
piers that extend from the upper stories of a building all the way to the ground.

- iv. When present, a horizontal lintel, beam, or fascia (architrave) serves as the sign band for each storefront.

## 11. Architectural Design Guidelines

- i. Reserved

**FIGURE 6.3 (a) Elements of a Storefront**



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## 12. Use Provisions

- a. Permitted Uses
  - i. The use of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
  - ii. Uses are permitted according to Table 6.3 (a).
  - iii. All uses must comply with any use-specific standards applicable for each use in §9.2 Use Definitions & Limitations.
  - iv. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.
  - v. Use categories not expressly authorized are prohibited.
- b. Required Uses
  - i. A minimum of five percent (5%) of the gross floor area of any commercial building or lab building must be provided as leasable floor area for uses from the arts & creative enterprise use category.

**TABLE 6.3 (a) CI Permitted Uses**

Use Category Specific Use	CI	Use Specific Standards
<b>Arts &amp; Creative Enterprise</b>		
Artisan Production	P	§9.2.2.a
Arts Exhibition	P	§9.2.2.b
Arts Sales & Services	P	§9.2.2.c
Co-working	P	§9.2.2.d
Design Services	P	§9.2.2.e
Shared Workspaces & Arts Education	P	§9.2.2.f
<b>Auto-Oriented</b>		
Commercial Vehicle Repair & Maintenance	SP	§9.2.3.a
Dispatch Service (except as follows)	P	§9.2.3.b
Towing Service	SP	§9.2.3.b.i
Motor Vehicle Parking (as noted below)	--	§9.2.3.d
Off-Site Accessory Parking	P	§9.2.3.d.i
Personal Vehicle Repair & Maintenance	SP	§9.2.3.e
Vehicle Sales	SP	§9.2.3.f
<b>Civic &amp; Institutional</b>		
Hospital	SP	§9.2.4.b
Minor Utility Facility	SP	§9.2.4.d

P - Permitted      SP - Special Permit Required      N - Not Permitted

**TABLE 6.3 (a) Permitted Uses (continued)**

Use Category Specific Use	CI	Use Specific Standards
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	§9.2.4.h
<b>Commercial Services</b>		
Animal Services (as noted below)	--	§9.2.5.a
Commercial Kennel	P	§9.2.5.a.i
Pet Grooming	P	§9.2.5.a.ii
Pet Daycare & Training	P	§9.2.5.a.iii
Veterinarian	SP	§9.2.5.a.iv
Assembly & Entertainment	SP	§9.2.5.b
Banking & Financial Services (except as noted below)	P	§9.2.5.c
Personal Credit	SP	§9.2.5.c.i
Broadcast and/or Recording Studio	P	§9.2.5.d
Building & Home Repair Services	P	§9.2.5.e
Business Support Services	P	§9.2.5.f
Caterer/Wholesale Food Production	P	§9.2.5.g
Day Care Service (as noted below)	--	§9.2.5.h
Adult Day Care Center	P	§9.2.5.h.i
Child Day Care Center	P	§9.2.5.h.ii
Maintenance & Repair of Consumer Goods	P	§9.2.5.j
Personal Services (except as noted below)	P	§9.2.5.k
Body-Art Establishment	P	§9.2.5.k.i
Gym or Health Club	P	§9.2.5.k.ii
Funeral Home	P	§9.2.5.k.iii
Health Care Provider	SP	§9.2.5.k.iv
Recreation Facility	P	§9.2.5.l
Vehicle Parking, Commercial (except as follows)	P	§9.2.5.m
Bike Share Parking	P	§9.2.5.m.i
Car Share Parking (3 or less spaces)	P	§9.2.5.m.ii
Car Share Parking (4 or more spaces)	P	§9.2.5.m.ii
Public Parking	P	§9.2.5.m.iii
<b>Eating and Drinking</b>		
Bar/Restaurant/Tavern	P	§9.2.6.a
Bakery/Café/Coffee Shop	P	§9.2.6.b
Formula Eating & Drinking Establishment	SP	§9.2.6.c
<b>Industrial</b>		
Commercial Dry Cleaning & Laundry Services	SP	§9.2.7.a

P - Permitted      SP - Special Permit Required      N - Not Permitted

# 6.0 COMMERCIAL DISTRICTS

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**TABLE 6.3 (a) Permitted Uses (continued)**

Use Category Specific Use	CI	Use Specific Standards
Data Center	SP	§9.2.6.b
Manufacturing	P	§9.2.6.c
Moving and/or Self Storage (except as noted below)	P	§9.2.6.d
Self Storage	SP	§9.2.6.d.i
Recycling Collection	SP	§9.2.6.e
Trucking and Transportation Depot	SP	§9.2.6.g
Wholesale Trade & Distribution	P	§9.2.6.h
<b>Lodging</b>		
Hotel or Hostel	SP	§9.2.7.b
<b>Office</b>		
General Office	P	§9.2.8.a
Research and Development and/or Laboratory	P	§9.2.8.b
<b>Retail Sales</b>		
Building/Home Supplies & Equipment	P	§9.2.10.a
Consumer Goods (except as follows)	P	§9.2.10.b
Alcohol Sales	SP	§9.2.10.b.i
Drug Paraphernalia Store	N	§9.2.10.b.ii
Firearms Sales	N	§9.2.10.b.iii
Medical Marijuana	N	§9.2.10.b.iv
Pet Store	SP	§9.2.10.b.v
Formula Retail	SP	§9.2.10.c
Fresh Food Market or Grocery Store	SP	§9.2.10.d
Farm/Vendor Market	P	§9.2.10.e
<b>Urban Agriculture</b>		
Farming (as noted below)	--	§9.2.11.a
Commercial Farm	P	§9.2.11.a.i
Community Farm	P	§9.2.11.a.ii
Community Gardening	P	§9.2.11.b
<b>Accessory Uses</b>		
Urban Agriculture (as noted below)	--	§9.2.12.d
Commercial Farming	P	§9.2.12.d.iii
Vehicle Parking, Accessory (except as follows)	P	§9.2.12.e
Home Business Vehicle Parking	N	§9.2.12.f

P - Permitted      SP - Special Permit Required      N - Not Permitted



### 13. Vehicular Parking

- a. General
  - i. Vehicular parking must be provided according to Table 6.3 (b) except as follows:
    - a). Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of Table 6.3 (b).
    - b). Any change in use within a non-residential structure constructed before the effective date of this Ordinance, provided that the change is to a permitted use, is exempt from any minimum requirements of Table 6.3 (b).
  - ii. There are no parking requirements for accessory uses.
  - iii. Motor vehicle parking spaces may be shared between uses on the same lot and buildings on the same block in accordance with §11.3 Shared Parking.
- b. Type
  - i. Motor vehicle parking may be provided as surface parking spaces, above ground structured parking, or underground structured parking.
- c. Unbundled Parking
  - i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.
  - ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.
- d. Parking Design
  - i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 Motor Vehicle Parking of this Ordinance.
  - ii. Driveways, curb cuts, and vehicular entrances to parking lots, parking structures, loading docks, and service areas are not permitted along primary front lot lines abutting a pedestrian street, but may provide access from a side street or alley.
  - iii. Driveways may be located within a required side and rear setback areas, but are not permitted between the facade of a building and any front lot line.
  - iv. Driveways may be no more than twenty four (24) feet in width at the frontage.
  - v. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.
  - vi. Unless otherwise specified, only one (1) curb cut is permitted per front lot line.
  - vii. Curb cuts must be located to minimize conflict with pedestrians, bicyclists, and motor vehicles on the thoroughfare they provide access to and from.
  - viii. Curb cuts may be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs.
  - ix. Driveway crossings traversing sidewalks with paved furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include sloped flares on either side of the driveway apron.
  - x. Driveway crossings traversing sidewalks with continuously planted furnishing zones must be designed to maintain the grade and clear width of

**TABLE 6.3 (b) Vehicular Parking**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Arts &amp; Creative Enterprise</b>				
Artisan Production	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Arts Exhibition	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf
Arts Sales & Services	1 / 10,000 sf	1 / 3,000 sf	1 / 200 sf	1 / 1,000 sf
Design Services	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Shared Workspaces & Arts Education	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

# 6.0 COMMERCIAL DISTRICTS

Commercial Industry (CI)

**TABLE 6.3 (b) Vehicular Parking (continued)**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Civic &amp; Institutional</b>				
Community Center	1 / 10,000 sf	4 / 10,000 sf	1 / 1,800 sf	1 / 600 sf
Educational Facility	1.0 / classroom	4.0 / classroom	1.5 / classroom	3.0 / classroom
Hospital	10 per entrance	1 / 5,000 sf	1 / 200 sf	1 / 1,000 sf
Library	1 / 3,000 sf	1 / 5,000 sf	1 / 800 sf	1 / 500 sf
Minor Utility Facility	n/a	n/a	n/a	n/a
Museum	1 / 2,000 sf	1 / 10,000 sf	1 / 800 sf	1 / 500 sf
Private Non-Profit Club or Lodge	1 / 2,000 sf	1 / 10,000 sf	1 / 200 sf	1 / 1,000 sf
<b>Commercial Services</b>				
Animal Services (as noted below)	1 / 2,500 sf	1 / 10,000 sf	–	–
Pet Grooming	–	–	1 / 500 sf	1 / 400 sf
Veterinarian	1 / 2,000 sf	1 / 5,000 sf	1 / 500 sf	1 / 500 sf
Assembly & Entertainment	1 / 40 seats	1 / 10,000 sf	1 / 6 seats	1 / 6 seats
Banking & Financial Services (except as noted below)	1 / 2,000 sf	1 / 10,000 sf	1 / 450 sf	1 / 400 sf
Broadcast and/or Recording Studio	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 600 sf
Building & Home Repair Services	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 2,000 sf
Business Support Services	1 / 2,500 sf	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Caterer/Wholesale Food Production	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 1,000 sf
Day Care Service	2	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Maintenance & Repair of Consumer Goods	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Personal Services (except as noted below)	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Gym or Health Club			1 / 200 sf	1 / 500 sf
Funeral Home				
Health Care Provider	1 / 2,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 300 sf
Recreation Facility	1 / 2,500 sf	1 / 10,000 sf		
Vehicle Parking	n/a	10 or 1 / 10 motor vehicle spaces	n/a	n/a

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

**TABLE 6.3 (b) Vehicular Parking (continued)**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Eating and Drinking</b>				
Bar/Restaurant/Tavern	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
Bakery/Café/Coffee Shop	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
Formula Eating & Drinking Establishment	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
<b>Lodging</b>				
Bed & Breakfast	1 / 20 rooms	1 / 10 rooms	1 / DU + 1 / 4 guest rooms	1 / DU + 1 / 4 guest rooms
Hotel or Hostel	1 / 20 rooms	1 / 10 rooms	1 / 2 guest rooms	1 / 2 guest rooms
<b>Office</b>				
Co-Working	1 / 20,000 sf	1 / 3,000 sf	1 / 1,200 sf	1 / 800 sf
General Office	1 / 20,000 sf	1 / 3,000 sf	1 / 900 sf	1 / 650 sf
Research and Development and/or Laboratory	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf
<b>Residential</b>				
Household Living	0.1 / DU	1.0 / DU	1.0 / DU	1.0 / DU
Group Living (except as follows)	0.05 / room	0.5 / room	–	–
Community or Group Residence				
Dormitory, Fraternity or Sorority	0.1 / room	0.5 / room	.05 / bed	1.0 / 4 beds
Homeless Shelter			4.0	4.0
Nursing Home/Assisted Living Facility			1 / 6 beds	1 / 6 beds
Single Room Occupancy Housing			1 / 6 beds	1 / 4 beds
<b>Retail Sales</b>				
Building/Home Supplies & Equipment	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 1,000 sf
Consumer Goods (except as follows)	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf
Packaged Liquor				
Medical Marijuana				
Pet Store				
Formula Retail	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf
Fresh Food Market or Grocery Store	1 / 1,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 1,500 sf
Farm/Vendor Market	n/a	n/a	n/a	1 / 1,500 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

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### Commercial Industry (CI)

the walkway they cross and must include returned curbs.

- xi. The appearance of any walkway (ie. scoring pattern or special paving) must be maintained across any driveway or alley to indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.
  - e. Parking Location
    - i. Required motor vehicle parking, excluding any required handicapped parking, may be provided off-site according to the following:
      - a). The off-site parking must be located within one thousand three hundred and twenty (1,320) feet in walking distance to the lot it will serve, measured from the nearest point of the off-site parking along block faces and walkways to the principal entrance of the use served;
      - b). Pedestrian access to off-site motor vehicle parking must be via a paved sidewalk or walkway.
      - c). A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or building official and executed and filed with the Registry of Deeds.
    - ii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.
  - f. Parking Relief
    - i. Relief from the parking standards of Table 6.2 (b) requires a special permit.
      - a). In its discretion to approve or deny a special permit authorizing relief from the parking standards of Table 6.2 (b), the review board shall consider the following:
        - i). The supply and demand of on-street parking in the neighborhood, as determined through a parking study.
        - ii). Mobility management programs and services provided by the applicant to reduce the demand for parking.
        - iii). That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.
- nonelectrical nameplate identifying the property address is required for all real property as follows:
- a). Each ground story non-residential use must identify the street address either on the principal entrance door or above or beside the principal entrance of the use.
  - b). All residential building types must identify the street address either on the principal entrance door, above or beside the principal entrance, or on a mailbox.
- ii. Address signs must be made easily visible through the use of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the thoroughfare that the building faces.
  - iii. Address signs must be twelve (12) inches in height or less and may include the name of the occupant.

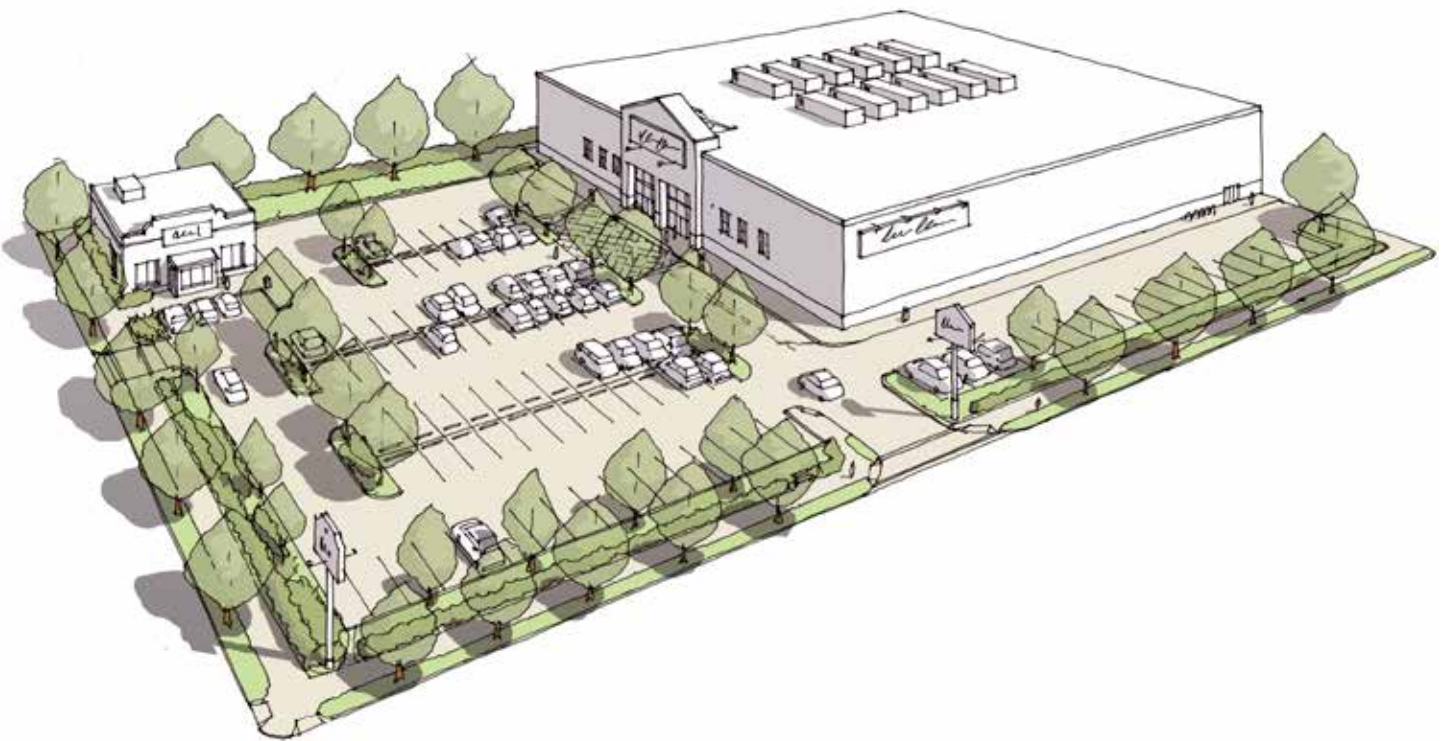
## 14. Site Development

- a. General
  - i. Development is subject the provisions of Article 10: Site Development Standards of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. Signs
  - i. A sign, individual numerals or letters, or a

## 6.4 COMMERCIAL BUSINESS (CB)

### 1. Character Description

The Commercial Business district is characterized by large floor plate buildings up to two (2) stories in height. Buildings are typically setback by large parking lots and sites are primarily designed to accommodate automobiles. The district is entirely commercial, with concentrations of commercial services, eating & drinking establishments, and retailers.



# 6.0 COMMERCIAL DISTRICTS

## Commercial Business (CB)

### 2. Intent

- a. To maintain commercial activities that are primarily accessed by motor vehicles.
- b. To maintain already existing areas appropriate for moderate- and large-scale, low-rise buildings and community- and region-serving commercial uses that do not readily assimilate into other zoning districts.

### 3. Purpose

- a. To permit the development of moderate- and large-scale low-rise buildings.
- b. To provide quality commercial spaces and permit commercial uses.

### 4. Applicability

- a. The section is applicable to all real property within the Commercial Business district as shown in the Official Zoning Atlas of the City of Somerville.

### 5. Standards & Measurements

- a. General
  - i. Notwithstanding the defined terms of Article 16: Definitions, the facade of any principal building type shall be designated by the Planning Director.
  - ii. If such a designation causes a building to orient away from the thoroughfare its lot is abutting, the front and rear setbacks are also reoriented.

### 6. Development Review

- a. Development on any lot requires the submittal of a development review application to the Building Official and the issuance of a Zoning Compliance Certificate.
- b. Proposed development may or may not necessitate the need for Site Plan Approval, a Special Permit, or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 15: Administration.
  - i. The Zoning Board of Appeals is the decision making authority for all development in the Commercial Business district.
- c. Upon verification that no additional development review is necessary or completion of the required development review, a Zoning Compliance Certificate shall be issued by the Building Official to certify compliance with the provisions and procedures of this Ordinance.

### 7. Building Types

- a. One (1) principal building type may be built on each lot.
- b. The following building types are permitted by Site Plan Approval in the High-Rise district:
  - i. Box Building
  - ii. Strip Commerce
  - iii. Pad Commerce

- c. Accessory structures are regulated according to Article 10: Development Standards of this Ordinance.

## 8. Box Building

A free-standing, low-rise, large floor plate, usually single tenant building type that is frequently setback by motor vehicle parking.

The following images are examples of the box building type and are intended only for illustrative purposes.



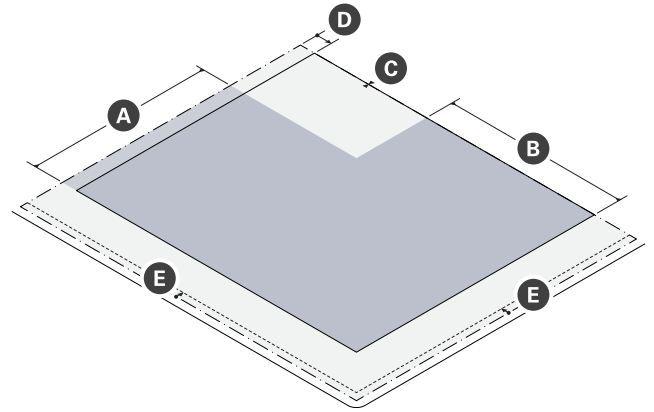
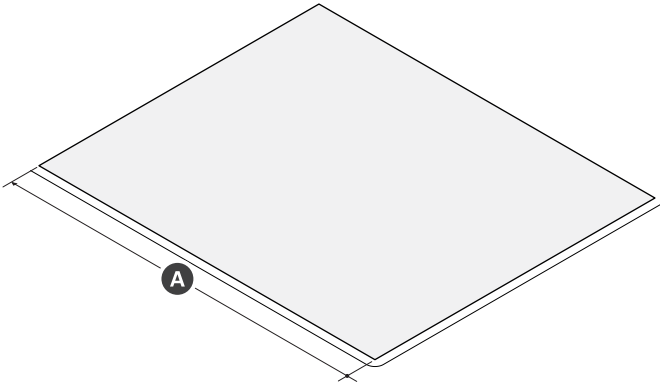
# 6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

## 8. Box Building (continued)

a. Lot Standards

b. Building Placement



Lot Dimensions	
<b>A</b> Width (max)	800 ft

Lot Development	
<b>B</b> Lot Coverage (max)	75%
<b>C</b> Green Factor (min)	0.20

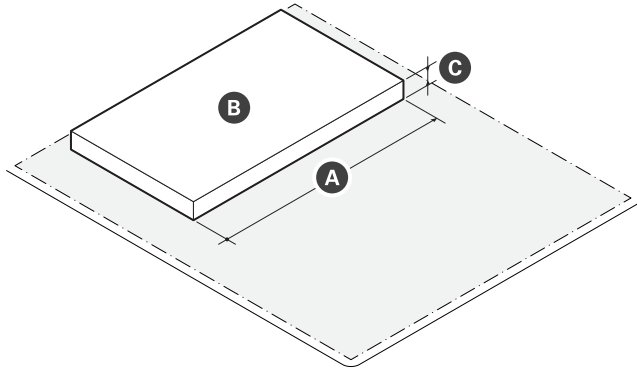
Building Setbacks	
<b>A</b> Primary Front Setback (min/max)	60 ft 300 ft
<b>B</b> Secondary Front Setback (min/max)	10 ft 300 ft
<b>C</b> Side Setback (min)	0 ft
Side Setback Abutting NR or LHD (min)	50 ft
<b>D</b> Rear Setback (min)	20 ft
Rear Setback Abutting NR or LHD (min)	50 ft

Parking Setbacks	
<b>E</b> Front Setback (min)	10 ft

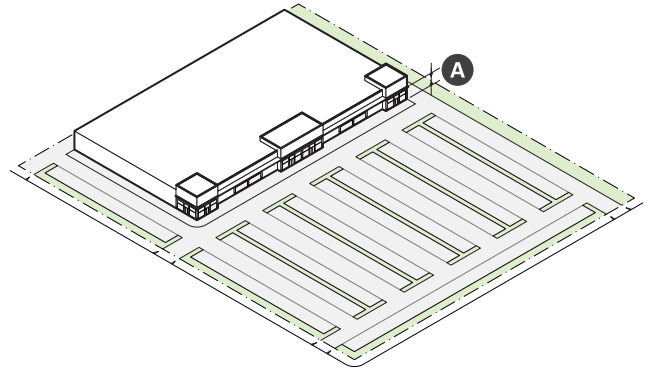


## 8. Box Building (continued)

c. Height & Massing



d. Uses & Features



Main Body	
<b>A</b> Building Width (max)	400 ft
<b>B</b> Floor Plate (max)	65,000 sf
<b>C</b> Building Height, Stories (max)	1 story
Building Height, Feet (max)	50 ft

Facade Composition	
<b>A</b> Ground Story Fenestration (min)	50%
Blank Wall (max)	50 ft

Use & Occupancy	
Ground Story Entrance Spacing (max)	200 ft

## 6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

- e. Building Design Standards
  - i. Reserved
- f. Architectural Design Guidelines
  - i. Reserved

## 9. Strip Commerce

A low rise, large floor plate, multi-tenant building type that is frequently setback by motor vehicle parking. Commercial tenants, typically retail or office uses, are oriented side-by-side. Second floors are uncommon, but permitted.

The following images are examples of the strip commerce building type and are intended only for illustrative purposes.

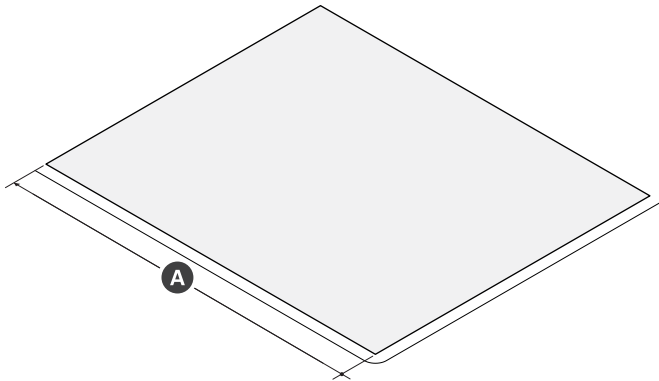


# 6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

## 9. Strip Commerce (continued)

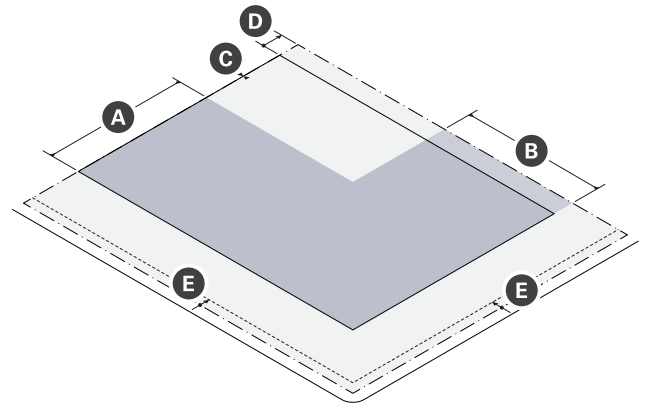
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (max)	400 ft

Lot Development	
<b>B</b> Lot Coverage (max)	75%
<b>C</b> Green Factor (min)	0.20

b. Building Placement



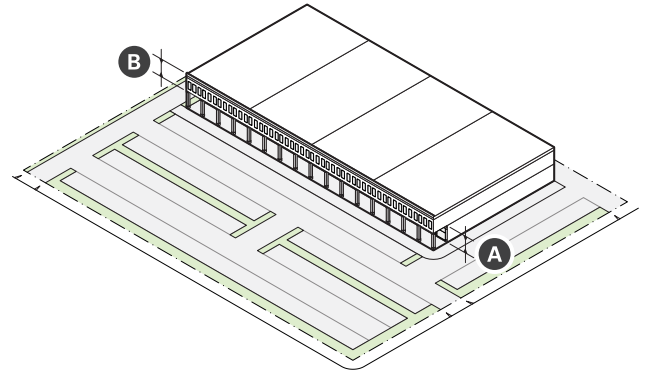
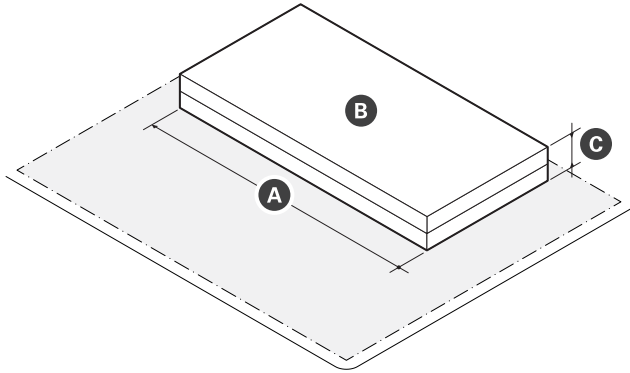
Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	60 ft	200 ft
<b>B</b> Secondary Front Setback (min/max)	10 ft	200 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback Abutting NR or LHD (min)	50 ft	
<b>D</b> Rear Setback (min)	20 ft	
Rear Setback Abutting NR or LHD (min)	50 ft	

Parking Setbacks	
<b>E</b> Front Setback (min)	10 ft

## 9. Strip Commerce (continued)

c. Height & Massing

d. Uses & Features



Main Body	
<b>A</b> Building Width (max)	400 ft
<b>B</b> Floor Plate (max)	65,000 sf
<b>C</b> Building Height, Stories (max)	2 stories
Building Height, Feet (max)	50 ft

Facade Composition	
<b>A</b> Ground Story Fenestration (min)	50%
<b>B</b> Upper Story Fenestration (min/max)	20% 70%
Blank Wall (max)	20 ft

Use & Occupancy	
Ground Story Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

## 6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

- e. Building Design Standards
  - i. Reserved
- f. Architectural Design Guidelines
  - i. Reserved

## 10. Pad Commerce

A low rise, small floor plate, one- to two-tenant building type on a freestanding lot typically located in front or to the side of a box building or strip commerce building type.

The following images are examples of the pad commerce building type and are intended only for illustrative purposes.

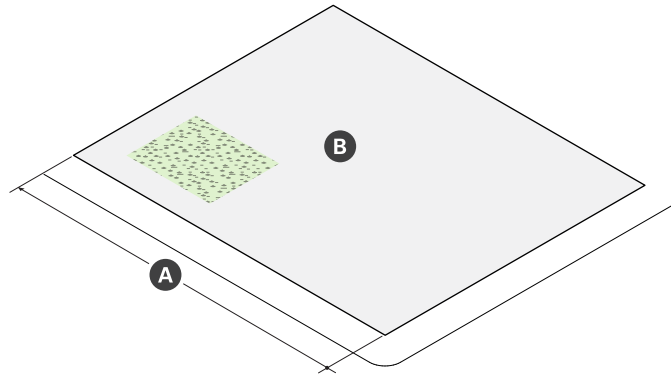


# 6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

## 10. Pad Commerce (continued)

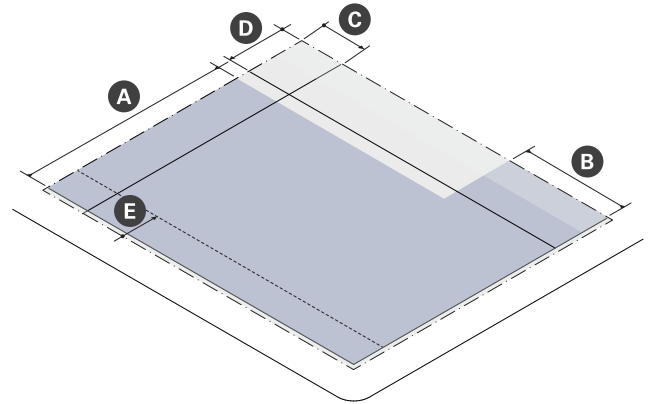
a. Lot Standards



Lot Dimensions	
<b>A</b> Width (max)	250 ft

Lot Development	
Lot Coverage (max)	75%
<b>B</b> Green Factor (min)	0.20

b. Building Placement



Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	75 ft
<b>B</b> Secondary Front Setback (min/max)	2 ft	40 ft
<b>C</b> Side Setback (min)	15 ft	
Side Setback Abutting NR or LHD (min)	50 ft	
<b>D</b> Rear Setback (min)	20 ft	
Rear Setback Abutting NR or LHD (min)	50 ft	

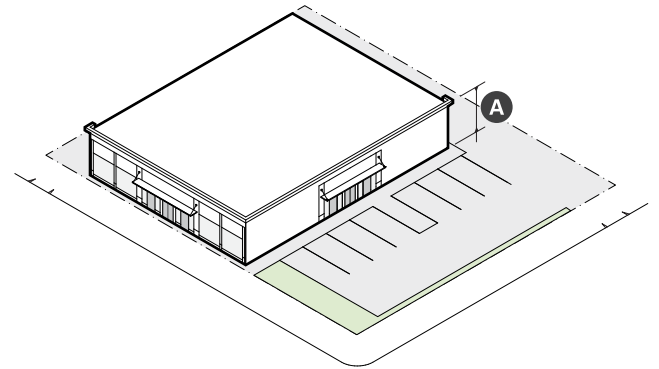
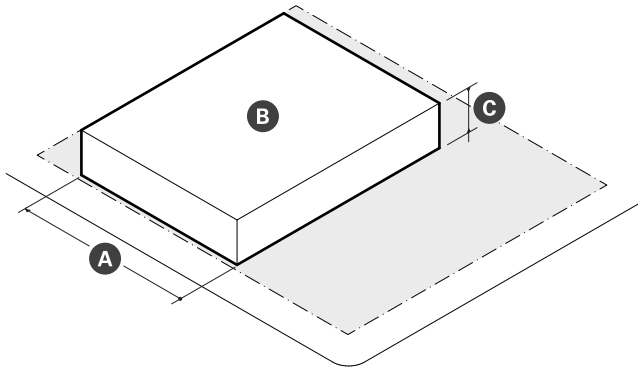
Parking Setbacks	
<b>E</b> Front Setback (min)	10 ft



## 10. Pad Commerce (continued)

### c. Height & Massing

### d. Uses & Features



Main Body	
<b>A</b> Building Width (max)	100 ft
<b>B</b> Floor Plate (max)	10,000 sf
<b>C</b> Building Height, Stories (max)	1 story
Building Height, Feet (max)	25 ft

Facade Composition	
<b>A</b> Ground Story Fenestration (min)	70%
Blank Wall (max)	20 ft

## 6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

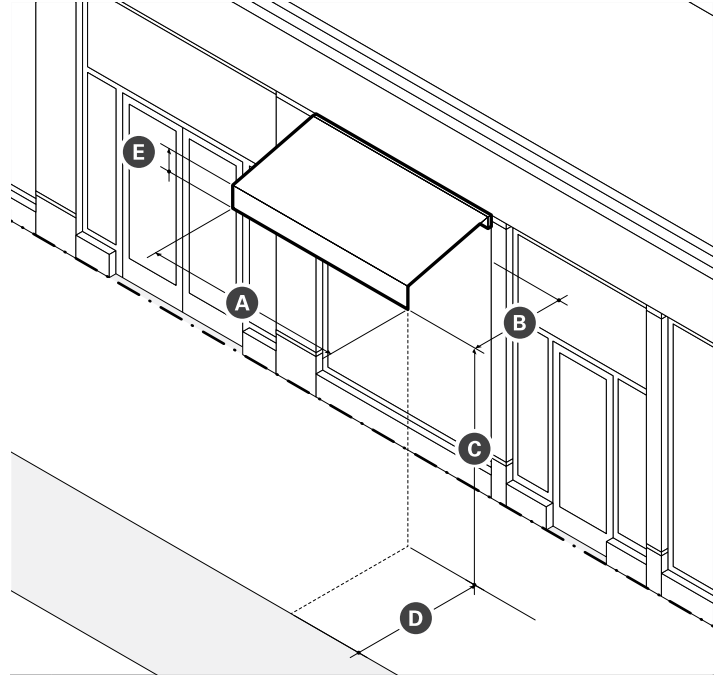
- e. Building Design Standards
  - i. Reserved
- f. Architectural Design Guidelines
  - i. Reserved

## 11. Building Components

- a. Building components are accessory features that increase the habitable square footage or enhance the usefulness of a building.
- b. The following building frontage types are permitted in the Commercial Business (CB) district:
  - i. Awning (See §6.11.d)
  - ii. Entry Canopy (See §6.11.e)
- c. Building components not expressly authorized are prohibited.

## D. Awning

- i. A wall mounted, pitched covering extending from a building to provide shade and weather protection for pedestrians.



Dimensions	
<b>A</b> Width (min)	See §X
<b>B</b> Projection (min)	3 ft
<b>C</b> Clearance (min)	8 ft clear
<b>D</b> Setback from Curb (min)	1.5 ft
<b>E</b> Valance Height (max)	12 in

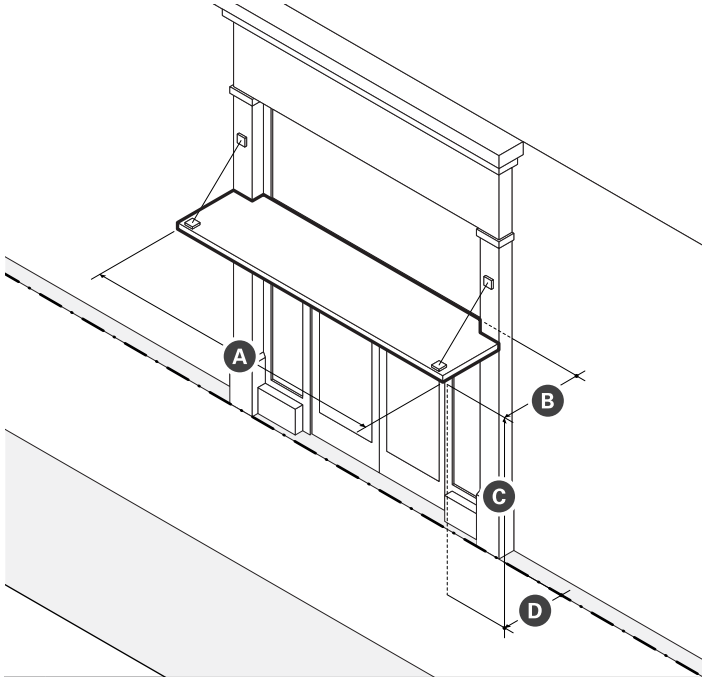
- ii. Standards
  - a). Awnings must be securely attached to and supported by the building, and must fit the windows or doors the awning is attached to.
  - b). An awning must be made of durable, weather-resistant material that is water repellent.
  - c). Internally illuminated or back-lit awnings are prohibited.
  - d). An awning that projects over the sidewalk of a public thoroughfare requires compliance with all City Ordinances.

# 6.0 COMMERCIAL DISTRICTS

## Commercial Business (CB)

### E. Entry Canopy

- i. An entry canopy is a wall-mounted structure that provides shade and weather protection over the entrance of a building.



Dimensions	
<b>A</b> Width (min)	See §X
<b>B</b> Depth (max)	3 ft
<b>C</b> Clearance (min)	8 ft clear
<b>D</b> Permitted Setback Encroachment (max)	100%

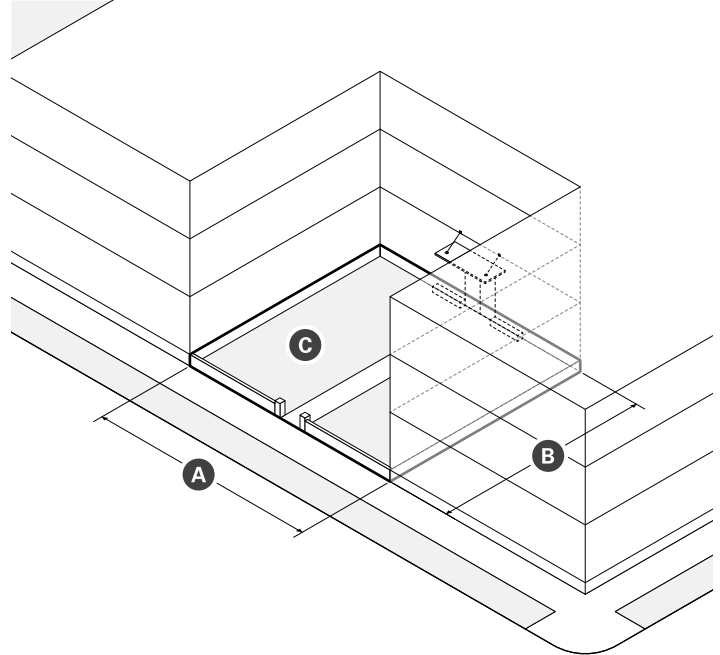
- ii. Standards
  - a). Entry canopies must be visually supported by brackets, cables, or rods.
  - b). The width of an entry canopy must be equal to or greater than the width of the doorway surround or exterior casing it is mounted over.

## 12. Private Frontage

- a. Private frontage must be designed as a building frontage type.
- b. Building frontage types facilitate access to principal entrances and serve as the interface and transition between the private realm (building interiors) and the public realm (sidewalks and civic spaces).
- c. The following building frontage types are permitted in the Commercial Business (CB) district:
  - i. Forecourt (See §6.12.e)
  - ii. Lobby Entrance (See §6.12.f)
  - iii. Storefront (See §6.12.g)
  - iv. Terrace (See §6.12.h)
  - v. Arcade (See §6.12.i)
- d. Building frontage types may be combined as indicated for each type and multiple frontage types may exist for buildings that have more than one principal entrance.

## E. Forecourt

- i. A forecourt is a frontage type featuring a landscaped semi-public area, open to the sky, formed by a recess in a central portion of a building's facade.



Dimensions	
<b>A</b> Width (min)	12 ft
<b>B</b> Depth (min)	12 ft
Height to Width Ratio (max)	2 to 1
<b>C</b> Landscaped Area (min)	30%

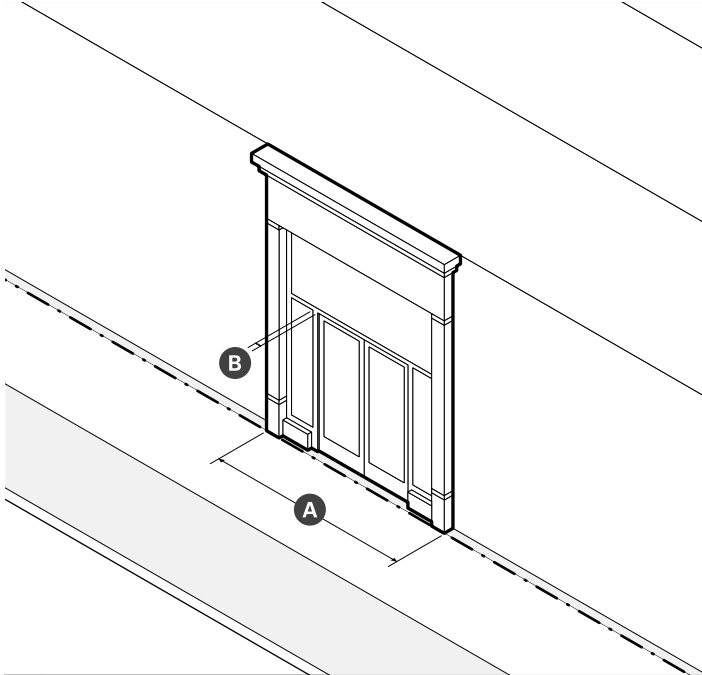
- ii. Standards
  - a). Paving, excluding driveways, must match the abutting sidewalk unless paved with permeable paving.
  - b). Forecourts are considered part of the building for the purpose of measuring facade build out.
  - c). A forecourt must be enclosed by walls on three sides.
  - d). Porches, stoops, porticos, entry canopies, and balconies may encroach into the forecourt.
  - e). Driveways, parking spaces, passenger drop-offs, garage entrances, loading and service areas, exhaust vents, mechanical equipment, and refuse or recycling storage are not permitted in forecourts.

# 6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

## F. Lobby Entrance

- i. A lobby entrance frontage type featuring an at-grade principal entrance providing access to upper story uses of a building.

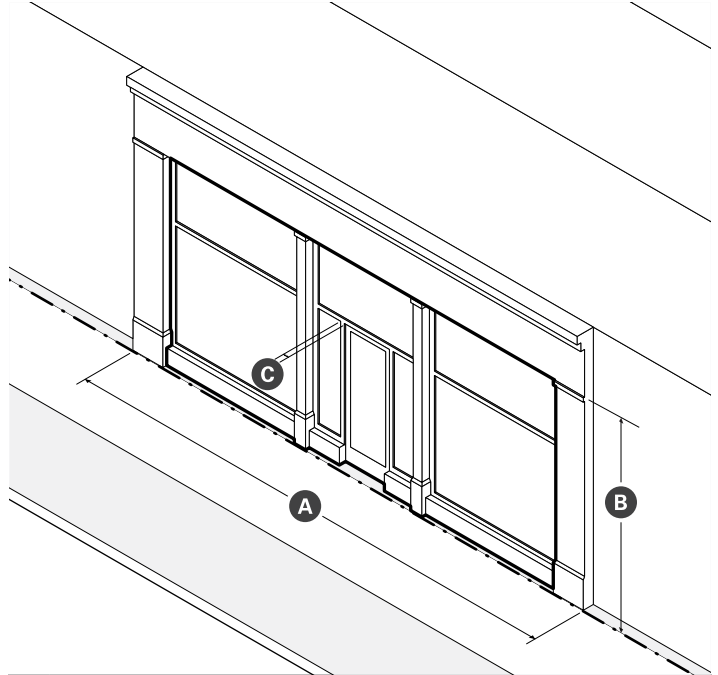


Dimensions	
<b>A</b> Width (max)	20 ft
<b>B</b> Distance between Fenestration (max)	2 ft
Depth of Recessed Entry (max)	5 ft

- ii. Standards
  - a). Lobby entrances must be well-defined, clearly visible, and universally accessible from the abutting sidewalk.
  - b). When a lobby entrance is setback from the front lot line, the frontage must be paved to match the abutting sidewalk.
  - c). Lobby entrances should be made clearly identifiable using a difference in design from the rest of the facade.
  - d). Lobby entrances should include weather protection.

## G. Storefront

- i. A storefront is a frontage type conventional for commercial uses featuring an at grade principal entrance and substantial windows for the display of goods, services, and signs.

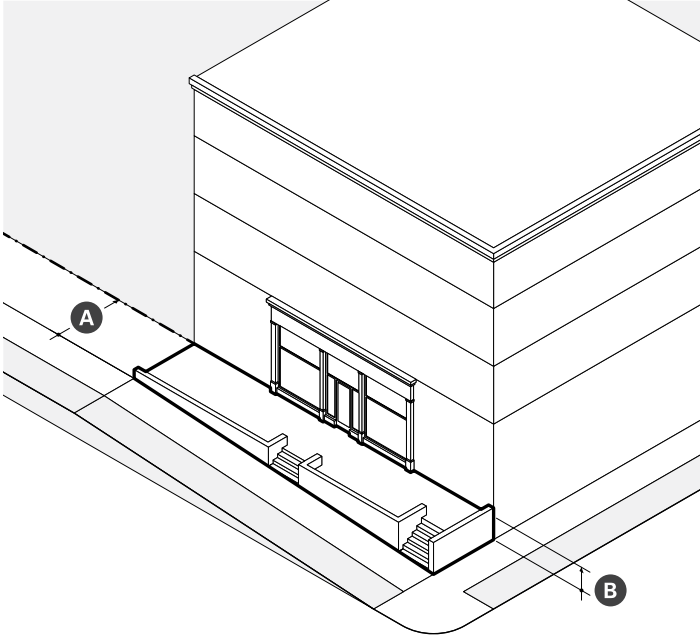


Dimensions	
<b>A</b> Width (max)	30 ft
<b>B</b> Display Window Height (min)	8 ft
<b>C</b> Distance between Fenestration (max)	2 ft
Depth of Recessed Entry (max)	5 ft

- ii. Standards
  - a). When storefronts are setback from the front lot line, the frontage must be paved to match the abutting sidewalk.
  - b). Open-ended, operable awnings are encouraged for weather protection.
  - c). Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged.

## H. Terrace

- i. A terrace is a frontage type featuring an elevation of the ground level to accommodate a change in grade that provides circulation and access along the front of a building.

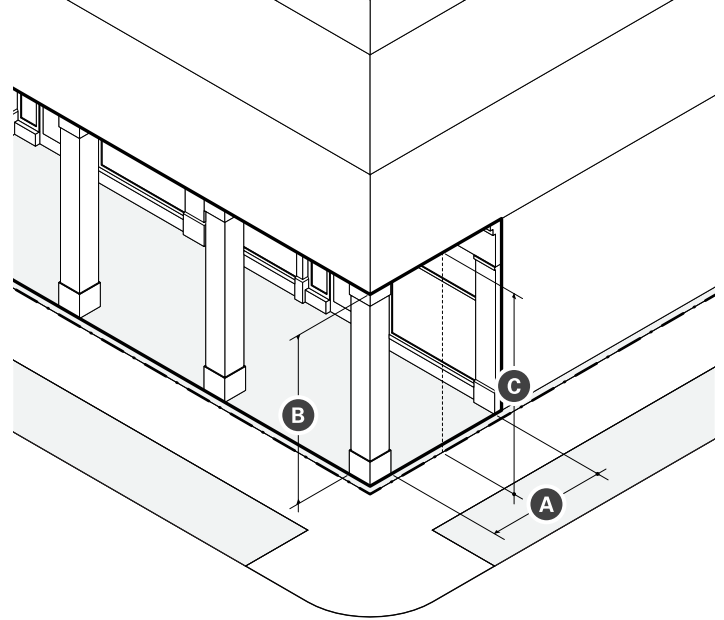


Dimensions	
<b>A</b> Depth (min)	20 ft
<b>B</b> Finish above Sidewalk (min/max)	18 in   4 ft
Distance between Stairs (max)	50 ft

- ii. Standards
  - a). Terrace frontage must be paved to match the abutting sidewalk.
  - b). Frequent steps up to the terrace are required to avoid blank wall along the sidewalk and maximize pedestrian access.

## I. Arcade

- i. An arcade is a frontage type featuring a pedestrian walkway covered by the upper floors of a building. The ground story facade is setback and upper floors are supported by a colonnade or supports.



Dimensions		
<b>A</b> Depth (min/max)	10 ft	W ft
<b>B</b> Height (max)	1 story	
<b>C</b> Clearance (min/max)	14 ft	24 ft

- ii. Standards
  - a). Arcades must extend the entire width of a building and must have a consistent depth.
  - b). Support columns or piers may be spaced no farther apart than they are tall.
  - c). Arcades are considered part of the building for the purpose of measuring facade build out.
  - d). Arcades may be combined only with storefront and lobby entrance frontages
  - e). The finished ceiling of an arcade interior may be arched or flat, but must have a greater clearance than the openings between columns or piers.

# 6.0 COMMERCIAL DISTRICTS

## Commercial Business (CB)

### 13. Use Provisions

- a. Permitted Uses
  - i. The use of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
  - ii. Uses are permitted as specified on Table 6.4 (a).
  - iii. Use categories not expressly authorized are prohibited.
  - iv. All uses must comply with any use-specific standards applicable for each use in §9.2 Use Definitions & Limitations.
  - v. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.
- b. Required Uses
  - i. A minimum of five percent (5%) of the gross floor area of any Commercial Building or Lab Building must be provided as leasable floor area for uses from the Arts & Creative Enterprise use category.



**TABLE 6.4 (a) Permitted Uses**

Use Category Specific Use	<b>CB</b>	Use Specific Standards
<b>Arts &amp; Creative Enterprise</b>		
Artisan Production	P	§9.2.2.a
Arts Exhibition	P	§9.2.2.b
Arts Sales & Services	P	§9.2.2.c
Co-working	P	§9.2.2.d
Design Services	P	§9.2.2.e
Shared Workspaces & Arts Education	P	§9.2.2.f
<b>Auto-Oriented</b>		
Commercial Vehicle Repair & Maintenance	P	§9.2.3.a
Dispatch Service (except as follows)	P	§9.2.3.b
Towing Service	SP	§9.2.3.b.i
Motor Vehicle Parking (as noted below)	--	§9.2.3.d
Off-Site Accessory Parking	P	§9.2.3.d.i
Personal Vehicle Repair & Maintenance	SP	§9.2.3.e
Vehicle Sales	SP	§9.2.3.f
<b>Civic &amp; Institutional</b>		
Minor Utility Facility	SP	§9.2.4.d
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	§9.2.4.h
<b>Commercial Services</b>		
Animal Services (as noted below)	--	§9.2.5.a
Commercial Kennel	P	§9.2.5.a.i
Pet Grooming	P	§9.2.5.a.ii
Pet Day Care & Training	P	§9.2.5.a.iii
Veterinarian	P	§9.2.5.a.iv
Assembly & Entertainment	SP	§9.2.5.b
Banking & Financial Services (except as noted below)	P	§9.2.5.c
Personal Credit	SP	§9.2.5.c.i
Broadcast and/or Recording Studio	P	§9.2.5.d
Building & Home Repair Services	P	§9.2.5.e
Business Support Services	P	§9.2.5.f
Caterer/Wholesale Food Production	P	§9.2.5.g
Day Care Service (as noted below)	--	§9.2.5.h
Adult Day Care Center	P	§9.2.5.h.i

P - Permitted      SP - Special Permit Required      N - Not Permitted

# 6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

**TABLE 6.4 (a) Permitted Uses**

Use Category Specific Use	CB	Use Specific Standards
Child Day Care Center	P	§9.2.5.h.ii
Maintenance & Repair of Consumer Goods	P	§9.2.5.j
Personal Services (except as noted below)	P	§9.2.5.k
Body-Art Establishment	P	§9.2.5.k.i
Gym or Health Club	P	§9.2.5.k.ii
Funeral Home	P	§9.2.5.k.iii
Health Care Provider	SP	§9.2.5.k.iv
Recreation Facility	P	§9.2.5.l
Vehicle Parking, Commercial (except as follows)	P	§9.2.5.m
Bike Share Parking	P	§9.2.5.m.i
Car Share Parking (3 or less)	P	§9.2.5.m.ii
Car Share Parking (4 or more)	P	§9.2.5.m.ii
Public Parking	P	§9.2.5.m.iii
<b>Eating and Drinking</b>		
Bar/Restaurant/Tavern	P	§9.2.6.a
Bakery/Café/Coffee Shop	P	§9.2.6.b
Formula Eating & Drinking Establishment	P	§9.2.6.c
<b>Industrial</b>		
Moving and/or Self Storage (except as noted below)	N	§9.2.6.d
Self Storage	SP	§9.2.6.d.i
<b>Lodging</b>		
Hotel or Hostel	SP	§9.2.7.b
<b>Office</b>		
General Office	P	§9.2.8.a
Research and Development and/or Laboratory	P	§9.2.8.b
<b>Retail Sales</b>		
Building/Home Supplies & Equipment	P	§9.2.10.a
Consumer Goods (except as follows)	P	§9.2.10.b
Alcohol Sales	SP	§9.2.10.b.i
Drug Paraphernalia Store	N	§9.2.10.b.ii
Firearms Sales	N	§9.2.10.b.iii
Medical Marijuana	N	§9.2.10.b.iv
Pet Store	SP	§9.2.10.b.v
Formula Retail	P	§9.2.10.c

P - Permitted      SP - Special Permit Required      N - Not Permitted

**TABLE 6.4 (a) Permitted Uses**

Use Category Specific Use	<b>CB</b>	Use Specific Standards
Fresh Food Market or Grocery Store	P	§9.2.10.d
Farm/Vendor Market	P	§9.2.10.e
<b>Urban Agriculture</b>		
Farming (as noted below)	--	§9.2.11.a
Commercial Farm	P	§9.2.11.a.i
Community Farm	P	§9.2.11.a.ii
Community Gardening	P	§9.2.11.b
<b>Accessory Uses</b>		
Urban Agriculture (as noted below)	--	§9.2.12.d
Commercial Farming	P	§9.2.12.d.iii

P - Permitted      SP - Special Permit Required      N - Not Permitted

# 6.0 COMMERCIAL DISTRICTS

## Commercial Business (CB)

### 14. Vehicular Parking

- a. General
    - i. Vehicular parking must be provided according to Table 6.4 (b) except as follows:
      - a). Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of Table 6.4 (b).
      - b). Any change in use within a non-residential structure constructed before the effective date of this Ordinance, provided that the change is to a permitted use, is exempt from any minimum requirements of Table 6.4 (b).
    - ii. There are no parking requirements for accessory uses.
    - iii. Motor vehicle parking spaces may be shared between uses on the same lot and buildings on the same block in accordance with §11.3 Shared Parking.
  - b. Type
    - i. Motor vehicle parking may be provided as surface parking spaces, above ground structured parking, or underground structured parking.
  - c. Unbundled Parking
    - i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of non-residential floor space.
    - ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.
  - d. Parking Design
    - i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 Motor Vehicle Parking of this Ordinance.
    - ii. Driveways, curb cuts, and vehicular entrances to parking lots, parking structures, loading docks, and service areas are not permitted along primary front lot lines abutting a pedestrian street, but may provide access from a side street or alley.
    - iii. Driveways may be located within a required side and rear setback areas, but are not permitted between the facade of a building and any front lot line.
    - iv. Driveways may be no more than twenty four (24) feet in width at the frontage.
    - v. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.
    - vi. Unless otherwise specified, only one (1) curb cut is permitted per front lot line.
    - vii. Curb cuts must be located to minimize conflict with pedestrians, bicyclists, and motor vehicles on the thoroughfare they provide access to and from.
  - viii. Curb cuts may be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs.
  - ix. Driveway crossings traversing sidewalks with paved furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include sloped flares on either side of the driveway apron.
  - x. Driveway crossings traversing sidewalks with continuously planted furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include returned curbs.
  - xi. The appearance of any walkway (ie. scoring pattern or special paving) must be maintained across any driveway or alley to indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.
- e. Parking Location
    - i. Required motor vehicle parking, excluding any required handicapped parking, may be provided off-site according to the following:
      - a). The off-site parking must be located within one thousand three hundred and twenty (1,320) feet in walking distance to the lot it will serve, measured from the nearest point of the off-site parking along block faces and walkways to the principal entrance of the use served;
      - b). Pedestrian access to off-site motor vehicle parking must be via a paved sidewalk or walkway.
      - c). A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or building official and executed and filed with the Registry of Deeds.
    - ii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.
  - f. Parking Relief
    - i. Relief from the parking standards of Table 6.2 (b) requires a special permit.
      - a). In its discretion to approve or deny a special permit authorizing relief from the parking standards of Table 6.2 (b), the review board shall consider the following:
        - i). The supply and demand of on-street parking in the neighborhood, as determined through a parking study.
        - ii). Mobility management programs and services provided by the applicant to reduce the demand for parking.
        - iii). That parking provided in excess of any

**TABLE 6.4 (b) Vehicular Parking**

\*See Transit Area Map to Identify Lots in a Transit Area

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Arts &amp; Creative Enterprise</b>				
Artisan Production	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Arts Exhibition	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf
Arts Sales & Services	1 / 10,000 sf	1 / 3,000 sf	1 / 200 sf	1 / 1,000 sf
Design Services	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Shared Workspaces & Arts Education	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 650 sf
<b>Civic &amp; Institutional</b>				
Community Center	1 / 10,000 sf	4 / 10,000 sf	1 / 1,800 sf	1 / 600 sf
Educational Facility	1.0 / classroom	4.0 / classroom	1.5 / classroom	3.0 / classroom
Hospital	10 per entrance	1 / 5,000 sf	1 / 200 sf	1 / 1,000 sf
Library	1 / 3,000 sf	1 / 5,000 sf	1 / 800 sf	1 / 500 sf
Minor Utility Facility	n/a	n/a	n/a	n/a
Museum	1 / 2,000 sf	1 / 10,000 sf	1 / 800 sf	1 / 500 sf
Private Non-Profit Club or Lodge	1 / 2,000 sf	1 / 10,000 sf	1 / 200 sf	1 / 1,000 sf
<b>Commercial Services</b>				
Animal Services (as noted below)	1 / 2,500 sf	1 / 10,000 sf	–	–
Pet Grooming	–	–	1 / 500 sf	1 / 400 sf
Veterinarian	1 / 2,000 sf	1 / 5,000 sf	1 / 500 sf	1 / 500 sf
Assembly & Entertainment	1 / 40 seats	1 / 10,000 sf	1 / 6 seats	1 / 6 seats
Banking & Financial Services (except as noted below)	1 / 2,000 sf	1 / 10,000 sf	1 / 450 sf	1 / 400 sf
Broadcast and/or Recording Studio	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 600 sf
Building & Home Repair Services	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 2,000 sf
Business Support Services	1 / 2,500 sf	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Caterer/Wholesale Food Production	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 1,000 sf
Day Care Service	2	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Maintenance & Repair of Consumer Goods	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Personal Services (except as noted below)	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Gym or Health Club			1 / 200 sf	1 / 500 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

# 6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

**TABLE 6.4 (b) Vehicular Parking (continued)**

\*See Transit Area Map to Identify Lots in a Transit Area

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
Funeral Home				
Health Care Provider	1 / 2,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 300 sf
Recreation Facility	1 / 2,500 sf	1 / 10,000 sf		
Vehicle Parking	n/a	10 or 1 / 10 motor vehicle spaces	n/a	n/a
<b>Eating and Drinking</b>				
Bar/Restaurant/Tavern	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
Bakery/Café/Coffee Shop	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
Formula Eating & Drinking Establishment	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
<b>Lodging</b>				
Bed & Breakfast	1 / 20 rooms	1 / 10 rooms	1 / DU + 1 / 4 guest rooms	1 / DU + 1 / 4 guest rooms
Hotel or Hostel	1 / 20 rooms	1 / 10 rooms	1 / 2 guest rooms	1 / 2 guest rooms
Short Term Rental	1 / 20 rooms	1 / 10 rooms	n/a	n/a
<b>Office</b>				
Co-Working	1 / 20,000 sf	1 / 3,000 sf	1 / 1,200 sf	1 / 800 sf
General Office	1 / 20,000 sf	1 / 3,000 sf	1 / 900 sf	1 / 650 sf
Research and Development and/or Laboratory	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf
<b>Residential</b>				
Household Living	0.1 / DU	1.0 / DU	1.0 / DU	1.0 / DU
Group Living (except as follows)	0.05 / room	0.5 / room	–	–
Community or Group Residence				
Dormitory, Fraternity or Sorority	0.1 / room	0.5 / room	.05 / bed	1.0 / 4 beds
Homeless Shelter			4.0	4.0
Nursing Home/Assisted Living Facility			1 / 6 beds	1 / 6 beds
Single Room Occupancy Housing			1 / 6 beds	1 / 4 beds

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

**TABLE 6.4 (b) Vehicular Parking (continued)**

\*See Transit Area Map to Identify Lots in a Transit Area

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Retail Sales</b>				
Building/Home Supplies & Equipment	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 1,000 sf
Consumer Goods (except as follows)	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf
Packaged Liquor				
Medical Marijuana				
Pet Store				
Formula Retail	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf
Fresh Food Market or Grocery Store	1 / 1,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 1,500 sf
Farm/Vendor Market	n/a	n/a	n/a	1 / 1,500 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

# 6.0 COMMERCIAL DISTRICTS

## Commercial Business (CB)

maximum permitted does not result in the increase in impervious lot area.

### 15. Site Development

- a. General
  - i. Development is subject the provisions of Article 10: Development Standards of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. Signs
  - i. A sign, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
    - a). Each ground story non-residential use must identify the street address either on the principal entrance door or above or beside the principal entrance of the use.
    - b). All residential building types must identify the street address either on the principal entrance door, above or beside the principal entrance, or on a mailbox.
  - ii. Address signs must be made easily visible through the use of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the thoroughfare that the building faces.
  - iii. Address signs must be twelve (12) inches in height or less and may include the name of the occupant.



# 7 SPECIAL DISTRICTS

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## **7.1 CIVIC (CIV)**

### **1. Character Description**

The Civic district is characterized by public spaces, such as parks, commons, and plazas, and buildings dedicated to arts, culture, education, recreation, and local government that serve as necessary components of any community. Buildings are distinctive in their placement, orientation, and design and occupy prominent locations that reinforce community identity.



# 7 SPECIAL DISTRICTS

## Civic (CIV)

### 2. Intent

- a. To implement the Civic and Open Space contexts from the Future Land Context Map of SomerVision.
- b. To preserve already established sites as civic space.
- c. To accommodate facilities of a public nature such as municipal buildings, libraries, and police & fire stations; governmental uses; and public or private utility services that support the community.

### 3. Purpose

- a. To permit the development of buildings that serve a public purpose for the community.
- b. To permit the development of civic spaces throughout the city.
- c. The permit development by Site Plan Approval so that any impacts to abutting properties can be properly mitigated.

### 4. Applicability

- a. The section is applicable to all real property within the Civic district as shown on the maps of the Official Zoning Atlas of the City of Somerville.

### 5. Development Review

- a. General
  - i. Development on any lot requires the submittal of a development review application to the Building Official and the issuance of a Certificate of Zoning Compliance.
- b. Procedure
  - i. Proposed development may or may not necessitate the need for a Special Permit or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 15: Administration.
  - ii. Upon verification that no additional development review is necessary or completion of the required development review, the Building Official shall issue a Zoning Compliance Certificate to certify compliance with the provisions and procedures of this Ordinance.

### c. Authority

- i. The Planning Board is the decision making authority for all development that requires a Special Permit.
- ii. The Zoning Board of Appeals is the Review Board for all Variances.

### 6. Development Standards

- a. Principal and accessory structures are not subject to any dimensional standards.
- b. Development is exempt from Article 9: Parking and Mobility and Article 10: Development Standards of this Ordinance.
- c. Civic spaces are exempt from Article 11: Public Realm of this Ordinance.

### 7. Use Provisions

- a. Permitted Uses
  - i. The use of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
  - ii. Uses are permitted as specified on Table 7.1 (a).
  - iii. Use categories that are not identified on Table 7.1 (a) are prohibited.
  - iv. All uses must comply with any use-specific standards applicable for each use in §9.2 Use Definitions & Limitations.
  - v. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.

**TABLE 7.1 (a) CIV Permitted Uses**

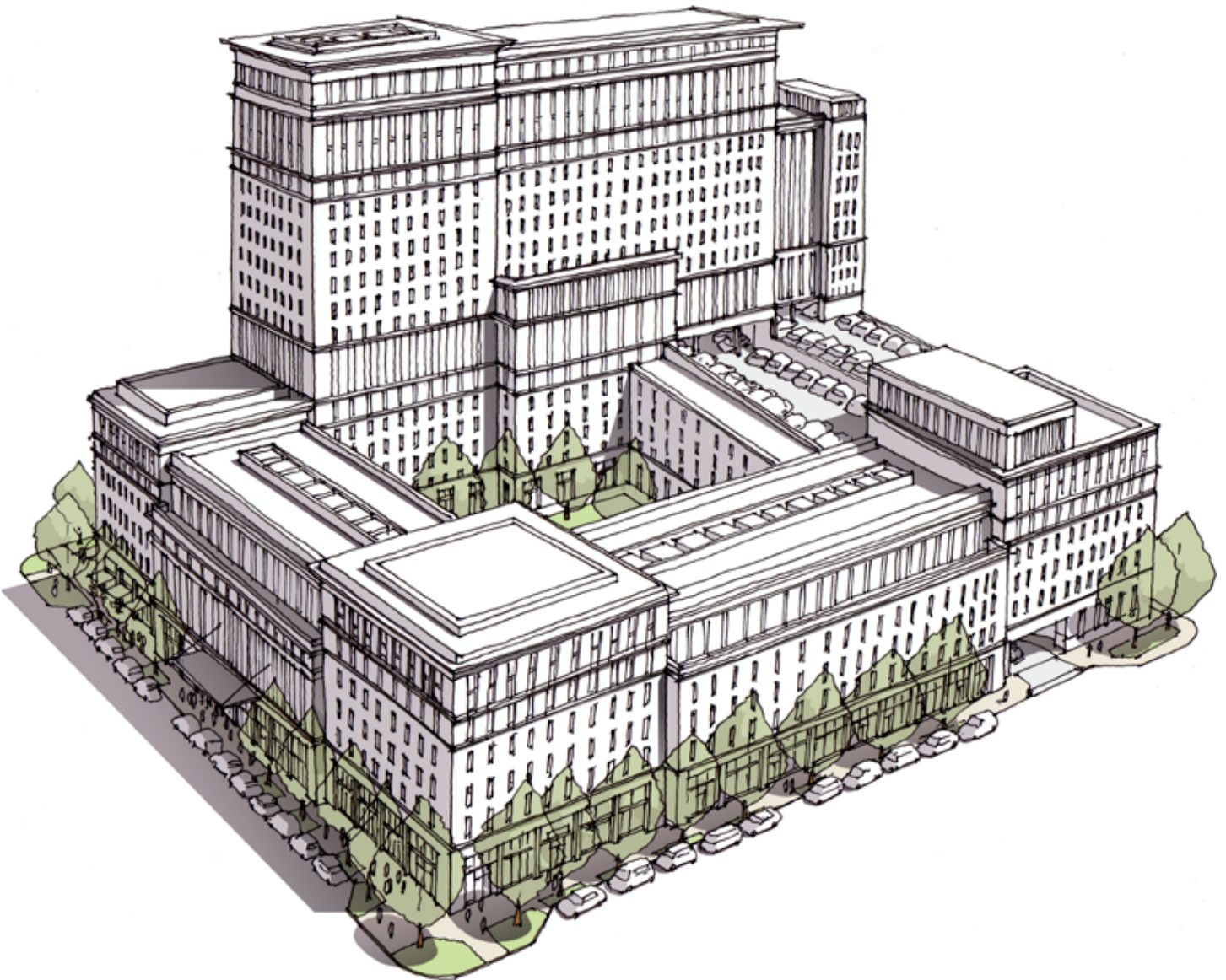
Use Category Specific Use	NR	Use Specific Standards
<b>Civic &amp; Institutional</b>		
Minor Utility Facility	SP	§9.2.4.d
Public Services	P	§9.2.4.h
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	§9.2.4.i

P - Permitted      SP - Special Permit Required      N - Not Permitted

## **7.2 ASSEMBLY SQUARE (ASQ)**

### **1. Description**

The Assembly Square district is characterized by a variety of mid- and high-rise, transit oriented, mixed-use buildings; an urban scale thoroughfare network and block size conducive to a walkable neighborhood; and a variety of civic space types that serve the various social needs of neighborhood residents, workers, and visitors. Buildings are typically developed at the full-block or half-block scale to mask parking structures from public view. The district features ground floor retail, high-density residential, and large commercial uses that draw customers and employees from the broader Boston metropolitan area.



# 7 SPECIAL DISTRICTS

## Assembly Square (ASQ)

### 1. Intent

- a. To implement the Transformational Mixed Use context from the Future Land Context Map of SomerVision.
- b. To redevelop underutilized areas within close walking distance to the Assembly Square T-station with mixed-use, mid-rise and high-rise development that will support the transformation of Assembly Square into an urban entertainment center.
- c. To implement the Assembly Square Plan (ASQ Plan), as defined by this Ordinance, and fulfill the goals of SomerVision, the comprehensive Master Plan of the City of Somerville.
- d. To ensure the access to, use, and protection of the Mystic River as an important natural resource.
- e. To improve utility infrastructure, thoroughfares, off-street pedestrian and bicycle paths, and physical connections to surrounding areas, including East Somerville, Ten Hills, and Sullivan Square, through large scale transformational redevelopment.

### 2. Purpose

- a. To permit the development of multi-unit, mixed-use, and commercial mid-rise and high-rise buildings.
- b. To permit a diverse mix of uses including residential, office, research and development, retail, lodging, entertainment, performing arts, and institutional uses.
- c. To permit larger buildings and increased residential density following the approval of a neighborhood development plan.
- d. To use discretion in the permitting of loading and service areas.
- e. To provide flexibility in the permitting of signs.

### 3. Applicability

- a. The section is applicable to all real property within the Assembly Square district as shown on the maps of the Official Zoning Atlas of the City of Somerville.
- b. Unless otherwise specified, where the provisions of this Section conflict with those found elsewhere in this Ordinance, the provisions of this Section apply.

### 4. Previously Approved Plans

- a. Any PUD Preliminary Master Plan approved prior to the adoption date of this Ordinance is considered an approved Neighborhood Development Plan and all approvals and conditions remain in effect. Further applications may be submitted for amendments to the approved plan and for special permits required for development in accordance with the the previously approved plan.
- b. Due to the long-term, comprehensive nature of neighborhood development planning, the Planning Board may, upon granting a Special Permit, waive any provision of this Ordinance that was not applicable to a

lot located within the development site of a previously approved neighborhood development plan.

- i. In its discretion to approve or deny a Special Permit authorizing a waiver of the provisions of this Ordinance, the Planning Board shall consider the following:
  - a). The review criteria for all Special Permits as specified in §15.2.1 Special Permit.
  - b). Consistency with the previously approved neighborhood development plan and of the provisions of this Ordinance that were in place at the time of the approval.

### 5. Development Review

- a. General
  - i. Development on any lot requires the submittal of a development review application to the Building Official.
- a. Review Procedure
  - i. Proposed development may or may not necessitate the need for Neighborhood Development Plan Approval, Site Plan Approval, a Special Permit, or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 15: Administration.
  - ii. Upon verification that no additional development review is necessary or completion of the required development review, the Building Official shall issue a Zoning Compliance Certificate to certify compliance with the provisions and procedures of this Ordinance.
- a. Authority
  - i. The Planning Board is the decision making authority for all development that requires Neighborhood Development Plan Approval, Site Plan Approval or a Special Permit.
  - ii. The Zoning Board of Appeals is the Review Board for all Variances.
- b. Powers of the Planning Board
  - i. At its discretion, the Planning Board may waive the provisions of §72.8 Building Standards, §72.10 Vehicular Parking, and §72.11 Site Development by Special Permit.
  - ii. In its discretion to approve or deny a special permit authorizing a waiver as specified in §73.5.b.i, the Planning Board shall consider the following:
    - a). Strict enforcement of such standards or requirements would run counter to achieving the objectives of the ASQ Plan;
    - b). The application is substantially consistent with the objectives of the ASQ Plan and advances the objectives of the ASQ Plan;
  - iii. In the case of any alteration of a nonconforming

- structure, a change of nonconforming use, or a plan revision that is deemed a major amendment to an approved NDP, such alteration, change, or amendment should be consistent, to every extent practicable, to the objectives of the ASQ Plan.
- iv. In the case of waivers from the landscaping requirement, the Planning Board must determine that compliance would require a level of landscaping that is incompatible with the objectives of the ASQ Plan.
- c. Neighborhood Development Plan Approval
- i. Application Submittal
    - a). Development sites must include a minimum of two (2) lots (existing or proposed) and at least forty (40) acres of land area.
    - b). Development sites are not permitted to include portions of land area separated by more than one hundred (100) feet in distance.
    - c). Development sites are not permitted to include land area which is part of a separate neighborhood development plan.
  - ii. Plan Revisions
    - a). The following revisions are considered a MAJOR AMENDMENT TO a previously approved NEIGHBORHOOD DEVELOPMENT PLAN:
      - i). any increase in floor area ratio by fifteen percent (15%) or more;
      - ii). any increase in ground coverage ratio by fifteen percent (15%) or more;
      - iii). substantial changes in access to the site; and
      - iv). modifications that result in a condition that is substantially more detrimental to the surrounding neighborhood than the existing condition(s) and approved plans.
    - b). All other proposed revisions to a previously approved NEIGHBORHOOD DEVELOPMENT PLAN are considered a DE MINIMUS within the Assembly Square Special District.
- d. Special Permits
- i. Review Criteria
    - a). In its discretion to approve or deny any Special Permit required by this section, the Planning Board shall consider the following:
      - i). compliance with the provisions of §15.2.1 Special Permit;
      - ii). any applicable Transportation Study, Traffic Access and Impact Study, and/or Transportation Demand Management Plan submitted by the Applicant;
      - iii). the impact of development on public services and facilities serving the development, such as the sanitary sewer system, the storm drainage system,

- the public water supply, the recreational system, the street system for vehicular traffic, and the sidewalks and footpaths for pedestrian traffic;
      - iv). access to buildings, and the grounds adjoining them, for operations by fire, police, medical and other emergency personnel and equipment;
      - v). the compatibility of any proposed building over one hundred and twenty five (125) feet with surrounding structures and natural site features, including view corridors to the Mystic River;
      - vi). the shadow impacts of any proposed buildings on publicly accessible open space or civic spaces; and
      - vii). the compatibility of the size, location, design, color, texture, lighting, and materials of all proposed permanent signs and outdoor advertising structures or features with the scale and character of proposed buildings.

**6. Build-Out**

- a. Civic Space
  - i. Development subject to a Special Permit must provide at least twelve and a half percent (12.5%) of the development site as civic space, unless subject to a Neighborhood Development Plan Approval.
  - ii. At full build-out of development subject to an approved Neighborhood Development Plan Approval, at least twenty-five percent (25%) of the development site must be improved as follows:
    - a). At least fifty percent (50%) must be provided in the form of two or more civic spaces.
    - b). Up to fifty percent (50%) may be provided in the form of public realm improvements within the land area of the Assembly Square district boundaries. Landscaping within parking areas does not apply as a public realm improvement.
- b. Pedestrian Connections
  - i. Development subject to an approved neighborhood development plan approval must provide the following:
    - a). Access between the ASQ district and the nearby Ten Hills and East Somerville neighborhoods must be improved by means of sidewalk connections, crosswalks, landscaping, traffic signalization, and traffic calming, as appropriate; and
    - b). Continuous pedestrian connections must be provided between all major points of pedestrian activity on a Development Site,

# 7 SPECIAL DISTRICTS

## Assembly Square (ASQ)

including, but not limited to, connections to the Mystic River waterfront, connections to all public and private ways abutting a Development Site, and any transit stations.

### 7. Public Realm

#### a. Civic Space

i. The following civic spaces are permitted by Site Plan Approval in accordance with the provisions of Article 11: Public Realm of this Ordinance:

##### a). Parks

- i). Community Park
- ii). Neighborhood Park
- iii). Pocket Park

##### b). Commons

- i). Public Common
- ii). Public Square
- iii). Green

##### c). Plazas

- i). Central Plaza
- ii). Through Block Plaza
- iii). Pocket Plaza

ii. Development subject to a neighborhood development plan is encouraged to locate a significant amount of Civic Space along the Mystic River shoreline.

iii. Civic spaces adjacent to the Mystic River must be designed to reduce the level of storm water runoff into the river and with special attention to the provision of wildlife habitat and contiguous migration corridors.

#### b. Thoroughfares

i. Thoroughfares must be designed according to the provisions of Article 8: Public Realm Standards.

#### c. Block Structure

i. The following standards supersede the provisions of Article 13: Public Realm Standards:

##### a). Block Size

b). BLOCKS must have individual BLOCK FACES no greater than five-hundred (500) feet and a total perimeter no greater than eighteen-hundred (1,800) feet.

##### c). Lots Width

d). Lots may be platted to have up to a maximum LOT width of five hundred (500) feet.

### 8. Building Standards

#### a. General

i. Principal structures are permitted as specified on Table 7.2 (a) ASQ Dimensional Standards.

ii. Accessory structures in any civic space located within one-hundred and fifty (150) feet of the Mystic River Bank may be up to thirty (30) feet in

height.

iii. Structured parking, whether above grade or below grade, is excluded for purposes of calculating Gross Floor Area, Net Floor Area and Floor Area Ratio.

iv. Non-habitable architectural features may exceed the height limits identified on Table 7.2 (a).

#### b. Limitations

i. Principal structures are prohibited within one-hundred and fifty (150) feet of the Mystic River Bank as defined by 310 CMR 10.54.2.c.

#### c. Building Setbacks

i. Buildings should be set back from the front lot line no more than five (5) feet except in special circumstances, where greater setbacks would enhance the pedestrian friendly experience of the frontage.

#### d. Fenestration

i. Ground story building facades and accompanying principal entrances must provide extensive areas of window glass to provide visual access to interior uses.

ii. Building frontage should include windows providing visual access to the interior of a space, arcades, display windows, entry areas, awnings, or other such features along no less than seventy (70) percent of the horizontal length of all ground story facades that face public thoroughfares or the Mystic River.

iii. Forty percent (40%) of this activated facade area on the Ground Floor of Building walls along primary and secondary streets must consist of window or doors meant for public entry and exit.

iv. Uninterrupted or unfenestrated lengths of facade exceeding thirty-five (35) horizontal feet are prohibited.

#### e. Entrances

i. Multiple and frequent entrances oriented toward front lot lines are encouraged.

ii. Principal entrances must be clearly defined, through the use of building elements such as canopies, porticos, overhangs, peaked roof forms, and/or arches. Outdoor patios, tile work, moldings, integral planters or wing walls with landscaped areas, or places for sitting are required for entries set back from the front lot line.

#### f. Active Uses

i. Buildings must provide active uses on the ground story that take advantage of views of the waterfront and other open spaces, and add a street front presence to public thoroughfares and sidewalks.

ii. Development surrounding open space should result in a net benefit to the space in terms of



**Table 7.2 (a) Buildings Standards**

	<b>by Right</b>	<b>by Special Permit</b>	<b>by Special Permit following NDP Approval</b>
<b>Lot Standards</b>			
Lot Area (min)	5,000 sq. ft.	10,000 sf	n/a
<b>Building Standards</b>			
Gross Floor Area (max)	n/a	50,000 sf	n/a
Floor Area Ratio (max)	1.0	2.0	10.0
Building Height (max)	--	--	--
Buildings between 150 feet and 250 feet of the Mystic River bank	40 ft	50 ft	70 ft
Buildings between 250 feet and 350 feet of the Mystic River bank	40 ft	50 ft	90 ft
Within 1,000 feet of an Assembly Square Station Entrance	40 ft	50 ft	250 ft
All other Locations	40 ft	50 ft	125 ft
<b>Density</b>			
Lot Area/Dwelling Unit (min)	--	--	--
1-9 Units	600	600	n/a
10 or more Units	300	300	n/a

activation, enhanced quality and attractiveness, expanded use, and public access.

- g. Facade Articulation
  - i. Facades greater than one hundred (100) feet in horizontal width must include a change in vertical wall plane with a depth or projection of at least three (3) percent of the length of the facade extending at least twenty (20) percent of the length of the facade.
- h. Efficiency of Design
  - i. Every effort shall be made to design Buildings and use materials and construction techniques to optimize daylight in building interiors, natural ventilation, energy efficiency, and to minimize exposure to and consumption of toxics and non-renewable resources and incorporate appropriate "green" design techniques.
- i. Self-Storage Buildings
  - i. Buildings purpose built for self storage uses must be designed as follows:
    - a). Facades greater than one hundred (100) feet in

- horizontal width must have a change in vertical plane of at least eight (8) inches (in depth or projection) for at least one (1) architectural bay to divide the building's form and break up its apparent mass into smaller elements. Facades oriented toward any interstate highway are exempt.
- b). Ground story facades must include fenestration for a minimum of forty percent (40%) of the wall area. Facades oriented toward any interstate highway are exempt.
- c). Upper story facades must include fenestration for between twenty percent (20%) minimum and seventy percent (70%) maximum of the wall area of each story. Upper story fenestration must be designed to appear as windows for residential or commercial uses.
- d). Facades may have a maximum blank wall area of thirty five (35) feet.
- e). Upper story uses must have an at-grade principal entrance designed as a lobby. Lobby

# 7 SPECIAL DISTRICTS

## Assembly Square (ASQ)

entrances may be no wider than thirty (30) feet in width and must be well-defined, clearly visible, and universally accessible from the abutting sidewalk.

- f). When a lobby entrance is setback from the front lot line, the setback must be paved to match the abutting sidewalk.

### 9. Use Provisions

- a. General
  - i. The use of real property is subject to the provisions of Article 9.0 Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9.0, the provisions of Article 9.0 apply.
- b. Permitted Uses
  - i. Uses are permitted as specified on Table 7.2 (c).
  - ii. Use categories not expressly authorized are prohibited.
  - iii. All uses must comply with any use-specific standards applicable for each use in §9.2 Use Definitions & Limitations and this Section.
  - iv. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.
- c. Definitions & Use Specific Standards
  - i. General
    - a). This section provides definitions and standards applicable to individual uses not already identified in Article 9: Use Provisions of this Ordinance.
  - ii. Commercial Services
    - a). Marina
      - i). A site used for docking and storage of pleasure boats or services for pleasure boaters, including minor repair of boats while in the water, sale of fuel and supplies, or provision of food, beverages, and entertainment. Ancillary long-term dry storage of recreational watercraft in racks or other storage systems may be provided.
- d. Use Limitations
  - i. Unless otherwise specified, any use greater than ten-thousand (10,000) square feet in leasable floor area requires a Special Permit.
  - ii. Uses from the following use categories greater than five thousand (5,000) square feet in leasable floor area require a Special Permit:
    - a). Building/Home Supplies & Equipment
    - b). Commercial Farm
    - c). Bar/Restaurant/Tavern
    - d). Bakery/Café/Coffee Shop
    - e). Commercial Kennel
  - iii. In its discretion to approve or deny a special permit

authorizing a use over ten-thousand (10,000) square feet in leasable floor area, the review board shall consider the following:

- a). The review criteria for all Special Permits as specified in §15.2.1 Special Permit.
  - b). Compatibility with the intensity of activity associated with the surrounding land uses.
  - c). Capacity of the local thoroughfare network providing access to the site and the impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood.
- e. Required Uses
    - i. Any development providing five thousand (50,000) net square feet of retail floor area must provide one and one half (1.5) square feet of non-retail uses for every square foot over fifty thousand (50,000) net square feet of Retail use.
  - f. Use Restrictions
    - i. Drive-up and drive-through uses are prohibited.
    - ii. Ground story retail uses over fifty-thousand (50,000) gross square feet are prohibited.
  - g. Changes in Use
    - i. Changes in use within the same use category are permitted without additional review, provided the following criteria are met:
      - a). The gross floor area of the proposed principal use shall not be greater than one hundred and five (105) percent of the gross floor area of the existing use;
      - b). In the case of uses within the residential category, the proposed number of dwelling units shall not exceed the existing number of dwelling units; and
      - c). The only exterior changes to the building allowed will be renovations and signage.
    - ii. The flexibility to move within the same use category does not apply to legally pre-existing nonconforming uses.
    - iii. As part of an approved neighborhood development plan, the Planning Board may specify permitted uses for any or all phases of development and permit the change of use between these specified uses without further review.

### 10. Vehicular Parking

- a. General
  - i. Development is subject to the provisions of Article 11 Parking & Mobility of this Ordinance. Where the provisions of this section conflict with those of Article 11, the provisions of Article 11 apply.
- b. Type
  - i. Motor vehicle parking may be provided as above ground structured parking or underground structured parking.

**TABLE 7.2 (c) Permitted Uses**

Use Category Specific Use	ASQ	Use Specific Standards
<b>Arts &amp; Creative Enterprise</b>		
Artisan Production	P	§9.2.2.a
Arts Exhibition	P	§9.2.2.b
Arts Sales & Services	P	§9.2.2.c
Co-Working	P	§9.2.2.d
Design Services	P	§9.2.2.e
Shared Workspaces & Arts Education	P	§9.2.2.f
<b>Auto-Oriented</b>		
Dispatch Service (except as follows)	P	§9.2.3.b
Towing Service	N	§9.2.3.b.i
Gasoline Station	P	§9.2.3.c
Motor Vehicle Parking (as noted below)	--	§9.2.3.d
Off-Site Accessory Parking	P	§9.2.3.d.i
Vehicle Sales	P	§9.2.3.f
<b>Civic &amp; Institutional</b>		
Community Center	P	§9.2.4.a
Hospital	P	§9.2.4.b
Library	P	§9.2.4.c
Minor Utility Facility	P	§9.2.4.d
Museum	P	§9.2.4.f
Private Non-Profit Club or Lodge	P	§9.2.4.g
Public Service	P	§9.2.4.h
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	§9.2.4.i
<b>Commercial Services</b>		
Animal Services (as noted below)	--	§9.2.5.a
Commercial Kennel	P	§9.2.5.a.i
Veterinarian	P	§9.2.5.a.iv
Assembly & Entertainment	P	§9.2.5.b
Banking & Financial Services (except as follows)	P	§9.2.5.c
Personal Credit	N	§9.2.5.c.i
Broadcast and/or Recording Studio	P	§9.2.5.d
Business Support Services	P	§9.2.5.f
Caterer/Wholesale Food Production	P	§9.2.5.g
Day Care Service (as noted below)	--	§9.2.5.h
Adult Day Care Center	P	§9.2.5.h.i

P - Permitted      SP - Special Permit Required      N - Not Permitted

# 7 SPECIAL DISTRICTS

Assembly Square (ASQ)

**TABLE 7.2 (c) Permitted Uses**

Use Category Specific Use	ASQ	Use Specific Standards
Child Day Care Center	P	§9.2.5.h.ii
Educational Institution	P	§9.2.5.i
Maintenance & Repair of Consumer Goods	P	§9.2.5.j
Marina	P	§7.10.b.i.a
Personal Services (except as follows)	P	§9.2.5.k
Body-Art Establishment	P	§9.2.5.k.i
Gym or Health Club	P	§9.2.5.k.ii
Funeral Home	N	§9.2.5.k.iii
Health Care Provider	P	§9.2.5.k.iv
Vehicle Parking (except as follows)	--	§9.2.5.m
Bike Share Parking	P	§9.2.5.m.i
Car Share Parking (3 or less)	P	§9.2.5.m.ii
Car Share Parking (4 or more)	SP	§9.2.5.m.ii
Public Parking	P	§9.2.5.m.iii
<b>Eating and Drinking</b>		
Bar/Restaurant/Tavern	P	§9.2.6.a
Bakery/Café/Coffee Shop	P	§9.2.6.b
<b>Industrial</b>		
Manufacturing	P	§9.2.6.c
Moving and/or Self Storage (except as follows)	N	§9.2.6.d
Self Storage	P	§9.2.6.d.i
Recycling Collection	P	§9.2.6.e
Wholesale Trade & Distribution	P	§9.2.6.h
<b>Lodging</b>		
Hotel or Hostel	P	§9.2.7.b
<b>Office</b>		
General Office	P	§9.2.8.a
Research and Development and Laboratory	P	§9.2.8.b
<b>Residential</b>		
Household Living	P	§9.2.9.a
Group Living (except as follows)	SP	§9.2.9.b
Community or Group Residence	P	§9.2.9.b.i
Dormitory, Fraternity or Sorority	SP	§9.2.9.b.ii
Homeless Shelter	SP	§9.2.9.b.iii
Nursing Home/Assisted Living Facility	SP	§9.2.9.b.iv

P - Permitted      SP - Special Permit Required      N - Not Permitted

**TABLE 7.2 (c) Permitted Uses**

Use Category Specific Use	ASQ	Use Specific Standards
Rooming House	SP	§9.2.9.b.v
<b>Retail Sales</b>		
Building/Home Supplies & Equipment	P	§9.2.10.a
Consumer Goods (except as follows)	P	§9.2.10.b
Alcohol Sales	P	§9.2.10.b.i
Drug Paraphernalia Store	N	§9.2.10.b.ii
Firearms Sales	N	§9.2.10.b.iii
Medical Marijuana	N	§9.2.10.b.iv
Pet Store	N	§9.2.10.b.v
Fresh Food Market or Grocery Store	P	§9.2.10.d
Farm/Vendor Market	P	§9.2.10.e
<b>Urban Agriculture</b>		
Farming (as noted below)	--	§9.2.11.a
Commercial Farm	P	§9.2.11.a.i
<b>Accessory Uses</b>		
Home Occupations (as noted below)	--	§9.2.12.b
Creative Studio	N	§9.2.12.b.i
Hobby Kennel	N	§9.2.12.b.ii
Home-Based Business	N	§9.2.12.b.iii
Home Day Care	P	§9.2.12.b.iv
Home Office	N	§9.2.12.b.v
Urban Agriculture (as noted below)	--	§9.2.12.d
Apiculture	P	§9.2.12.d.i
Aviculture	P	§9.2.12.d.ii
Commercial Farming	P	§9.2.12.d.iii
Residential Gardening	P	§9.2.12.d.iv
Vehicle Parking, Accessory (except as follows)	P	§9.2.12.e
Home Business Vehicle Parking	P	§9.2.12.f

P - Permitted      SP - Special Permit Required      N - Not Permitted

# 7 SPECIAL DISTRICTS

## Assembly Square (ASQ)

- ii. Surface parking lots may be permitted on an interim basis by Special Permit.
  - a). In its discretion to approve or deny a special permit authorizing a surface parking lot, the Planning Board shall consider the following:
    - i). The review considerations for all Special Permits as specified in §15.2.1.e Review Criteria.
    - ii). documented un-met demand for parking;
    - iii). development schedule for planned redevelopment of the lot; and
    - iv). capacity of the local thoroughfare network providing access to the site and impact on pedestrian, bicycle, and motor vehicle traffic and circulation patterns in the neighborhood.
- c. Parking Location
  - i. No surface parking is permitted within two-hundred (200) feet of the Mystic River Bank as defined by 310 CMR 10.54.2.c.

### 11. Site Development

- a. General
  - i. Development is subject the provisions of Article 10 Site Development of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. Signs
  - i. Off-premises signs are prohibited.
  - ii. All signs must comply with standards set forth in Section 10.8. Signs except as follows:
    - a). The top of a wall sign attached parallel to a building shall be no higher than 35 feet above finished grade.
  - iii. Nonconforming freestanding, directional, or wall signs may be approved by Special Permit.
    - a). In its discretion to approve or deny a special permit authorizing a nonconforming freestanding, directional, or wall signs, the Planning Board shall consider the following:
      - i). The review considerations for all Special Permits as specified in §15.D.1.e. Review Criteria.
      - ii). The creation of legible urban environment free from the over use of signs.
      - iii). Aesthetics, proportion, scale of the proposed sign in relation to the building or storefront.
      - iv). Design, location, and context of other signage on the building and on surrounding properties.
  - iv. The Planning Board may waive the Sign Standards of Article 10 Site Development upon the approval of an alternative sign standard. In such circumstances, all signs must comply with these alternative standards.
- c. Loading Spaces
  - i. Loading spaces must be located away from major public thoroughfares, the Mystic River, and other highly visible locations. The visual impact of exposed loading spaces should be reduced through creative design solutions.
  - ii. Modifications to, relocations of, or creation of new loading space for an existing building requires a Special Permit.
    - a). In its discretion to approve or deny a special permit authorizing a modification to, relocation of, or creation of new loading space for an existing building, the Planning Board shall consider the following:
      - b). The review considerations for all Special Permits as specified in §15.2.1.e Review Criteria.
      - c). Documented need for loading facilities.
      - d). Impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood.
- d. Screening
  - i. Exposed transformers and other machinery, storage and inventory areas, service and truck loading areas, dumpsters, utility infrastructure, and other similar structures must be effectively screened by plantings and other methods so that they are not directly visible from either the proposed development or surrounding properties.
  - ii. Electric, telephone, cable TV and other such lines and equipment should be placed underground from the source or connection, of effectively screened from public view.
- e. Storm Water Management
  - i. Storm water should be removed from all roofs, canopies, and paved areas, and routed through well-engineered systems designed with appropriate storm water management techniques.
  - ii. Skimming devices, oil and grease traps, and similar facilities at the collection or discharge points for paved surface shall be collected.
  - iii. Where practical, the routing of runoff through sheet flow, swales, or other means that increases filtration and percolation is strongly encouraged.
  - iv. The Planning Board may require independent peer review of a storm water management plan by an accredited independent engineering firm.

## **7.3 NORTH POINT (NP)**

### **1. Character Description**

The North Point district is characterized by large floor plate, transit-oriented, high-rise commercial and residential buildings; an interconnected, multi-modal street grid that accommodates all modes of transport; and a distribution of diverse CIVIC SPACE types that serve the various social needs of neighborhood residents, workers, and visitors, including a public common and a retail-oriented central plaza in close proximity to the relocated Lechmere T-Station. Commercial activities provide a variety of employment opportunities and ground floor uses provide convenient access to daily needs for residents and employees from the immediate neighborhood.



# 7 SPECIAL DISTRICTS

## North Point (NP)

### 2. Intent

- a. To implement the Transformational Mixed Use context from the Future Land Context Map of SomerVision.
- b. To redevelop underutilized areas within close walking distance to the Lechmere and Community College T-stations with mixed-use, high-rise development that will support the transformation of North Point into an urban center.
- c. To encourage primarily commercial development on the Somerville portion of the North Point development site to help fulfill the goals of SomerVision, the comprehensive Master Plan of the City of Somerville.

### 3. Purpose

- a. To permit the development of residential and commercial high-rise buildings by Site Plan Approval, following neighborhood development plan approval.
- b. To require minimum amount of commercial uses consistent with the objectives of the comprehensive Master Plan of the City of Somerville.
- c. To use discretion in the permitted of residential uses.
- d. To constrain the supply of motor vehicle parking spaces to encourage the use of public transit, bicycles, and walking in lieu of driving.

### 4. Applicability

- a. The section is applicable to all real property within the North Point district as shown on the maps of the Official Zoning Atlas of the City of Somerville.
- b. Unless otherwise specified, where the provisions of this Section conflict with those found elsewhere in this Ordinance, the provisions of this Section apply.

### 5. Development Review

- a. General
  - i. Neighborhood Development Plan Approval is required as a prerequisite to Subdivision Plan Approval or Site Plan Approval.
  - ii. Development on any lot requires the submittal of a development review application to the Building Official.
- b. Review Procedure
  - i. Proposed development may or may not necessitate the need for Site Plan Approval, a Special Permit, or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 15: Administration.
  - ii. Upon verification that no additional development review is necessary or completion of the required development review, the Building Official shall issue a Zoning Compliance Certificate to certify compliance with the provisions and procedures of this Ordinance.

### c. Authority

- i. The Planning Board is the decision making authority for all development that requires Site Plan Approval or a Special Permit.
- ii. The Zoning Board of Appeals is the Review Board for all Variances.

### d. Neighborhood Development Plan Approval

- i. Development review applications for development sites in more than one municipality must include the total land area of the development site, regardless of municipal boundaries, for all phases of development to illustrate neighborhood context in total.

### 6. Build-Out

#### a. Civic Space

- i. At full build out of development subject to neighborhood development plan approval, at least five percent (5%) of the development site must be designed as two (2) or more civic spaces of differing types and locations.

#### b. Thoroughfare Network

- i. New thoroughfares must establish a comprehensive network with frequent intersections, on-street parking, street trees, and public furniture.
- ii. North First Street must be extended as the primary connection to East Cambridge.
- iii. Pedestrian connections must be provided to East Cambridge, the Community College Orange Line T-Station via the Gilmore Bridge, New Charles River Basin Park, and regional bikeways.

#### c. Commercial Build Out

- i. At full build-out of development subject to neighborhood development plan approval, no less than sixty-five percent (65%) and at least three-hundred and fifty thousand (350,000) square feet of the total gross floor area (excluding parking) built within the City of Somerville must be dedicated to uses from the following principal use categories:
  - a). Commercial Services
  - b). Eating & Drinking
  - c). Lodging
  - d). Office
  - e). Retail Sales

### 7. Public Realm

#### a. General

- i. Development is subject the provisions of Article 11 Public Realm of this Ordinance. Where the provisions of this section conflict with those of Article 11, the provisions of Article 11 apply.

#### b. Civic Space

- i. The following civic spaces are permitted by Site



Plan Approval:

- a). Parks
  - i). Community Park
  - ii). Neighborhood Park
  - iii). Pocket Park
- b). Commons
  - i). Public Common
  - ii). Public Square
  - iii). Green
- c). Plazas
  - i). Central Plaza
  - ii). Through Block Plaza
  - iii). Pocket Plaza
- ii. The Planning Board may approve a development review application that does not comply with the provisions of Article 11: Public Realm for any civic SPACE with less than ten percent (10%) of its land area within the City of Somerville upon finding that the proposal demonstrates:
  - a). The review criteria for all Site Plan Approvals as specified in §15.3.3 Site Plan Approval.
  - b). Compliance with an approved plans and permitting of the abutting municipality.
- c. Thoroughfares
  - i. The construction or reconstruction of thoroughfares is permitted by Site Plan Approval
  - ii. Thoroughfares must be designed in accordance with the provisions of Article 11: Public Realm of this Ordinance.
  - iii. Changes to the alignment, connectivity, and lane geometry of thoroughfares **identified** in an existing Neighborhood Development Plan Approval are considered a major amendment and subject to the provisions of §15.4 as a revision to a previously approved development review application.
- d. Land Platting
  - i. The following standards supersede the provisions of Article 13: Public Realm Standards:
    - a). Block Size
      - i). BLOCKS must have individual BLOCK FACES no greater than five-hundred (500) feet and a total perimeter no greater than fourteen-hundred (1,400) feet.

§7.3.8 Building Types through §7.3.13 Site Development for any lot with less than ten percent (10%) of its land area within the City of Somerville upon finding that the proposal demonstrates:

- i. The review criteria for all Site Plan Approvals as specified in §15.3.3 Site Plan Approval.
- ii. Compliance with an approved plans and permitting of the abutting municipality.

**8. Building Types**

- a. One (1) principal building type may be built on each lot.
- b. The following building types are permitted by Site Plan Approval in the North Point district.
  - i. Commercial Building
  - ii. Residential Tower
- c. Accessory structures are regulated according to Article 10: Development Standards of this Ordinance.
- d. The Planning Board may approve a development review application that does not comply with the provisions of

# 7 SPECIAL DISTRICTS

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**9. Commercial Building**

A multi-story principal building type with commercial uses on all floors. Ground floor space is primarily occupied by retail or eating & drinking establishments and lobby entrances for upper floor uses. Upper stories may be occupied by retail uses that do not rely on the visibility of storefronts at sidewalk level, but are more frequently reserved for office tenants.

The following images are examples of the commercial/lab building type and are intended only for illustrative purposes.



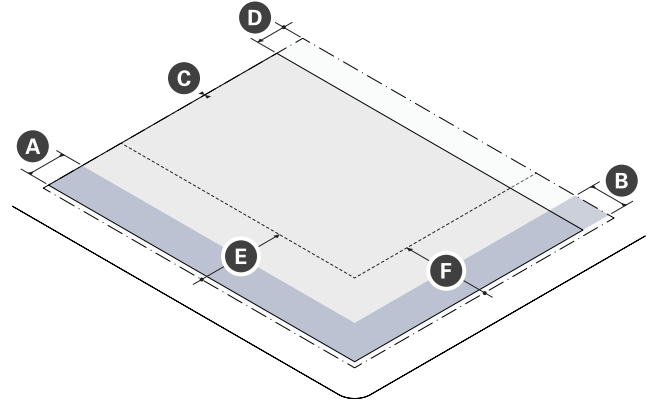
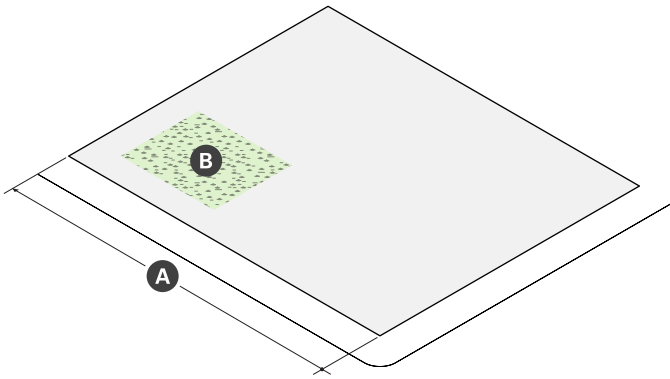
# 7 SPECIAL DISTRICTS

North Point (NP)

## 9. Commercial Building (continued)

a. Lot Standards

b. Building Placement



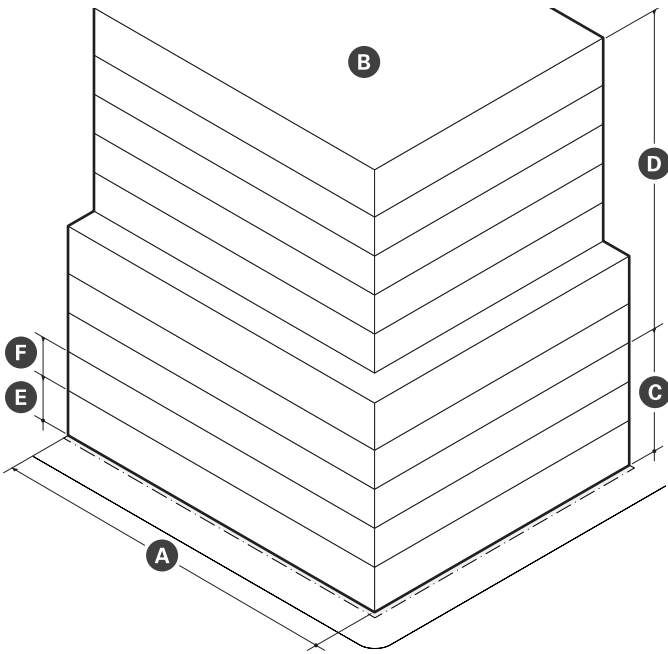
Lot Dimensions		
<b>A</b> Width (min/max)	30 ft	500 ft

Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	0 ft	20 ft
<b>B</b> Secondary Front Setback (min/max)	0 ft	20 ft
<b>C</b> Side Setback (min/max)	N/A	
<b>D</b> Rear Setback (min/max)	N/A	

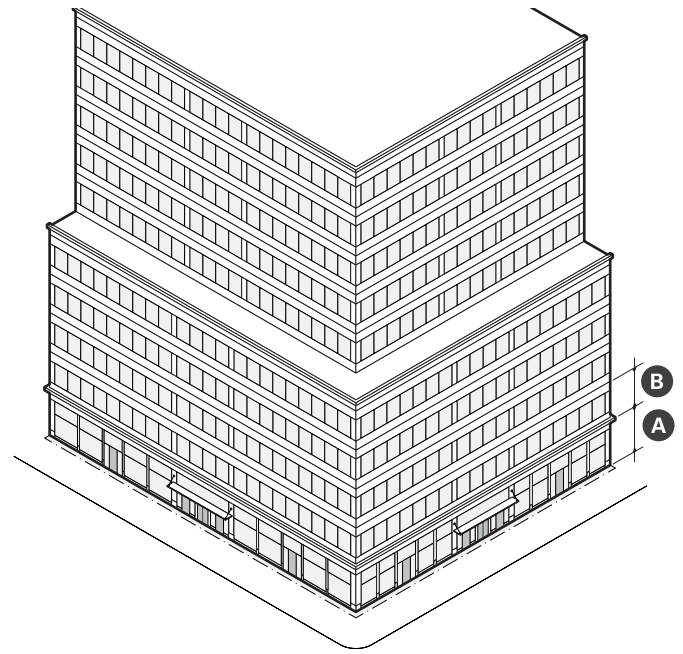
Parking Setbacks		
<b>E</b> Primary Front Setback (min)	30 ft	
<b>F</b> Secondary Front Setback (min)	30 ft	

**9. Commercial Building (continued)**

c. Massing & Height



d. Uses & Features



**Main Body**

Facade Build Out (min)	80%
<b>A</b> Floor Plate (max)	50,000 sf
<b>B</b> Building Height, Stories (min)	4 stories
<b>C</b> Building Height, Feet (max)	220 ft
<b>D</b> Continuous Facade (max)	100 ft

**Facade Composition**

<b>A</b> Ground Story Fenestration (min)	--
Primary Facade	65%
Secondary Facade	50%
<b>B</b> Upper Story Fenestration (min/max)	30% 50%
Blank Wall (max)	20 ft

**Use & Occupancy**

Active Use Frontage (min)	60%
Ground Floor Use Width (max)	200 ft

# 7 SPECIAL DISTRICTS

North Point (NP)

## 9. Commercial Building (continued)

- e. Building Access
  - i. Ground floor uses must have individual entrances with access directly onto a sidewalk for each use.
  - ii. Upper story uses must be accessed by a prominent common lobby entrance. Lobby entrances should be well-defined, clearly visible, and universally accessible from the adjacent sidewalk.

**10. Residential Tower**

A large floor plate, multi story building type composed of a residential tower above a mid-rise general building serving as a podium. The podium defines the public realm, provides ground story commercial space or amenities for residents, and typically incorporates structured parking.

The following images are examples of the residential tower building type and are intended only for illustrative purposes.



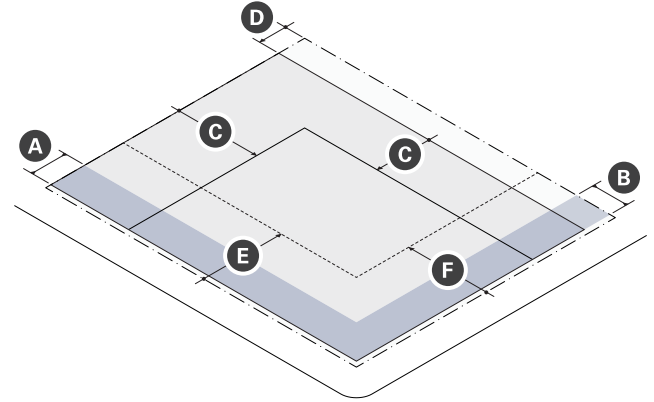
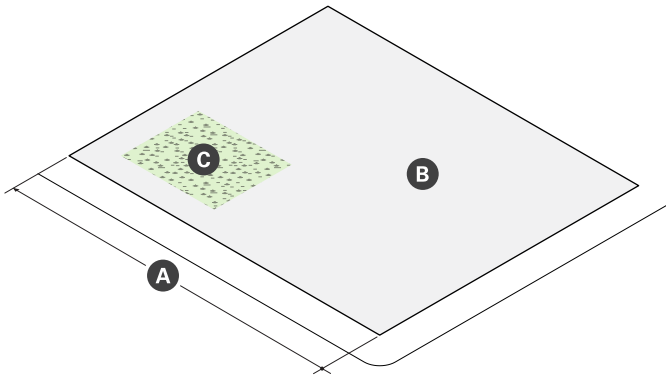
# 7 SPECIAL DISTRICTS

North Point (NP)

## 10. Residential Tower (continued)

a. Lot Standards

b. Building Placement



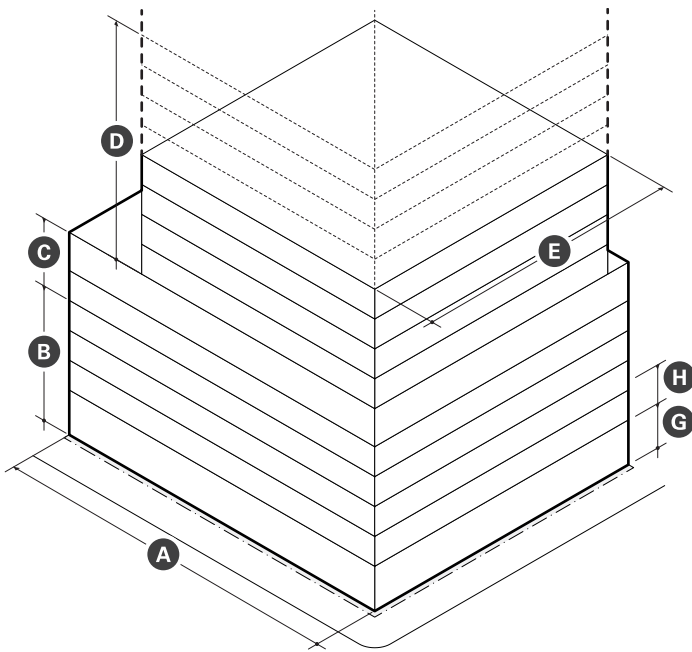
Lot Dimensions		
<b>A</b> Width (min/max)	30 ft	500 ft

Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	0 ft	20 ft
<b>B</b> Secondary Front Setback (min/max)	0 ft	20 ft
<b>C</b> Side Setback (min/max)	N/A	
<b>D</b> Rear Setback (min/max)	N/A	

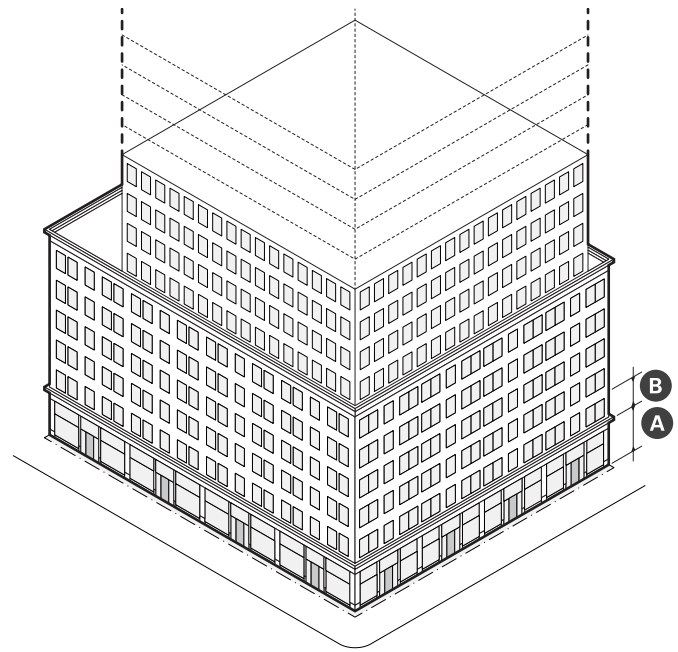


**10. Residential Tower (continued)**

c. Massing & Height



d. Uses & Features



Main Body	
Facade Build Out (min)	80%
Floor Plate (max)	--
Up to 65 ft	45,000 sf
Up to 220 ft	20,000 sf
<b>B</b> Building Height, Stories (min)	3 stories
Building Height, Feet (max)	220 ft
Continuous Facade (max)	100 ft
Tower Dimensions (max)	--
Width/Depth	150 ft

Facade Composition		
<b>A</b> Ground Story Fenestration (min)	--	
Commercial	65%	
Residential	30%	50%
<b>B</b> Upper Story Fenestration (min/max)	30%	50%
Blank Wall (max)	20 ft	

Use & Occupancy	
Amenity Space (min)	--
Indoor (min % of Lot Area)	5%
Outdoor (min % of Lot Area)	5%

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## 10. Residential Tower (continued)

- e. Outdoor Amenity Space
  - i. Balconies must be at least five (5) feet in depth and may be inset, projecting, a combination of both, or incorporated as part of a terrace.
  - ii. Shared outdoor amenity spaces must be no less than thirty percent (30%) landscaped and may be designed as a mid-block pedestrian passage, courtyard, entry plaza, or roof terrace.
- f. Housing
  - i. A residential tower with six (6) or more dwelling units must provide affordable housing in accordance with Article 13: Development Benefits.
  - ii. A minimum of ten percent (10%) of all dwelling units must have three (3) or more bedrooms.

**11. Use Provisions**

- a. Permitted Uses
  - i. The use of real property is subject to the provisions of Article 9.0 Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9.0, the provisions of Article 9.0 apply.
  - ii. Uses are permitted as specified on Table 7.3 (a) PRD Permitted Uses.
  - iii. Use categories not expressly authorized are prohibited.
  - iv. All uses must comply with any use-specific standards applicable for each use in §9.2 Use Definitions & Limitations.
  - v. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.
- b. Use Limitations
  - i. Commercial Services
    - a). Unless otherwise specified, total gross floor area shall be limited to 10,000 square feet per ground floor establishment.
  - ii. Business Support Services
    - a). Total gross floor area shall be limited to 5,000 square feet per ground floor establishment.
  - iii. Recreation Facility
    - a). Total gross floor area is limited to 10,000 square feet per ground floor establishment and 50,000 square feet for upper floor establishments. Upper story establishments may be larger than 50,000 square feet by special permit.
    - b). In its discretion to approve or deny a special permit authorizing an upper story recreation facility over fifty thousand (50,000) square feet in gross floor area, the Planning Board shall consider the following:
      - i). The review considerations for all Special Permits as specified in §15.2.1.e Review Criteria.
      - ii). capacity of the local thoroughfare network providing access to the site and impact on pedestrian, bicycle, and motor vehicle traffic and circulation patterns in the neighborhood; and
      - iii). location and design of the main entrance.
  - iv. Office
    - a). Research & Development and/or Laboratory
      - i). Storage of flammable liquids, gas, or explosives for off-site use is prohibited.
      - ii). Floorspace dedicated to product assembly, packaging, and/or storage must be limited to 25% gross floor area.
      - iii). All dust, fumes, gases, odors, smoke or vapors, noise, or vibrations must be effectively confined to the lot.
- v. Retail
  - a). Consumer Goods
    - i). The manufacturing, assembly, and/or packaging of merchandise is prohibited unless ancillary to the sale of products from the same location.
    - ii). Total gross floor area is limited to 10,000 square feet per ground floor establishment.
  - b). Fresh Food Market and/or Grocery Store
    - i). Total gross floor area is limited to 50,000 square feet per establishment and may be larger by special permit.
    - ii). Pharmacies are prohibited as an ancillary use.
  - c). In its discretion to approve or deny a special permit authorizing a grocery store/supermarket over fifty thousand (50,000) square feet in gross floor area or more than two-hundred (200) feet of frontage, the Planning Board shall consider the following:
    - i). The review considerations for all Special Permits as specified in §15.2.1.e Review Criteria.;
    - ii). capacity of the local thoroughfare network providing access to the site and impact on pedestrian, bicycle, and motor vehicle traffic and circulation patterns in the neighborhood; and
    - iii). location and design of the main entrance; and
    - iv). location of loading, trash, and recycling storage and the procedure for drop-off and pick-up.
- vi. Vehicular Parking, Accessory
  - a). Surface parking lots are only permitted on an interim basis by Special Permit.
  - b). In its discretion to approve or deny a special permit authorizing a surface parking lot, the Planning Board shall consider the following:
    - i). The review considerations for all Special Permits as specified in §15.2.1.e Review Criteria.
    - ii). documented un-met demand for parking;
    - iii). development schedule for planned redevelopment of the lot; and
    - iv). capacity of the local thoroughfare network providing access to the site and impact on pedestrian, bicycle, and motor vehicle traffic and circulation patterns in the neighborhood.

# 7 SPECIAL DISTRICTS

North Point (NP)

**TABLE 7.3 (a) Permitted Uses**

Use Category Specific Use	NP	Use Specific Standards
<b>Civic &amp; Institutional</b>		
Public Service	P	§9.2.4.h
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	§9.2.4.i
<b>Commercial Services</b>		
Assembly & Entertainment	P	§9.2.5.b
Business Support Services	P	§9.2.5.f
Day Care Service (as noted below)	--	§9.2.5.h
Adult Day Care Center	N	§9.2.5.h.i
Child Day Care Center	P	§9.2.5.h.ii
Maintenance & Repair of Consumer Goods	P	§9.2.5.j
Personal Services	P	§9.2.5.k
Recreation Facility	P	§9.2.5.l
Vehicle Parking (except as follows)	--	§9.2.5.m
Bike Share Parking	P	§9.2.5.m.i
Car Share Parking (3 or less)	P	§9.2.5.m.ii
Car Share Parking (4 or more)	P	§9.2.5.m.ii
Public Parking	P	§9.2.5.m.iii
<b>Eating and Drinking</b>		
Bar/Restaurant/Tavern	P	§9.2.6.a
Bakery/Café/Coffee Shop	P	§9.2.6.b
<b>Lodging</b>		
Hotel or Hostel	P	§9.2.7.b
<b>Office</b>		
General Office	P	§9.2.8.a
Research and Development and Laboratory	P	§9.2.8.b
<b>Residential</b>		
Household Living	SP	§9.2.9.a
Group Living (except as follows)	SP	§9.2.9.b
Community or Group Residence	P	§9.2.9.b.i
Dormitory, Fraternity or Sorority	N	§9.2.9.b.ii
Homeless Shelter	N	§9.2.9.b.iii
Nursing Home/Assisted Living Facility	N	§9.2.9.b.iv
Rooming House	N	§9.2.9.b.v

P - Permitted      SP - Special Permit Required      N - Not Permitted

**TABLE 7.3 (a) Permitted Uses**

Use Category Specific Use	NP	Use Specific Standards
<b>Retail Sales</b>		
Consumer Goods (except as follows)	P	§9.2.10.b
Alcohol Sales	P	§9.2.10.b.i
Drug Paraphernalia Store	N	§9.2.10.b.ii
Firearms Sales	N	§9.2.10.b.iii
Medical Marijuana	N	§9.2.10.b.iv
Pet Store	P	§9.2.10.b.v
Fresh Food Market or Grocery Store	P	§9.2.10.d
<b>Accessory Uses</b>		
Home Occupations (as noted below)	--	§9.2.12.b
Home-Based Business	P	§9.2.12.b.iii
Home Day Care	P	§9.2.12.b.iv
Home Office	P	§9.2.12.b.v
Urban Agriculture (as noted below)	--	§9.2.12.d
Apiculture	P	§9.2.12.d.i
Aviculture	P	§9.2.12.d.ii
Commercial Farming	P	§9.2.12.d.iii
Residential Gardening	P	§9.2.12.d.iv
Vehicle Parking, Accessory (except as follows)	P	§9.2.12.e
Home Business Vehicle Parking	N	§9.2.12.f

P - Permitted      SP - Special Permit Required      N - Not Permitted

# 7 SPECIAL DISTRICTS

North Point (NP)

## 12. Vehicular Parking

- a. General
  - i. Development is subject the provisions of Article 11 Parking & Mobility of this Ordinance. Where the provisions of this section conflict with those of Article 11, the provisions of Article 11 apply.
- b. Parking Standards
  - i. Bicycle and motor vehicle parking must be provided as specified on Table 7.3 (b).
  - ii. There are no parking requirements for accessory uses.
  - iii. The number of parking spaces provided on any LOT may exceed the maximums allowed per Table 7.3 (b) in the following circumstances:
    - a). Off street, accessory parking spaces may be provided on a LOT for a use or uses located on any other LOT within the DEVELOPMENT SITE provided that the requirements of Table 7.3 (b) are not exceeded in aggregate for the entire DEVELOPMENT SITE. In such circumstances, The Planning Board shall require a development

covenant reducing the maximum parking spaces permitted for any remaining LOT(s) in the DEVELOPMENT SITE by a number equal to the number of spaces being pre-built as a condition of an approved SITE PLAN APPROVAL.

- c. Type
  - i. Motor vehicle parking must be provided as underground structured parking, except LOTS abutting rail rights-of-way may have above-ground structured parking up to sixty-five (65) feet in height if utilized as an acoustic, visual, and aesthetic barrier between other uses and active rail lines, service yards, and other MBTA operations.
- d. Unbundled Parking
  - i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.
  - ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.

**TABLE 7.3 (b) Vehicular Parking**

\*See Transit Orientation Map for distance to a Transit Station

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area (max)	Outside of a Transit Area (min)
<b>Civic &amp; Institutional</b>				
All Permitted Use Categories	n/a	1 / 5,000 sf	--	--
<b>Commercial Services</b>				
All Permitted Use Categories	1 / 1,000 sf	n/a	0.5 / 1000 sf	--
<b>Eating and Drinking</b>				
All Permitted Use Categories	1 / 1,000 sf	n/a	0.5 / 1000 sf	--
<b>Lodging</b>				
All Permitted Use Categories	n/a	n/a	1 / 2 guest rooms	--
<b>Office</b>				
All Use Permitted Categories	n/a	1 / 5,000 sf	1.25 / 1,000 sf	--
<b>Residential</b>				
All Permitted Use Categories	n/a	0.5 / DU	1.0 / DU	--
<b>Retail Sales</b>				
All Permitted Use Categories	1 / 1,000 sf	n/a	0.5 / 1000 sf	--

sf - Gross Leasable Square Footage

DU - Dwelling Unit

RU - Rooming Unit

- e. Parking Design
  - i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 Motor Vehicle Parking of this Ordinance.
  - ii. Driveways, curb cuts, and vehicular entrances to parking lots, parking structures, loading docks, and service areas are not permitted along primary front lot lines abutting a pedestrian street, but may provide access from a side street or alley.
  - iii. Driveways may be located within a required side and rear setback areas, but are not permitted between the facade of a building and any front lot line.
  - iv. Driveways may be no more than twenty four (24) feet in width at the frontage.
  - v. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.
  - vi. Unless otherwise specified, only one (1) curb cut is permitted per front lot line.
  - vii. Curb cuts must be located to minimize conflict with pedestrians, bicyclists, and motor vehicles on the thoroughfare they provide access to and from.
  - viii. Curb cuts may be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs.
  - ix. Driveway crossings traversing sidewalks with paved furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include sloped flares on either side of the driveway apron.
  - x. Driveway crossings traversing sidewalks with continuously planted furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include returned curbs.
  - xi. The appearance of any walkway (ie. scoring pattern or special paving) must be maintained across any driveway or alley to indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.
  - xii. The Planning Board may grant a SPECIAL PERMIT to allow structured parking within the minimum parking setback.
    - a). In its discretion to approve or deny a special permit authorizing structured parking within the minimum parking setback, the Planning Board shall consider the following:
      - i). The review considerations for all Special Permits as specified in §15.2.1.e Review Criteria;
      - ii). Integration of signage and way-finding related to the off-street parking into the architectural design of the building;
    - iii). Compliance with the provisions of §7B.9. Parking Structures and §3.G.4. Facade Articulation.
- f. Mobility Management
  - i. Required Programs & Services
    - a). Non-residential uses must provide employees with a transit subsidy of 100%, up to the maximum allowable transportation fringe benefit.
    - b). Non-residential uses must provide ride-share matching services and preferential parking spaces for carpooling employees.
    - c). A transportation kiosk or display, providing information related to transit services in the neighborhood, must be located within the main lobby area of any building and near the main pedestrian exit of any parking garage.

**13. Site Development**

- a. General
  - i. Development is subject the provisions of Article 10 Site Development Standards of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. Signs
  - i. A sign, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
    - a). Each ground story non-residential use must identify the street address either on the principal entrance door or above or beside the principal entrance of the use.
    - b). All residential building types must identify the street address either on the principal entrance door, above or beside the principal entrance, or on a mailbox.
  - ii. Address signs must be made easily visible through the use of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the thoroughfare that the building faces.
  - iii. Address signs must be twelve (12) inches in height or less and may include the name of the occupant.

# 7 SPECIAL DISTRICTS

North Point (NP)



## **7.4 POWDERHOUSE SCHOOL REDEVELOPMENT (PSR)**

### **1. Character Description**

The Powderhouse School Redevelopment district is characterized by the adaptation and re-use of a former school into a mixed-use courtyard building. Ground level and garden level commercial uses address the needs of residents and neighbors in the immediate neighborhood and encourage activation of the adjacent civic space. Residential uses include a variety of unit types, sizes, bedroom counts, and affordability.



# 7 SPECIAL DISTRICTS

## Powderhouse School Redevelopment (PSR)

### 2. Intent

- a. To redevelop the former Powderhouse Community School as an inclusive and diverse mix of complimentary urban uses and intergenerational housing options that is respectful of the surrounding neighborhood.

### 3. Purpose

- a. To permit the redevelopment reuse of the former Powderhouse Community School.
- b. To require a minimum amount of commercial activity fronting onto Broadway.
- c. To use discretion in the permitting of residential uses.

### 4. Applicability

- a. The section is applicable to all real property within the Powderhouse School Redevelopment district as shown on the maps of the Official Zoning Atlas of the City of Somerville.

### 5. Development Review

- a. Development on any lot requires the submittal of a development review application to the Building Official.
- b. Proposed development may or may not necessitate the need for Site Plan Approval, a Special Permit, or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 15: Administration.
  - i. The Planning Board is the decision making authority for all development that requires Site Plan Approval or a Special Permit.
  - ii. The Zoning Board of Appeals is the Review Board for all Variances.
- c. Upon verification that no additional development review is necessary or completion of the required development review, a Zoning Compliance Certificate shall be issued by the Building Official to certify compliance with the provisions and procedures of this Ordinance.

### 6. Building Standards

**Table 7.4 (b) Dimensional Standards**

Lot Area/Dwelling Unit (min.)	1,000 sq. ft. (43.56/acre)
Maximum Height, Stories (max.)	3
Maximum Height, Feet (max.)	50 ft.
Maximum Ground Coverage (max.)	95%
Landscaped Area (min.)	15%
Pervious Area (min.)	5%

- a. Construction or reconstruction of a principal building is permitted by Site Plan Approval in accordance with Table 7.4 (b) Dimensional Standards.
- b. Accessory structures are regulated according to Article 10: Development Standards of this Ordinance.

### 7. Use Provisions

- a. Permitted Uses
  - i. The use of real property is subject to the provisions of Article 9.0 Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9.0, the provisions of Article 4.0 apply.
  - ii. Uses are permitted as specified on Table 7.4 (a) PRD Permitted Uses.
  - iii. Use categories not expressly authorized are prohibited.
  - iv. All uses must comply with any use-specific standards applicable for each use in §9.2 Use Definitions & Limitations.
  - v. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.
- b. Required Uses
  - i. A minimum of ten thousand (10,000) gross square feet must be provided as one or more commercial uses.
  - ii. Commercial space must front onto Broadway for a minimum of one hundred (100) feet in width.

### 8. Vehicular Parking

- a. General
  - i. Development is subject the provisions of Article 11 Parking & Mobility of this Ordinance. Where the provisions of this section conflict with those of Article 11, the provisions of Article 11 apply.
- b. Parking Standards
  - i. The total parking requirement in the district is as follows:
    - a). A minimum of forty-eight (48) automobile parking spaces must be provided on-site.
    - b). A minimum of one hundred (100) bicycle parking spaces must be provided on-site.
  - ii. No loading bays or loading areas are required.
- c. Parking Type
  - i. Motor vehicle parking may be provided as above ground structured parking or underground structured parking.
- d. Parking Design
  - i. Bicycle and motor vehicle parking is subject to §11.1 Parking Design of this Ordinance except as follows:
    - a). Parking spaces may have a minimum width of seven (7) feet six (6) inches.

**TABLE 7.4 (a) PRD Permitted Uses**

Use Category Specific Use	PSR	Use Specific Standards
<b>Arts &amp; Creative Enterprise</b>		
Artisan Production	P	§9.2.2.a
Arts Exhibition	P	§9.2.2.b
Arts Sales & Services	P	§9.2.2.c
<b>Civic &amp; Institutional</b>		
Community Center	P	§9.2.4.a
Library	P	§9.2.4.c
Minor Utility Facility	P	§9.2.4.d
Museum	P	§9.2.4.f
Public Service	P	§9.2.4.h
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	§9.2.4.i
<b>Commercial Services</b>		
Assembly & Entertainment	P	§9.2.5.b
Day Care Service (as noted below)	--	§9.2.5.h
Adult Day Care Center	P	§9.2.5.h.i
Child Day Care Center	P	§9.2.5.h.ii
Maintenance & Repair of Consumer Goods	P	§9.2.5.j
Personal Services (except as follows)	P	§9.2.5.k
Body-Art Establishment	SP	§9.2.5.k.i
Gym or Health Club	P	§9.2.5.k.ii
Funeral Home	N	§9.2.5.k.iii
Health Care Provider	SP	§9.2.5.k.iv
Vehicle Parking (except as follows)	--	§9.2.5.m
Bike Share Parking	P	§9.2.5.m.i
Car Share Parking (3 or less)	P	§9.2.5.m.ii
Car Share Parking (4 or more)	P	§9.2.5.m.iii
Public Parking	P	§9.2.5.m.iv
<b>Eating and Drinking</b>		
Bar/Restaurant/Tavern	SP	§9.2.6.a
Bakery/Café/Coffee Shop	P	§9.2.6.b
<b>Office</b>		
General Office	P	§9.2.8.a
Research and Development and Laboratory	P	§9.2.8.b
<b>Residential</b>		
Household Living	SP	§9.2.9.a

P - Permitted      SP - Special Permit Required      N - Not Permitted

# 7 SPECIAL DISTRICTS

Powderhouse School Redevelopment (PSR)

**TABLE 7.4 (a) PRD Permitted Uses**

Use Category Specific Use	PSR	Use Specific Standards
<b>Group Living (except as follows)</b>	<b>SP</b>	§9.2.9.b
Community or Group Residence	<b>P</b>	§9.2.9.b.i
Dormitory or Chapter House	<b>N</b>	§9.2.9.b.ii
Homeless Shelter	<b>N</b>	§9.2.9.b.iii
Nursing Home/Assisted Living Facility	<b>N</b>	§9.2.9.b.iv
Rooming House	<b>N</b>	§9.2.9.b.v
<b>Retail Sales</b>		
<b>Consumer Goods (except as follows)</b>	<b>P</b>	§9.2.10.b
Alcohol Sales	<b>P</b>	§9.2.10.b.i
Drug Paraphernalia Store	<b>N</b>	§9.2.10.b.ii
Firearms Sales	<b>N</b>	§9.2.10.b.iii
Medical Marijuana	<b>N</b>	§9.2.10.b.iv
Pet Store	<b>SP</b>	§9.2.10.b.v
<b>Fresh Food Market or Grocery Store</b>	<b>P</b>	§9.2.10.d
<b>Urban Agriculture</b>		
<b>Farming (as noted below)</b>	<b>--</b>	§9.2.11.a
Commercial Farm	<b>P</b>	§9.2.11.a.i
Community Farm	<b>P</b>	§9.2.11.a.ii
<b>Community Gardening</b>	<b>P</b>	§9.2.11.b
<b>Accessory Uses</b>		
<b>Home Occupations (as noted below)</b>	<b>--</b>	§9.2.12.b
Creative Studio	<b>P</b>	§9.2.12.b.i
Hobby Kennel	<b>N</b>	§9.2.12.b.ii
Home-Based Business	<b>P</b>	§9.2.12.b.iii
Home Day Care	<b>P</b>	§9.2.12.b.iv
Home Office	<b>P</b>	§9.2.12.b.v
<b>Tourist Home</b>	<b>P</b>	§9.2.12.c
<b>Urban Agriculture (as noted below)</b>	<b>--</b>	§9.2.12.d
Apiculture	<b>P</b>	§9.2.12.d.i
Aviculture	<b>P</b>	§9.2.12.d.ii
Commercial Farming	<b>P</b>	§9.2.12.d.iii
Residential Gardening	<b>P</b>	§9.2.12.d.iv
<b>Vehicle Parking, Accessory (except as follows)</b>	<b>N</b>	§9.2.12.e
Home Business Vehicle Parking	<b>N</b>	§9.2.12.f

P - Permitted      SP - Special Permit Required      N - Not Permitted

- b). Two (2) way maneuvering aisles may have a minimum width of eighteen (18) feet.
- e. Loading Facilities
  - i. Loading facilities are not required for any uses.

**9. Site Development**

- a. General
  - i. Development is subject the provisions of Article 10 Site Development Standards of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
  - ii. All storage, dumpsters, and mechanical equipment must be located internal to the building. Air conditioners may be located on the roof(s).
- b. Signs
  - i. A sign, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
    - a). Each ground story non-residential use must identify the street address either on the principal entrance door or above or beside the principal entrance of the use.
    - b). All residential building types must identify the street address either on the principal entrance door, above or beside the principal entrance, or on a mailbox.
  - ii. Address signs must be made easily visible through the use of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the thoroughfare that the building faces.
  - iii. Address signs must be twelve (12) inches in height or less and may include the name of the occupant.

**10. Inclusionary Housing**

- a. A minimum of sixteen percent (16%) of the total dwelling units provided must be affordable housing units in accordance with Article 12: Development Benefits.
- b. Required affordable housing units must be provided on-site. Off-site compliance is prohibited.

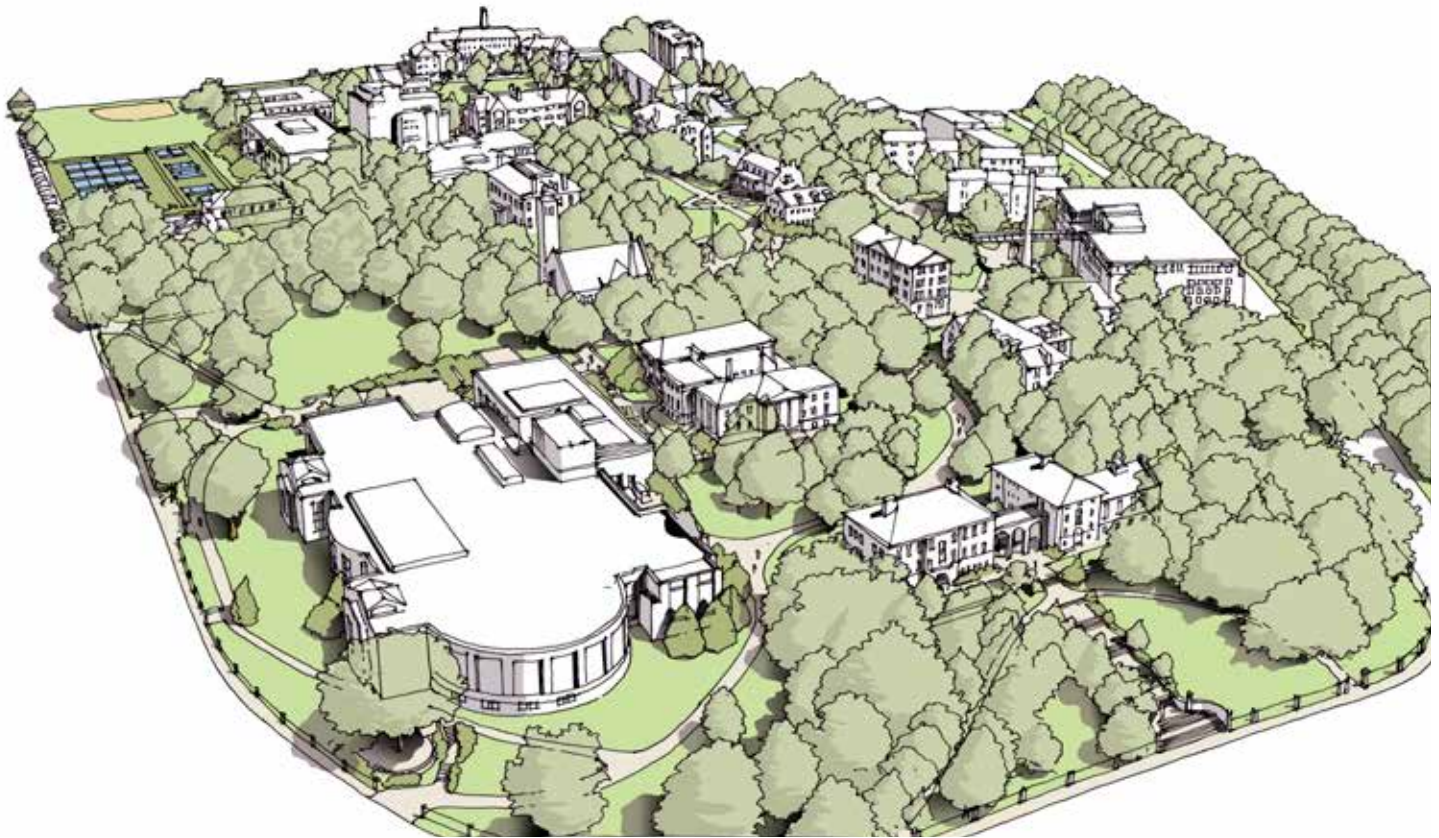
# 7 SPECIAL DISTRICTS

Powderhouse School Redevelopment (PSR)

## **7.5 TUFTS UNIVERSITY (TU)**

### **1. Character Description**

The Tufts University district is characterized by a large private research university set in a campus like setting. A wide variety of administration buildings, lecture halls, academic centers, dining facilities, student housing, and recreation facilities are typically setback from the street. Well landscaped commons and building grounds provide outdoor space for students, employees, and visitors.



# 7 SPECIAL DISTRICTS

Tufts University (TU)

## 2. Intent

- a. To implement the Civic context from the Future Land Context Map of SomerVision.
- b. To preserve land areas primarily dedicated to collegiate educational purposes and other uses necessary to maintain an academic campus.

## 3. Purpose

- a. To reduce the impact of higher intensity educational uses on surrounding residential properties by
- b. To focus development height toward the center of the Tufts University campus.
- c. To distribute the coverage and floor area of buildings across the quadrants of the district in a generally even distribution as to not overly cluster development.

## 4. Applicability

- a. The section is applicable to all real property within the Tufts University district as shown on the maps of the Official Zoning Atlas of the City of Somerville.
- b. The provisions of this Section are applicable only to the portion(s) of any building within the City of Somerville and are not applicable to any portion(s) located within the City of Medford.
- c. Unless otherwise specified, where the provisions of this Section conflict with those found elsewhere in this Ordinance, the provisions of this Section apply.

## 5. Development Review

- a. General
  - i. Development on any lot requires the submittal of a development review application to the Building Official.
- a. Review Procedure
  - i. Proposed development may or may not necessitate the need for Site Plan Approval, a Special Permit, or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 15: Administration.
- b. Authority
  - i. The Zoning Board of Appeals is the decision making authority for all development in the TU district.
- c. Special Permits
  - i. Review Criteria
    - a). In its discretion to approve or deny any Special Permit required by this section, the Zoning Board of Appeals shall consider the following:
      - i). compliance with the standards of §15.2.1 Special Permit;
      - ii). impact on surrounding residential properties; and
      - iii). impact on the experience of the public

realm that would result from strict compliance to the standards of this Ordinance.

## 6. Lots

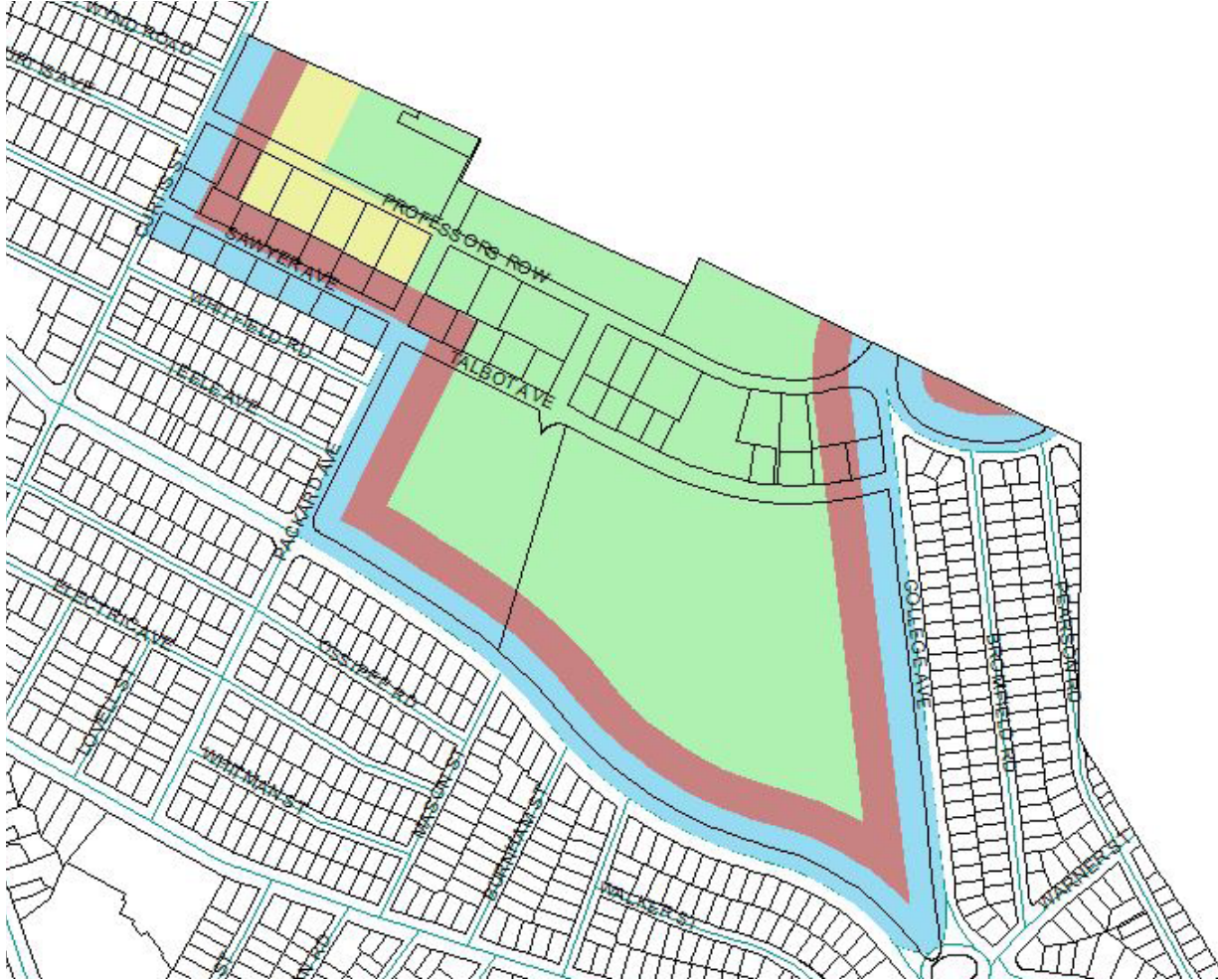
- a. All of the land owned by Tufts University situated within the TU district, including portions of campus situated in whole or in part within the City of Medford, is considered a single development site comprising multiple permitted buildings and facilities.
- b. Tufts University is not required to create, establish, accept, or recognize any lot or lot line within the TU district. However, nothing herein shall be deemed to abrogate or limit the right of the University to create, establish, accept or recognize any lot within the TU district which is otherwise lawful.

## 7. Building Standards

- a. General
  - i. Multiple principle buildings may be built on each lot.
- b. Existing Structures
  - i. The Building Official shall deem all existing buildings and structures to be in compliance with the building standards of this section.
- c. Building Placement
  - i. All buildings and structures must be located at or behind the following setbacks:
    - a). Twenty (20) feet from the front lot line abutting College Avenue between Talbot Avenue and Powder House Boulevard, Powder House Boulevard from College Avenue to Packard Avenue, and Packard Avenue from Powder House Boulevard to Talbot Avenue.
    - b). Fifteen (15) feet from the front lot line abutting Dearborn Road and Curtis Street northwesterly of Sawyer Avenue.
  - ii. Within the portion of the Tufts University district which lies on the southwesterly side of Sawyer Avenue between Packard Avenue and Curtis Street,
    - a). where building length is less than thirty (30) feet, the setback shall be calculated as follows, with a minimum of fifteen (15) feet required for front yards and a minimum of twenty (20) feet required for rear yards:
      - i).  $\text{setback} = \text{height} + \text{length (facing front/rear lot line)} \div 4$
    - b). and where building length is more than thirty (30) feet, the setback shall be calculated as follows:
      - i).  $\text{setback} = \text{height} + \text{length (facing front/rear lot line)} \div 3$
    - c). and each building shall be separated from all



**MAP 7.5 (a) Tufts University Height Map**



- other buildings by at least seventeen (17) feet.
- d. Massing & Height
  - i. Floor Plate
    - a). The floor plate of any individual building may be no larger than five thousand (5,000) gross square feet.
  - ii. Building Height
    - a). Building height in stories is permitted as shown on Map 7.5 (a) and specified on Table 7.5 (a).
  - iii. Height Bands
    - a). The Blue Band comprises the land within one hundred (100) feet of the following:
      - i). the center line of Dearborn Road,
      - ii). the center line of College Avenue,
      - iii). the center line of Powder House Boulevard,
      - iv). the center line of that portion of Packard Avenue between Powder House Boulevard and the southwesterly line of Sawyer Avenue, or

**TABLE 7.5 (a) Building Height**

Location	Stories	Feet
With the Blue Band	2.5	35
Within the Red Band	4	56
Within the Yellow Band	6	72
Within the Green Band	8	98

- v). the center line of Curtis Street between Sawyer Avenue and the City line, or
- vi). lies southwesterly of the center line of Sawyer Avenue between Packard Avenue and Curtis Street.
- b). The Red Band comprises the land within the Tufts University district which is not included in the Blue Band and is within two hundred (200) feet of the following:
  - i). the center line of Dearborn Road,
  - ii). the center line of College Avenue,
  - iii). the center line of Powder House

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**MAP 7.5 (a) Tufts University Measuring Parcels**



- iv). the center line of that portion of Packard Avenue between Powder House Boulevard and the southwesterly line of Talbot Avenue, or
- v). the center line of Curtis Street between Sawyer Avenue and the City line, or
- vi). is within one hundred (100) feet of the center line of Sawyer Avenue, between the Red Band measured from Curtis Street and the Red Band measured from Packard Avenue.
- c). The Yellow Band comprises the land within the Tufts University district which is not included in the Blue Band or the Red Band and is
  - i). within the block bounded by Sawyer Avenue, Curtis Street, Professors Row and Packard Avenue, or
  - ii). within the area bounded by Professors Row, Curtis Street, the City Line and a line parallel to and three hundred fifty (350) feet southeasterly from Curtis Street.
- d). The Green Band comprises the land within the Tufts University district which is not included in the Blue Band, the Red Band, or the Yellow Band.
- e). Ground Coverage and Floor Area Ratio Regulations.
  - i). For purposes of applicability of the requirements of maximum ground coverage and floor area ratio, the University shall, together with each application for a building permit, specify the applicable Measuring Parcel (the "MP"), as defined below, in which the proposed building is located, and shall submit to the Building Official a written statement specifying (i) the total land area of the MP, (ii) the area of ground coverage within the MP of all buildings therein, including proposed buildings and existing buildings intended to remain, and (iii) the net floor area within the MP of all buildings therein; including proposed buildings and existing buildings intended to remain.
  - ii). The Measuring Parcels shall be as follows:

**TABLE 7.5 (b) Permitted Uses**

Use Category Specific Use	TU	Use Specific Standards
<b>Civic &amp; Institutional</b>		
Community Center	P	§9.2.4.a
Hospital	P	§9.2.4.b
Library	P	§9.2.4.c
Minor Utility Facility	P	§9.2.4.d
Museum	P	§9.2.4.f
Private Non-Profit Club or Lodge	P	§9.2.4.g
Public Service	P	§9.2.4.h
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	§9.2.4.i
<b>Commercial Services</b>		
Assembly & Entertainment	P	§9.2.5.b
Broadcast and/or Recording Studio	P	§9.2.5.d
Day Care Service (as noted below)	--	§9.2.5.h
Adult Day Care Center	N	§9.2.5.h.i
Child Day Care Center	P	§9.2.5.h.ii
Educational Institution	P	§9.2.5.i
Recreation Facility	P	§9.2.5.l
Vehicle Parking (except as follows)	--	§9.2.5.m
Bike Share Parking	P	§9.2.5.m.i
Car Share Parking (3 or less)	P	§9.2.5.m.ii
Car Share Parking (4 or more)	P	§9.2.5.m.ii
Public Parking	P	§9.2.5.m.iii
Wholesale Trade & Distribution	N	§9.2.6.h
<b>Lodging</b>		
Bed & Breakfast	SP	§9.2.7.a
<b>Office</b>		
General Office	P	§9.2.8.a
Research and Development and Laboratory	P	§9.2.8.b
<b>Residential</b>		
Household Living	P	§9.2.9.a
Group Living (except as follows)	P	§9.2.9.b
Community or Group Residence	P	§9.2.9.b.i
Dormitory or Chapter House	P	§9.2.9.b.ii
Homeless Shelter	N	§9.2.9.b.iii
Nursing Home/Assisted Living Facility	SP	§9.2.9.b.iv

P - Permitted      SP - Special Permit Required      N - Not Permitted

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**TABLE 7.5 (b) Permitted Uses**

Use Category Specific Use	TU	Use Specific Standards
Rooming House	N	§9.2.9.b.v
<b>Accessory Uses</b>		
<b>Home Occupations (as noted below)</b>	--	§9.2.12.b
Creative Studio	P	§9.2.12.b.i
Home-Based Business	P	§9.2.12.b.iii
Home Day Care	P	§9.2.12.b.iv
Home Office	P	§9.2.12.b.v
<b>Tourist Home</b>	P	§9.2.12.c
<b>Urban Agriculture (as noted below)</b>	--	§9.2.12.d
Apiculture	P	§9.2.12.d.i
Aviculture	P	§9.2.12.d.ii
Commercial Farming	P	§9.2.12.d.iii
Residential Gardening	P	§9.2.12.d.iv
<b>Vehicle Parking, Accessory (except as follows)</b>	P	§9.2.12.e
Home Business Vehicle Parking	N	§9.2.12.f

P - Permitted      SP - Special Permit Required      N - Not Permitted

- a). MP-1: The land bounded by Professors Row, College Avenue, Powder House Boulevard and Packard Avenue.
- b). MP-2: The land bounded by Curtis Street, Professors Row, Packard Avenue, and the Tufts University district line running from Packard Avenue to Curtis Street between Sawyer Avenue and Whitfield Road.
- c). MP-3: The land bounded by Boston Avenue, College Avenue, Professors Row, Curtis Street, Winthrop Street, the northeasterly side line of Capen Street Extension, and the westerly sidelines of University Avenue extended to Capen Street Extension.
- d). MP-4: The land bounded by Boston Avenue, Dearborn Road and College Avenue.
- iii. Upon each such application, all buildings within the applicable MP, including proposed buildings and existing buildings intended to remain, shall, with respect to the land area of such MP, have (i) a ground coverage not in excess of sixty-five (65) percent, and (ii) a floor area ratio not in excess of 2.0.

## 8. Use Provisions

- a. General
  - i. The use of real property is subject to the provisions of Article 9.0 Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9.0, the provisions of Article 9.0 apply.
- b. Permitted Uses
  - i. Uses are permitted as specified on Table 7.5 (b).
  - ii. Use categories not listed on Table 7.5 (b) are prohibited.
  - iii. All uses must comply with any use-specific standards applicable for each use in §9.2 Use Definitions & Limitations and this Section.
  - iv. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.
- c. Definitions & Use Specific Standards
  - i. Educational Institutions
    - a). Features customarily included in the operations of educational institutions in directly serving the needs of employees and students are permitted including, but not limited to, classrooms, laboratories, research centers,

auditoria, study halls, libraries, dormitories, students and employee housing, campus centers, book stores, athletic fields, offices, maintenance and service facilities, and parking facilities.

**9. Vehicular Parking**

a. Applicability

- i. The requirements for parking spaces are determined primarily by the number of persons in the Tufts Campus population, including faculty, staff and students, and visitors, who use motor vehicles.
- ii. The requirements for loading areas are determined primarily by the function and size of various buildings comprised in the Tufts Campus. Consequently, parking and loading requirements shall be construed as if they were applicable to the Tufts Campus as a whole, and may be fulfilled by facilities serving the Tufts Campus located in either Somerville or Medford. Properties owned by Tufts University which are not within the Tufts University district but are located within five hundred (500) feet thereof shall be governed by the provisions of this Section insofar as appropriate in lieu of provisions otherwise applicable.
- iii. For purposes hereof Tufts Parking shall comprise all parking facilities within the Tufts Campus which are owned or controlled by Tufts University, including off-street facilities, parking spaces on private ways subject to such control, such parking spaces on public ways as are subject to such control, and parking spaces on premises of fraternities or sororities located within the Tufts Campus which are limited to use by persons included in Groups A through E hereinafter specified. Tufts Parking shall be available for use only by persons to whom a Parking Permit has been issued by Tufts University. Such Permits shall be issued only to members of the University faculty, staff or student body, or to persons having a need for access to Tufts Parking for temporary use, and may be issued for general use of Tufts Parking or for use limited to specified areas of Tufts Parking or for limited time periods. For purposes hereof the persons entitled to use Tufts Parking shall be classified as follows:
  - a). Group A: faculty and staff engaged on a full-time basis.
  - b). Group B: faculty and staff engaged on a part-time basis
  - c). Group C: students who are resident on the Tufts Campus.
  - d). Group D: students who are not resident on the Tufts Campus.

- e). Group E: other entitled users.
- iv. Tufts University shall annually, within sixty (60) days after September 1 in each year, certify in writing to the Traffic and Parking Director of the City of Somerville as of that date (i) the number of parking spaces comprised in Tufts Parking, (ii) specification in reasonable detail of the locations thereof, (iii) the average number of persons in each of Groups A through D as specified during the preceding twelve-month period, and ten percent of the sum of Groups A and B as constituting Group E, (iv) the average of the number of persons holding Parking Permits, of the specified classifications, during the preceding twelve month period, and (v) the incidence of use of Tufts Parking by persons not holding Parking Permits, insofar as known to the police staff of Tufts University. If and whenever such a certification shall indicate a deficiency of the number of parking spaces comprised in Tufts Parking to meet the requirements of this Section, Tufts University shall also submit therewith a proposed plan for the interim and long term correction and elimination of such deficiency. With respect to the period from the date of adoption of this Ordinance to the submission of the first parking and traffic study required by the following sentence, such deficiency as exists in Tufts Parking shall be dealt with and corrected by the implementation by Tufts University of the provisions of the Tufts Parking Plan dated June 6, 1989, submitted by Tufts University to the Traffic and Parking Director. Tufts University shall, beginning in 1995, and thereafter every three (3) years or such longer period as shall be approved by the Traffic and Parking Director, submit to the Director a parking and traffic study, prepared by a qualified professional consultant, which shall in light of experience and the data contained in the University's annual certifications evaluate the reasonableness of the Parking Factors set forth below, and if appropriate, make recommendation for increase or decrease in the number of parking spaces required.

b. Number of Parking Spaces

- i. The number of parking spaces required to be comprised in Tufts Parking shall, unless otherwise determined pursuant to provisions of the following paragraph, be equal to the sum of the products of the Parking Factor specified below times the number of persons, as set forth in the most recent certification by the University, in each of the Groups specified below, to wit:
  - a). Group A: .47
  - b). Group B: .37

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- c). Group C: .12
- d). Group D: .24
- e). Group E: .44
- ii. If and whenever any parking and traffic study indicates that a greater or lesser number of parking spaces is reasonably required for the uses and activities of Tufts University than is set forth in the preceding paragraph with respect to any or all of the categories therein specified, the Traffic and Parking Director may (i) require the University to submit and implement a plan for interim or long term correction of any deficiency in parking spaces for any of said categories, or (ii) upon application of the University, permit a reduction in the required number of parking spaces by not more than twenty-five (25) percent. A reserve area, sufficient to accommodate at least one-half of the amount of reduction in number of parking spaces required and otherwise reasonably satisfactory to the Traffic and Parking Director, shall be provided and specified in the application. Permission granted for such reduction shall remain in effect for an initial period of not more than three years, but may subsequently be extended or granted for a longer period upon reasonable verification that the parking is adequate.
- c. Location of Parking Spaces
  - i. In order that Tufts Parking shall be reasonably distributed through the Tufts Campus and related to the various uses and needs, it is provided that the following minimum and maximum percentages of Tufts Parking shall be located in the specified portions of the Tufts Campus:
    - a). Area between Professors Row - Dearborn Road in Somerville and Boston Avenue in Medford: minimum - 25%; maximum - 75%
    - b). Area southwesterly of Professors Row in Somerville: minimum - 10%; maximum - 50%
    - c). Area easterly of Boston Avenue in Medford: minimum - 10%; maximum - 60%
  - d. Parking Lot Landscaping Requirements
    - i. Where the provision of off-street parking for six (6) or more cars is placed within the Blue Band, there shall be landscape screening within the perimeter of said parking area(s) adjacent to the perimeter of the Tufts University district in the minimum width of three (3) feet. Such screening shall consist of densely planted shrubs and/or trees, and/or walls or fences no less than five (5) feet nor more than twelve (12) feet above finished grade.
  - e. Loading Area Requirements
    - i. Loading areas shall be provided in such buildings, and shall be of such sizes, as shall be reasonably needed for and adapted to the loading requirements of various University buildings, taking into account the functions and sizes thereof. Buildings having functions which require delivery of materials in large size trucks shall have at least one loading bay for each fifty thousand (50,000) square feet of net floor area for which loading is required. Buildings or portions of buildings having functions which require delivery of materials in smaller size trucks, in smaller quantities or on infrequent occasions shall be served by appropriate smaller loading areas or facilities which are adapted to the particular need and consistent with pedestrian and vehicular traffic and safety. Tufts University shall submit with each application for a building permit documentary evidence reasonably satisfactory to the Building Official that the loading areas and facilities proposed in such application are in accordance with the foregoing requirements and guidelines.
  - f. Incorporated Provisions
    - i. The provisions this Ordinance with respect to dimensions of parking spaces and aisles shall apply to the Tufts University district; provided, however, that not more than thirty (30) percent of the required parking spaces may be designed and specified for use only by compact cars, and may have dimensions of eight (8) foot width and seventeen (17) foot depth for angle parking or seventy-two (72) foot width and twenty (20) foot depth for parallel parking. It is further provided that any parking facilities situated in whole or in part in the City of Medford which comply with the applicable dimensional requirements thereof shall be deemed to meet the requirements of this Section.
    - ii. The provisions of this Section with respect to exceptions and special permits shall apply to the Tufts University district insofar as pertinent thereto.



# 7 SPECIAL DISTRICTS

Tufts University (TU)



## 8 OVERLAY DISTRICTS

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## 8.1 BOYNTON YARDS (BY)

### 1. Intent

- a. To implement the Transformational Mixed Use context from the Future Land Context Map of SomerVision.
- b. To redevelop underutilized areas within close walking distance to the future Union Square T-station with mixed-use, mid-rise and high-rise development that will support the transformation of Union Square into an urban employment center.
- c. To implement the 2003 Union Square Master Plan, the 2012 Union Square Revitalization Plan, and the 2016 Union Square Neighborhood Plan, as amended, and fulfill the goals of SomerVision, the comprehensive Master Plan of the City of Somerville.

### 2. Purpose

- a. To require a Coordinated Development Special Permit for transformational redevelopment according to the provisions of this Section.
- b. To permit Building Types by Site Plan Approval following the discretionary review and approval of a Coordinated Development Special Permit.
- c. To permit the off-site compliance of certain requirements as specifically indicated elsewhere in this section.
- d. To permit the development of multi-unit, mixed-use, and commercial high-rise buildings.
- e. To provide quality commercial spaces and permit small and medium-scale, neighborhood-, community-, and region-serving commercial uses.
- f. To provide upper story residential unit types, sizes, bedroom counts, and affordability for smaller households.

### 3. Applicability

- a. Development within the BY overlay district may comply with all of the provisions of this Section or, in the alternative, with all of the provisions of the underlying base zoning district applicable for each property.
- b. Where the provisions of this Section conflict with those found elsewhere in this Ordinance, the provisions of this Section apply.

### 4. Regulating Maps

- a. Overlay Boundaries
  - i. All lots located within the BY overlay district are shown on Map 8.1 (a).
- b. Zoning Districts
  - i. Zoning Districts shown on Map 8.1 (b) supersede those shown on the maps of the Official Zoning Atlas of the City of Somerville for development complying with the provisions of this Section.
- c. Thoroughfare Map

- i. Required and recommended thoroughfares are shown on Map 8.1 (c).
        - ii. Required thoroughfares are mandatory and necessary to implement the Boynton Yards section of the Union Square Neighborhood Plan.
        - iii. Recommended thoroughfares are ideal, but not mandatory.
  - d. Civic Space Map
    - i. Required and recommended civic spaces are shown on Map 8.1 (d).
    - ii. Required civic spaces are mandatory and necessary to implement the Boynton Yards section of the Union Square Neighborhood Plan.
    - iii. Recommended civic spaces are ideal, but not mandatory.
  - e. Map Changes
    - i. Changes to any of the regulating maps requires a Zoning Text Amendment in accordance with the provisions of Article 15: Administration.

### 5. Development Review

- a. General
  - i. Development in accordance with map 8.1 (b) requires a two- (2) stage permitting process.
    - a). A coordinated development special permit is required as a prerequisite to the development review for any individual lot.
    - b). Development of any individual lot as a building or civic space, the construction or reconstruction of any thoroughfare, and the subdivision of any development site requires development review as indicated for the district where the lot is located as shown on Map 8.1 (b).
- b. Review Procedure
  - i. Proposed development may or may not necessitate the need for Site Plan Approval, a Special Permit, or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 15: Administration.
  - ii. Upon verification that no additional development review is necessary or completion of the required development review, the Building Official shall issue a Zoning Compliance Certificate to certify compliance with the provisions and procedures of this Ordinance.
- c. Authority
  - i. The Planning Board is the decision making authority for all development that requires a Coordinated Development Special Permit, Site Plan Approval, and Special Permit.
  - ii. The Zoning Board of Appeals is the Review Board for all Variances.

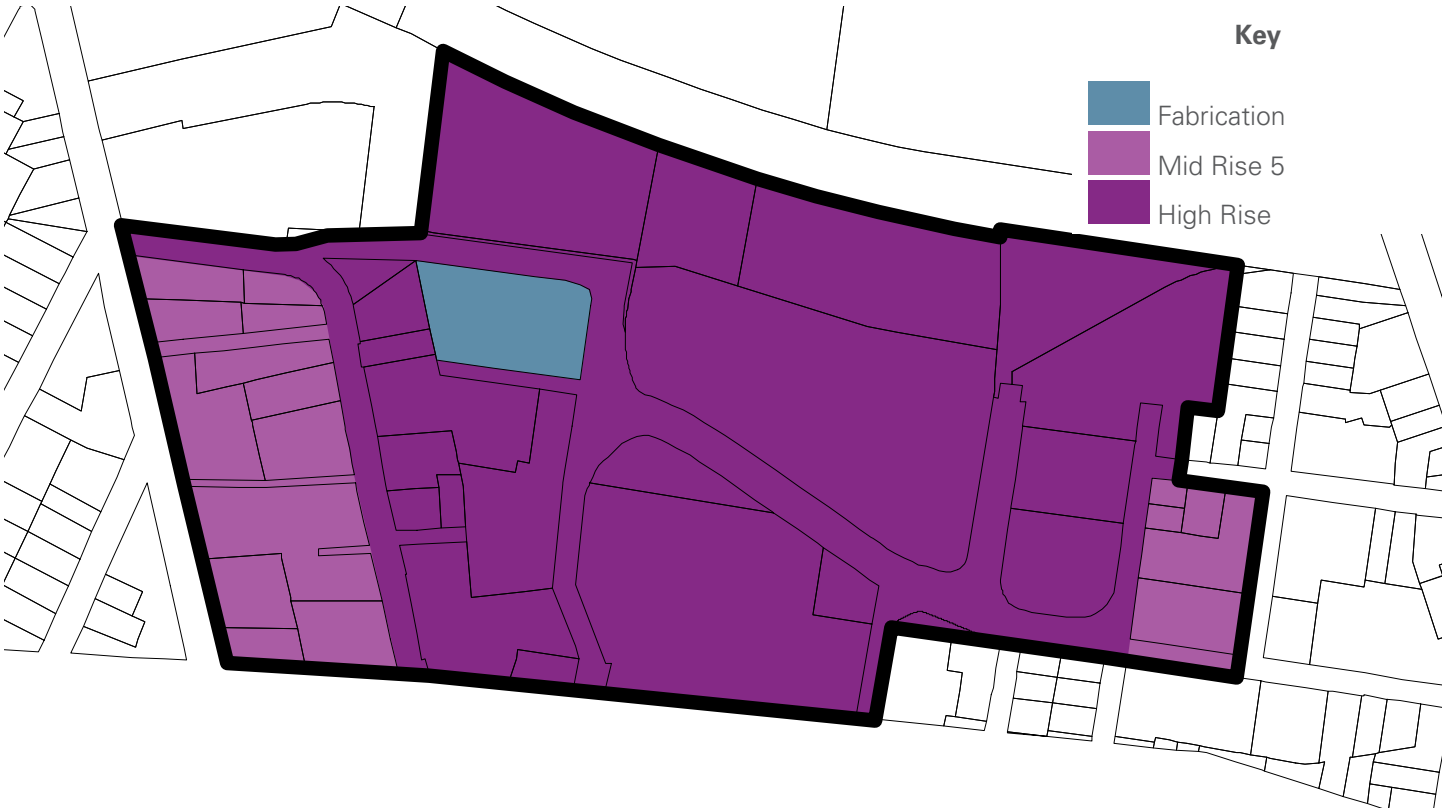
# 8 OVERLAY DISTRICTS

Boynton Yards (BY)

MAP 8.1 (a) District Boundaries



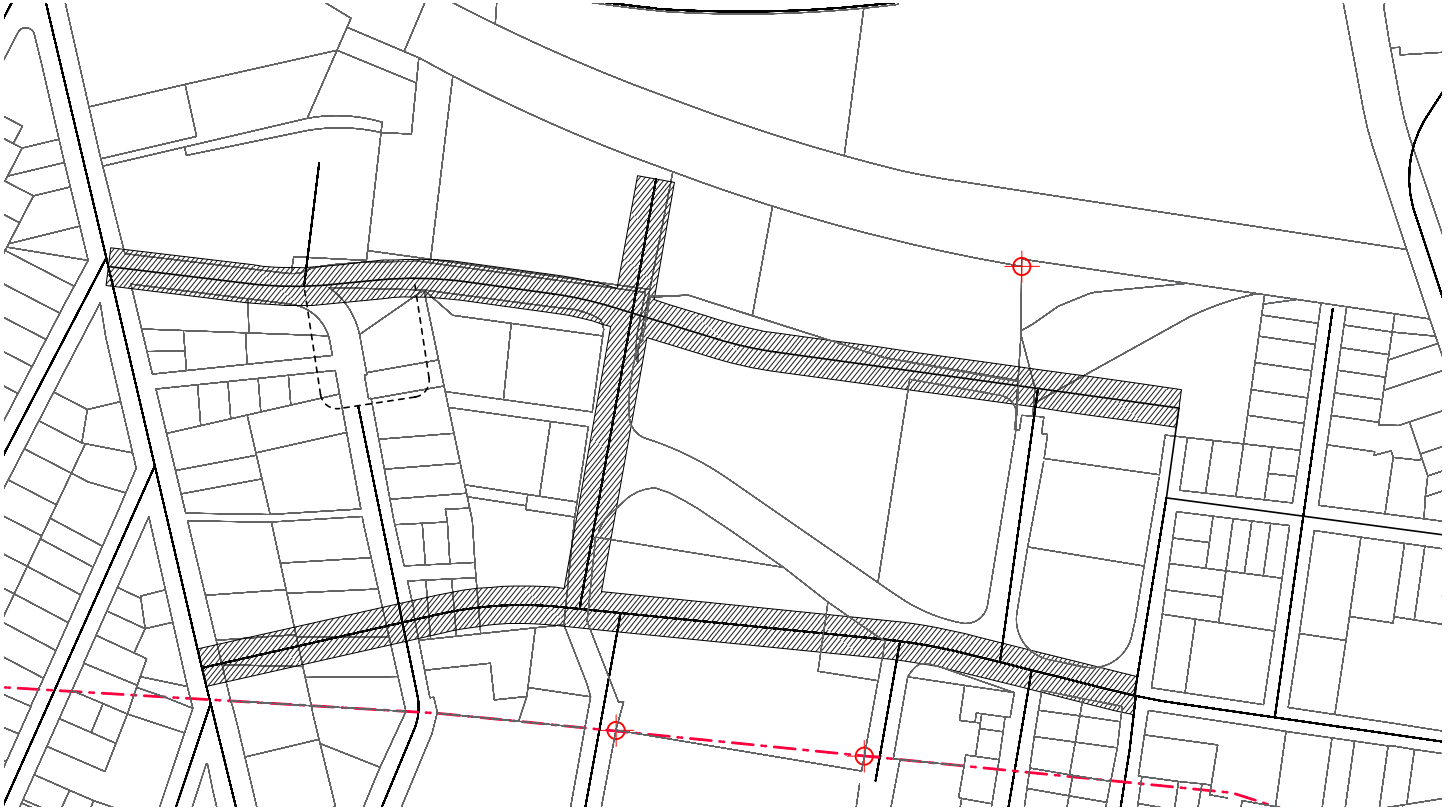
MAP 8.1 (b) Zoning Districts



# 8 OVERLAY DISTRICTS

Boynton Yards (BY)

MAP 8.1 (c) Thoroughfare Network



MAP 8.1 (d) Required Civic Spaces



# 8 OVERLAY DISTRICTS

## Boynton Yards (BY)

- d. Coordinated Development Special Permits
  - i. Application Submittal
    - a). Development sites must include a minimum of two (2) lots (existing or proposed) and at least one hundred and thirty thousand (130,000) square feet of land area.
    - b). Applicants must demonstrate ownership or site control of a development site through one or more of the following:
      - i). Fee ownership or consent of the fee owner of a parcel;
      - ii). Leasehold interest;
      - iii). An easement agreement;
      - iv). An option to purchase or lease; or
      - v). A Land Disposition Agreement with the Somerville Redevelopment Authority pursuant to the Union Square Revitalization Plan and the provisions of 760 CMR 12.05.
  - ii. Review Criteria
    - a). In its discretion to approve or deny a Coordinated Development Special Permit, the Planning Board shall consider the following:
      - i). compliance with the standards of §15.2.2 Coordinated Development Special Permit;
      - ii). consistency with the 2012 Union Square Revitalization Plan and the 2016 Union Square Neighborhood Plan, as amended.
    - b). The Planning Board may approve a Coordinated Development Plan only upon making a finding that the provisions of this Section have been met.
    - c). The Planning Board shall establish, in its decision, criteria and procedures for applicants to provide for infrastructure improvements, community impact mitigation, and the extension of the MBTA's Green Line.
  - iii. Vested Rights
    - a). Development subject to an approved Coordinated Development Special Permit is governed by the applicable provisions of this Ordinance in effect on the date the decision was filed with the Office of the City Clerk only or the following:
      - i). Article 3 Residential Districts
      - ii). Article 4 Mid-Rise Districts
      - iii). Article 5 High-Rise Districts
      - iv). Article 6 Commercial Districts
      - v). Article 8 Overlay Districts
      - vi). Article 13 Public Realm
  - iv. Subsequent Development Review
    - a). Applicants may not proceed with the development review required for individual lots until a Coordinated Development Special Permit is approved.
- v. Revisions
  - a). Proposed revisions to a Coordinated Development Special Permit application that do not meet the minimum land area applicability requirements of 8.1.5.d.i.a) may be made by an applicant, but are not considered de-minimus and require written notification from the Somerville Redevelopment Authority that one or more lots cannot be redeveloped as originally proposed for the previously approved Coordinated Development Special Permit.
  - b). Proposed revisions to a Coordinated Development Special Permit application must remain compliant with the provisions of Section 8.1.6.
- e. Site Plan Approvals
  - i. Consistency
    - a). Development of any individual lot as a building or civic space, the construction or reconstruction of any thoroughfare, and the subdivision of any development site within the BY overlay district must comply with the approved Coordinated Development Special Permit and any previously approved Special Permits, as applicable.
  - ii. Review Criteria
    - a). The Planning Board shall approve an application for development review requiring Site Plan Approval upon verifying that the submitted plans for the proposed development demonstrates the following:
      - i). compliance with the standards of §15.3.3 Site Plan Approval;
      - ii). conformance with the approved Coordinated Development Special Permit, as approved, and any previously approved Special Permits, as applicable;
      - iii). consistency with the 2012 Union Square Revitalization Plan and the 2016 Union Square Neighborhood Plan, as amended; and
      - iv). conformance with all applicable provisions of this Ordinance.
- f. Special Permits
  - i. Simultaneous Review
    - a). The following Special Permits may be simultaneously requested as part of a development review applications that requires a Coordinated Development Special Permit:
      - i). Payment in lieu of Civic Space
      - ii). The siting and orientation of Civic Spaces
      - iii). The size of a proposed Dog Park
      - iv). Residential principal uses
  - ii. Review Criteria



# 8 OVERLAY DISTRICTS

## Boynton Yards (BY)

- approved Coordinated Development Special Permit, at least five percent (5%) of the total gross floor area required by §8.1.6.c.i must be dedicated to principal uses within the Arts & Creative Enterprise use category.
- iv. The total floor area required for Arts & Creative Enterprise uses is calculated based on the total amount of commercial floor space, (excluding motor vehicle and bicycle parking) proposed in a Coordinated Development Special Permit application, but the phasing and delivery of floor area for Arts & Creative Enterprise uses is determined as individual lots are built out, unless the Planning Board permits off-site compliance in accordance with §6.7.6.E Off Site Compliance.
  - v. At full build out of development subject to an approved Coordinated Development Special Permit, at least three hundred and seventy five (375) square feet of commercial space must be provided for each dwelling unit.
- d. Residential Uses
- i. A maximum of one (1) dwelling unit per nine hundred and eighty five (985) square feet of land area of a development site is permitted within the BY-OD.
- e. Development Benefits
- i. Development must comply with the provisions of Article 13: Development Benefits.
    - a). The required number of affordable housing units is calculated based on the total number of dwelling units proposed in a Coordinated Development Special Permit application, but the delivery and phasing of affordable housing units is determined as individual lots are built out, unless the Planning Board permits off-site compliance in accordance with §8.1.6.f Off Site Compliance.
    - ii. At full build out of development subject to an approved Coordinated Development Plan, at least fifteen percent (15%) of affordable housing units must have three (3) or more bedrooms.
- f. Off-Site Compliance
- i. The Planning Board may permit off-site compliance of §8.1.6.c.iii (Commercial Space for Arts & Creative Enterprise uses) and Section 8.1.6.e Development Benefits, for any Generating Site(s) by a Receiving Site(s) located within the BY overlay district and included as part of a Coordinated Development Special Permit application, subject to the following:
    - a). At least fifty percent (50%) of the affordable housing units required for a building must be provided on-site.
    - b). No more than fifty percent (50%) of the dwelling units of any receiving site may be affordable housing units.
  - ii. In its discretion to permit off-site compliance for any Generating Site(s) by a Receiving Site(s) as part of a Coordinated Development Special Permit, the Planning Board shall consider the following:
    - a). The review considerations for all Special Permits as specified in Section 5.1 Special Permits;
    - b). The ability to provide higher quality and more useful commercial space for arts & creative enterprise uses at a Receiving Site than what could have been provided at the Generating Site.
    - c). The ability to provide affordable housing units at a Receiving Site that better meet the needs of community than the units that could have been provided at the Generating Site.
  - iii. The Planning Board may permit off-site compliance of Section 13.1 Affordable Housing only upon finding that:
    - a). That affordable housing at the Receiving Site is equal to or better in quality to market-rate units at the Generating Site with respect to, and without limitation, unit type, unit size, number of bedrooms, size of rooms, amenities, common areas, and type of features.
    - b). That the performance of the building on the Receiving Site meets or exceeds the performance of the building on the Generating Site in accordance to the standards of §10.9 Sustainable Development.
    - c). That total market value of the affordable housing at the Receiving Site is equal to or greater than the affordable housing not provided at the Generating Site.
      - i). The Applicant may provide additional affordable housing at a Receiving Site to balance the difference between the total market value of the affordable housing at the Receiving Site to the affordable housing not provided at the Generating Site.
      - ii). Subject to §8.1.6.f.ii, the Planning Board may permit an Applicant to pay the difference between the total market value of the affordable housing at the Receiving Site to the affordable housing not provided at the Generating Site to the Affordable Housing Trust Fund.
  - iv. Development review for any lots established as a Generating or Receiving Site in an approved Coordinated Development Plan must be conducted simultaneously.



# 8 OVERLAY DISTRICTS

Boynton Yards (BY)

- v. Construction of a Receiving Site must commence prior to the issuance of a Certificate of Occupancy for a Generating Site.
- vi. Applicants requesting off-site compliance of affordable housing requirements must provide a market analysis of comparable real-estate product to inform the discretionary review of the Planning Board.
- vii. The Planning Board shall solicit input from the Director of Housing and experienced affordable housing specialists to inform their discretionary review.
- viii. The Planning Board shall require a covenant, completion guaranty, bond or letter of credit, or other binding financial instrument to ensure that construction of affordable housing on the Receiving Site will proceed diligently and continuously to completion.
- g. Development Phasing
  - i. The Planning Board shall establish construction permitting requirements for the phasing of development as a condition of an approved Coordinated Development Plan Special Permit and subsequent Sire Development Plan Approvals.
- h. Property Transfer
  - i. The conveyance of land to the City of Somerville or future sale of any lot included as part of a development site subject to an approved Coordinated Development Special Permit is permitted and has no bearing on the previously approved build out, phasing of development, or compliance to the standards of Section 8.1.6.

## 7. Building Standards

- a. Dimensional Compliance
  - i. Development may deviate up to five percent (5%) from the building width; point tower width, depth, and diagonal; façade build out; fenestration; entrance spacing; and commercial space depth standards identified for each Building Type by Special Permit.
    - a). In its discretion to permit development to deviate up to five percent (5%), the Planning Board shall consider the following:
      - i). The review considerations for all Special Permits as specified in Section 15.2 Special Permits;
      - ii). If the proposed deviation can provide a positive refinement of the massing of a building in context to its surroundings, improve floor plate efficiency, provide for unique storefront design, or better accommodate the individual needs of commercial tenants.

## 8. Vehicular Parking

- a. Parking Maximum
  - i. The maximum number of off-street parking spaces serving development within the BY overlay district may not exceed one thousand five hundred (1,500) spaces.
  - ii. The maximum number of off-street parking spaces serving development within the BY overlay district may be increased by Special Permit.
    - a). In its discretion to approve or deny a Special Permit authorizing an increase in the maximum number of off-street parking spaces serving development within the BY overlay district, the Planning Board may approve the Special Permit application only upon finding the following:
      - i). That the findings for all Special Permits specified in Section 5.1 Special Permits have been met; and
      - ii). That the amount of commercial floor space included in an approved Coordinated Development Special Permit has resulted in an increase in the estimated parking demand necessary for the full build out of development.
  - iii. The Planning Board shall use a demand model provided by the Director of Transportation & Infrastructure to determine the appropriate number of parking spaces necessary to meet the increased demand.
  - iv. The Planning Board shall require a Mobility Management Association (i.e. Transportation Management Agency) to be constituted by a date of its choosing as a condition of the Special Permit approval.
    - a). The mobility management association must be empowered to set the prices and policies for the rent or lease of any vehicular parking operated as a commercial service use within the BY overlay district.
  - v. The Planning Board shall establish an expiration date for parking approved but not built within a particular time frame as a condition of the approved Special Permit.
- b. Mid-Rise Districts
  - i. Accessory parking for customers of retail or eating & drinking establishment uses is prohibited, but may be provided for employees.
- c. High-Rise Districts
  - i. Off-street motor vehicle parking spaces may be provided as surface parking on a revolving two (2) year basis by Special Permit.
    - a). In its discretion to approve or deny an interim surface parking lot, the Planning Board shall consider the following:

# 8 OVERLAY DISTRICTS

## Boynton Yards (BY)

- i). The review considerations for all Special Permits as specified in Section 5.1 Special Permits;
  - ii). Documented un-met demand for parking;
  - iii). The development schedule and phasing for development subject to a Coordinated Development Plan;
  - iv). The capacity of the local thoroughfare network providing access to the site; and
  - v). The impact of the parking lot on pedestrian, bicycle, and motor vehicle traffic and circulation patterns in the neighborhood.
- ii. Up to three hundred (300) off-street motor vehicle parking spaces may be provided as “reserved” parking for the exclusive use by a specific motor vehicle(s) and unoccupied when not in use by that specific motor vehicle(s).
  - a). The maximum number of “reserved” spaces may be exceeded with the payment of a fee. The Planning Board shall establish and annually update a fee schedule based on the recommendations of the Director of Transportation & Infrastructure in relation to the estimated cost to build structured parking and the cost of offsetting the impact of unshared parking.
  - b). Reserved spaces must be subject to a price premium that reflects the under-utilization of that space as a shared resource that is no less than two hundred percent (200%) of the demonstrated market rate for a parking space reserved for a similar time period within a reasonable market radius.
  - c). Car-share parking spaces are exempt.
- d. Annual Reporting
  - i. Parking facility operators must submit an annual report to validate continued compliance with the provisions of this Section in accordance with the standards for monitoring and annual reporting of the Director of Transportation & Infrastructure.

# 8 OVERLAY DISTRICTS

Union Square (USQ)

## 8.2 UNION SQUARE (USQ)

### 1. Intent

- a. To implement the Urban Mixed Use and Transformational Mixed Use contexts from the Future Land Context Map of SomerVision.
- b. To maintain and enhance already established commercial areas in the core of Union Square.
- c. To redevelop underutilized areas within close walking distance to the future Union Square T-station with mixed-use, mid-rise and high-rise development that will support the transformation of Union Square into an urban employment center.
- d. To implement the 2003 Union Square Master Plan, the 2012 Union Square Revitalization Plan, and the 2016 Union Square Neighborhood Plan, as amended, and fulfill the goals of SomerVision, the comprehensive Master Plan of the City of Somerville.

### 2. Purpose

- a. To provide entitlements that would not otherwise be available for development that complies with the provisions of this Section.
- b. To permit the off-site compliance of certain requirements when the resulting development can provide higher quality, improve usefulness, or better meet the needs of community.
- c. To permit flexibility in the legal subdivision and platting of land for development that maintains consistency with the neighborhood scale standards of this section.
- d. To permit the development in accordance with the provisions of the MR4, MR5, CC, and HR districts following the approval of a Coordinated Development Plan Special Permit.
- e. To require minimum amount of commercial uses consistent with the objectives of the comprehensive Master Plan of the City of Somerville.
- f. To constrain the supply of motor vehicle parking spaces to encourage the use of public transit, bicycles, and walking in lieu of driving.

### 3. Applicability

- a. For lots within the Union Square overlay district, development may comply with all of the provisions of this Section or, in the alternative, with all of the provisions of the underlying zoning district shown on the maps of the Official Zoning Atlas of the City of Somerville applicable for each lot.
- b. Where the provisions of this Section conflict with those found elsewhere in this Ordinance, the provisions of this Section apply.

### 4. Zoning Maps

- a. Overlay Boundaries

- i. All lots located within the Union Square overlay district are shown on Map 8.2 (a).
- b. Zoning Districts
  - i. Zoning Districts shown on Map 8.2 (b) supersede those shown on the maps of the Official Zoning Atlas of the City of Somerville for development complying with the provisions of this Section.
- c. Map Changes
  - i. Changes to any of the regulating maps requires a Zoning Text Amendment in accordance with the provisions of Article 15: Administration.

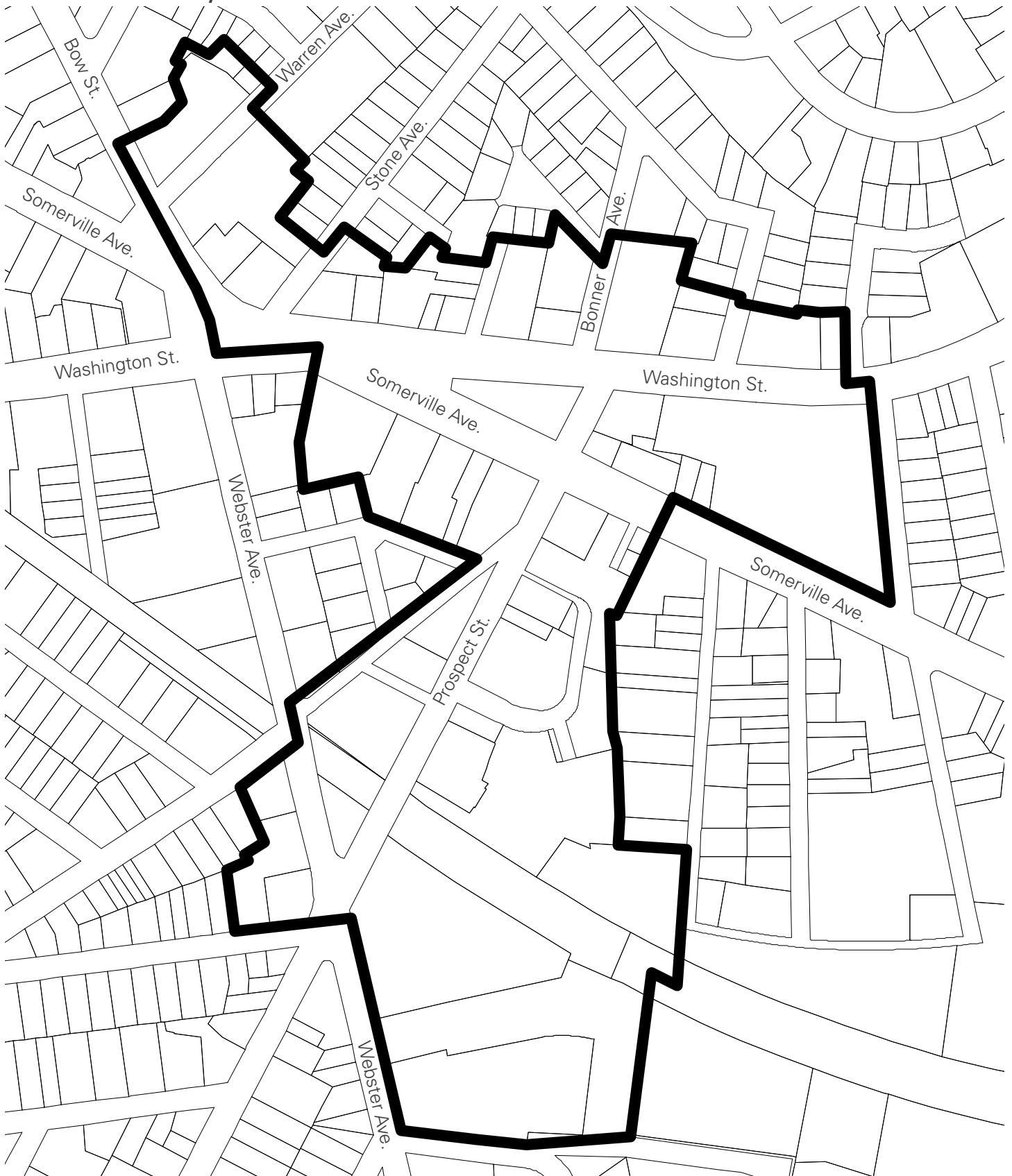
### 5. Development Review

- a. General
  - i. Development within the USQ overlay district requires a two- (2) stage permitting process.
    - a). A Coordinated Development Special Permit is required as a prerequisite to the development review for any individual lot.
    - b). Site Plan Approval is required for the development of any individual lot as a building or civic space, the construction or reconstruction of any thoroughfare, and the subdivision of a development site.
- b. Review Procedure
  - i. Proposed development may or may not necessitate the need for Site Plan Approval, a Special Permit, or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 15: Administration.
  - ii. Upon verification that no additional development review is necessary or completion of the required development review, the Building Official shall issue a Zoning Compliance Certificate to certify compliance with the provisions and procedures of this Ordinance.
- c. Authority
  - i. The Planning Board is the decision making authority for all development that requires a Coordinated Development Special Permit, Site Plan Approval, and Special Permit.
  - ii. The Zoning Board of Appeals is the Review Board for all Variances.
- d. Coordinated Development Special Permits
  - i. Application Submittal
    - a). Development sites must include a minimum of two (2) lots (existing or proposed) and at least six hundred and seventy-five thousand (675,000) square feet of land area.
    - b). Applicants must demonstrate ownership or site control of a development site through one or more of the following:
      - i). Fee ownership or consent of the fee owner

# 8 OVERLAY DISTRICTS

Union Square (USQ)

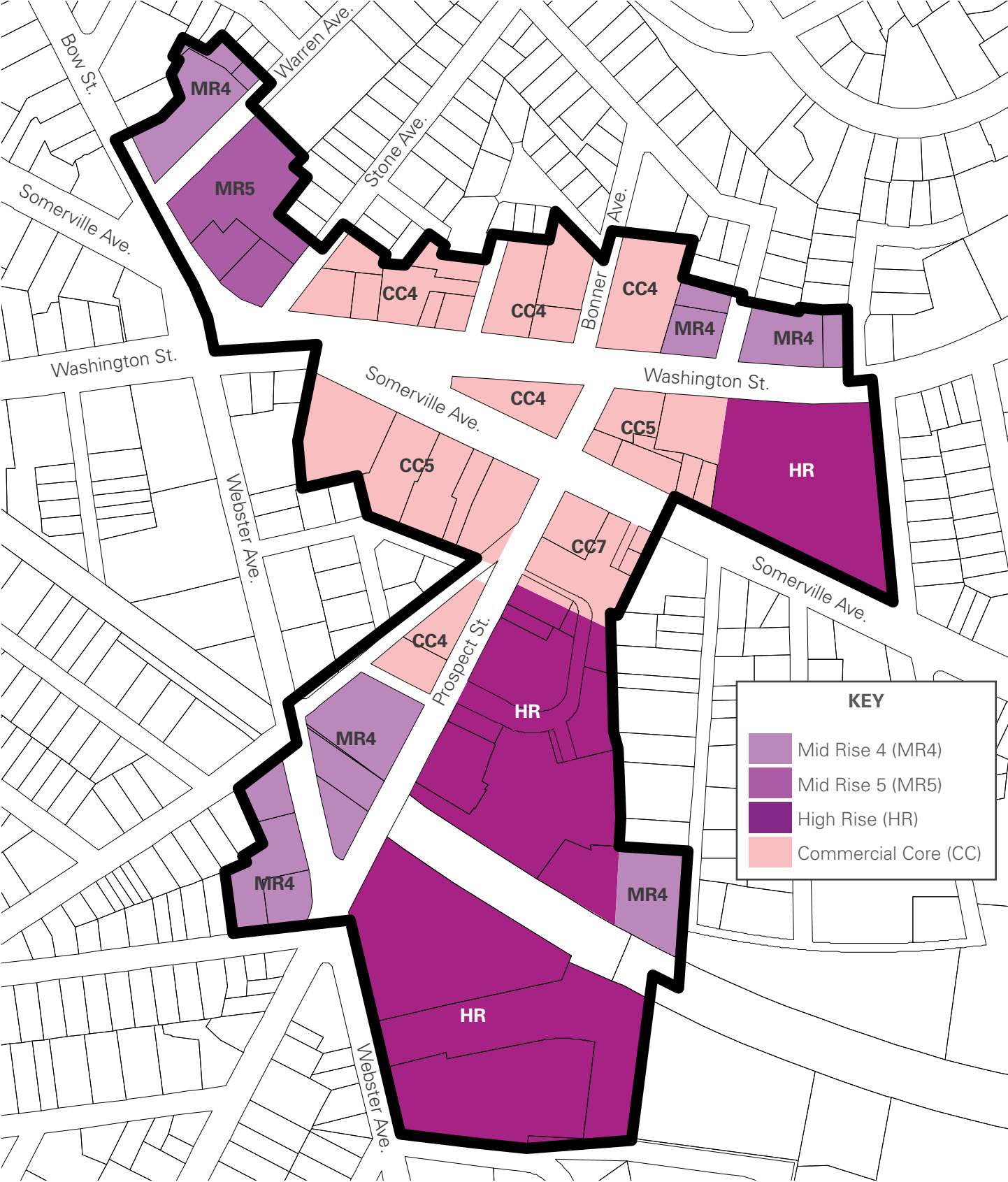
MAP 8.1 USQ Overlay Boundaries



# 8 OVERLAY DISTRICTS

Union Square (USQ)

MAP 8.2 Zoning Districts within the USQ Overlay



KEY	
	Mid Rise 4 (MR4)
	Mid Rise 5 (MR5)
	High Rise (HR)
	Commercial Core (CC)

# 8 OVERLAY DISTRICTS

## Union Square (USQ)

- of a parcel;
  - ii). Leasehold interest;
  - iii). An easement agreement;
  - iv). An option to purchase or lease; or
  - v). A Land Disposition Agreement with the Somerville Redevelopment Authority pursuant to the Union Square Revitalization Plan and the provisions of 760 CMR 12.05.
- ii. Review Criteria
  - a). In its discretion to approve or deny a Coordinated Development Special Permit, the Planning Board shall consider the following:
    - i). compliance with the standards of §15.2.2 Coordinated Development Special Permit;
    - ii). consistency with the 2012 Union Square Revitalization Plan and the 2016 Union Square Neighborhood Plan, as amended.
  - b). The Planning Board may approve a Coordinated Development Plan only upon making a finding that the provisions of this Section have been met.
  - c). The Planning Board shall establish, in its decision, criteria and procedures for applicants to provide for infrastructure improvements, community impact mitigation, and the extension of the MBTA's Green Line.
- iii. Vested Rights
  - a). Development subject to an approved Coordinated Development Special Permit is governed by the applicable provisions of this Ordinance in effect on the date the decision was filed with the Office of the City Clerk only or the following:
    - i). Article 3 Residential Districts
    - ii). Article 4 Mid-Rise Districts
    - iii). Article 5 High-Rise Districts
    - iv). Article 6 Commercial Districts
    - v). Article 8 Overlay Districts
    - vi). Article 13 Public Realm
- iv. Subsequent Development Review
  - a). Applicants may not proceed with the development review required for individual lots until a Coordinated Development Special Permit is approved.
- v. Revisions
  - a). Proposed revisions to a Coordinated Development Special Permit application that do not meet the minimum land area applicability requirements of 6.75.C.1 may be made by an applicant, but are not considered de-minimus and require written notification from the Somerville Redevelopment Authority that one or more lots cannot be redeveloped as originally proposed for the previously approved Coordinated Development Special Permit.
- b). Proposed revisions to a Coordinated Development Special Permit application must remain compliant with the provisions of Section 8.2.6.
- e. Site Plan Approval
  - i. Consistency
    - a). Development of any individual lot as a building or civic space, the construction or reconstruction of any thoroughfare, and the subdivision of any development site within the USQ overlay district must comply with the approved Coordinated Development Special Permit and any previously approved Special Permits, as applicable.
  - ii. Information Required
    - a). Plans submitted as part of any development review application requiring Site Plan Approval may include a plot plan illustrating hypothetical lot lines as follows:
      - i). The hypothetical lot lines must be superimposed upon an official plot plan certified by a land surveyor.
      - ii). Lots demarcated by hypothetical lot lines must demonstrate consistency to the definitions of Article 16, the lot standards of Article 2, the platting requirements of Article 13, and the size requirements for each civic space type and building type permitted by the USQ overlay district.
    - b). Lots demarcated by hypothetical lot lines are considered individual lots for the purpose of development review. Development review applications must be submitted for each lot individually and buildings on either side of a hypothetical lot line require development review as separate buildings.
    - c). Hypothetical lot lines are referenced as if they were official lot lines and interior space, excluding structured parking, is not permitted to cross any hypothetical lot line.
  - iii. Review Criteria
    - a). The Planning Board shall approve an application for development review requiring Site Plan Approval upon verifying that the submitted plans for the proposed development demonstrates the following:
      - i). compliance with the standards of §15.3.3 Site Plan Approval;
      - ii). conformance with the approved Coordinated Development Special Permit, as approved, and any previously approved Special Permits, as applicable;
      - iii). consistency with the 2012 Union Square

# 8 OVERLAY DISTRICTS

Union Square (USQ)

Revitalization Plan and the 2016 Union Square Neighborhood Plan, as amended; and

- iv). conformance with all applicable provisions of this Ordinance.

## f. Special Permits

### i. Simultaneous Review

- a). The following Special Permits may be simultaneously requested as part of a development review applications that requires a Coordinated Development Special Permit:
  - i). Payment in lieu of Civic Space
  - ii). The siting and orientation of Civic Spaces
  - iii). The size of a proposed Dog Park
  - iv). Residential principal uses

### ii. Review Criteria

- a). In its discretion to approve or deny any Special Permit offered elsewhere in this Section, the Planning Board shall consider the following:
  - i). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
  - ii). conformance with the approved Coordinated Development Special Permit, as approved, and any previously approved Special Permits, as applicable;
  - iii). consistency with the 2012 Union Square Revitalization Plan and the 2016 Union Square Neighborhood Plan, as amended; and, or to other plans deemed to be appropriate by the Planning Board; and
  - iv). considerations indicated elsewhere in this Section for the specific type of special permit required.

- c). At least twenty-five percent (25%) of the cumulative land area provided as civic spaces must meet the definition of Green Space.
- d). At least fifty percent (50%) of the cumulative land area provided as civic spaces must meet the definition of Green Space or be covered by tree canopy at full maturity of the trees provided in each civic space.

- ii. Civic space created through easement or decommissioning of an existing thoroughfare or other right-of-way abutting any property located within the Union Square Overlay District may be counted toward the required amount of civic space.

- iii. The Planning Board may permit an in lieu payment for up to ten percent (10%) of the required amount of civic space. In its discretion to permit a payment in lieu of civic space as part of a Coordinated Development Special Permit, the Planning Board shall consider the following:

- a). The review considerations for all Special Permits as specified in Section 5.1 Special Permits.
- b). The goals and objectives of the City of Somerville Open Space Plan.
- c). The availability and suitability of lots within a development site for development as a civic space.
- d). The plausible availability of sites located elsewhere in the city that are suitable for development as civic space.
- e). The need for funding to improve or maintain existing civic spaces, particularly athletic fields, located elsewhere in the city.

- iv. The Planning Board shall establish a fee schedule for a payment in lieu of civic space based on the recommendations of the Director of Transportation & Infrastructure in relation to the average cost to acquire and develop land as a civic space.

### b. Commercial Uses

- i. At full build-out of development subject to an approved Coordinated Development Special Permit, no less than sixty percent (60%) and at least three hundred and seventy-five thousand (375,000) square feet of the total gross floor area (excluding motor vehicle and bicycle parking) must be dedicated to uses in the following principal use categories:

- a). Arts & Creative Enterprise
- b). Civic & Institutional
- c). Commercial Services
- d). Eating & Drinking Establishments
- e). Lodging
- f). Office

## 6. Build Out

### a. Civic Space

- i. At full build-out of development subject to an approved Coordinated Development Special Permit, at least twenty-five percent (25%) of the development site, excluding alleys and any land occupied by the MBTA's Union Square Green Line station, must be improved as follows:

- a). At least seventy percent (70%) must be provided in the form of two or more civic spaces of differing types, sizes, and locations; including at least one (1) neighborhood park, with a minimum of size of twenty-seven thousand (27,000) square feet, and one (1) plaza.

- b). Up to thirty percent (30%) may be provided in the form of public realm improvements within the land area of the Union Square Overlay District boundaries.

# 8 OVERLAY DISTRICTS

## Union Square (USQ)

- g). Retail
- h). Urban Agriculture
- ii. At full build out of development subject to an approved Coordinated Development Special Permit, no less than forty percent (40%) of the total gross floor area (excluding motor vehicle and bicycle parking) must be dedicated to principal uses in the Office use category, or the Design Services use within the Arts & Creative Enterprise category.
- iii. At full build out of development subject to an approved Coordinated Development Special Permit, at least five percent (5%) of the total gross floor area required by §8.2.6.b.i must be dedicated to principal uses within the Arts & Creative Enterprise use category.
  - a). The total floor area required for Arts & Creative Enterprise uses is calculated based on the total amount of commercial floor space, (excluding motor vehicle and bicycle parking) proposed in a Coordinated Development Special Permit application, but the phasing and delivery of floor area for Arts & Creative Enterprise uses is determined as individual lots are built out, unless the Planning Board permits off-site compliance in accordance with §6.7.6.E Off Site Compliance.
- iv. At full build out of development subject to an approved Coordinated Development Special Permit, at least three hundred and seventy five (375) square feet of commercial space must be provided for each dwelling unit.
- c. Residential Uses
  - i. A maximum of one (1) dwelling unit per six hundred and eighty five (685) square feet of land area of a development site is permitted within the USQ overlay district.
- d. Development Benefits
  - i. Development must comply with the provisions of Article 13: Development Benefits.
    - a). The required number of affordable housing units is calculated based on the total number of dwelling units proposed in a Coordinated Development Special Permit application, but the delivery and phasing of affordable housing units is determined as individual lots are built out, unless the Planning Board permits off-site compliance in accordance with §6.7.6.E Off Site Compliance.
  - ii. At full build out of development subject to an approved Coordinated Development Plan, at least fifteen percent (15%) of affordable housing units must have three (3) or more bedrooms across the development site.
  - iii. One (1) additional bonus story may be added to the permitted number of stories for a Mid-Rise Podium Tower building type for each additional five percent (5%) of the total number of affordable housing units that have three (3) or more bedrooms across development subject to an approved Coordinated Development Special Permit.
    - a). Up to a maximum of three (3) additional bonus stories are permitted per Mid-Rise Podium Tower.
    - b). Buildings granted bonus stories are subject to the contextual massing and design requirements of §8.2.7.b.
- e. Off-Site Compliance
  - i. The Planning Board may permit off-site compliance of §8.2.6.c.iii (Commercial Space for Arts & Creative Enterprise uses) and Section 8.2.6.d Development Benefits, for any Generating Site(s) by a Receiving Site(s) located within the USQ overlay district and included as part of a Coordinated Development Special Permit application, subject to the following:
    - a). At least fifty percent (50%) of the affordable housing units required for a building must be provided on-site.
    - b). No more than fifty percent (50%) of the dwelling units of any receiving site may be affordable housing units.
  - ii. In its discretion to permit off-site compliance for any Generating Site(s) by a Receiving Site(s) as part of a Coordinated Development Special Permit, the Planning Board shall consider the following:
    - a). The review considerations for all Special Permits as specified in Section 5.1 Special Permits;
    - b). The ability to provide higher quality and more useful commercial space for arts & creative enterprise uses at a Receiving Site than what could have been provided at the Generating Site.
    - c). The ability to provide affordable housing units at a Receiving Site that better meet the needs of community than the units that could have been provided at the Generating Site.
  - iii. The Planning Board may permit off-site compliance of Section 13.1 Affordable Housing only upon finding that:
    - a). That affordable housing at the Receiving Site is equal to or better in quality to market-rate units at the Generating Site with respect to, and without limitation, unit type, unit size, number of bedrooms, size of rooms, amenities, common areas, and type of features.
    - b). That the performance of the building on



# 8 OVERLAY DISTRICTS

Union Square (USQ)

the Receiving Site meets or exceeds the performance of the building on the Generating Site in accordance to the standards of §10.9 Sustainable Development.

- c). That total market value of the affordable housing at the Receiving Site is equal to or greater than the affordable housing not provided at the Generating Site.
  - i). The Applicant may provide additional affordable housing at a Receiving Site to balance the difference between the total market value of the affordable housing at the Receiving Site to the affordable housing not provided at the Generating Site.
  - ii). Subject to §8.2.6.e.ii, the Planning Board may permit an Applicant to pay the difference between the total market value of the affordable housing at the Receiving Site to the affordable housing not provided at the Generating Site to the Affordable Housing Trust Fund.
- iv. Development review for any lots established as a Generating or Receiving Site in an approved Coordinated Development Plan must be conducted simultaneously.
- v. Construction of a Receiving Site must commence prior to the issuance of a Certificate of Occupancy for a Generating Site.
- vi. Applicants requesting off-site compliance of affordable housing requirements must provide a market analysis of comparable real-estate product to inform the discretionary review of the Planning Board.
- vii. The Planning Board shall solicit input from the Director of Housing and experienced affordable housing specialists to inform their discretionary review.
- viii. The Planning Board shall require a covenant, completion guaranty, bond or letter of credit, or other binding financial instrument to ensure that construction of affordable housing on the Receiving Site will proceed diligently and continuously to completion.
- f. Development Phasing
  - i. The Planning Board shall establish construction permitting requirements for the phasing of development as a condition of an approved Coordinated Development Plan Special Permit and subsequent Sire Development Plan Approvals.
- g. Property Transfer
  - i. The conveyance of land to the City of Somerville or future sale of any lot included as part of a development site subject to an approved

Coordinated Development Special Permit is permitted and has no bearing on the previously approved build out, phasing of development, or compliance to the standards of Section 8.2.6.

## 7. Building Standards

- a. Dimensional Compliance
  - i. Development may deviate up to five percent (5%) from the building width; point tower width, depth, diagonal, and floor plate; façade build out; fenestration; entrance spacing; and commercial space depth standards identified for each Building type in Section 6.7.10.C by Special Permit.
    - a). In its discretion to permit development to deviate up to five (5) percent, the Planning Board shall consider the following:
      - i). The review considerations for all Special Permits as specified in Section 5.1 Special Permits;
      - ii). If the proposed deviation can provide a positive refinement of the massing of a building in context to its surroundings, improve floor plate efficiency, provide for unique storefront design, or better address specific operational requirements of commercial tenants.
- b. Contextual Massing & Design
  - i. Any General Building on a corner lot in the Mid-Rise 4 or Mid-Rise 5 districts may be designed according to the standards of the Apartment Building type along the secondary frontage in the following circumstances:
    - a). The corner lot has a secondary front lot line over one hundred and fifty (150) feet in width; and
    - b). The building has ground story commercial space along the primary frontage and for at least the first sixty (60) feet of the secondary frontage, measured from the intersection of the front lot lines.
  - ii. The upper stories of any building in the High-Rise district that exceeds five (5) stories in height must step back at either the 3rd, 4th, or 5th story at least ten (10) feet from the façade of the stories below for any building fronting Somerville Avenue, Washington Street, Prospect Street, or Webster Avenue and at least thirty (30) feet from the façade of the stories below for any building fronting Merriam Street.
  - iii. Any Mid-Rise Podium Tower building on a lot in the High-Rise district directly fronting onto Somerville Avenue, Washington Street, or Merriam Street is limited to ten (10) stories in height.
  - iv. Notwithstanding the maximum heights indicated

# 8 OVERLAY DISTRICTS

## Union Square (USQ)

for the Mid-Rise Podium Tower building type, any Mid-Rise Podium Tower on a lot fronting onto a Civic Space that fronts onto Prospect Street may be built to twenty-five (25) stories and two hundred and eighty-six (288) feet, prior to any bonuses.

- v. The maximum height of any building in the Commercial Core district on a lot with north-facing frontage along Somerville Avenue directly opposite of Union Square Plaza, is limited to seventy-five (75) feet. Together with any mechanical penthouses on such building, the height is limited to eighty-five (85) feet, except as follows:
    - a). Mechanical penthouses on any building in the Commercial Core district on any lot with a north-facing frontage on Somerville Avenue directly opposite of Union Square Plaza must be set back a minimum distance from the façade equal to the height of the penthouse
    - b). The Planning Board may approve the extension of rooftop mechanical elements above the aforementioned limit, provided that (a) the Board finds that such additional height is the minimum necessary to achieve the desired objective, taking into account other important zoning goals such as energy efficiency and sustainability, will not create unreasonable shadow or other visual impacts, and cannot otherwise reasonably be addressed within the proposed height and (b) the additional height of such rooftop mechanical elements must be limited to five (5) additional feet; and (c) such rooftop mechanical elements must be located to the south of the centerline of the building roof.
  - vi. On any lot with a frontage on Everett Street, luminaries located in the private frontage must be provided with sensors, timers, or other means to automatically reduce the lumens emitted by at least thirty percent (30%) beginning one hour after the close of business of the ground floor tenant until 7:00am. Lighting required by the Massachusetts State Building Code is exempt.
  - c. Mechanical Equipment Noise Mitigation
    - i. Sound emanating from rooftop mechanical equipment must be minimized to every extent practicable including, but not limited to, the location and sizing of equipment, the selection of equipment, and sound attenuation measures.
    - ii. At a minimum, rooftop mechanical equipment must not exceed ambient noise levels at ground level measured at the property line or cause a noise disturbance as defined by the Somerville Code of Ordinances Article VII, Division 2, Section 9-114.
  - iii. Prior to and as a condition of the issuance of a Certificate of Occupancy for new construction, an acoustical report, including field measurements, demonstrating compliance with all applicable noise requirements must be prepared by a professional acoustical engineer and submitted to the Building Official.
- ### 8. Vehicular Parking
- a. Parking Maximum
    - i. The maximum number of off-street parking spaces serving development within the USQ overlay district may not exceed one thousand five hundred (1,500) spaces.
    - ii. The maximum number of off-street parking spaces serving development within the USQ overlay district may be increased by Special Permit.
      - a). In its discretion to approve or deny a Special Permit authorizing an increase in the maximum number of off-street parking spaces serving development within the USQ overlay district, the Planning Board may approve the Special Permit application only upon finding the following:
        - i). That the findings for all Special Permits specified in Section 5.1 Special Permits have been met; and
        - ii). That the amount of commercial floor space included in an approved Coordinated Development Special Permit has resulted in an increase in the estimated parking demand necessary for the full build out of development.
    - iii. The Planning Board shall use a demand model provided by the Director of Transportation & Infrastructure to determine the appropriate number of parking spaces necessary to meet the increased demand.
    - iv. The Planning Board shall require a Mobility Management Association (i.e. Transportation Management Agency) to be constituted by a date of its choosing as a condition of the Special Permit approval.
      - a). The mobility management association must be empowered to set the prices and policies for the rent or lease of any vehicular parking operated as a commercial service use within the USQ overlay district.
    - v. The Planning Board shall establish an expiration date for parking approved but not built within a particular time frame as a condition of the approved Special Permit.
  - b. Mid-Rise Districts
    - i. Accessory parking for customers of retail or eating

- & drinking establishment uses is prohibited, but may be provided for employees.
- c. Commercial Core and High-Rise Districts
    - i. Off-street motor vehicle parking spaces may be provided as surface parking on a revolving two (2) year basis by Special Permit.
      - a). In its discretion to approve or deny an interim surface parking lot, the Planning Board shall consider the following:
        - i). The review considerations for all Special Permits as specified in Section 5.1 Special Permits;
        - ii). Documented un-met demand for parking;
        - iii). The development schedule and phasing for development subject to a Coordinated Development Plan;
        - iv). The capacity of the local thoroughfare network providing access to the site; and
        - v). The impact of the parking lot on pedestrian, bicycle, and motor vehicle traffic and circulation patterns in the neighborhood.
      - ii. Up to three hundred (300) off-street motor vehicle parking spaces may be provided as “reserved” parking for the exclusive use by a specific motor vehicle(s) and unoccupied when not in use by that specific motor vehicle(s).
        - a). The maximum number of “reserved” spaces may be exceeded with the payment of a fee. The Planning Board shall establish and annually update a fee schedule based on the recommendations of the Director of Transportation & Infrastructure in relation to the estimated cost to build structured parking and the cost of offsetting the impact of unshared parking.
        - b). Reserved spaces must be subject to a price premium that reflects the under-utilization of that space as a shared resource that is no less than two hundred percent (200%) of the demonstrated market rate for a parking space reserved for a similar time period within a reasonable market radius.
        - c). Car-share parking spaces are exempt.
    - d. Annual Reporting
      - i. Parking facility operators must submit an annual report to validate continued compliance with the provisions of this Section in accordance with the standards for monitoring and annual reporting of the Director of Transportation & Infrastructure.

# 8 OVERLAY DISTRICTS

Union Square (USQ)

# 8 OVERLAY DISTRICTS

Union Square East (USQE)

## 8.3 UNION SQUARE EAST (USQE)

### 1. Intent

- a. To implement the Urban Mixed Use and Transformational Mixed Use contexts from the Future Land Context Map of SomerVision.
- b. To redevelop underutilized areas within close walking distance to the future Union Square T-station with mixed-use, mid-rise and high-rise development that will support the transformation of Union Square into an urban employment center.
- c. To implement the 2003 Union Square Master Plan, the 2012 Union Square Revitalization Plan, and the 2016 Union Square Neighborhood Plan, as amended, and fulfill the goals of SomerVision, the comprehensive Master Plan of the City of Somerville.

### 2. Purpose

- a. To provide entitlements that would not otherwise be available for development that complies with the provisions of this Section.
- b. To permit the off-site compliance of certain requirements when the resulting development can provide higher quality, improve usefulness, or better meet the needs of community.
- c. To permit the development in accordance with the provisions of the MR5 and HR districts following the approval of a Coordinated Development Plan Special Permit.
- d. To require minimum amount of commercial uses consistent with the objectives of the comprehensive Master Plan of the City of Somerville.
- e. To constrain the supply of motor vehicle parking spaces to encourage the use of public transit, bicycles, and walking in lieu of driving.

### 3. Applicability

- a. For lots within the Union Square East overlay district, development may comply with all of the provisions of this Section or, in the alternative, with all of the provisions of the underlying zoning district shown on the maps of the Official Zoning Atlas of the City of Somerville applicable for each lot.
- b. Where the provisions of this Section conflict with those found elsewhere in this Ordinance, the provisions of this Section apply.

### 4. Regulating Maps

- a. Overlay Boundaries
  - i. All lots located within the Union Square East overlay district are shown on Map 8.3 (a).
- b. Zoning Districts
  - i. Zoning Districts shown on Map 8.3 (b) supersede those shown on the maps of the Official Zoning

Atlas of the City of Somerville for development complying with the provisions of this Section.

- c. Thoroughfare Map
  - i. Required thoroughfares are shown on Map 8.3 (c).
  - ii. Required thoroughfares are mandatory and necessary to implement the Boynton Yards section of the Union Square Neighborhood Plan.
- d. Civic Space Map
  - i. Required civic spaces are shown on Map 8.3 (d).
  - ii. Required civic spaces are mandatory and necessary to implement the Boynton Yards section of the Union Square Neighborhood Plan.
- e. Map Changes
  - i. Changes to any of the regulating maps requires a Zoning Text Amendment in accordance with the provisions of Article 15: Administration.

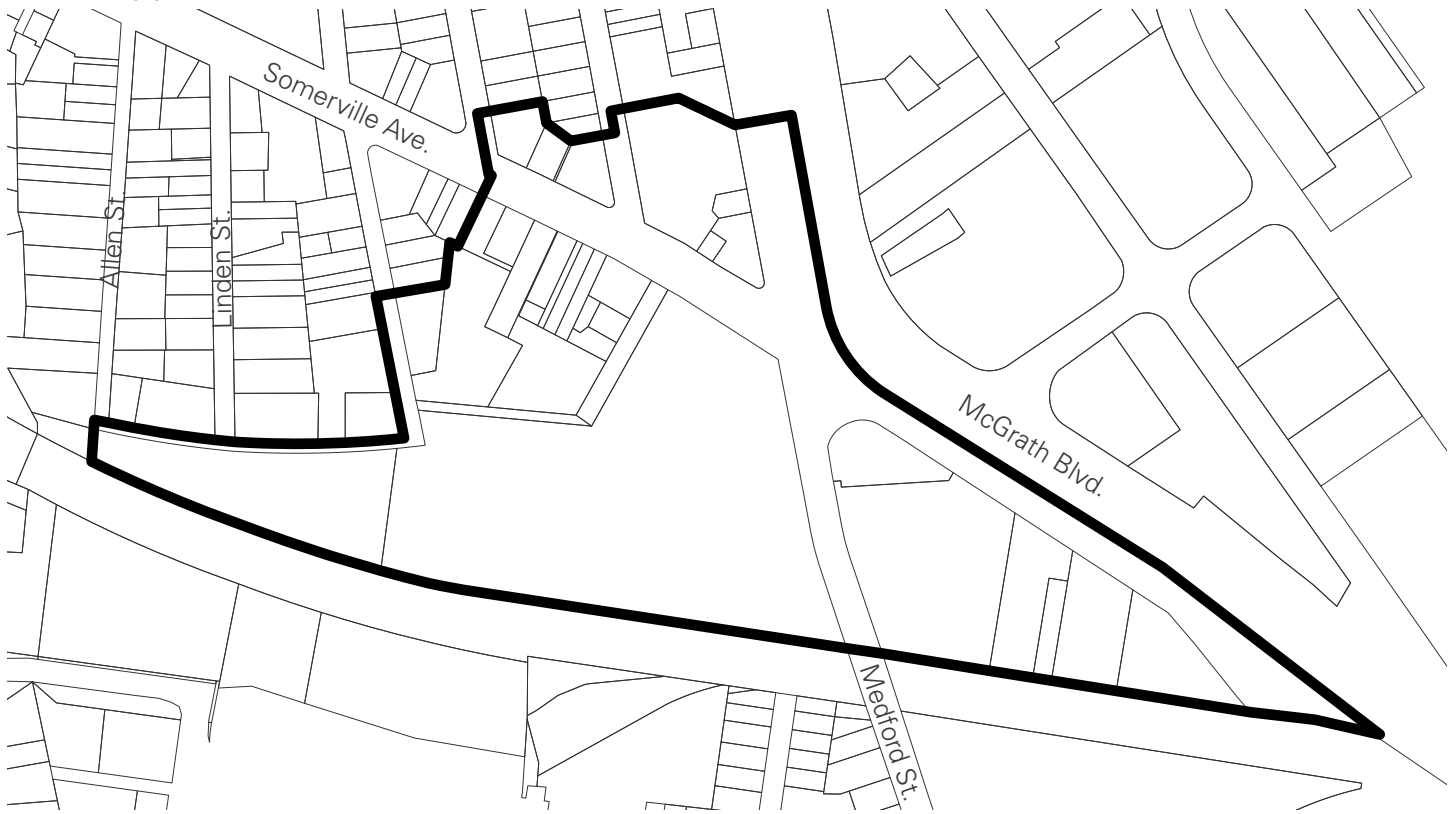
### 5. Development Review

- a. General
  - i. Development on any lot requires the submittal of a development review application to the Building Official.
  - ii. Development within the USQE overlay district requires a two- (2) stage permitting process.
    - a). A Coordinated Development Special Permit is required as a prerequisite to the development review for any individual lot.
    - b). Site Plan Approval is required for the development of any individual lot as a building or civic space, the construction or reconstruction of any thoroughfare, and the subdivision of a development site.
- b. Procedure
  - i. Proposed development may or may not necessitate the need for a Special Permit or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 15: Administration.
- c. Authority
  - i. The Planning Board is the decision making authority for all development that requires a Coordinated Development Special Permit, Site Plan Approval, and Special Permit.
  - ii. The Zoning Board of Appeals is the Review Board for all Variances.
- d. Coordinated Development Special Permits
  - i. Application Submittal
    - a). Development sites must include a minimum of two (2) lots (existing or proposed) and at least one hundred and forty thousand (140,000) square feet of land area.
    - b). Applicants must demonstrate ownership or site control of a development site through one or more of the following:

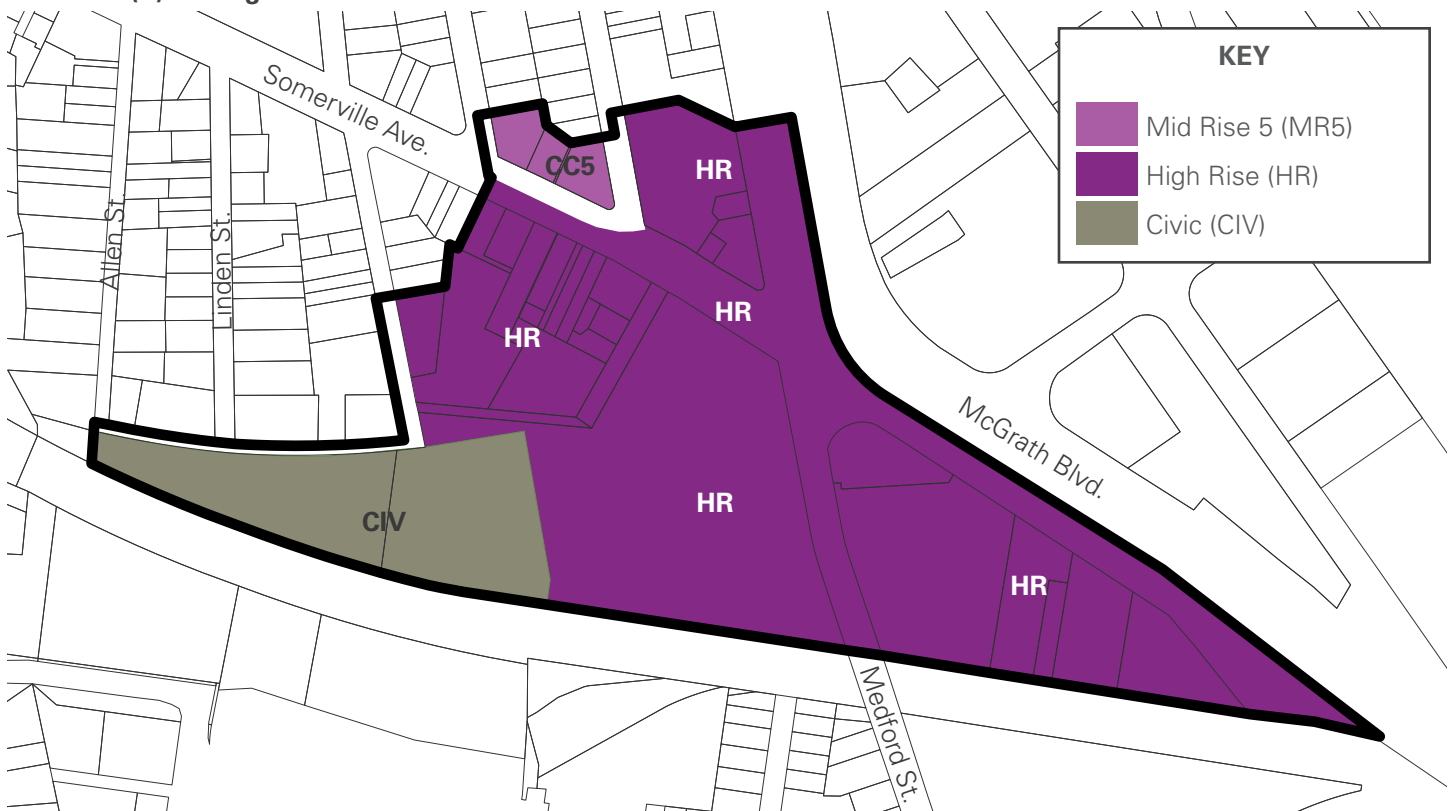
# 8 OVERLAY DISTRICTS

Union Square East (USQE)

MAP 8.4 (a) District Boundaries



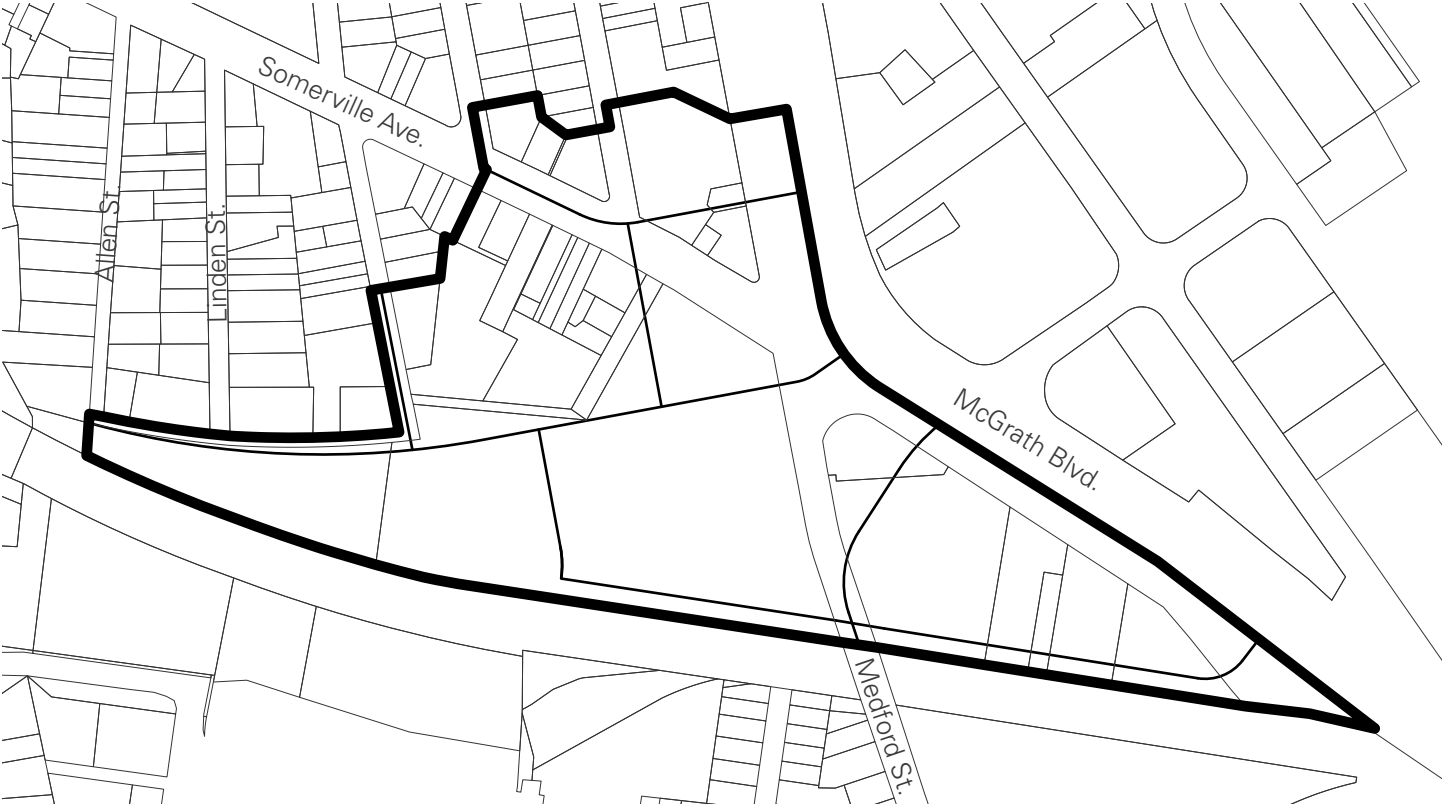
MAP 8.4 (b) Zoning Districts



# 8 OVERLAY DISTRICTS

Union Square East (USQE)

MAP 8.4 (c) Thoroughfare Network



MAP 8.4 (d) Civic Spaces



# 8 OVERLAY DISTRICTS

## Union Square East (USQE)

- i). Fee ownership or consent of the fee owner of a parcel;
  - ii). Leasehold interest;
  - iii). An easement agreement;
  - iv). An option to purchase or lease; or
  - v). A Land Disposition Agreement with the Somerville Redevelopment Authority pursuant to the Union Square Revitalization Plan and the provisions of 760 CMR 12.05.
- ii. Review Criteria
    - a). In its discretion to approve or deny a development review application requiring a Coordinated Development Special Permit, the Planning Board shall consider the following:
      - i). compliance with the standards of §15.2.2 Coordinated Development Special Permit;
      - ii). consistency with the 2012 Union Square Revitalization Plan and the 2016 Union Square Neighborhood Plan, as amended.
    - b). The Planning Board may approve a Coordinated Development Plan only upon making a finding that the provisions of this Section have been met.
    - c). The Planning Board shall establish, in its decision, criteria and procedures for applicants to provide for infrastructure improvements, community impact mitigation, and the extension of the MBTA's Green Line.
  - iii. Vested Rights
    - a). Development subject to an approved Coordinated Development Special Permit is governed by the applicable provisions of this Ordinance in effect on the date the decision was filed with the Office of the City Clerk only or the following:
      - i). Article 3 Residential Districts
      - ii). Article 4 Mid-Rise Districts
      - iii). Article 5 High-Rise Districts
      - iv). Article 6 Commercial Districts
      - v). Article 8 Overlay Districts
      - vi). Article 13 Public Realm
  - iv. Subsequent Development Review
    - a). Applicants may not proceed with the development review required for individual lots until a Coordinated Development Special Permit is approved.
  - v. Revisions
    - a). Proposed revisions to a Coordinated Development Special Permit application that do not meet the minimum land area applicability requirements of 8.3.5.d may be made by an applicant, but are not considered de-minimus and require written notification from the Somerville Redevelopment Authority that one or more lots cannot be redeveloped as originally proposed for the previously approved Coordinated Development Special Permit.
- b). Proposed revisions to a Coordinated Development Special Permit application must remain compliant with the provisions of Section 8.3.6.
- e. Site Plan Approvals
    - i. Consistency
      - a). Development of any individual lot as a building or civic space, the construction or reconstruction of any thoroughfare, and the subdivision of any development site within the USQE overlay district must comply with the approved Coordinated Development Special Permit and any previously approved Special Permits, as applicable.
    - ii. Review Criteria
      - a). The Planning Board shall approve an application for development review requiring Site Plan Approval upon verifying that the submitted plans for the proposed development demonstrates the following:
        - i). compliance with the standards of §15.3.3 Site Plan Approval;
        - ii). conformance with the approved Coordinated Development Special Permit, as approved, and any previously approved Special Permits, as applicable;
        - iii). consistency with the 2012 Union Square Revitalization Plan and the 2016 Union Square Neighborhood Plan, as amended; and
        - iv). conformance with all applicable provisions of this Ordinance.
  - f. Special Permits
    - i. Simultaneous Review
      - a). The following Special Permits may be simultaneously requested as part of a development review applications that requires a Coordinated Development Special Permit:
        - i). Payment in lieu of Civic Space
        - ii). The siting and orientation of Civic Spaces
        - iii). The size of a proposed Dog Park
        - iv). Residential principal uses
    - ii. Review Criteria
      - a). In its discretion to approve or deny any Special Permit offered elsewhere in this Section, the Planning Board shall consider the following:
        - i). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
        - ii). conformance with the approved Coordinated Development Special Permit,



# 8 OVERLAY DISTRICTS

## Union Square East (USQE)

as approved, and any previously approved Special Permits, as applicable;

- iii). consistency with the 2012 Union Square Revitalization Plan and the 2016 Union Square Neighborhood Plan, as amended; and, or to other plans deemed to be appropriate by the Planning Board; and
- iv). considerations indicated elsewhere in this Section for the specific type of special permit required.

### 6. Build Out

#### a. Thoroughfare Network

- i. Required thoroughfares must be provided as shown on Map 8.2 (c).
- ii. The center line of any required thoroughfare may be moved up to twenty five (25) feet in either direction, so long as:
  - a). the center line of West Ward Street is at least one hundred and forty (140) feet from both reference points along the MBTA right-of-way;
  - b). West Ward Street intersects with Webster Avenue in the west and Harding Street in the east;
  - c). the center line of South Street is at least one hundred and forty (140) feet from both reference points along the municipal boundary with Cambridge;
  - d). South Street intersects with Webster Avenue in the west;
  - e). all required thoroughfares intersect with other thoroughfares, forming a network;
  - f). all intersections are at least (100/125) feet from any other intersection, unless granted a waiver by the Planning Board; and
  - g). the resulting block configuration complies with Article 11: Public Realm of this Ordinance.

#### b. Civic Space

- i. At full build out of development subject to an approved Coordinated Development Special Permit, at least twenty five percent (25%) of the development site must be provided as civic space.
- ii. Required civic spaces must be provided as shown on Map 8.2 (d).
  - a). **Civic Space A must be at least XX,XXX square feet, have a minimum width and depth of XX feet, and may be developed as a XXX or XXX Civic Space Type.**
- iii. Civic space created through easement or decommissioning of an existing thoroughfare or other right-of-way abutting any property located within the Union Square East overlay district may be counted toward the required amount of civic space.

iv. The Planning Board may permit an in lieu payment for up to ten percent (10%) of the required amount of civic space. In its discretion to permit a payment in lieu of civic space as part of a Coordinated Development Special Permit, the Planning Board shall consider the following:

- a). The review considerations for all Special Permits as specified in Section 5.1 Special Permits.
  - b). The goals and objectives of the City of Somerville Open Space Plan.
  - c). The availability and suitability of lots within a development site for development as a civic space.
  - d). The plausible availability of sites located elsewhere in the city that are suitable for development as civic space.
  - e). The need for funding to improve or maintain existing civic spaces, particularly athletic fields, located elsewhere in the city.
- v. The Planning Board shall establish a fee schedule for a payment in lieu of civic space based on the recommendations of the Director of Transportation & Infrastructure in relation to the average cost to acquire and develop land as a civic space.

#### c. Commercial Uses

- i. At full build-out of development subject to an approved Coordinated Development Special Permit, no less than sixty percent (60%) and at least two hundred and twelve thousand seven hundred and seventy five (212,750) square feet of the total gross floor area (excluding motor vehicle and bicycle parking) must be dedicated to uses in the following principal use categories:
  - a). Arts & Creative Enterprise
  - b). Civic & Institutional
  - c). Commercial Services
  - d). Eating & Drinking Establishments
  - e). Lodging
  - f). Office
  - g). Retail
  - h). Urban Agriculture
- ii. At full build out of development subject to an approved Coordinated Development Special Permit, no less than forty percent (40%) of the total gross floor area (excluding motor vehicle and bicycle parking) must be dedicated to principal uses in the Office use category, or the Design Services use within the Arts & Creative Enterprise category.
- iii. At full build out of development subject to an approved Coordinated Development Special Permit, at least five percent (5%) of the total gross floor area required by §8.3.6.c.i must be dedicated

# 8 OVERLAY DISTRICTS

## Union Square East (USQE)

to principal uses within the Arts & Creative Enterprise use category.

- a). The total floor area required for Arts & Creative Enterprise uses is calculated based on the total amount of commercial floor space, (excluding motor vehicle and bicycle parking) proposed in a Coordinated Development Special Permit application, but the phasing and delivery of floor area for Arts & Creative Enterprise uses is determined as individual lots are built out, unless the Planning Board permits off-site compliance in accordance with §6.7.6.E Off Site Compliance.
- iv. At full build out of development subject to an approved Coordinated Development Special Permit, at least three hundred and seventy five (375) square feet of commercial space must be provided for each dwelling unit.
- d. Residential Uses
  - i. A maximum of one (1) dwelling unit per one thousand and fifty (1,050) square feet of land area of a development site is permitted within the USQE overlay district.
- e. Development Benefits
  - i. Development must comply with the provisions of Article 13: Development Benefits.
    - a). The required number of affordable housing units is calculated based on the total number of dwelling units proposed in a Coordinated Development Special Permit application, but the delivery and phasing of affordable housing units is determined as individual lots are built out, unless the Planning Board permits off-site compliance in accordance with §6.7.6.E Off Site Compliance.
    - ii. At full build out of development subject to an approved Coordinated Development Plan, at least fifteen percent (15%) of affordable housing units must have three (3) or more bedrooms across the development site.
    - iii. One (1) additional bonus story may be added to the permitted number of stories for a Mid-Rise Podium Tower building type for each additional five percent (5%) of the total number of affordable housing units that have three (3) or more bedrooms across development subject to an approved Coordinated Development Special Permit.
      - a). Up to a maximum of three (3) additional bonus stories are permitted per Mid-Rise Podium Tower.
  - ii. Development Benefits, for any Generating Site(s) by a Receiving Site(s) located within the USQE overlay district and included as part of a Coordinated Development Special Permit application, subject to the following:
    - a). At least fifty percent (50%) of the affordable housing units required for a building must be provided on-site.
    - b). No more than fifty percent (50%) of the dwelling units of any receiving site may be affordable housing units.
  - iii. In its discretion to permit off-site compliance for any Generating Site(s) by a Receiving Site(s) as part of a Coordinated Development Special Permit, the Planning Board shall consider the following:
    - a). The review considerations for all Special Permits as specified in Section 5.1 Special Permits;
    - b). The ability to provide higher quality and more useful commercial space for arts & creative enterprise uses at a Receiving Site than what could have been provided at the Generating Site.
    - c). The ability to provide affordable housing units at a Receiving Site that better meet the needs of community than the units that could have been provided at the Generating Site.
  - iii. The Planning Board may permit off-site compliance of Article 13 Development Benefits only upon finding that:
    - a). That affordable housing at the Receiving Site is equal to or better in quality to market-rate units at the Generating Site with respect to, and without limitation, unit type, unit size, number of bedrooms, size of rooms, amenities, common areas, and type of features.
    - b). That the performance of the building on the Receiving Site meets or exceeds the performance of the building on the Generating Site in accordance to the standards of §10.9 Sustainable Development.
    - c). That total market value of the affordable housing at the Receiving Site is equal to or greater than the affordable housing not provided at the Generating Site.
      - i). The Applicant may provide additional affordable housing at a Receiving Site to balance the difference between the total market value of the affordable housing at the Receiving Site to the affordable housing not provided at the Generating Site.
      - ii). Subject to Section 8.3.6.f.ii, the Planning Board may permit an Applicant to pay the

# 8 OVERLAY DISTRICTS

Union Square East (USQE)

difference between the total market value of the affordable housing at the Receiving Site to the affordable housing not provided at the Generating Site to the Affordable Housing Trust Fund.

- iv. Development review for any lots established as a Generating or Receiving Site in an approved Coordinated Development Plan must be conducted simultaneously.
- v. Construction of a Receiving Site must commence prior to the issuance of a Certificate of Occupancy for a Generating Site.
- vi. Applicants requesting off-site compliance of affordable housing requirements must provide a market analysis of comparable real-estate product to inform the discretionary review of the Planning Board.
- vii. The Planning Board shall solicit input from the Director of Housing and experienced affordable housing specialists to inform their discretionary review.
- viii. The Planning Board shall require a covenant, completion guaranty, bond or letter of credit, or other binding financial instrument to ensure that construction of affordable housing on the Receiving Site will proceed diligently and continuously to completion.
- g. Development Phasing
  - i. The Planning Board shall establish construction permitting requirements for the phasing of development as a condition of an approved Coordinated Development Plan Special Permit and subsequent Sire Development Plan Approvals.
- h. Property Transfer
  - i. The conveyance of land to the City of Somerville or future sale of any lot included as part of a development site subject to an approved Coordinated Development Special Permit is permitted and has no bearing on the previously approved build out, phasing of development, or compliance to the standards of Section 8.3.6.

## 7. Building Standards

- a. Mechanical Equipment Noise Mitigation
  - i. Sound emanating from rooftop mechanical equipment must be minimized to every extent practicable including, but not limited to, the location and sizing of equipment, the selection of equipment, and sound attenuation measures.
  - ii. At a minimum, rooftop mechanical equipment must not exceed ambient noise levels at ground level measured at the property line or cause a noise disturbance as defined by the Somerville Code of Ordinances Article VII, Division 2, Section

9-114.

- iii. Prior to and as a condition of the issuance of a Certificate of Occupancy for new construction, an acoustical report, including field measurements, demonstrating compliance with all applicable noise requirements must be prepared by a professional acoustical engineer and submitted to the Building Official.

## 8. Vehicular Parking

- a. Parking Maximum
  - i. The maximum number of off-street parking spaces serving development within the USQE overlay district may not exceed one thousand two hundred and sixty (1,260) spaces.
  - ii. The maximum number of off-street parking spaces serving development within the USQE overlay district may be increased by Special Permit.
    - a). In its discretion to approve or deny a Special Permit authorizing an increase in the maximum number of off-street parking spaces serving development within the USQE overlay district, the Planning Board may approve the Special Permit application only upon finding the following:
      - i). That the findings for all Special Permits specified in Section 5.1 Special Permits have been met; and
      - ii). That the amount of commercial floor space included in an approved Coordinated Development Special Permit has resulted in an increase in the estimated parking demand necessary for the full build out of development.
  - iii. The Planning Board shall use a demand model provided by the Director of Transportation & Infrastructure to determine the appropriate number of parking spaces necessary to meet the increased demand.
  - iv. The Planning Board shall require a Mobility Management Association (i.e. Transportation Management Agency) to be constituted by a date of its choosing as a condition of the Special Permit approval.
    - a). The mobility management association must be empowered to set the prices and policies for the rent or lease of any vehicular parking operated as a commercial service use within the USQE overlay district.
  - v. The Planning Board shall establish an expiration date for parking approved but not built within a particular time frame as a condition of the approved Special Permit.
- b. Mid-Rise Districts

# 8 OVERLAY DISTRICTS

## Union Square East (USQE)

- i. Accessory parking for customers of retail or eating & drinking establishment uses is prohibited, but may be provided for employees.
- c. Commercial Core and High-Rise Districts
  - i. Off-street motor vehicle parking spaces may be provided as surface parking on a revolving two (2) year basis by Special Permit.
    - a). In its discretion to approve or deny an interim surface parking lot, the Planning Board shall consider the following:
      - i). The review considerations for all Special Permits as specified in Section 5.1 Special Permits;
      - ii). Documented un-met demand for parking;
      - iii). The development schedule and phasing for development subject to a Coordinated Development Plan;
      - iv). The capacity of the local thoroughfare network providing access to the site; and
      - v). The impact of the parking lot on pedestrian, bicycle, and motor vehicle traffic and circulation patterns in the neighborhood.
    - ii. Up to one hundred and eighty five (185) off-street motor vehicle parking spaces may be provided as “reserved” parking for the exclusive use by a specific motor vehicle(s) and unoccupied when not in use by that specific motor vehicle(s).
      - a). The maximum number of “reserved” spaces may be exceeded with the payment of a fee. The Planning Board shall establish and annually update a fee schedule based on the recommendations of the Director of Transportation & Infrastructure in relation to the estimated cost to build structured parking and the cost of offsetting the impact of unshared parking.
      - b). Reserved spaces must be subject to a price premium that reflects the under-utilization of that space as a shared resource that is no less than two hundred percent (200%) of the demonstrated market rate for a parking space reserved for a similar time period within a reasonable market radius.
      - c). Car-share parking spaces are exempt.
- d. Annual Reporting
  - i. Parking facility operators must submit an annual report to validate continued compliance with the provisions of this Section in accordance with the standards for monitoring and annual reporting of the Director of Transportation & Infrastructure.

## 8.4 FLOODPLAIN (FP)

### 1. Intent

- a. to ensure public safety through reducing the threats to life and personal injury
- b. to eliminate new hazards to emergency response officials
- c. to prevent the occurrence of public emergencies resulting from water quality contamination and pollution due to flooding
- d. to avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding
- e. to eliminate costs associated with the response and cleanup of flooding conditions
- f. to reduce damage to public and private property resulting from flooding.

### 2. Purpose

- a. To require development to be in compliance with applicable provisions of the Massachusetts State Building Code and Massachusetts General Laws.
- b. To appropriately limit development within floodways to reduce obstructions to flood flows and reduce flooding impacts on the community.

### 3. Applicability

- a. Where the provisions of this Section conflict with those found elsewhere in this Ordinance, the provisions of this Section shall apply.

### 4. District Boundaries

- a. The FP overlay district includes all special flood hazard areas within the City of Somerville designated as Zone A or Zone AE on the Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program.
- b. The map panels of the Middlesex County FIRM, dated June 4, 2010, that are wholly or partially within the City of Somerville are:
  - i. 25017C0417E
  - ii. 25017C0419E
  - iii. 25017C0436E
  - iv. 25017C0438E
  - v. 25017C0439E
  - vi. 25017C0576E
  - vii. 25017C0577E
- c. The boundaries of the FP overlay district are defined by the 100-year base flood elevations shown on the FIRM and further defined by the Middlesex County Flood Insurance Study (FIS) report dated June 4, 2010.
- d. The FIRM and FIS report are incorporated herein by

reference and are on file with the City Clerk, Planning Board, Building Official, Conservation Commission and City Engineer.

### 5. Definitions

- a. For the purpose of this overlay district alone, the definitions of 44 CFR 59.1 apply.

### 6. Compliance with Other Regulations

- a. All development within the FP overlay district must be in compliance with, or operating under duly approved variances from, the following regulations:
  - i. Section of the Massachusetts State Building Code which addresses floodplain and coastal high hazard areas (currently 780 CMR 120.G, "Flood Resistant Construction and Construction in Coastal Dunes")
  - ii. Wetlands Protection Regulations, Department of Environmental Protection (DEP) (currently 310 CMR 10.00)
  - iii. Sections of Massachusetts Law which address altering of land bordering waters (currently Chapter 131, Section 40 of the Massachusetts General Laws)
  - iv. Inland Wetlands Restriction (currently 310 CMR 13.00);
  - v. Minimum Requirements for the Subsurface Disposal of Sanitary Sewage (currently 310 CMR 15, Title 5)

### 7. Development Limitations

- a. In "A" Zones, the best available Federal, State, local or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- b. In Zones AE:
  - i. along watercourses that have regulatory floodways designated within the City of Somerville on the FIRM, encroachments are prohibited in the regulatory floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.
  - ii. along watercourses that have not had a regulatory floodway designated, no new construction, substantial improvement, or other development is permitted unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood discharge.
- c. The following uses of low flood damage potential and causing no obstructions to flood flows are encouraged, provided they are permitted in the underlying district

## 8 OVERLAY DISTRICTS

### Floodplain (FP)

and they do not require structures, fill, or storage of materials or equipment:

- i. outdoor recreational uses
- ii. conservation of water, plants, wildlife
- iii. buildings lawfully existing prior to the adoption of these provisions

#### **8. Notification of Watercourse Alteration**

- a. The Building Official shall notify the following of any alteration or relocation of a watercourse:
  - i. Adjacent Municipalities
  - ii. The State Coordinator for the National Flood Insurance Program at the Massachusetts Department of Conservation and Recreation
  - iii. Program Specialist for the National Flood Insurance Program at the Federal Emergency Management Agency, Region 1 Office.

## 8.5 MEDICAL MARIJUANA (MM)

### 1. Intent

- a. To establish the provisions under which Medical Marijuana Businesses may be permitted in Somerville.
- b. To implement, at the local level, the Medical Marijuana provisions adopted by the voters of the Commonwealth by initiative ballot in 2012.

### 2. Purpose

- a. To implement local regulations for the cultivation and sale of marijuana for medical purposes.
- b. To identify appropriate locations for businesses that provide marijuana for medical purposes.

### 3. Applicability

- a. Where the provisions of this Section conflict with those found elsewhere in this Ordinance, the provisions of this section apply.
- b. This section serves as a local requirement with respect to siting of medical marijuana businesses in relation to schools, daycare centers, and facilities in which children commonly congregate that supersedes the provisions of 105 CMR 725.110(A)(14).

### 4. Regulating Map

- a. Overlay Boundaries
  - i. All lots located within the MM overlay are shown on Map 8.5 (a) through Map 8.5 (k)

### 5. Development Review

- a. Special Permits
  - i. Application Submittal
    - a). A letter of support or a letter of non-opposition must be granted by the Mayor prior to submittal of a development review application for a Medical Marijuana Business.

### 6. Use Provisions

- a. General
  - i. Medical Marijuana Businesses are permitted by Special Permit and require additional development review in accordance with §15.2.1 Special Permits.
- b. Definitions & Use Specific Standards
  - i. General
    - a). This section provides definitions and standards applicable to individual uses not already identified in Article 9: Use Provisions of this Ordinance.
  - ii. Commercial Services Use Category
    - a). Personal Services
      - i). Medical Marijuana Business. A facility operated by a not-for-profit entity registered under 105 CMR 725.1000 that

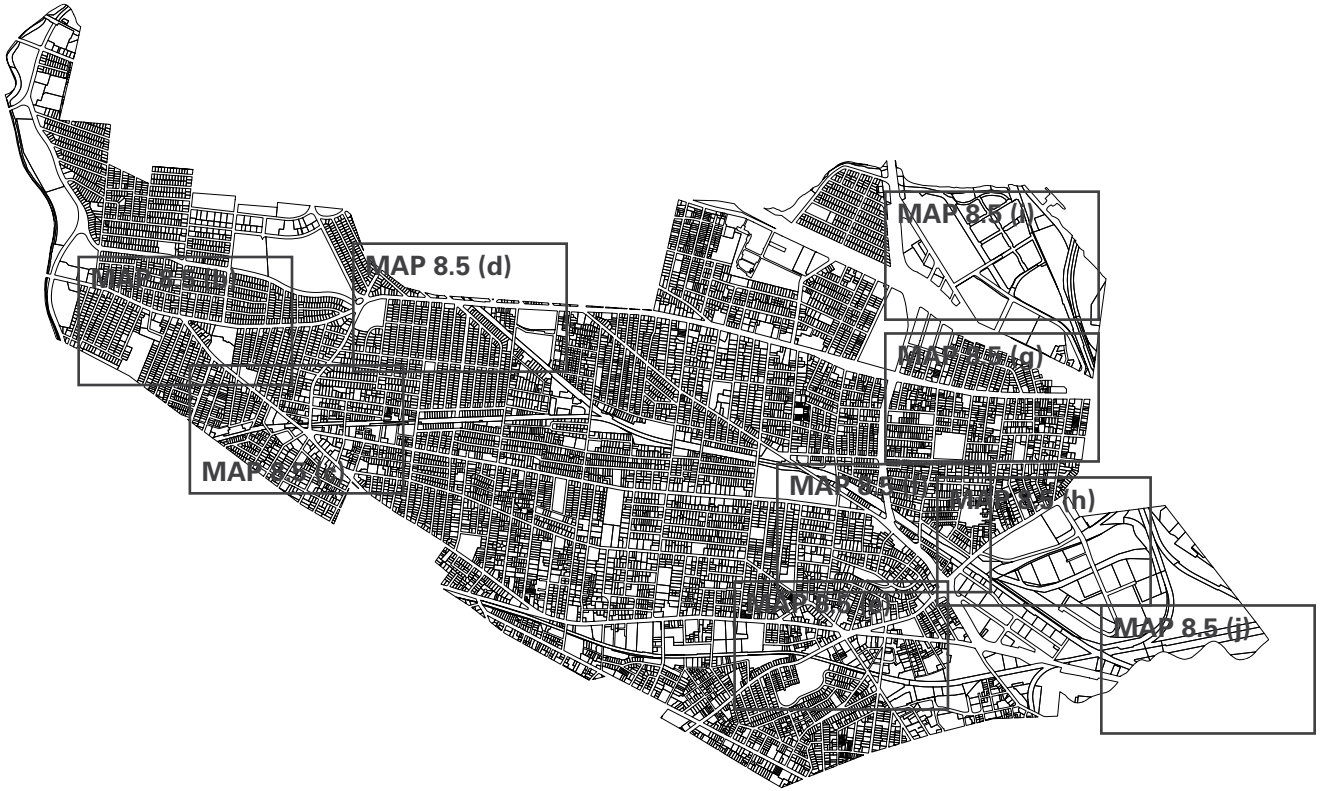
acquires, cultivates, possesses, processes, transfers, transports, sells, distributes, dispenses, or administers medical marijuana, marijuana-infused products, related supplies, and educational materials and services to registered qualifying patients or their personal caregivers.

- c. Performance Standards
  - i. Medical Marijuana Businesses greater than ten-thousand (10,000) square feet in leasable floor area are prohibited.
  - ii. Medical Marijuana Businesses must be properly registered with the Massachusetts Department of Public Health pursuant to 105 CMR 725.100 and must comply with all applicable state and local laws, rules, and regulations.
  - iii. Items sold may include only marijuana, marijuana-infused products, marijuana seeds, and devices that facilitate the use of medical marijuana.
  - iv. Patient education programs in compliance with state regulations are permitted.
  - v. Medical Marijuana Businesses must provide vehicular parking as indicated for the Personal Services use category in the district where the use is located.
- d. Review Criteria
  - i. In its discretion to approve or deny a special permit authorizing a Medical Marijuana Business, the review board shall consider the following:
    - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
    - b). The compatibility with the level of activity associated with surrounding properties.
    - c). The capacity of the local thoroughfare network providing access to the site and impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood.
    - d). The location, visibility, and design of the principal entrance, waiting area, and limited access areas in the facility.
    - e). The proposed security plan for the facility.

# 8 OVERLAY DISTRICTS

Medical Marijuana (MM)

**MAP 8.5 (a) Medical Marijuana Overlay Boundaries Key**



**MAP 8.5 (b) Medical Marijuana Overlay Boundaries**

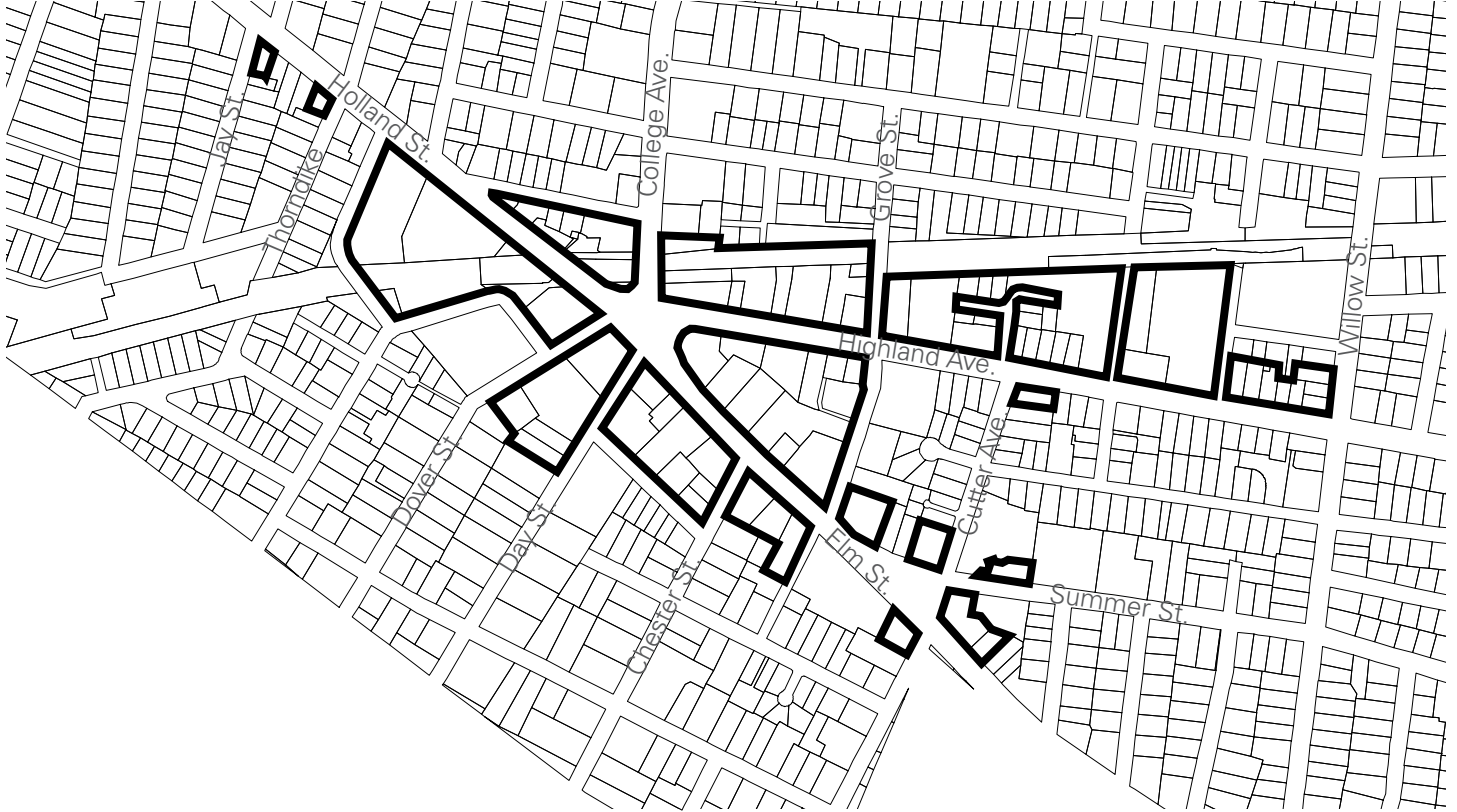




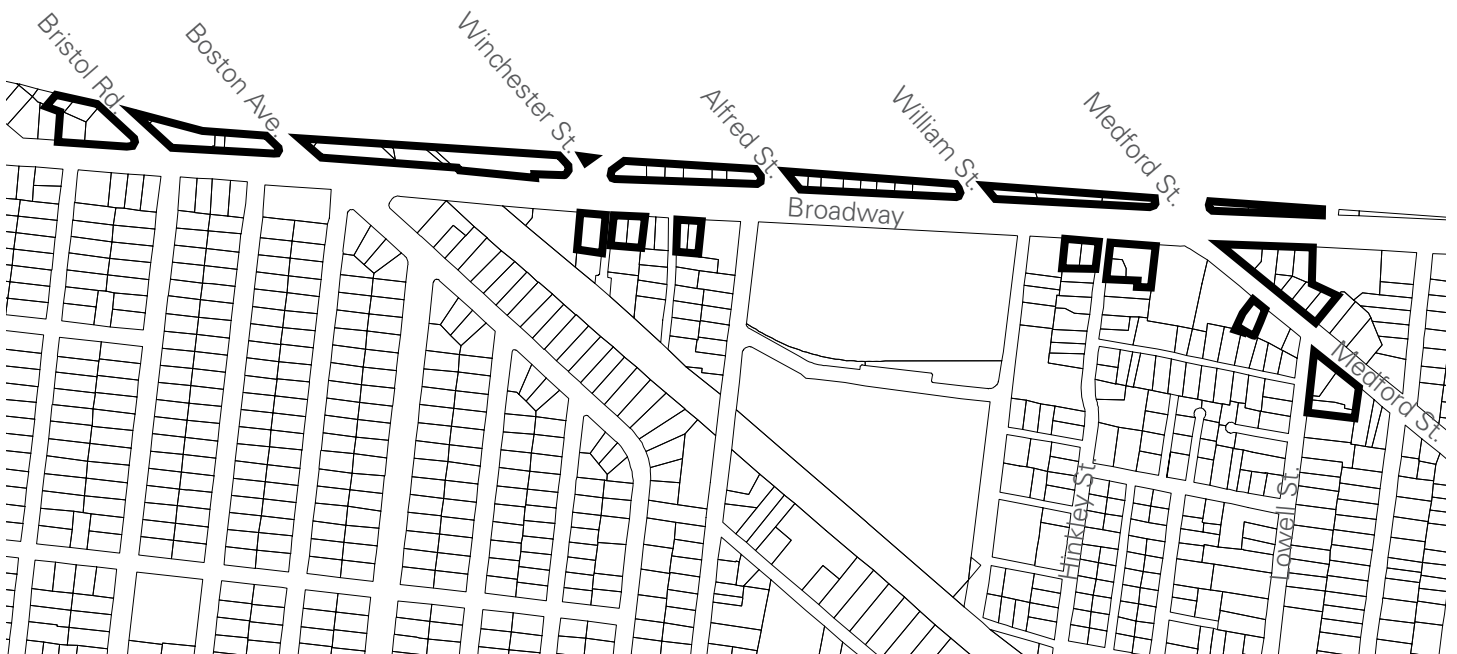
# 8 OVERLAY DISTRICTS

Medical Marijuana (MM)

MAP 8.5 (c) Medical Marijuana Overlay Boundaries



MAP 8.5 (d) Medical Marijuana Overlay Boundaries



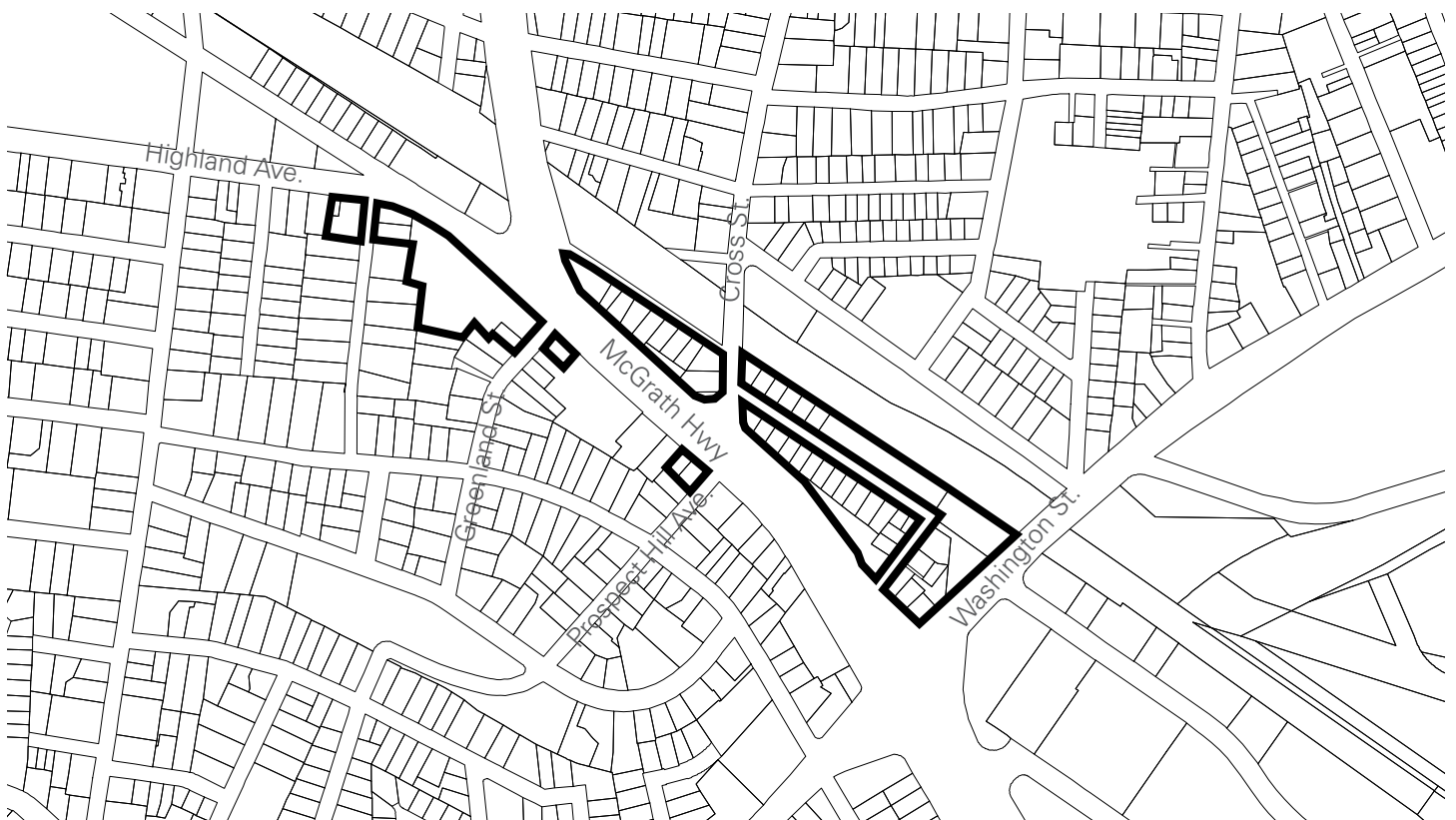
# 8 OVERLAY DISTRICTS

Medical Marijuana (MM)

**MAP 8.5 (e) Medical Marijuana Overlay Boundaries**



**MAP 8.5 (f) Medical Marijuana Overlay Boundaries**



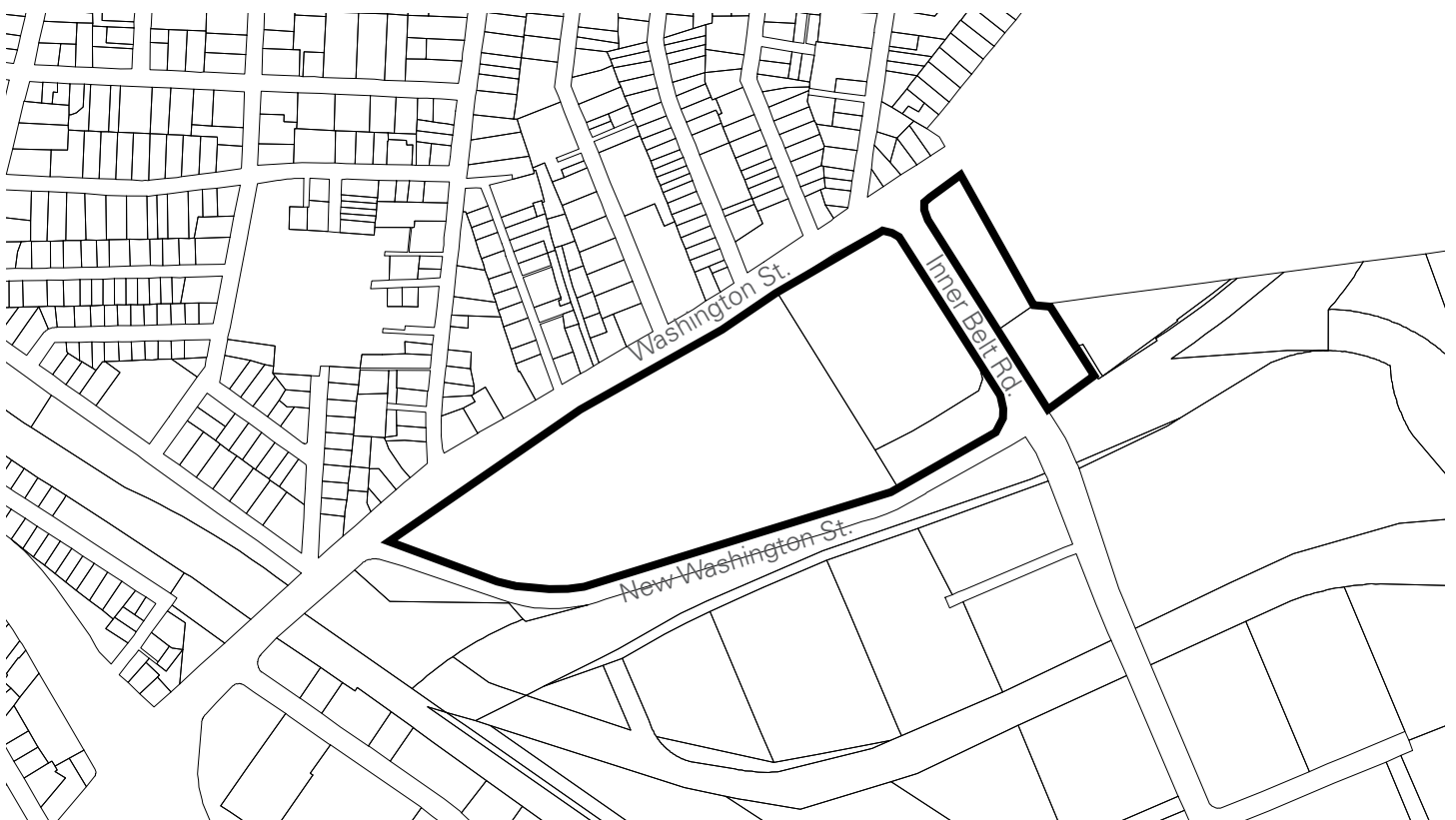
# 8 OVERLAY DISTRICTS

Medical Marijuana (MM)

**MAP 8.5 (g) Medical Marijuana Overlay Boundaries**



**MAP 8.5 (h) Medical Marijuana Overlay Boundaries**



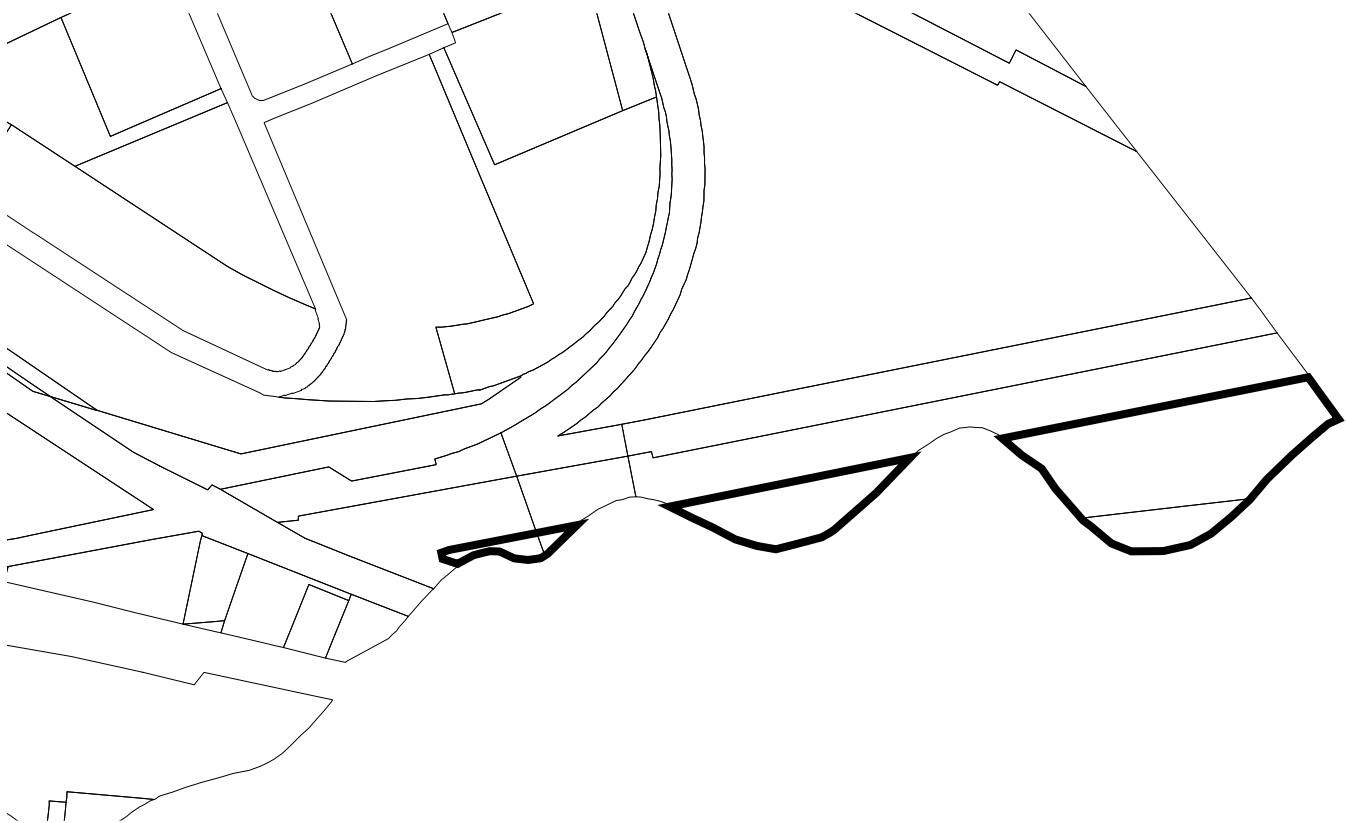
# 8 OVERLAY DISTRICTS

Medical Marijuana (MM)

**MAP 8.5 (i) Medical Marijuana Overlay Boundaries**



**MAP 8.5 (k) Medical Marijuana Overlay Boundaries**



## 9 USE PROVISIONS

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**9.1 GENERAL**

**1. General**

- a. The use of real property is permitted as specified on Table 9.1 (a).
- b. Use categories not expressly authorized are prohibited.
- c. Real property may have one or more principal and one or more accessory uses.

**2. Applicability**

- a. The continuation of any use that existed prior to the establishment of zoning in Somerville or that complied with the Somerville Zoning Ordinance when established, but is non-compliant to a subsequent amendment of the Somerville Zoning Ordinance is permitted, subject to Article 14 Nonconformance.

**3. Development Review**

- a. The establishment of any use, change in use of any structure or land, and any expansion in the use of land requires the submittal of a development review application to the Building Official.
- b. All uses must comply with any use-specific standards applicable for each use in §9.2 Use Definitions & Limitations.
- c. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.

**4. Protected Uses**

- a. Nothing contained in this Ordinance shall be construed to restrict the use of land or structures for activities protected by M.G.L. Chapter 40A, Section 3. In cases where Table 9.1 indicates the use of real property for a protected use requires a special permit (SP) or is not permitted (N), that use is permitted (P) and is subject only to the provisions for the appropriate building type.

**5. Classification of Uses**

- a. Use Categories
  - i. This Ordinance classifies principal land uses into use categories based on similar functional, product, or physical characteristics, the type and amount of activity, the manner of tenancy, the conduct of customers, how goods or services are sold or delivered, and likely impact on surrounding properties.
- b. Specific Use Types
  - i. Some categories are further broken into a list of individual uses. For example, under the Consumer Goods category is Alcohol Sales, which is a more strictly regulated use than others in this same category.
- c. Organization of Text & Tables

- i. Use categories are listed on Table 9.1 and ordered in the text of 9.2 Use Definitions & Limitations using the same headings for organizational purposes.
  - d. Some use categories identify a list of individual uses that are regulated differently than other uses within the same category, despite their similarity. In this circumstance the specific uses are identified by text that reads ‘the following uses are regulated differently’ in 9.2 Use Definitions & Limitations and ‘except as follows’ on the use table.
  - e. Some use categories identify an exclusive list of individual uses that are permitted, where individual uses not identified are prohibited. This circumstance is identified by text that reads ‘the specific uses are’ in 9.2 Use Definitions & Limitations and ‘as noted below’ on the use table.

**6. Category Designation**

- a. The Building Official shall classify land uses based on the definitions of the use category and individual uses listed in 9.2 Use Definitions & Limitations.
- b. A use classified into one category cannot also be classified in a different use category.
- c. If a proposed use is not listed in a use category, but meets the definition of a use category or is similar to a listed individual use, the Building Official may consider the proposed use part of that use category and issue a written interpretation to document such a determination for subsequent applications in accordance with §10.4.3 Written Interpretation.
- d. When a proposed use is not found to meet the definition of a use category or be similar to a listed individual use by the Building Official, the use is prohibited.

**7. Building Type Restrictions**

- a. The uses permitted according to Table 9.1 may be limited or restricted from occupancy within certain building types permitted for each district.

**8. Pedestrian Street Restrictions**

- a. The uses permitted according to Table 9.1 may be further limited for real property abutting a Pedestrian Street.

**9. Large Floor Area Uses**

- a. Unless otherwise specified, any single Auto-Oriented, Commercial Service, or Retail Sales use greater than ten-thousand (10,000) in leasable floor area requires a Special Permit.
  - i. In its discretion to approve or deny a special permit authorizing an auto oriented, consumer service or retail sales use over ten thousand (10,000) square

## 9. USE PROVISIONS

### General

feet in leasable floor area, the review board shall consider the following:

- a). The review considerations for all Special Permits as specified in §15.2.1.e Review Criteria;
- b). Compatibility with the intensity of activity associated with the surrounding land uses.
- c). Capacity of the local thoroughfare network providing access to the site and the impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood.

### 10. Outdoor Storage & Display

- a. Outdoor storage of equipment, inventory, materials, merchandise, supplies, or other items is prohibited, except in the Fabrication district, Commercial Industry district, and Tufts University special district.
- b. Unless otherwise specified, outdoor display of products and merchandise is prohibited.



# 9. USE PROVISIONS

General

**TABLE 9.1 (a) Permitted Uses**

Use Category Specific Use	NR	UR	MR3	MR4	MR5	MR6	HR	FAB	CC	CI	CB	CIV	Use Specific Standards
<b>Arts &amp; Creative Enterprise</b>													
Artisan Production	SP	SP	P	P	P	P	P	P	P	P	P	N	§9.2.2.a
Arts Exhibition	N	N	P	P	P	P	P	P	P	P	P	N	§9.2.2.b
Arts Sales & Services	SP	SP	P	P	P	P	P	P	P	P	P	N	§9.2.2.c
Co-Working	N	N	P	P	P	P	P	P	P	P	P	N	§9.2.2.d
Design Services	SP	SP	P	P	P	P	P	P	P	P	P	N	§9.2.2.e
Shared Workspaces & Arts Education	SP	SP	P	P	P	P	P	P	P	P	P	N	§9.2.2.f
Work/Live Creative Studio	N	N	N	N	N	N	N	SP	N	N	N	N	§9.2.2.g
<b>Auto-Oriented</b>													
Commercial Vehicle Repair & Maintenance	N	N	N	N	N	N	N	N	N	SP	SP	N	§9.2.3.a
Dispatch Service (except as follows)	N	N	N	N	N	N	N	N	N	P	P	N	§9.2.3.b
Towing Service	N	N	N	N	N	N	N	N	N	SP	SP	N	§9.2.3.b.i
Gasoline Station	N	N	N	N	N	N	N	N	N	N	N	N	§9.2.3.c
Motor Vehicle Parking (as noted below)	--	--	--	--	--	--	--	--	--	--	--	--	§9.2.3.d
Off-Site Accessory Parking	SP	SP	N	N	N	N	N	N	N	P	P	N	§9.2.3.d.i
Personal Vehicle Repair & Maintenance	N	N	N	N	N	N	N	N	N	SP	SP	N	§9.2.3.e
Vehicle Sales	N	N	N	N	N	N	N	N	N	SP	SP	N	§9.2.3.f
<b>Civic &amp; Institutional</b>													
Community Center	N	N	P	P	P	P	P	P	P	N	N	N	§9.2.4.a
Hospital	N	N	SP	SP	SP	SP	SP	N	SP	SP	N	N	§9.2.4.b
Library	N	N	P	P	P	P	P	P	P	N	N	N	§9.2.4.c
Minor Utility Facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	§9.2.4.d
Major Utility Facility	N	N	N	N	N	N	N	N	N	N	N	N	§9.2.4.e
Museum	N	N	P	P	P	P	P	P	P	N	N	N	§9.2.4.f
Private Non-Profit Club or Lodge	N	N	SP	SP	SP	SP	SP	N	SP	N	N	N	§9.2.4.g
Public Service	P	P	P	P	P	P	P	P	P	P	P	P	§9.2.4.h
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	P	P	P	P	P	P	P	P	P	P	P	§9.2.4.i

P - Permitted      SP - Special Permit Required      N - Not Permitted

# 9. USE PROVISIONS

General

**TABLE 9.1 Permitted Uses**

Use Category Specific Use	NR	UR	MR3	MR4	MR5	MR6	HR	FAB	CC	CI	CB	CIV	Use Specific Standards
<b>Commercial Services</b>													
<b>Animal Services (as noted below)</b>	--	--	--	--	--	--	--	--	--	--	--	--	§9.2.5.a
Commercial Kennel	N	N	N	N	N	N	N	N	N	P	P	N	§9.2.5.a.i
Pet Grooming	N	N	P	P	P	P	P	N	P	P	P	N	§9.2.5.a.ii
Pet Day Care & Training	N	N	N	N	N	N	N	N	N	P	P	N	§9.2.5.a.iii
Veterinarian	N	N	SP	SP	SP	SP	SP	N	SP	SP	P	N	§9.2.5.a.iv
<b>Assembly &amp; Entertainment</b>	N	N	SP	SP	SP	SP	SP	N	SP	SP	SP	N	§9.2.5.b
<b>Banking &amp; Financial Services (except as follows)</b>	N	N	P	P	P	P	P	N	P	P	P	N	§9.2.5.c
Personal Credit	N	N	SP	SP	SP	SP	SP	N	SP	SP	SP	N	§9.2.5.c.i
<b>Broadcast and/or Recording Studio</b>	N	N	P	P	P	P	P	P	P	P	P	N	§9.2.5.d
<b>Building &amp; Home Repair Services</b>	N	N	SP	SP	SP	SP	SP	N	SP	P	P	N	§9.2.5.e
<b>Business Support Services</b>	N	N	P	P	P	P	P	N	P	P	P	N	§9.2.5.f
<b>Caterer/Wholesale Food Production</b>	N	N	SP	SP	SP	SP	SP	P	SP	P	P	N	§9.2.5.g
<b>Day Care Service (as noted below)</b>	--	--	--	--	--	--	--	--	--	--	--	--	§9.2.5.h
Adult Day Care Center	N	N	P	P	P	P	P	N	P	P	P	N	§9.2.5.h.i
Child Day Care Center	P	P	P	P	P	P	P	P	P	P	P	N	§9.2.5.h.ii
<b>Educational Institution</b>	N	N	P	P	P	P	P	P	P	P	P	N	§9.2.5.i
<b>Maintenance &amp; Repair of Consumer Goods</b>	N	N	P	P	P	P	P	N	P	P	P	N	§9.2.5.j
<b>Personal Services (except as follows)</b>	N	N	P	P	P	P	P	P	P	P	P	N	§9.2.5.k
Body-Art Establishment	N	N	SP	SP	SP	SP	SP	P	SP	P	P	N	§9.2.5.k.i
Gym or Health Club	N	N	P	P	P	P	P	N	P	P	P	N	§9.2.5.k.ii
Funeral Home	N	N	SP	SP	SP	SP	SP	N	SP	P	P	N	§9.2.5.k.iii
Health Care Provider	N	N	SP	SP	SP	SP	SP	N	SP	SP	SP	N	§9.2.5.k.iv
<b>Recreation Facility</b>	N	N	SP	SP	SP	SP	SP	SP	SP	P	P	P	§9.2.5.l
<b>Vehicle Parking (as noted below)</b>	--	--	--	--	--	--	--	--	--	--	--	--	§9.2.5.m
Bike Share Parking	N	P	P	P	P	P	P	P	P	P	P	N	§9.2.5.m.i

P - Permitted      SP - Special Permit Required      N - Not Permitted

# 9. USE PROVISIONS

General

**TABLE 9.1 Permitted Uses**

Use Category Specific Use	NR	UR	MR3	MR4	MR5	MR6	HR	FAB	CC	CI	CB	CIV	Use Specific Standards
Car Share Parking (3 or less)	N	P	P	P	P	P	P	P	P	P	P	N	§9.2.5.m.ii
Car Share Parking (4 or more)	N	SP	P	P	P	P	P	P	P	P	P	N	§9.2.5.m.ii
Public Parking	N	N	P	P	P	P	P	P	P	P	P	N	§9.2.5.m.iii
<b>Eating and Drinking</b>													
Bar/Restaurant/Tavern	N	N	P	P	P	P	P	N	P	P	P	N	§9.2.6.a
Bakery/Café/Coffee Shop	N	N	P	P	P	P	P	N	P	P	P	N	§9.2.6.b
Formula Eating & Drinking Establishment	N	N	SP	SP	SP	SP	SP	N	SP	SP	P	N	§9.2.6.c
<b>Industrial</b>													
Commercial Dry Cleaning & Laundry Services	N	N	N	N	N	N	N	N	N	SP	N	N	§9.2.7.a
Data Center	N	N	N	N	N	N	N	N	N	SP	N	N	§9.2.6.b
Manufacturing	N	N	N	N	N	N	N	P	N	P	N	N	§9.2.6.c
Moving and/or Self Storage (except as follows)	N	N	N	N	N	N	N	N	N	P	N	N	§9.2.6.d
Self Storage	N	N	N	N	N	N	N	N	N	SP	SP	N	§9.2.6.d.i
Recycling Collection	N	N	N	N	N	N	N	N	N	SP	N	N	§9.2.6.e
Salvage Yard	N	N	N	N	N	N	N	N	N	N	N	N	§9.2.6.f
Trucking and Transportation Depot	N	N	N	N	N	N	N	N	N	SP	N	N	§9.2.6.g
Wholesale Trade & Distribution	N	N	N	N	N	N	N	N	N	P	N	N	§9.2.6.h
<b>Lodging</b>													
Bed & Breakfast	SP	SP	SP	SP	SP	SP	SP	N	SP	N	N	N	§9.2.7.a
Hotel or Hostel	N	N	SP	SP	SP	SP	SP	N	SP	SP	SP	N	§9.2.7.b
<b>Office</b>													
General Office	N	N	P	P	P	P	P	N	P	P	P	N	§9.2.8.a
Research and Development and Laboratory	N	N	P	P	P	P	P	N	P	P	P	N	§9.2.8.b
<b>Residential</b>													
Household Living	P	P	SP	SP	SP	SP	SP	N	N	N	N	N	§9.2.9.a
Group Living (except as follows)	SP	SP	SP	SP	SP	SP	SP	N	N	N	N	N	§9.2.9.b
Community or Group Residence	P	P	P	P	P	P	P	N	N	N	N	N	§9.2.9.b.i

P - Permitted      SP - Special Permit Required      N - Not Permitted

# 9. USE PROVISIONS

General

**TABLE 9.1 Permitted Uses**

Use Category Specific Use	NR	UR	MR3	MR4	MR5	MR6	HR	FAB	CC	CI	CB	CIV	Use Specific Standards
Dormitory, Fraternity or Sorority	N	SP	SP	SP	SP	SP	SP	N	N	N	N	N	§9.2.9.b.ii
Homeless Shelter	N	N	SP	SP	SP	SP	SP	N	N	N	N	N	§9.2.9.b.iii
Nursing Home/Assisted Living Facility	N	SP	SP	SP	SP	SP	SP	N	N	N	N	N	§9.2.9.b.iv
Rooming House	N	SP	SP	SP	SP	SP	SP	N	N	N	N	N	§9.2.9.b.v
<b>Retail Sales</b>													
Building/Home Supplies & Equipment	N	N	SP	SP	SP	SP	SP	N	SP	P	P	N	§9.2.10.a
Consumer Goods (except as follows)	P	P	P	P	P	P	P	N	P	P	P	N	§9.2.10.b
Alcohol Sales	N	N	SP	SP	SP	SP	SP	N	SP	SP	SP	N	§9.2.10.b.i
Drug Paraphernalia Store	N	N	N	N	N	N	N	N	N	N	N	N	§9.2.10.b.ii
Firearms Sales	N	N	N	N	N	N	N	N	N	N	N	N	§9.2.10.b.iii
Medical Marijuana	N	N	N	N	N	N	N	N	N	N	N	N	§9.2.10.b.iv
Pet Store	N	N	SP	SP	SP	SP	SP	N	SP	SP	SP	N	§9.2.10.b.v
Formula Retail	N	N	SP	SP	SP	SP	SP	N	SP	SP	P	N	§9.2.10.c
Fresh Food Market or Grocery Store	P	P	P	P	P	P	P	N	P	SP	P	N	§9.2.10.d
Farm/Vendor Market	N	N	P	P	P	P	P	N	P	P	P	N	§9.2.10.e
<b>Urban Agriculture</b>													
Farming (as noted below)	--	--	--	--	--	--	--	--	--	--	--	--	§9.2.11.a
Commercial Farm	N	N	P	P	P	P	P	P	P	P	P	N	§9.2.11.a.i
Community Farm	P	P	P	P	P	P	P	P	P	P	P	N	§9.2.11.a.ii
Community Gardening	P	P	P	P	P	P	P	P	P	P	P	N	§9.2.11.b
<b>Accessory Uses</b>													
Home Occupations (as noted below)	--	--	--	--	--	--	--	--	--	--	--	--	§9.2.12.b
Creative Studio	P	P	N	N	N	N	N	N	N	N	N	N	§9.2.12.b.i
Hobby Kennel	SP	N	N	N	N	N	N	N	N	N	N	N	§9.2.12.b.ii
Home-Based Business	P	P	N	N	N	N	N	N	N	N	N	N	§9.2.12.b.iii
Home Day Care	SP	N	N	N	N	N	N	N	N	N	N	N	§9.2.12.b.iv
Home Office	P	P	P	P	P	P	P	N	N	N	N	N	§9.2.12.b.v
Tourist Home	P	P	P	P	P	P	P	N	N	N	N	N	§9.2.12.c
Urban Agriculture (as noted below)	--	--	--	--	--	--	--	--	--	--	--	--	§9.2.12.d

P - Permitted      SP - Special Permit Required      N - Not Permitted

**TABLE 9.1 Permitted Uses**

Use Category Specific Use	NR	UR	MR3	MR4	MR5	MR6	HR	FAB	CC	CI	CB	CIV	Use Specific Standards
Apiculture	P	P	P	P	P	P	P	N	N	N	N	N	§9.2.12.d.i
Aviculture	P	P	P	P	P	P	P	N	N	N	N	N	§9.2.12.d.ii
Commercial Farming	P	P	P	P	P	P	P	P	P	P	P	N	§9.2.12.d.iii
Residential Gardening	P	P	P	P	P	P	P	N	N	N	N	N	§9.2.12.d.iv
Vehicle Parking, Accessory (except as follows)	P	P	P	P	P	N	N	P	N	P	P	N	§9.2.12.e
Home Business Vehicle Parking	SP	SP	N	N	N	N	N	P	N	N	N	N	§9.2.12.f

P - Permitted      SP - Special Permit Required      N - Not Permitted

**9.2 USE DEFINITIONS & STANDARDS**

**1. General**

- a. This section provides definitions for use categories and individual uses and identifies standards applicable to either all uses within a category or specifically to an individual use.
- b. In some cases, a principal use may include ancillary activities that are subordinate, customary, and incidental to the day-to-day operations of the principal use. Such ancillary activities do not require separate approval, but must comply with any standards applicable to the principal use.

**2. Arts & Creative Enterprise Use Categories**

- a. **Artisan Production**  
Individuals and firms involved in the on-site production of hand-fabricated or hand-manufactured parts and/or custom or craft consumer goods through the use of hand tools or small-scale, light mechanical equipment. The artisan production category includes apparel manufacturing, breweries, cabinetry, chocolatiers, confectionery, furniture making, glass working, jewelry making, metal working, pottery, sculpture, wood working, and their substantial equivalents. Showrooms and the ancillary sales of goods produced on-site are permitted. The following standards apply:
  - i. The production of offensive noise, vibration, smoke, dust or other particulate matter, heat, humidity, glare, or other objectionable effect is prohibited, except in the Fabrication and Commercial Industry districts.
  - ii. In its discretion to approve or deny a special permit authorizing an artisan production use, the review board shall consider the following:

- a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
- b). Appreciable methods to mitigate noise for abutting residential properties.
- c). Location of loading, trash and recycling storage, and the procedure for drop-off and pickup.
- d). The limitation of visitors and ancillary retail sales to between the hours of 7:00am to 9:00pm.
- b. **Arts Exhibition**  
The production, rehearsal, or live performance of cultural entertainment or artistic expression such as singing, dancing, comedy, literary readings, performance art, musical theater, live plays, and concerts. The arts exhibition category includes venues such as assembly halls, auditoriums, cinemas, concert halls, dinner theaters, gallery space, performance halls, rehearsal & preproduction studios, live theaters, and their substantial equivalents along with the administrative offices, booking agencies, and ticket sales of performing arts organizations.
- c. **Arts Sales & Services**  
The display and retail sale, lease, or rental of finished artwork, art supplies, musical instruments, multi-media, or publications and activities that provide various arts related services to individuals, groups, or businesses including galleries, supply stores, printing shops, set design studios, and their substantial equivalents. The following standards apply:
  - i. Outdoor display of products and merchandise is permitted according to the following:
    - a). Outdoor display is permitted in any storefront frontage or on a public sidewalk subject to all City Ordinances as an ancillary activity.

# 9. USE PROVISIONS

## Use Definitions & Standards

- b). Outdoor display must be removed and placed inside a fully-enclosed building at the end of each business day.
- c). Display areas extending more than eight feet from the facade are prohibited.
- d). A minimum four (4) foot wide clear path of access must be maintained to the principal entrance.
- e). Display areas are permitted to occupy no more than 30% of the frontage area.
- f). Display areas must comply with the sidewalk standards of Article 8: Public Realm.
- ii. In its discretion to approve or deny a special permit authorizing an arts sales & service use, the review board shall consider the following:
  - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
  - b). Appreciable methods to mitigate noise for abutting residential properties.
  - c). Location of loading, trash and recycling storage, and the procedure for drop-off and pickup.
  - d). The limitation of visitors and ancillary retail sales to between the hours of 7:00am to 9:00pm.
- d. Co-Working  
A commercial or non-profit organization providing multiple individuals and small firms access to workplace facilities, including but not limited to, creative studios, office suites, for-rent 'hot-desks', dedicated workstations, conference rooms, meeting rooms, event space, resource libraries, and business or administrative support services.
- e. Design Services  
Individuals and firms that provide design services to individuals, groups, or businesses including architectural design, fashion design, graphic design, interior design, industrial design, landscape architecture, product development, software development, urban design, and their substantial equivalents. The following standards apply:
  - i. In its discretion to approve or deny a special permit authorizing a design services use, the review board shall consider the following:
    - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
    - b). Appreciable methods to mitigate noise for abutting residential properties.
    - c). Location of loading, trash and recycling storage, and the procedure for drop-off and pickup.
    - d). The limitation of visitors to between the hours of 7:00am to 9:00pm.
- f. Shared Workspaces & Arts Education  
The transfer of knowledge or skills related to the creative enterprises through teaching, training, or research; organizations providing collaborative workplace facilities and business planning, finance, mentoring, and other business or administrative support services to creative enterprises; and multi-purpose facilities dedicated to providing space for multiple creative enterprises. The shared workspace & arts education category includes arts centers, creative incubators, culinary incubators, design & fabrication centers, fabrication laboratories, and their substantial equivalents. The following standards apply:
  - i. In its discretion to approve or deny a special permit authorizing a shared workspace & arts education use, the review board shall consider the following:
    - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
    - b). Appreciable methods to mitigate noise for abutting residential properties.
    - c). Location of loading, trash and recycling storage, and the procedure for drop-off and pickup.
    - d). The limitation of visitors to between the hours of 7:00am to 9:00pm.
- g. Work/Live Creative Studio  
Creative studio space consisting of not more than one (1) room, including an area for accessory living, where the work needs of creative industry activities within the same building take precedence over any "quiet expectations" of the residents and neighbors residing in work/live creative studios within the same building. The following standards apply:
  - i. Kitchen, dining, and bathroom facilities, excluding work sinks, must be shared between the tenants of each floor.
  - ii. Floor area for accessory living space is limited to 200 sq. ft. or 30% of the total floor space of a Work/Live Studio, whichever is less.
  - iii. The occupant(s) of the Work/Live Creative Studio must be a certified Artist with the Somerville Arts Council.
  - iv. In its discretion to approve or deny a special permit authorizing a work/live creative studio use, the review board shall consider the following:
    - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
    - b). Width of doorways and hallways to accommodate the moving of large objects.
    - c). Weight capacity of elevators to accommodate heavy equipment.

- d). Access to natural light within each studio with a preference towards northern exposure.
- e). Sound transmission co-efficients to prevent the transmission of sounds from equipment or repetitive tasks.
- f). Ventilation and air handling techniques to ensure the safety and health of residents, visitors, and neighbors.
- g). Ceiling heights that allow for the creation of large works and equipment, including machinery and lighting.
- h). Weight-bearing capacity of the floor.
- i). Ability to install flooring for specific users such as dancers or performers.

**3. Auto-Oriented Use Categories**

- a. Commercial Vehicle Repair & Maintenance  
Repair, installation, or maintenance of the mechanical components or the bodies of large trucks, mass transit vehicles, large construction equipment, or commercial boats. The following standards apply:
  - i. In its discretion to approve or deny a special permit authorizing a commercial vehicle repair & maintenance use, the review board shall consider the following:
    - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
    - b). Location of driveways entrances and access points in relation to the safety of pedestrians, bicyclists, and motor vehicles.
    - c). Visual impact and quality of screening of vehicles.
- b. Dispatch Service  
The storage and dispatch of ambulances, taxis, limousines, armored cars, tow trucks, buses, and similar vehicles for specialized transportation, including where ambulance crews not located at a hospital or fire department stand by for emergency calls, ancillary professional offices, and/or minor vehicle service and maintenance repair. The following specific dispatch service uses are regulated differently than other uses classified within the dispatch service category:
  - i. Towing Service  
Storage of towed vehicles and/or the parking and dispatch of tow vehicles. The following standards apply:
    - a). In its discretion to approve or deny a special permit authorizing a towing service use, the review board shall consider the following:
      - i). the review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria;
      - ii). Compatibility of the towing service with

- other surrounding properties.
- iii). Location of driveways entrances and access points in relation to the safety of pedestrians, bicyclists, and motor vehicles.
- iv). Visual impact and quality of screening of vehicles.
- v). Sight lines needed by the driver of any vehicle entering or exiting the site.
- vi). Procedures for controlling emission of noxious or hazardous materials or substance.
- c. Gasoline Station  
Uses engaged in the retail sales of personal or commercial vehicle fuels.
- d. Motor Vehicle Parking  
The storage, for a limited period of time, of operable motor vehicles. The specific use types within the motor vehicle parking use category are:
  - i. Off-Site Accessory Parking: Motor vehicle parking that supports a principal use on a different lot. The following standards apply:
    - a). In its discretion to approve or deny a special permit authorizing an off-site accessory parking use, the review board shall consider the following:
      - i). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
      - ii). Location of driveways entrances and access points in relation to the safety of pedestrians, bicyclists, and motor vehicles.
      - iii). Visual impact and quality of screening of vehicles.
- e. Personal Vehicle Repair & Maintenance  
Repair, installation, or maintenance of the mechanical components or the bodies of automobiles, small trucks or vans, motorcycles, motor homes, or recreational vehicles or that wash, clean, or otherwise protect the exterior or interior surfaces of these types of vehicles. The following standards apply:
  - i. In its discretion to approve or deny a special permit authorizing a commercial vehicle repair & maintenance use, the review board shall consider the following:
    - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
    - b). Location of driveways entrances and access points in relation to the safety of pedestrians, bicyclists, and motor vehicles.
    - c). Visual impact and quality of screening of vehicles.
- f. Vehicle Sales  
Sale or rental of new or used automobiles, small trucks

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## Use Definitions & Standards

or vans, motorcycles, motor homes, or recreational vehicles. Examples of personal vehicle sales & rental establishments include new and used automobile dealers, and car rental agencies. The following standards apply:

- i. On-site vehicle maintenance and repair is considered an additional principal use.
- ii. Vehicles for display, sale, or lease must be located entirely within a building.
- iii. In its discretion to approve or deny a special permit authorizing a commercial vehicle repair & maintenance use, the review board shall consider the following:
  - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
  - b). Location of driveways entrances and access points in relation to the safety of pedestrians, bicyclists, and motor vehicles.
  - c). Visual impact and quality of screening of vehicles.

### 4. Civic & Institutional Use Categories

- a. Community Center  
A place for recreational, social, educational or cultural activities operated by a non-profit or public group or agency.
- b. Hospital  
An institution providing health services to patients and offering inpatient (overnight) medical or surgical care. The following standards apply:
  - i. In its discretion to approve or deny a special permit authorizing a hospital use, the review board shall consider the following:
    - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
    - b). Compatibility with the level of activity associated with surrounding properties.
    - c). Capacity of the local thoroughfare network providing access to the site and impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood.
    - d). Location, visibility, and design of the principal entrance, emergency room, patient drop-off areas, and outdoor amenity space for employees or patients.
    - e). Location and adequacy of existing public utilities and proposed changes to the sanitary sewer system, storm drainage system, and public water.
- c. Library  
A facility providing physical or digital access to information resources for reference or borrowing by

the general public and often providing areas for study, research, and collaboration.

- d. Minor Utility Facility  
Public and quasi-public facilities and services that need to be located in the area where the service is to be provided, such as water and sewer pump stations; electrical transforming substations; wind energy conversion systems; solar collector systems; water conveyance systems; gas regulating stations; storm water facilities and conveyance systems; telephone switching equipment; emergency communication warning/broadcast facilities; and central heating facilities. The following standards apply:
  - i. In its discretion to approve or deny a special permit authorizing a minor utility use shall consider the following:
    - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
    - b). Need for a facility at the proposed site taking into consideration the proximity of the area of service of the utility.
    - c). Visual impact and quality of screening from abutting thoroughfares and surrounding properties.
    - d). Impact and mitigation of offensive noise, vibration, smoke, dust or other particulate matter, heat, humidity, glare or other objectionable effects.
    - e). Location of access for servicing the facility.
- e. Major Utility Facility  
Infrastructure services that have substantial land use impacts on surrounding areas. Typical uses include but are not limited to water and wastewater treatment facilities, major water storage facilities and electric generation plants.
- f. Museum  
A repository for a collection or collections of historical, natural, scientific, or literary objects of interest. The following standards apply:
  - i. Ancillary sales and the holding of meetings and social events are permitted.
- g. Private, Non-Profit Club or Lodge  
An organization, which is open to people upon invitation, nomination, or payment of fees or dues, for social, recreational, and/or entertainment activities. The following standards apply:
  - i. A non-profit club or lodge must be managed by an association with elected officers and directors, pursuant to a charter or bylaws, that generally excludes the general public from its premises, and which holds property for the common benefit of its members.
  - ii. A non-profit club or lodge shall not offer



- membership for a period of less than two months.
- iii. A non-profit club or lodge may serve meals and/or alcohol on the premises for members and their guests.
- iv. A non-profit club or lodge must be open to members only but may be open to occasional guests of members.
- v. A non-profit club or lodge may use one central gathering area for rental for events and/or community activities, including the service of meals and/or alcohol, but such rentals and activities may not exceed 80 events per year and may not continue past 1:00 AM Friday, Saturday, and Sunday nights and 12:00 AM Monday through Thursday nights.
- vi. In its discretion to approve or deny a special permit authorizing a private, non-profit club or lodge use, the review board shall consider the following:
  - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
  - b). Compatibility with the level of activity associated with the surrounding properties.
  - c). Location of access to the site and building.
  - d). Impact and mitigation of the production of offensive noise and light.
  - e). Location of trash and recycling storage and the procedure for pickup.
- h. Public Service  
Essential government services provided to the community at large including municipal operations of the City of Somerville, such as departmental offices, social service facilities, and public works facilities; public safety services, such as police and firefighting headquarters and substations; and open spaces reserved for social and recreational activities or natural resource protection.
- i. Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3  
Activities related to providing general or specialized education, instruction, or training in subject areas, skills, or vocations and the practice of religions, including all accessory and ancillary activities customarily included in the operations of educational institutions and religious organizations. The following standards apply:
  - i. Real property must be owned or leased by the Commonwealth of Massachusetts, a religious sect or denomination, or by a non-profit educational corporation.

**5. Commercial Services Use Categories**

- a. Animal Services  
Any of the following: (1) grooming of dogs, cats,

and similar small animals, including dog bathing and clipping salons and pet grooming shops; (2) animal shelters, care services, and kennel services for dogs, cats and small animals, including boarding kennels, pet resorts/hotels, dog training centers, and animal rescue shelters excluding those operated by the City of Somerville; (3) animal hospitals or veterinary services; (4) household pet crematory services; or (5) taxidermy services.

- i. Commercial Kennel: animal rescue shelters, boarding facilities, pet resorts/hotels, or training services for dogs, cats, and other household pets.
- ii. Pet Grooming: The grooming of dogs, cats, and similar household pets.
- iii. Pet Day Care & Training: kennel and/or training centers for animals operated on a daytime-only basis.
- iv. Veterinarian: the diagnosis and treatment of animal patients' illnesses, injuries, and physical malfunctions performed in an office setting. The following standards shall apply:
  - a). Overnight boarding of animals is limited to patients recovering from medical procedures
  - b). In its discretion to approve or deny a special permit authorizing a veterinarian use, the review board shall consider the following:
    - i). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
    - ii). Methods or techniques for noise mitigation to limit noise for other users of the building and abutting properties
    - iii). Operational procedures for cleaning the interior and exterior of the site and trash storage and removal.
    - iv). Amount of on-site landscaping.
- b. Assembly & Entertainment  
Uses that provide gathering places for participant or spectator recreation, entertainment, or other assembly activities including, but not limited to, a theater, cinema, and/or venue of a professional or semi-professional sports team. The following standards apply:
  - i. Assembly and entertainment uses may provide incidental food or beverage service for on-site consumption.
  - ii. In its discretion to approve or deny a special permit authorizing an assembly & entertainment use, the review board shall consider the following:
    - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
    - b). Compatibility with the level of activity associated with the surrounding properties.

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- c). Location of designated outdoor smoking areas.
- c. Banking & Financial Services  
Uses related to the exchange, lending, borrowing, and safe-keeping of money. The following banking & financial service specific use types are regulated differently than other uses classified within the banking & financial services category:
  - i. Personal Credit: Banking uses providing short-term loans and check cashing services without providing traditional banking accounts.
    - a). In its discretion to approve or deny a special permit authorizing a personal credit use, the review board shall consider the following:
      - i). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
      - ii). The demonstrated need for this service by unbanked or underbanked members of the community.
      - iii). Cost savings, transparency of services, and customer service offered compared to traditional banking & financial service uses.
  - d. Broadcast/Recording Studio  
Uses that provide studios for audio or video production, recording, filming, or broadcasting of radio or television programs over-the-air, cable, or satellite. Telecommunications transmission towers are regulated according to the provisions of §6.C. Wireless Communication Structures
  - e. Building & Home Repair Services  
Uses that provide maintenance and repair services for all structural and mechanical elements of structures, as well as the exterior spaces of a premise. Typical uses include janitorial, landscape maintenance, exterminator, plumbing, electrical, HVAC, window cleaning, and similar services.
    - i. In its discretion to approve or deny a special permit authorizing a building & home repair services use, the review board shall consider the following:
      - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
      - b). Visual impact and quality of screening of parked business vehicles.
  - f. Business Support Services  
Uses that provide personnel services, printing, copying, photographic services, or communication services to businesses or consumers. Typical uses include employment agencies, copy and print shops, telephone answering services, and photo developing labs.
  - g. Caterer/Wholesale Food Production  
The preparation of food in significant quantities to be delivered and served or sold off-site. The following standards apply:
    - i. In its discretion to approve or deny a special permit authorizing a caterer/wholesale food production use, the review board shall consider the following:
      - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
      - b). Location of driveway entrances and access points in relation to the safety of pedestrians, bicyclists, and motor vehicles.
      - c). Visual impact and quality of screening of parked business vehicles.
      - d). Location of loading, trash and recycling storage and the procedure for pickup and drop-off.
      - e). Ventilation and air handling techniques to reduce the emission of odor or exhaust onto neighboring properties.
  - h. Day Care Service  
Uses that provide licensed care, protection, and supervision in a protective setting for children or adults, with or without compensation, on a regular basis away from their primary residence and for less than sixteen (16) hours per day. The specific use types within the day care service use category are:
    - i. Adult Day Care Center: A day care service use providing custodial care of adults over eighteen (18) years old, related or unrelated, who are in need of supervision and/or assistance with routine daily functions but who are not in need of regular medical attention. The following standards apply:
      - a). All persons must be eighteen (18) years of age or older.
    - ii. Child Day Care Center: A day care service as defined in MGL 15D Section 1A.
  - i. Educational Institution  
A facility for the general or specialized education, instruction, or training in subject areas, skills, or vocations including all accessory and ancillary activities customarily included in the operations of educational institutions in directly serving the needs of employees and students.
  - j. Maintenance & Repair of Consumer Goods  
Uses that provide maintenance, cleaning, and repair services for consumer goods. Typical uses include dry cleaning shops, tailors, shoe repair, vacuum repair shops, electronics repair shops, and similar establishments.
  - k. Personal Services  
Uses that provide a variety of services associated with personal grooming, personal instruction, and the maintenance of fitness, health, and well-being. Medical Marijuana Businesses are only permitted in accordance with Section 8.5 Medical Marijuana Overlay. The following personal services specific use types are

regulated differently than other uses classified within the personal services use category:

- i. Body Art: use of a space for the practice of physical body adornment by permitted establishments and practitioners using, but not limited to the following techniques: piercing, tattooing, cosmetic tattooing, branding and scarification. The following performance standards apply:
  - a). Procedures considered 'medical procedures' by the Board of Registration in medicine, such as implants under the skin, are prohibited in body-art establishments.
  - b). No Body Art establishment shall be located within 500 feet of another Body Art Establishment.
  - c). No Body Art establishment may be located within 500 feet of an establishment selling items primarily involving 'sexual content' as defined by MGL 232 Section 31.
  - d). In its discretion to approve or deny a special permit authorizing a body art use, the review board shall consider the following:
    - i). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
    - ii). Design of storefront windows and operations plan for ensuring the privacy of patrons.
- ii. Gym or Health Club: Use of space for physical exercise or training on an individual or group basis, using exercise equipment or open floor space, with or without an option for having instruction with a personal trainer.
- iii. Funeral Home: A facility where the deceased are prepared for burial display and for rituals before burial or cremation. Such facilities may include chapels, crematoriums, and showrooms for the display and sale of caskets, vaults, urns, and other items related to burial services. The following standards apply:
  - a). In its discretion to approve or deny a special permit authorizing a funeral home use, the review board shall consider the following:
  - b). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
  - c). Capacity of the local thoroughfare network providing access to the site and impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood.
  - d). Location, visibility, and design of the principal entrance.
- iv. Health Care Provider: An office providing outpatient health services involving the diagnosis and

treatment of physical or mental ailments and disorders, including doctors, dentists, mental health practitioners, physical therapists, and their substantial equivalents. The following standards apply:

- a). In its discretion to approve or deny a special permit authorizing a health care provider use, the review board shall consider the following:
  - i). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
  - ii). Compatibility with the level of activity associated with surrounding properties
  - iii). Location, visibility, and design of the principal entrance, patient drop-off areas, and outdoor amenity space for employees or patients.
- I. Recreation Facility  
A facility providing for the communal or solitary, active or passive, indoor or outdoor pursuit of leisure activities. The following standards apply:
  - i. All outdoor lighting must be turned off when outdoor facilities are not in use, or by 10:00 p.m. on Sundays through Thursdays, and by 11 p.m. on Fridays and Saturdays, whichever is earlier.
  - ii. In its discretion to approve or deny a special permit authorizing a recreation facility use, the review board shall consider the following:
    - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
      - i). Compatibility with the level of activity associated with the surrounding properties.
      - ii). Capacity of the local thoroughfare network providing access to the site and impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood.
      - iii). Location and visibility of the principal entrance and pedestrian circulation from all exit points.
- m. Vehicle Parking  
The rent or lease of parking spaces for motor vehicles, the use of a reserved parking space for a fleet vehicle of a car sharing service, and the use of land for the docking station of a bicycle-sharing service. The specific use types within the vehicle parking use category are:
  - i. Bike-Share  
Parking for bicycles that are made available for an hourly rental fee as part of a business operating ten (10) or more docking stations within the City of Somerville or surrounding municipalities. The

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following standards apply:

- a). Docking stations must not interfere with the reasonable visibility needs of drivers, the flow of pedestrians traffic, or needs of businesses on the same site.
- ii. Car-Share  
Parking for motor vehicles that are made available for hourly or daily rental fee to members of a car sharing service.
  - a). In its discretion to approve or deny a special permit authorizing a car-share parking use, the review board shall consider the following:
    - i). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
    - ii). Compliance with any minimum parking requirement of this Ordinance.
    - iii). Privacy of on-site or abutting residential uses from the route of pedestrian access to the car-share parking space.
- iii. Public Parking  
Parking spaces for motor vehicles that are rented or leased through various offerings including, but not limited to, monthly passes, overnight passes, daily rates (weekday and weekend), or hourly fees to residents, employees, and the public, twenty-four (24) hours per day, seven (7) days per week, three-hundred and sixty-five (365) days per year.

### 6. Eating & Drinking Use Categories

- a. Bar/Restaurant/Tavern  
An establishment, with or without live entertainment, preparing and selling ready-to-consume food and drinks and the sale of alcoholic beverages for on-site consumption. The Bar/Restaurant/Tavern use category includes lounges, nightclubs, dance halls, pubs, saloons and their substantial equivalents. The following standards apply:
  - i. A license from the Board of Aldermen is required to serve alcoholic beverages.
  - ii. Outdoor seating is permitted on the lot or on a public sidewalk subject to all City Ordinances as an ancillary activity. See §10.5 Outdoor Cafe Seating for more information.
- b. Bakery/Cafe/Coffee Shop  
An establishment preparing and selling ready-to-consume food and drinks. The following standards apply:
  - i. Outdoor seating is permitted on the lot or on a public sidewalk subject to all City Ordinances as an ancillary activity. See §10.5 Outdoor Cafe Seating for more information.
- c. Formula Eating and/or Drinking Establishment  
Any use classified under the eating & drinking

establishment use category which, along with nine (9) or more other businesses regardless of ownership or location worldwide, does or is required as a franchise, by contractual agreement, or by other arrangement to maintain two (2) or more of the following features: a standardized menu, a standardized facade, a standardized decor and/or color scheme, a standardized uniform, a standardized sign or signage, a trademark or a service mark. The following standards apply:

- i. Outdoor seating is permitted on the lot or on a public sidewalk subject to all City Ordinances as an ancillary activity. See §10.5 Outdoor Cafe Seating for more information.
- ii. In its discretion to approve or deny a special permit authorizing a formula eating and/or drinking establishment, the review board shall consider the following:
  - a). The existing concentrations of formula eating & drinking establishment uses within the neighborhood;
  - b). the availability of other similar eating & drinking establishment uses and the maintenance of a diverse blend of eating & drinking establishment uses within the neighborhood;
  - c). the compatibility of the proposed design for the formula eating & drinking establishment with the existing architectural and aesthetic character of the neighborhood;
  - d). the proposed uses contribution to the nationwide trend of standardized eating & drinking establishment offerings that detracts from the uniqueness of Somerville's neighborhoods; and
  - e). the existing non-residential vacancy rates within the neighborhood.

### 7. Industrial Use Categories

- a. Commercial Dry Cleaning & Laundry Services  
Uses that provide centralized dry cleaning and/or laundry services for other industrial, commercial, and/or business establishments. The following standards apply:
  - i. In its discretion to approve or deny a special permit authorizing a commercial dry cleaning & laundry services use, the review board shall consider the following:
    - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
    - b). Location of driveway entrances and access points in relation to the safety of pedestrians, bicyclists, and motor vehicles.
- b. Data Center  
Uses providing information storage and processing

services to other businesses or end users through a collection of computer servers and related information technology infrastructure. The following standards apply:

- i. In its discretion to approve or deny a special permit authorizing a data center use, the review board shall consider the following:
  - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
  - b). Mitigation of any negative aesthetic impacts that might result from required security measures and restrictions on visibility into the building's interior.
  - c). Ability for the use to adequately contribute towards increasing employment opportunities in the city.
- c. Manufacturing  
Uses that process, fabricate, assemble, treat, or package finished parts or products without the production or use in large quantities of hazardous or explosive materials. Due to the nature of operations and products, little or no noise, offensive odors, undue vibration or glare, and/or environmental pollution is produced, and, therefore, there is minimal impact on surrounding properties. Operations may include the storage of materials and the loading and unloading of new materials and finished products. Activities common to this category include, but are not limited to, food and beverage production, electronics and other electrical equipment assembly, furniture and other woodworking, printing and publishing operations, and computer hardware manufacturing, and the fabrication of metal products except machinery and transportation equipment.
- d. Moving & Self Storage  
Uses engaged in the moving of household or office furniture, appliances, and equipment from one location to another, including the temporary storage of those same items. Typical uses include moving companies and self-service and mini-storage warehouses. The following moving & self storage specific use types are regulated differently than other uses classified within the moving & self storage category:
  - i. Self Storage: The temporary storage of personal possessions in containers or individual rentable or leaseable spaces. The following standards apply:
    - a). A self storage use is only permitted in a building with more than one (1) principal use, excluding another self storage use.
    - b). In its discretion to approve or deny a special permit authorizing a self storage use, the review board shall consider the following:
      - i). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
      - ii). Mitigation of any negative aesthetic impacts that might result from required security measures and restrictions on visibility into the building's interior.
      - iii). Location of loading, trash, and recycling storage, and the procedure for drop-off and pickup.
      - iv). Ability for the use to adequately contribute towards SomerVision's objectives for increasing employment opportunities in the city.
      - v). Abnormal site conditions that make the less than desirable for other uses.
- e. Recycling Collection  
Uses that collect and temporarily store recyclable household materials including glass, cardboard, paper, aluminum, tin, and plastics that are regularly moved off-site to be processed elsewhere. The following standards apply:
  - i. In its discretion to approve or deny a special permit authorizing a recycling collection use, the review board shall consider the following:
    - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
    - b). Compatibility with the level of activity associated with the surrounding properties.
    - c). Capacity of the local thoroughfare network providing access to the site.
    - d). Location and screening of loading, the procedure for drop-off and pickup, and the impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood.
    - e). Visual impact and quality of screening of parked business vehicles.
- f. Salvage Yard  
An area or building where junk, waste, or scrap materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled for reclamation, disposal, or other like purposes, including but not limited to, scrap iron and other metals, paper, rags, rubber tires, and bottles. A salvage yard includes an auto wrecking yard or building.
- g. Trucking & Transportation Depot  
Uses engaged in the dispatching and long-term or short-term storage of large vehicles. Minor repair and maintenance of vehicles stored on the premises is also included. The following standards apply:
  - i. In its discretion to approve or deny a special permit authorizing a trucking & transportation depot use, the review board shall consider the following:

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- a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
- b). Compatibility with the level of activity associated with the surrounding properties.
- c). Capacity of the local thoroughfare network providing access to the site and impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood.
- d). Location of driveway entrances and access points in relation to the safety of pedestrians, bicyclists, and motor vehicles.
- e). Sight lines needed by the driver of any vehicle entering or exiting the site.
- f). Visual impact and quality of screening of parked business vehicles.
- g). Ventilation and air handling techniques to reduce the emission of odor or exhaust onto neighboring properties.
- h. Wholesale Trade & Distribution  
Uses engaged in the wholesale collection, sorting, processing, and distribution of bulk mail, packages or commercial goods, storage, processing, and distribution of bulk goods including, but not limited to, furniture & home furnishings; professional and commercial equipment; electrical goods; hardware, plumbing, and heating equipment; paper and paper products; sundries; apparel; food and beverages; healthcare equipment and supplies; and their substantial equivalents to retailers, commercial services, and/or industrial businesses. The following standards apply:
  - i. Ancillary retail sales and wholesale showrooms are permitted.
  - ii. Activities may include physically assembling, sorting, and grading goods into large lots and breaking bulk for redistribution in smaller lots in such a way that has minimal impact on surrounding properties.
  - iii. The wholesale and/or storage or warehousing of toxic and/or hazardous materials is prohibited.

### 8. Lodging Use Categories

- a. Bed & Breakfast  
A single unit residential structure providing rooms for temporary, overnight lodging, with or without meals, for paying guests. The following standards apply:
  - i. A bed & breakfast lodging use is only permitted in an owner-occupied or manager-occupied historic structure located within a designated Local Historic District.
  - ii. A bed & breakfast lodging use may be located within a principal building or an accessory structure.

- iii. A common gathering space, such as a parlor, dining room, or living room must be maintained for guest use.
- iv. Cooking facilities are not permitted in guest rooms.
- v. In its discretion to approve or deny a special permit authorizing a bed & breakfast use, the review board shall consider the following:
  - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
  - b). Mobility management options provided to guests and the on-site management of parking.
  - c). Compliance with the Somerville Historic Preservation Commission's requirements and guidelines for any alterations to the structure or site.
  - d). Operational procedures for limiting noise impacts on neighboring properties.
- b. Hotel or Hostel  
A building providing temporary lodging in guest rooms or apartments to persons who have residences elsewhere for a fee. The following standards apply:
  - i. Hotel or Hostel employees must be on-site at all times.
  - ii. A hostel must be associated with a national or international hostel organization.
  - iii. In its discretion to approve or deny a special permit authorizing a hotel or hostel use, the review board shall consider the following:
    - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
    - b). Compatibility with the level of activity associated with the surrounding properties.
    - c). Capacity of the local thoroughfare network providing access to the site and impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood.
    - d). Location and visibility of the principal entrance, guest drop-off area, taxi queuing station, outdoor amenity space for guests or employees, and pedestrian circulation from all exit points.

### 9. Office Use Categories

- a. General Office  
The regular processing, manipulation, or application of business information or professional expertise predominantly for administrative, professional, and clerical operations in accounting, advertising, business to business brokerage and other business support services, employment, finance, healthcare administration, information technology and/or services, insurance, internet content development

and publishing, law, real estate, urban development and their substantial equivalents. Office activities may or may not provide direct services to the public. The following standards apply:

- i. Office uses do not include activities materially involved in fabricating, assembling, or warehousing physical products for the retail or wholesale market.
- b. Research & Development and/or Laboratory  
The analysis, testing, and development of products, or services predominantly for scientific research operations in biotechnology, pharmaceuticals, medical equipment, communication & information technology, electronics, computer hardware, and their substantial equivalents. The following standard apply:
  - i. Research & Development and/or Laboratory does not include activities involved in fabricating, assembling, warehousing, or sale of products for the retail or wholesale market.
  - ii. Ancillary development of mock-up and prototype products is permitted so long as the total floor area devoted to their fabrication or assembly is limited to twenty-five percent (25%) to the gross floor area occupied by the use.

### 10. Residential Use Categories

- a. Household Living  
Residential occupancy of a building or residential portion of a building in dwelling units by individuals; two (2) or more persons related by blood, marriage, adoption, or foster care agreement; or no more than four (4) unrelated persons living as a single housekeeping unit for at least thirty (30) days or more.
  - b. Group Living  
Residential occupancy of a building or residential portion of a building in rooming units by individuals or up to two (2) persons related by blood, marriage, adoption, or foster care agreement; in dwelling units by more than four (4) unrelated persons; and in dwelling units owned by or affiliated with an educational institution for at least thirty (30) days or more. The group living use category includes any residential occupancy that is not categorized as household living and any residential accommodations that provide a shared or communal kitchen, dining room, living room, or bathroom. The following group living specific use types are regulated differently than other uses classified within the group living category:
    - i. Community or Group Residence: Residential occupancy of a dwelling unit by more than four (4) unrelated individuals living as a single housekeeping unit, if said occupants are 'handicapped' as defined in 42 U.S.C. §3602 or have a 'disability' as defined in 42 U.S.C. §12102. Both terms are defined as a physical or mental impairment that substantially limits one or more major life activities; a record of such an impairment; or being regarded as having such an impairment not including current, illegal use of or addiction to a controlled substance.
- ii. Dormitory or Chapter House  
Residential occupancy in dwelling units or rooming units [exclusively] by full- or part-time students, faculty, and staff of an educational institution and any group living facilities owned by or affiliated with an educational institution. The following standards apply:
    - a). In its discretion to approve or deny a special permit authorizing a dormitory or chapter house use, the review board shall consider the following:
      - i). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
      - ii). Proximity of the primary educational institution to the site.
      - iii). Concentration of dormitories, fraternities, or sororities in the neighborhood.
  - iii. Homeless Shelter  
A facility that has a primary function of providing overnight sleeping accommodations in rooming units or bunk rooms to homeless people. The following standards apply:
    - a). In its discretion to approve or deny a special permit authorizing a homeless shelter, the review board shall consider the following:
      - i). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
      - ii). The current supply of overnight sleeping accommodations available within the city.
      - iii). The need for additional resources to properly address changes in demand.
  - iv. Nursing Home/Assisted Living  
Residential occupancy in rooming units where room and board, personal services, and skilled nursing care is provided to tenants. Nursing homes include hospice care, but specifically exclude hospitals. The following standards apply:
    - a). In its discretion to approve or deny a special permit authorizing a nursing home/assisted living use, the review board shall consider the following:
      - i). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
      - ii). Characteristics of the local thoroughfare network in providing a walkable

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environment and access for emergency vehicles.

- iii). Location, visibility, and design of the principal entrance, resident drop-off area, and outdoor amenity spaces.
- iv). Provision of communal indoor seating areas with a direct line of site to the outdoors.
- v. Rooming House  
Residential occupancy of four (4) or more rooming units by individuals or up to two (2) persons related by blood, marriage, adoption, or foster care agreement. Rooming houses include boarding houses, lodging houses, and single room occupancy (SRO) buildings. The following standards apply:
  - a). A license from the Board of Aldermen is required.
  - b). The unit must be provided with the following:
    - i). House rules establishing quiet hours, the maximum number of guests, and clean-up requirements for guest pets, if allowed.
    - ii). A functioning fire extinguisher.
    - iii). Child-proofed electrical outlets.
    - iv). A map identifying fire escape routes.
    - v). Directions for operating the temperature control system.
    - vi). Emergency contact information.
  - c). In its discretion to approve or deny a special permit authorizing a rooming house, the review board shall consider the following:
    - i). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
    - ii). Path of access to the unit and the privacy of residents and neighboring properties.
    - iii). Location of designated outdoor smoking areas.
    - iv). Operations plan for maintaining the unit, including the inspection schedule for smoke and carbon monoxide detectors and the hours of operation for cleaning services.

frontage or on a public sidewalk subject to all City Ordinances as an ancillary activity.

- b). Outdoor display must be removed and placed inside a fully-enclosed building at the end of each business day.
- c). Display areas extending more than eight feet from the facade are prohibited.
- d). A minimum four (4) foot wide clear path of access must be maintained to the principal entrance.
- e). Display areas are permitted to occupy no more than 30% of the frontage area.
- f). Display areas must comply with the sidewalk standards of Article 8 Public Realm Standards.
- ii. In its discretion to approve or deny a special permit authorizing a building/home supplies & equipment retail use, the review board shall consider the following:
  - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
  - b). Location of driveways entrances and access points in relation to the safety of pedestrians, bicyclists, and motor vehicles.
  - c). Capacity of the local thoroughfare network providing access to the site and impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood.
  - d). Location of loading, trash and recycling storage, and the procedure for drop-off and pickup.
- b. Consumer Goods  
Uses that sell or otherwise provide consumer goods, functional or decorative, for use in entertainment, comfort, or aesthetics which are of a size that a customer can typically carry by hand. Consumer goods stores include, but are not limited to, stores selling apparel and accessories, sundries, pharmaceuticals, hardware and hand tools, housekeeping supplies, plants and other gardening products, and convenience food and beverage for off-site consumption. The manufacturing, assembly, and/or packaging of merchandise is prohibited unless ancillary to the sale of products from the same location. The following standards apply:

### 11. Retail Use Categories

- a. Building/Home Supplies & Equipment  
Uses that sell or otherwise provide furniture, appliances, equipment, and/or home improvement goods needed to repair, maintain, or visually enhance a structure or premises that are, typically, too large to be carried by hand. The following standards apply:
  - i. Outdoor display of products and merchandise is permitted according to the following:
    - a). Outdoor display is permitted in the private

- i. Outdoor display of products and merchandise is permitted according to the following:
  - a). Outdoor display is permitted in any storefront frontage or on a public sidewalk subject to all City Ordinances as an ancillary activity.
  - b). Outdoor display must be removed and placed inside a fully-enclosed building at the end of each business day.
  - c). Display areas extending more than eight feet



from the facade are prohibited.

- d). A minimum four (4) foot wide clear path of access must be maintained to the principal entrance.
- e). Display areas are permitted to occupy no more than 30% of the frontage area.
- f). Display areas must comply with the sidewalk standards of Article 8 Public Realm Standards.

The following consumer goods specific use types are regulated differently than other uses classified within the consumer goods category:

- ii. Alcohol Sales: Any alcoholic beverage sales establishment primarily involving the sale of alcohol where beer, wine or distilled spirits are sold for off-sale consumption and where more than five (5) percent of the floor area of the establishment is devoted to the sale, display or storage of beer, wine or distilled spirits.
  - a). In its discretion to approve or deny a special permit authorizing a packaged liquor use, the review board shall consider the following:
    - i). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
    - ii). Concentration of packaged liquor uses in the neighborhood.
  - iii. Drug Paraphernalia Store: A store selling equipment, products, and materials of any kind which are used, intended for use, or designed for use in the production, cultivation, harvesting, processing, packaging, testing, or introducing into the human body a controlled substance.
  - iv. Firearms Sales: A store selling, transferring, or leasing; or advertising for sale, transfer, or lease, or offering or exposing for sale, transfer, or lease, any firearm and/or ammunition.
  - v. Pet Store: Uses that sell or otherwise provide household pets. The following standards apply:
    - a). The ancillary sale of pet supplies is permitted.
    - b). In its discretion to approve or deny a special permit authorizing a pet store use, the review board shall consider the following:
    - c). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
    - d). Building methods or techniques for noise mitigation to limit noise for other users of the building and abutters.
- c. Formula Retail  
Any use classified under the retail sales use category which, along with nine (9) or more other businesses regardless of ownership or location worldwide, does or is required as a franchise, by contractual agreement, or by other arrangement to maintain two (2) or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and/or color scheme, a standardized uniform, a standardized sign or signage, a trademark, or a service mark.
  - i. In its discretion to approve or deny a special permit authorizing a formula retail use, the review board shall consider the following:
    - a). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
    - b). The existing concentrations of formula retail uses within the neighborhood;
    - c). The availability of other similar retail uses and the maintenance of a diverse blend of retail uses within the neighborhood;
    - d). The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the neighborhood;
    - e). The proposed uses contribution to the nationwide trend of standardized retail offerings that detracts from the uniqueness of Somerville's neighborhoods; and
    - f). The existing non-residential vacancy rates within the neighborhood.
  - d. Fresh Food Market or Grocery Store  
The self-service sales of food and household products including, but not limited to, fresh and prepared meat, dairy, baked goods, fresh fruits and vegetables, canned and/or frozen foods, and other regularly consumed household products. The following standards apply:
    - i. Floor area devoted to the sale of non-food items must not exceed twenty-five percent (25%) of the sales floor.
    - ii. Ancillary prepared food and beverage service is permitted.
  - e. Farmer/Vendor Market  
The direct sales of goods and/or products by farmers or vendors to consumers from individual booths, tables, or stands, whether indoors or outdoors.

### 12. Urban Agriculture Use Categories

- a. Farming  
The cultivation of soil and the production, planting, caring for, treating, growing, and harvesting of any aquacultural, horticultural, hydrocultural commodities. The specific use types within the farming use category are:
  - i. Commercial Farming  
Farming for the purpose of selling produce for a profit.
    - a). Sales are subject to compliance with local, state, and federal regulations.
    - b). Commercial farming may be conducted

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- outdoors, in a greenhouse, or on the roof of a principal or accessory structure.
- ii. Community Farming  
Farming by a non-profit agency with the intent of selling produce.
  - a). Sales are subject to compliance with local, state, and federal regulations.
- b. Community Gardening  
The practice of growing and cultivating plants; including vegetables, flowers, and fruits; for display, enjoyment, or private/personal consumption. The following standards apply:
  - i. Sales, processing, and storage of plants or plant products are prohibited on site.

### 13. Accessory Use Categories

- a. The following standards apply to all accessory uses
    - i. Accessory uses may not be established prior to the establishment of a another use.
  - b. Home Occupations
    - i. The home occupations accessory use category includes limited business activities carried out incidental to a household living principal use. Home occupations include, but are not limited to, the office of an architect, attorney, engineer, instructor, realtor, sales representative, software developer, teacher and their substantial equivalents that do not involve persons regularly visiting the property for business purposes, but instead primarily involves the operator visiting clients off-site. The following uses are not considered a home occupation: auto or appliance repair, contractor's shop or storage, barber shop, beauty parlors, commercial stables or kennels, medical or dental office, body art, massage, or acupuncture.
    - ii. The following standards apply to all specific use types in the home occupation category:
      - a). Home occupations must be operated within a completely enclosed principal or accessory building type owned or occupied by the resident of the property where the home occupation is located.
      - b). No storage of materials, supplies, or equipment is permitted outdoors.
      - c). The production of offensive noise, vibration, glare, odors, parking/loading demands, traffic, or other negative impacts that unreasonably interfere with any person's "quiet expectations" in enjoyment of their residence is prohibited.
      - d). No display of products may be visible from the right-of-way of any public thoroughfare.
      - e). Shipping and delivery is restricted to parcel and small freight carriers.
      - f). No more than one off-street parking space is permitted for the home occupation.
      - g). Home occupations conducted in an accessory structure are limited in size by the provisions governing the accessory building type (see Garage or Workshop).
      - h). Products produced on-site must be grown, fabricated, or assembled by hand.
      - i). Home occupations use must be operated by the occupant of dwelling unit on the lot.
- The specific use types within the home occupation accessory use category are:
- iii. Creative Studio  
A home occupation that generates and exploits intellectual property through individual creativity, skill, and talent; creates, produces, distributes, rehearses, performs, sells, and/or teaches the visual arts, performing arts, applied arts, literature, heritage, media, or music; or creates, produces, invents, designs, develops or prototypes content, goods, or products.
  - iv. Hobby Kennel  
A home occupation involving the raising and care of four (4) or more dogs, excluding puppies younger than three (3) months, for breeding, sale, training, show, hunting, and other related purposes except boarding. The following standards apply:
    - a). No more than six (6) dogs, excluding puppies younger than three (3) months, are permitted.
    - b). All dogs must be licensed and vaccinated as required under the City's laws.
    - c). The site will be subject to inspection at reasonable times by the Animal Control Officer to ensure that the standards and conditions of approval of a special permit are met.
    - d). Boarding of animals or other commercial uses of the site are not permitted.
    - e). Dog waste must be disposed of daily, either sealed and disposed of with trash or in a maintained enzymatic dog waste system.
    - f). In its discretion to approve or deny a special permit authorizing a hobby kennel home occupation use, the review board shall consider the following:
      - i). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
      - ii). Design of confinement of dogs to the property.
      - iii). Design and size of the site to accommodate the safety and comfort of dogs.
      - iv). Amount of on-site landscaping.
      - v). Operational procedures for controlling

barking, particularly between the hours of 9:00pm and 7:00am, including hours that the dogs are outside, proper training and frequency of walks.

v. Home-Based Business

A home occupation carried on by the resident of a dwelling unit, where the occupation is secondary to the use of the dwelling unit for residential purposes and where the “quiet expectations” of neighbors take precedence over work needs of the occupation in question. The following standards apply:

- a). No more than one non-resident employee may be present at any one time during the hours of operation.
- b). Retail sales to walk-in customers are prohibited.
- c). Client visits must be by appointment only and business activities may not have more than one (1) visitor car at a time.

vi. Home Day Care

A home occupation providing custodial care of children under seven (7) years of age or children under sixteen (16) years of age if such children have special needs. Home day care does not include the informal cooperative arrangement for child care among neighbors or relatives, or the occasional care of children with or without compensation. The following standards apply:

- a). Care may be provided for no more than six (6) children at a time, including any children living with the residence providing home day care services.

vii. Home Office

A home occupation conducted solely by the residents of the dwelling unit without the employment of other persons. The following standards apply:

- a). All sales, services, or work that requires the presence of a partner, employee, or customer must take place off-site.

c. Tourist Home

The rental up to two (2) sleeping rooms of an owner occupied dwelling unit on an overnight or short-term basis of typically less than seven (7) days.

d. Urban Agriculture

The urban agriculture accessory use category includes a range of food growing practices including farming and the keeping of chickens and/or bees, but not other types of live stock. The specific use types within the urban agriculture use category are:

i. Apiculture:

The maintenance of honey bee colonies, commonly in hives. The following performance

standards apply:

- a). Apiculture is subject to all applicable rules and regulations established by the Health Department of the City of Somerville.
- b). Permitted bee species are restricted to the common domestic honeybee (*Apis mellifera*).
- c). Ownership, care, and control is the responsibility of a resident of a dwelling unit on the lot.
- d). A maximum of two colonies may be kept on a lot. Health regulations may further limit the number and/or manner that bees are kept.
- e). Honeybees and beekeeping materials are not permitted within 20 feet of a front lot line.
- f). The on site sale of honey produced on site is permitted between the hours of 7:00am to 9:00pm, May 1st through October 31st and limited to no more than 3 days per week for a total of twenty-five (25) days per year.

ii. Aviculture:

The raising and care of birds. The following performance standards apply:

- a). Aviculture is subject to all applicable rules and regulations established by the Health Department of the City of Somerville.
- b). Permitted bird species are restricted to the common domestic chicken (*Gallus gallus domesticus*), specifically hens.
- c). Roosters are prohibited.
- d). Ownership, care, and control is the responsibility of a resident of a dwelling unit on the lot.
- e). A maximum of six (6) hens may be kept on a lot. Health regulations may further limit the number and/or manner that hens are kept.
- f). Hens are not permitted within 20 feet of a front lot line.
- g). The on site sale of eggs produced on site is permitted between the hours of 7:00am to 9:00pm, May 1st through October 31st and limited to no more than 3 days per week for a total of twenty-five (25) days per year.

iii. Commercial Farming:

The cultivation of soil and the production, planting, caring for, treating, growing, and harvesting of any aquacultural, horticultural, and/or hydrocultural commodities. The following performance standards apply:

- a). Farming is subject to all applicable rules and regulations established by the Health Department of the City of Somerville.
- b). Sales are subject to compliance with local, state, and federal regulations.
- c). Commercial farming may be conducted

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outdoors, in a greenhouse, or on the roof of a principal or accessory structure.

- d). Ownership, care, and control of an outdoor, greenhouse, or roof farm is the responsibility of a resident of a dwelling unit on the lot.
  - e). The on site sale of agricultural commodities produced on site is permitted between the hours of 7:00am to 9:00pm, May 1st through October 31st and limited to no more than 3 days per week for a total of twenty-five (25) days per year.
  - f). Proof of annual soil testing is required to be posted during all sales.
- iv. Residential Gardening:  
The practice of growing and cultivating plants; including vegetables, flowers, and fruits; for display, enjoyment, or private/personal consumption. The following performance standards apply:
- a). Sales are prohibited.
  - b). Gardening may be conducted outdoors, in a greenhouse, or on the roof of a principal or accessory structure.
  - c). Ownership, care, and control is the responsibility of a resident of a dwelling unit on the lot.
- e. Vehicular Parking  
The vehicular parking accessory use category includes any storage, for a limited period of time, of operable motor vehicles. The following specific vehicular parking uses are regulated differently than other uses classified within the vehicular parking accessory use category:
- i. Home Business Vehicle Parking  
Parking for motor vehicles owned and operated in connection with a business in an off-street parking area that is accessory to a residential use. The following standards apply:
    - a). Only one business-related vehicle is permitted and must not exceed a one-ton carrying capacity.
    - b). Tow-trucks are prohibited.
    - c). In its discretion to approve or deny a special permit authorizing a home business vehicle parking use, the review board shall consider the following:
      - i). The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
      - ii). Location of driveways entrances and access points in relation to the safety of pedestrians, bicyclists, and motor vehicles.
      - iii). Visual impact and quality of screening of vehicles.

# 10 DEVELOPMENT STANDARDS

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## 10.1 ACCESSORY STRUCTURES

### 1. General

- a. Unless otherwise specified, the development of an accessory structures requires the submittal of a development review application to the Building Official.
- b. Accessory structures may not be constructed prior to the following:
  - i. construction of a principal building type; or
  - ii. issuance of a special permit for an accessory use, as applicable.
- c. The Building Official shall determine when a structure is accessory to the principal building of a lot. To determine that a structure is accessory, the Building Official must find that the structure:
  - i. is customarily found in association with a permitted accessory use;
  - ii. is clearly incidental and subordinate to the principal building in terms of area, size, function, and location;
  - iii. is operated and maintained under the same ownership and on the same site as the principal building; and
  - iv. not attached to a principal structure.
- d. Unless otherwise specified, accessory structures are permitted to encroach any side or rear setback, provided that at least three (3) feet is maintained from the vertical plane of any lot line.
- e. Accessory structures are not permitted to encroach any maximum front setback.

### 2. Accessory Structures

- a. Amateur Radio Equipment
  - Antennas located on ground-mounted towers and roof-mounted support structures used to broadcast an amateur (ham) radio station licensed by the Federal Communications Commission (FCC). The following standards apply:
    - i. Ground-mounted towers are permitted only in the rear yard and must be located a minimum of ten feet from any lot line and any overhead electric distribution or transmission lines. The tower must be fully enclosed by a fence or wall of at least four feet in height.
    - ii. Ground-mounted towers may not exceed thirty-five (35) feet, measured from the base of the supporting tower to its tallest point.
    - iii. A roof-mounted antenna, when fully extended, is limited to a maximum height of ten feet above the height of the structure to which it is mounted.
    - iv. No more than one antenna, whether ground-mounted or roof-mounted, is permitted per lot.
- b. Apiary
  - A structure for the keeping of honeybees. The following

standards apply:

- i. Apiaries and other beekeeping supplies are not permitted within twenty (20) feet of a front lot line.
- c. Arbor
  - A structure with an open frame, freestanding or attached to another structure, with horizontal or vertical latticework often used as a support for ornamental vines and/or climbing plants. The following standards apply:
    - i. Arbor are not permitted to exceed eight (8) feet in height.
- d. Carport
  - A covered structure that provides protection to motor vehicles from the elements. The following standards apply:
    - i. A carport must be set back at least 20 feet from any front lot line.
    - ii. Where an improved alley is available, carport access must take place from the alley.
    - iii. A carport is limited to fifteen (15) feet in height and a width and depth of no more than 24 feet.
    - iv. A carport must be setback a minimum of three (3) feet from any side or rear lot line unless constructed of fireproof materials.
- e. Chicken Coop (Hen House)
  - A structure for the keeping of chickens, with nest boxes for egg-laying and perches where the birds can sleep. The following standards apply:
    - i. Chicken coops are not permitted within 20 feet of a front lot line.
- f. Cold Frame
  - An unheated outdoor structure built close to the ground, typically consisting of, but not limited to, a wooden or concrete frame and a top of grass or clear plastic used for protecting seedlings and plants from cold weather. The following standards apply:
    - i. A cold frame is limited to six and one-half (6.5) feet in height.
    - ii. Any plastic covering of a cold frame must be removed and stored when plant cultivation is not in process.
- g. Compost Bin
  - An outdoor container in which garden refuse and other organic waste is deposited in order to produce compost. The following standards apply:
    - i. Compost bins must have a ground gate and pest proof lids.
- h. Construction Trailer or Office
  - A temporary structure providing office space for project management at a construction site. The following standards apply:
    - i. Construction trailers and/or offices must comply with the setbacks applicable to principal buildings for the appropriate district.

# 10. DEVELOPMENT STANDARDS

## Accessory Structures

- i. Donation Box  
A container, usually made of metal, with a one-way drop to allow donation of household items. The following standards apply:
  - i. Donation boxes are not permitted in the Neighborhood Residence or Urban Residence districts.
  - ii. Only one (1) donation box is permitted per lot.
  - iii. Containers must be watertight and secured to the ground.
- j. Farm Stand  
A temporary structure for the display and sale of clean, whole, unprocessed produce, eggs, or honey cultivated on site. The following standards apply:
  - i. One (1) farm stand is permitted per lot.
  - ii. Product display & area for retail sales is not permitted to exceed fifty (50) square feet.
  - iii. The farm stand, associated product display, and signage must be stored out of sight when not in use.
- k. Gazebo  
A detached structure covered by a roof, occasionally enclosed with screening, and intended for outdoor recreational use.
- l. Greenhouse  
A structure, primarily of transparent material, in which temperature and humidity can be controlled for the cultivation or protection of plants or other horticultural products.
  - i. Green houses on the roofs of buildings must be located at least five (5) feet from the edge of the roof and are limited to a maximum of eighteen (18) feet in height above the surface of the roof.
- m. Hoop House  
A temporary structure typically made of, but not limited to, piping or other material covered with a translucent material for the purpose of growing food or ornamental crops. The following standards apply:
  - i. A hoop house is limited to six and one-half (6.5) feet in height.
  - ii. The covering of a hoop house must be removed and stored when plant cultivation is not in process.
- n. Market Stand  
A partially-enclosed structure used for outdoor retail sales.
- o. Outbuilding  
A fully-enclosed structure, whether attached to or detached from a principal building, used for overnight parking of up to two (2) motor vehicles, a home occupation, or as a playroom for children. The following standards apply:
  - i. One (1) outbuilding is permitted per lot.
  - ii. A garage, whether attached or detached, must be set back at least twenty (20) feet from any front lot line.
  - iii. When a lot abuts an improved alley, vehicular access to an outbuilding used as a garage must be provided from the alley.
  - iv. An outbuilding is limited to fifteen (15) feet in height and a width and depth of no more than twenty four (24) feet.
  - v. An outbuilding must be setback a minimum of three (3) feet from any side or rear lot line unless constructed of fireproof materials.
- p. Pergola  
A structure consisting of parallel colonnades supporting an open roof or girders and cross rafters, often shading an outdoor amenity area.
- q. Pool or Hot Tub  
A structure filled with water used for recreation or physical therapy. The following standards apply:
  - i. Pools and hot tubs must be setback at least five (5) feet from a side or rear lot line, ten (10) feet from a front lot line, and five (5) feet from any principal structure in residential use.
  - ii. Uncontrolled access to pools or hot tubs must be prevented using a wall, fence, or other acceptable means.
- r. Real Estate Trailer or Office  
A temporary structure providing office space for the sale or rental of real estate at a construction site. The following standards apply:
  - i. Real Estate trailers and/or offices must comply with the setbacks applicable to principal buildings for the appropriate district.
  - ii. Sleeping and cooking facilities are prohibited.
- s. Satellite Dish  
A dish antenna for transmitting signals to a receiver or receiving station or for receiving television, radio, data, communication, or other signals from other antennas, satellites, or services. Small satellite dish antennas are one meter or less in diameter and large satellite dish antennas exceed one meter in diameter. The following standards apply:
  - i. One (1) satellite dish is permitted per unit.
  - ii. Satellite dish antennas must be permanently installed as building-mounted or ground-mounted structures and must not be portable or movable.
  - iii. Building-mounted satellite dishes may not be installed on any facade unless such placement is required for reception of an acceptable signal, according to a written statement from a licensed, authorized installer on company letterhead that includes the installer's signature.
  - iv. Roof-mounted satellite dish antennas must be located a minimum of five feet from any roof edge.
  - v. Large satellite dish antennas are permitted only in rear yards, and must be set back from all lot lines



## 10. DEVELOPMENT STANDARDS

### Accessory Structures

a distance that is at least equal to the height of the dish, or five feet, whichever is less.

- t. Shed  
A roofed structure used as a storage space. The following standards apply:
  - i. Sheds larger and one hundred and twenty (120) square feet and fifteen (15) feet in height are prohibited.
- u. Solar Collector  
Any of a variety of structures designed to absorb solar radiation for the purpose of heating water or buildings or the producing electricity.
- v. Temporary Shelter  
A trailer or mobile structure used as a residence. The following standards apply:
  - i. Use is restricted to up to twelve (12) consecutive months during the rebuild of a principal building after a fire or catastrophe.
- w. Trellis  
A framework of latticework that is at least 50% open, typically made of bars of wood or metal crossed over each other, and chiefly used as a support for vines, fruit trees, or climbing plants. The following standards apply:
  - i. A trellis is limited to a maximum height of eight (8) feet.

# 10. DEVELOPMENT STANDARDS

## Fences & Walls

### 10.2 FENCES & WALLS

#### 1. Fences

- a. General
  - i. Fences may be placed up to and along any lot line.
  - ii. Fences installed directly onto a shared side or rear lot line require consent of the abutting property owner.
  - iii. Fences do not require a Building Permit and are erected at the owners risk.
  - iv. Fence posts or supporting rails must face inward toward the property being fenced and the finished face must be oriented towards the adjacent property.
- b. Interior Lots (see Fig. 10.2 (a))
  - i. Fences located in the private frontage of a lot may be a maximum of four (4) feet in height and no more than fifty percent (50%) opaque.
  - ii. Fences located behind the private frontage, internal to the lot, may be a maximum of six (6) feet in height, unless required as screening (see §10.7 Screening).
- c. Corner Lots (see Fig. 10.2 (b))
  - i. Fences located in the private frontage of a lot, for both the primary and secondary frontage, may be a maximum of four (4) feet in height and no more than fifty percent (50%) opaque.
  - ii. Fences located behind the private frontage, internal to a lot, may be a maximum of six (6) feet in height, unless required as screening (see §10.7 Screening).
- d. Architectural Fence Features
  - i. Fence and gate posts that are architectural features

integrated into the design of a fence are permitted up to four and one half (4.5) feet for fences in the private frontage and up to six and one half (6.5) feet in height for fences behind the private frontage.

- e. Restrictions
  - i. Fences are prohibited within any existing or required drainage or utility easement.
  - ii. Fences within four (4) feet of windows on abutting properties may not be less than seventy percent (70%) opaque without written permission from the abutting property owners.
  - iii. Barbed wire and concertina wire are prohibited.
- f. Privacy Fencing
  - i. The Review Board may require fences located behind the private frontage, internal to a lot, to be a maximum of eight (8) feet in height as a condition of the issuance of a Special Permit or Site Development Plan Approval to address privacy concerns of neighbors.

#### 2. Retaining Walls

- a. Any portion of a retaining wall that exists above the ground level of a higher grade must comply with the requirements for fences (see §10.2.1 Fences above).
- b. When provided, retaining walls located in the private frontage may be a maximum of four (4) feet in height and successive walls must be built with a minimum horizontal separation distance of four (4) feet.
- c. Retaining walls may be built to any height behind the private frontage.

FIGURE 10.2 (a) Fencing - Interior Lots

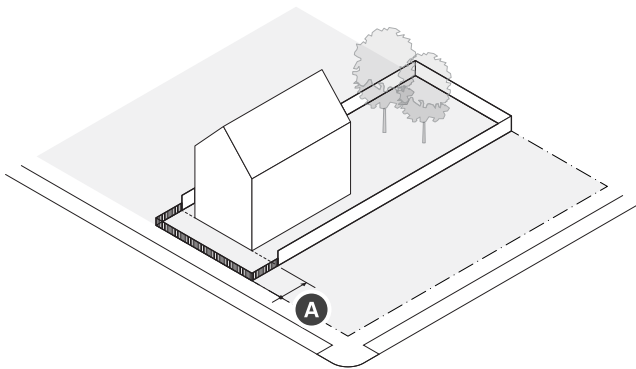
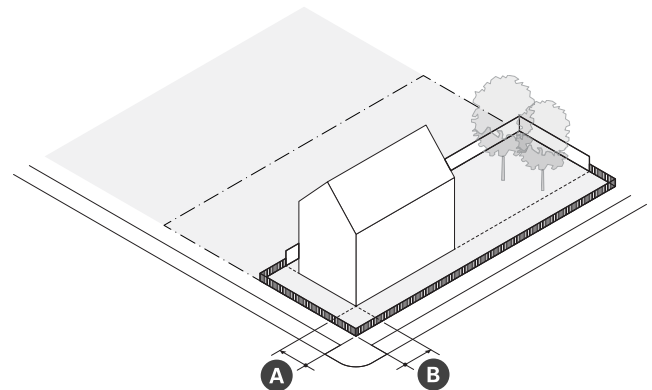


FIGURE 10.2 (b) Fencing - Corner Lots



## 10.3 GREEN FACTOR

### 1. Overview

- a. The green factor of a property is measured as a ratio of the weighted value of all landscape elements to the total land area (in square feet) of a lot.
- b. Calculation of the green factor uses a value based system to prioritize landscape elements and site design that contributes to the reduction of stormwater runoff, the improvement of urban air quality, mitigation of the urban heat island effect, and improved well-being of residents and visitors.
- c. The result of the green factor calculation relates to an increase in the environmental performance and quality of urban landscape features.

### 2. Calculation

- a. The green factor score is calculated as follows:
  - i. Determine total lot area.
  - ii. Calculate the area of each proposed landscape element for each category identified in the first column of Table 10.3 (a). Certain types of plantings use the number of individual plants multiplied by an equivalent square footage when indicated.
  - iii. Multiply the area in square feet, or the equivalent square footage, of each landscape element by the assigned multiplier identified in the second column of Table 10.3 (a) to determine its weighted square footage.
  - iv. Add the weighted square footage of all landscape elements together.
  - v. Divide the resulting sum by the area of the lot to determine the Green Factor score.
- b. Review Boards may establish one (1) or more additional bonuses with a multiplier up to one-tenth (0.1) for each bonus to achieve other city policy objectives based on the recommendations of the Director of Transportation & Infrastructure.

### 3. Eligibility

- a. All landscape elements must meet eligibility and quality standards established by the Director of Transportation & Infrastructure to ensure the long-term health, viability, and coverage of plantings.

### 4. Measurement

- a. If multiple landscape elements identified in the first column of Table 10.3 (a) occupy the same area, for example groundcover under a tree, the full square footage or equivalent square footage of each element is counted.
- b. For trees, large shrubs, and large perennials, use the equivalent square footage indicated on Table 10.3 (a).
- c. For vegetated walls, the area calculated is the

height times the width of the area to be covered by vegetation.

- d. For all elements other than trees, large shrubs, large perennials, and vegetated walls, square footage is calculated as the area of a horizontal plane that is over the landscape element.
- e. Landscape elements may qualify for bonus credits in addition to the standard green factor categories used to determine the green factor score.

**TABLE 10.3 (a) Green Factor Calculation**

	Multiplier
<b>Ground/Underground</b>	
Green space with a soil depth of less than 24 inches	0.3
Green space with a soil depth of 24 inches or more	0.6
Pervious Paving (depth < 24 inches)	0.2
Pervious Paving (depth > 24 inches)	0.5
Bioswale/Bioretenion	0.1
<b>Vegetation/Green Space</b>	
Grass, mulch, and other organic and inorganic plant or earthen material ground covers; plants less than two (2) feet tall at maturity	0.1
Large shrubs or large perennials at least two (2) feet tall at maturity	0.3
Small Tree	0.6
Large Tree	0.6
Preserved Tree	0.8
Vegetated Wall	0.7
Green Roof (depth < 10 inches)	0.3
Green Roof (depth > 10 inches)	0.6
<b>Bonus Credits</b>	
Landscape Visible from Adjacent Thoroughfares or Civic Spaces	0.1
Native Species	0.1
Perennial Ground Cover (excluding trees, bushes, shrubs, & grass)	0.1

# 10. DEVELOPMENT STANDARDS

## Landscaping

### 10.4 LANDSCAPING

#### 1. Purpose

- a. To ensure vegetation is properly planted and installed in a timely manner.
- b. To increase the compatibility of development in adjacent zoning districts, minimize the potential adverse impacts of adjacent land uses, increase privacy, and minimize the trespass of undue sound and light between adjacent properties.
- c. To protect existing trees and expand the city's mature tree canopy in order to enhance the quality of life within Somerville.
- d. To promote a healthy urban forest.

#### 2. Applicability

- a. This section is applicable to all development involving the construction of a new principal building, site improvements, or the construction or reconstruction of a surface parking lot or civic space.
- b. Modifications to an existing principal building type, the addition of permitted building components and frontages to an existing principal building type, changes in use, and the construction of a new accessory structures are permitted without triggering the standards of this section.
- c. Normal maintenance of a existing principal building type including, but not limited to painting, roof replacement, re-siding, window replacement, and other improvements deemed to be cosmetic in nature by the Building Official, is permitted without triggering the standards of this section.
- d. Resealing or re-stripping of a parking lot, which does not entail paving, resurfacing, or replacement of the asphalt, concrete, or other surface paving material, is permitted without triggering the standards of this section.
- e. When compliance is triggered for an existing surface parking lot, the landscape standards of this section take precedence over parking standards found elsewhere in this Ordinance.

#### 3. Landscape Installation

- a. National Standards
  - i. Landscape must be installed in accordance with the latest edition of the American Standard for Nursery Stock published by American Hort.
- b. Installation Prior to Occupancy
  - i. All landscape required by this Ordinance must be installed prior to the issuance of a Certificate of Occupancy by the Building Official.
  - ii. If seasonal or abnormally inclement weather conditions preclude complete installation, the Building Official may grant a Certificate of

Occupancy if the applicant provides a bond or other security equal in value the remaining work to be completed as estimated by an accredited landscape professional.

- iii. Complete installation is required within nine (9) months of the issuance of the Certificate of Occupancy or the bond will be forfeited.

#### 4. Landscape Maintenance

- a. All landscape must be maintained in healthy, growing condition at all times by the property owner(s) or their designated agent(s).
- b. Lawns must be mowed and edged; planting beds must mulched, groomed, weeded, and kept free of litter; all trees, hedges, bushes, shrubs, and other vegetation must be trimmed to prevent encroachment by growth that obstructs use of the sidewalk of any public thoroughfare by pedestrians in any way.
- c. Vegetation that is significantly damaged, missing, infested, disease-ridden, or dead must be replaced within one (1) year or by the next planting season, whichever occurs first.
- d. Landscape that is deemed hazardous or unsafe or interferes with public utilities must be abated by the property owner as soon as practicable or within thirty (30) days of notice by the Building Official.
- e. The Building Official may remove any landscape that is an immediate peril to persons or property summarily, without notice, and at the property owner's expense.

#### 5. Site Landscaping

- a. Lot Coverage
  - i. All non-paved and non-built areas of a site must be stabilized and covered by LANDSCAPING to reduce storm water runoff, prevent soil erosion, and promote water retention, with the exception of the following areas:
    - a). Land area dedicated to urban agricultural activities;
    - b). Trails;
    - c). Naturally occurring stream beds, rock outcroppings, and similar features typically lacking in vegetation;
    - d). Clay or sand surfaces associated with athletic fields; and
    - e). Water features.
  - ii. Constructed water features such as fountains and ponds that operate with water recirculation systems must be designed to prevent seepage and leaks.
- b. Trees
  - i. New trees must have a minimum height of ten (10) feet or be three (3) inches in caliper when planted.
  - ii. For trees less than four (4) inches in diameter,

# 10. DEVELOPMENT STANDARDS

## Landscaping

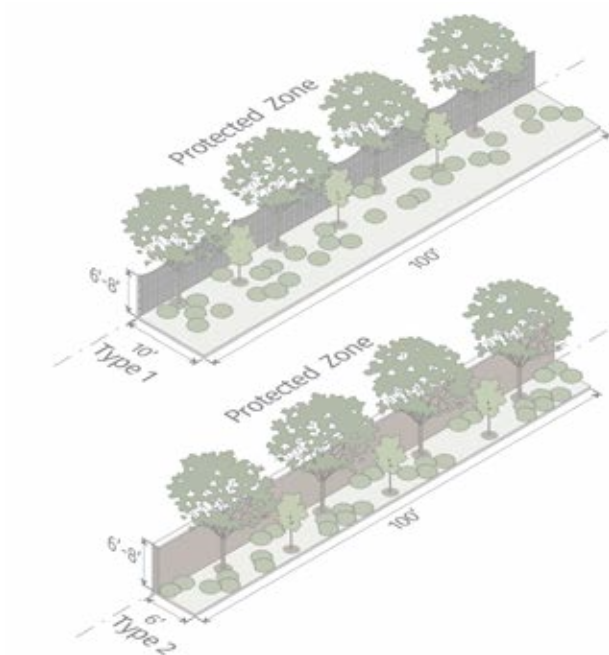
- caliper is measured six (6) inches from the ground. For trees between four (4) inches and twelve (12) inches in diameter, caliper is measured twelve (12) inches from the ground.
- iii. The root flare of new trees must be exposed and planted at grade.
- iv. New trees may not have a significant negative impact on any abutting properties when fully grown, such as shading a solar collector existing at the time the tree is planted.
- c. Soils
  - i. Vegetation must be planted in soil of sufficient volume, composition, and nutrient balance to sustain health growth.
  - ii. Soils must be appreciably free of gravel, stones, rubble, or trash.
  - iii. All compacted soil, contaminated soil, or road base fill must be removed.
- d. Spacing
  - i. The spacing and placement of plants must be adequate and appropriate for the typical size, shape, and habit of the plant species at maturity.
- e. Weather Protection
  - i. Landscape areas within six (6) feet of a paved vehicular parking area or roadway of a thoroughfare must be raised or protected by curbing or edging at least six (6) inches in elevation above the finished pavement to protect plantings from traffic, de-icing salts, and snow plowing operations common to the winter season.
- f. Restrictions
  - i. Invasive plant species to the State of Massachusetts must be removed.
  - ii. Vegetation with spines, thorns, or needles that may present hazards to pedestrians are prohibited from within two (2) feet of any front lot line.
  - iii. Nothing but ground cover less than six (6) inches in height may be planted or installed within any underground or overhead utility or drainage easement without consent of the utility provider or easement holder and the City of Somerville.
  - iv. Nothing but ground cover less than six (6) inches in height may be planted or installed within three (3) feet of any fire protection system.
  - v. Artificial plants and artificial turf are prohibited, excluding athletic fields that are subject to intense use and soil compaction that prohibits the establishment of turf grass, and where paving or grass paving systems will not suffice given the area's purpose and level of use.

### 6. Landscape Buffers

- a. General
  - i. Any lot abutting the side or rear lot line of a lot in

the NR district must be screened by a landscape buffer.

- b. Type
  - i. Landscape buffers must be designed as a Type A or Type B buffer in accordance with Table 10.4 (a).



**TABLE 10.4 (a) Landscape Buffers**

	Type A	Type B
Depth (min)	6 feet	6 feet
Fence/Wall Type	n/a	Fully Closed
Fence/Wall Height (min)	n/a	6 feet
Large Trees (min per 100 ft)	3	n/a
Shrubs (min per 100 ft)	33	33

- c. Buffer Design Standards
  - i. Landscape buffers must be located along the outer perimeter of the lot, parallel to and extending along one hundred percent (100%) of the length of the shared lot line.
  - ii. Three (3) ornamental trees with a minimum caliper of one and one-half (1.5) inches may be substituted for each required large tree.
  - iii. Shrubs must be of at least a five (5) gallon container size when planted and at least seventy five percent (75%) of all shrubs must be evergreen.
  - iv. Required trees and shrubs may be installed at varying distances to create a naturalistic landscape design, so long as the per linear foot requirement is applied as an average, and the landscape is arranged to provide sufficient screening.
  - v. Fences and walls must be positioned exterior

# 10. DEVELOPMENT STANDARDS

## Landscaping

to required landscaping and are subject to the provisions of §6.E. Fences & Walls.

- vi. Preexisting, substantially equivalent vegetation that is preserved within the landscape buffer may substitute for any required landscape buffer plantings provided that the preexisting vegetation is healthy and growing.
- vii. Water, sanitary sewer, electrical, telephone, natural gas, cable, storm drainage, or other service lines are permitted within landscape buffers.
- viii. Surface parking is prohibited within a required landscape buffer.

### 7. Parking Lot Landscaping

- a. General
  - i. The landscape standards of this section take precedence over parking standards found elsewhere in this Ordinance.
- b. Perimeter Planting
  - i. Surface parking must be screened from view along any lot line abutting a public thoroughfare, excluding and alley, using one of the following landscape buffers:
    - a). Landscape Strip with Shrubs
      - i). A minimum six (6) foot wide landscape strip planted with a continuous row of shrubs and one (1) tree per thirty (30) feet of lot line.
      - ii). Shrubs must be of at least a five (5) gallon container size when planted and at least seventy five percent (75%) of all shrubs must be evergreen.
      - iii). Breaks for vehicular and pedestrian access are permitted.
    - b). Landscape Strip with Fence
      - i). A minimum six (6) foot wide landscape strip planted with a minimum three (3) foot tall fence and one (1) tree per thirty (30) feet of lot line.
      - ii). Fencing must be generally designed as metal fence panels between masonry pillars and constructed of permanent, durable materials, such as brick, stone, iron, steel, or aluminum.
      - iii). Breaks for vehicular and pedestrian access are permitted.
- c. Landscape Islands
  - i. A landscape island must be provided every five (5) parking spaces and at the end of every row of parking spaces.
  - ii. Landscape islands may be consolidated and intervals may be adjusted as necessary to preserve existing trees or facilitate stormwater management.

- iii. Landscape islands abutting a single row of parking spaces must be at least eight (8) feet in width and the same length as the parking spaces. Each island must include one (1) large tree.
- iv. Landscape islands abutting a double row of parking spaces must be at least eight (8) feet in width and the same length as the parking spaces. Each island must include two (2) large trees.

### 8. Tree Protection

- a. Applicability
  - i. This section is applicable to all real property in the Neighborhood Residence and Urban Residence districts.
- b. Significant Trees
  - i. Any tree with a trunk that is six (6) inches or more in diameter at breast height (DBH) is considered a significant tree, unless the City Arborist determines that the tree is unhealthy.
  - ii. The City Arborist may designate significant trees based on a tree's age, species, health, meaning within the community, historical importance, and similar factors.
  - iii. Significant trees may only be removed by Special Permit.
    - a). In it's discretion to approve or deny a special permit authorizing the removal of a significant tree, the review board shall consider the following:
      - i). The health of the tree as it relates to damage, disease, or as a threat to public health or safety.
  - iv. As a condition of any Special Permit authorizing the removal of a significant tree, the review board shall require one of the following:
    - a). The planting of new trees equal to two (2) times the diameter of the tree lost in total caliper; or
    - b). A payment in lieu of planting new trees equal to the cost of the above.
- c. Protection During Construction
  - i. The preservation of existing, on-site trees is preferred to the planting of new trees.
  - ii. Existing trees must be protected according to the tree protection standards of the City Arborist.
  - iii. In cases of accidental damage during construction activities to any tree designated for preservation, the damaged tree must be replaced with trees equal to two (2) times the diameter of the tree lost in total caliper.

## 10.5 OUTDOOR CAFE SEATING

### 1. Applicability

- a. This section is applicable to all outdoor cafe seating located in a frontage area or on a public sidewalk.

### 2. General

- a. Outdoor cafe seating is permitted as an ancillary activity of any Eating & Drinking Establishment.
- b. The operator of the outdoor cafe seating is responsible for the proper maintenance of the cafe area at all times, including proper disposal of all trash generated.

### 3. Cafe Area Dimensions

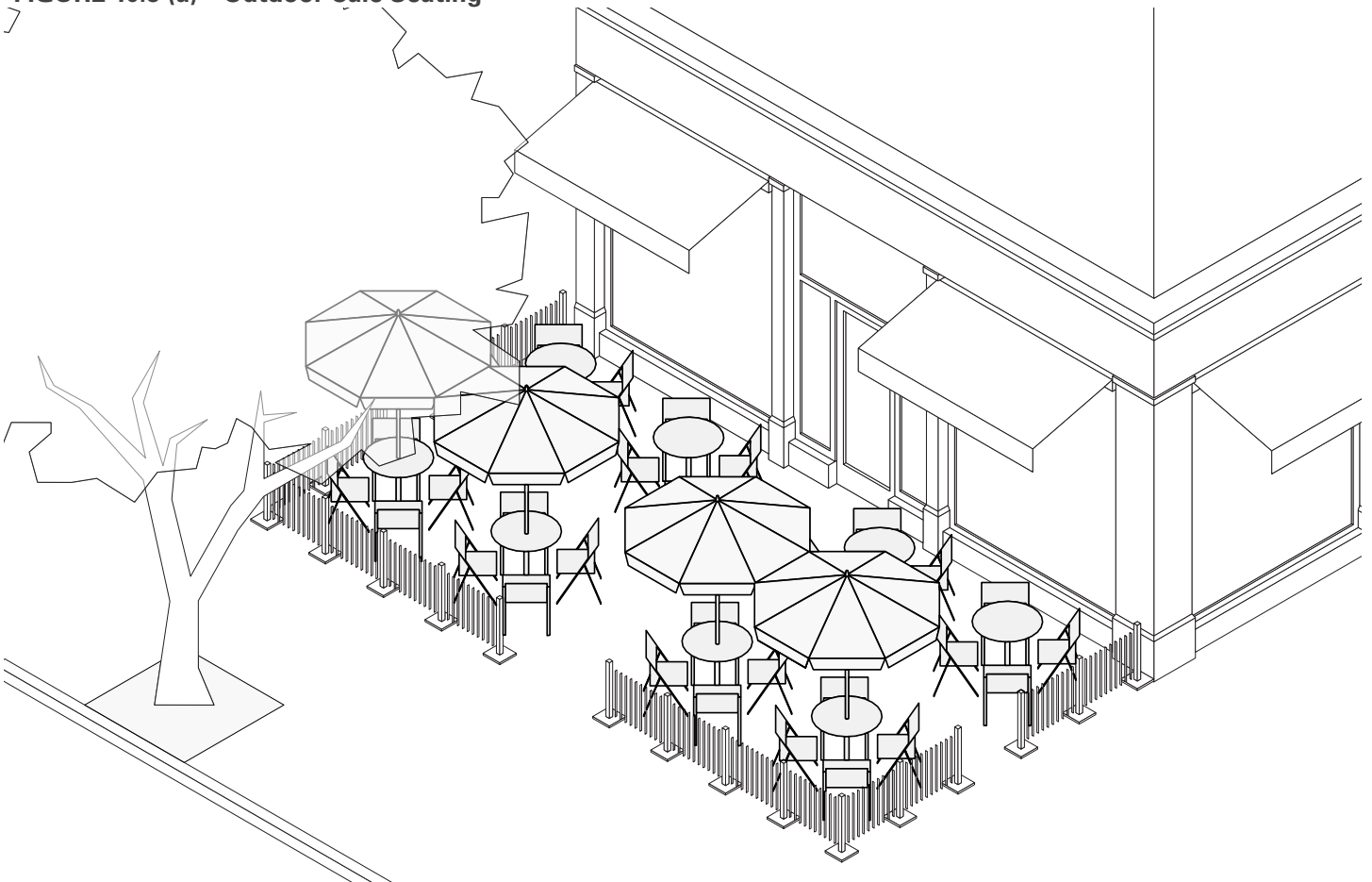
- a. Outdoor cafe seating areas must be between six (6) feet and fifteen (15) feet in depth from the facade the building.
- b. A minimum four (4) foot wide clear path of access must be maintained to the principal entrance.
- c. Outdoor cafe seating must be located adjacent to and may not extend beyond the establishment it serves.
- d. Outdoor cafe seating areas must comply with the

sidewalk standards of Article 8 Public Realm Standards.

### 4. Furniture

- a. Furnishings may only consist of moveable tables, moveable chairs, moveable umbrellas, required enclosures, and portable or mounted heaters.
- b. All furnishing must be commercial grade and manufactured for outdoor use of safe, sturdy, and durable materials, such as wood, steel, or wrought iron.
- c. When not intended for use during the winter months, outdoor cafe furnishings must be removed and stored indoors.
- d. Tables and chairs for each establishment must match in material and style.
- e. Tables larger than three (3) feet six (6) inches in width or diameter are not permitted.
- f. Standing or stooled table ledges, if provided, must be eighteen (18) inches in depth.
- g. Heaters are encouraged to extend the use of outdoor cafe seating during colder weather. The following standards apply:

FIGURE 10.5 (a) Outdoor Cafe Seating



## 10. DEVELOPMENT STANDARDS

### Outdoor Cafe Seating

- i. Heating fixtures require approval by the Fire Department.
  - ii. Heaters may be freestanding or mounted to the underside of an awning.
  - iii. Portable heaters must be stored indoors when the business is closed.
- h. Host stands should complement the chairs and tables in material and style.

#### 5. Weather Protection

- a. Awnings or individual table umbrellas are encouraged to provide protection from the weather.
  - i. Awnings must be secured to a storefront or other exterior wall of a building.
  - ii. Awnings and umbrellas should be canvas or other non-vinyl material.
  - iii. Awnings and umbrellas should provided shade for at least fifty percent (50%) of the outdoor cafe seating when provided.
- b. Vertical wind breaks may be provided on each end of the cafe area, provided that the wind break is attached to and fits completely under an awning.
- c. Any necessary frames or supports for awnings or windbreaks are permitted.

#### 6. Enclosures

- a. The perimeter of outdoor cafe seating areas must be defined and enclosed on all sides by any combination of metal fencing, bollards and chain, or planters.
- b. Metal Fencing
  - i. Fencing must be thirty-six (36) inches or less in height.
  - ii. The maximum gap permitted between fence segments is four (4) inches.
- c. Bollards & Chain
  - i. Metal or wooden bollards must be thirty-six (36) inches or less in height.
  - ii. Bollards may be linked with rope or chain that hangs no less than thirty (30) inches from the ground at its lowest point.
- d. Planter Boxes
  - i. Planters or planter enclosures must be between eighteen (18) inches and twenty-four (24) inches in height.
  - ii. The combined height of planters and live plants must not exceed four (4) feet from sidewalk grade.
  - iii. Healthy, living plants are required.
  - iv. Planters and flower boxes must be made of safe, durable materials manufactured for outdoor use.



## **10.6 OUTDOOR LIGHTING**

### **1. Intent**

- a. To increase night sky visibility, improve nighttime vision and the color rendition of outdoor light, and reduce the impacts of outdoor lighting for people and wildlife.
- b. To conserve energy and reduce the consumption of electricity for lighting purposes.

### **2. Purpose**

- a. To reduce light pollution and glare from outdoor lighting fixtures and reduce excessive light levels as existing fixtures are replaced over time.
- b. To permit the use of outdoor lighting that does not exceed the minimum levels specified by recommended practices of the Illuminating Engineering Society (IES) for night-time safety, utility, security, productivity, enjoyment, and commerce.
- c. To minimize adverse impacts of lighting such as light trespass, obtrusive light spillover, and harmful glare.
- d. To curtail light pollution, reduce sky-glow, and improve the nighttime environment.

### **3. Applicability**

- a. This section is applicable to all outdoor lighting fixtures, except for the following:
  - i. Lighting within rights-of-way or easements for the principal purpose of illuminating streets, alleys, mid-block passages, or civic spaces;
  - ii. Sign lighting (see §10.8. Signs);
  - iii. Lighting for public monuments and statuary;
  - iv. Holiday lighting;
  - v. Outdoor lighting used for emergency equipment and work conducted in the interest of law enforcement or for public health, safety, or welfare;
  - vi. Underwater lighting;
  - vii. Temporary lighting for theatrical, television, performance areas and construction sites; and
  - viii. Low voltage landscape lighting controlled by an automatic device that is set to turn the lights off at one hour after the site is closed to the public.

### **4. Lighting Standards**

- a. General
  - i. Outdoor lighting is regulated by the amount of light emitted, the color temperature of light, and the design of light fixtures to achieve certain desired environmental characteristics.
- b. Amount of Light Emitted
  - i. The following standards are applicable for all permitted building types in the NR district and all permitted building types, excluding Apartment Buildings, in the UR district:
    - a). At installation, individual luminaires may not

exceed the lumen limits specified on Table 10.6 (a) Permitted Lumens.

- ii. The following standards are applicable to all other buildings types in all districts:
  - a). At installation, the total lumens of all outdoor lighting may not exceed the lumen limits specified on Table 10.6 (a) Permitted Lumens.
- c. Color
  - i. All luminaires in all districts must have light sources with a color temperature or correlated color temperature (CCT) of 3000 Kelvin or less.
  - ii. The color rendering index of all luminaires in all districts must be sixty-five (65) or higher.
- d. Light Fixtures
  - i. The following standards are applicable for all permitted building types in the NR district and all permitted building types, excluding Apartment Buildings, in the UR district:
    - a). All outdoor luminaires must be full cutoff or fully shielded to emit no light above horizontal (ninety degrees (90°) above nadir), with the following exceptions:
      - i). Up to two partly shielded or unshielded luminaires at any principal entrance.
      - ii). Low voltage lighting that does not project onto adjacent properties.
      - iii). Shielded directional flood lighting that is aimed so that direct glare is not visible from adjacent properties.
      - iv). Open flame gas lamps.
      - v). Lighting installed with a vacancy sensor, which extinguishes the lights no more than fifteen (15) minutes after the area is vacated.
    - b). Luminaires with the International Dark-Sky Association's Fixture Seal of Approval are recommended.
  - ii. The following standards are applicable to all other buildings types in all districts:
    - a). All luminaires must be rated and installed according to Table 10.6 (b), which identifies the maximum backlight (B), uplight (U), and glare (G), as rated by the luminaire manufacturer, allowed in each zoning district.
    - b). BUG rating limits are based on the internal and external design of a luminaire, its aiming, and the initial lumens. The BUG ratings permitted by Table 10.6 (b) differ based on the distance the luminaire is installed from the property line, in multiples of the mounting height of the luminaire.
    - c). Luminaires equipped with adjustable mounting devices permitting alteration of luminaire aiming are prohibited.

# 10. DEVELOPMENT STANDARDS

## Outdoor Cafe Seating

**TABLE 10.6 (a) Permitted Lumens**

	NR	UR	MR3	MR4	MR5	MR6	HR	FAB
<b>Individual Luminaires</b>								
Unshielded Luminaires at Principal Entrances	630 lumens	630 lumens	--	--	--	--	--	--
Unshielded Luminaires, any other locations	315 lumens	315 lumens	--	--	--	--	--	--
Fully Shielded Luminaires	1,260 lumens	1,260 lumens	--	--	--	--	--	--
Landscape Lighting (total)	1,050 lumens	1,050 lumens	--	--	--	--	--	--
Landscape Lighting, Low Voltage (total)	525 lumens	525 lumens	--	--	--	--	--	--
Shielded Directional Flood Lighting	1,260 lumens	1,260 lumens	--	--	--	--	--	--
<b>Total Site Lumens <sup>1</sup></b>								
Lumens/sf Impervious Surface Area (per square foot of illuminated area)	2.50 lumens	2.50 lumens	2.50 lumens	2.50 lumens	5.00 lumens	5.00 lumens	5.00 lumens	5.00 lumens
Building Entrances/Exits (per door, installed within twenty (20) feet of the door)	+2,000 lumens	+2,000 lumens	+2,000 lumens	+2,000 lumens	+4,000 lumens	+4,000 lumens	+4,000 lumens	+4,000 lumens
Building Facades (per square foot of illuminated facade, for luminaries aimed at the facade)	+8/sf	+8/sf	+8/sf	+8/sf	+16/sf	+16/sf	+16/sf	+16/sf
Outdoor Cafes (per square foot of cafe area, within two (2) mounting heights of the luminaries)	+5/sf	+5/sf	+5/sf	+5/sf	+10/sf	+10/sf	+10/sf	+10/sf
Outdoor Displays (per square foot of outdoor sales area, within two (2) mounting heights of the luminaries)	+8/sf	+8/sf	+8/sf	+8/sf	+16/sf	+16/sf	+16/sf	+16/sf

<sup>1</sup> In the NR & UR districts, total site lumens is applicable only to Apartment Buildings and non conforming buildings

# 10. DEVELOPMENT STANDARDS

Outdoor Cafe Seating

**TABLE 10.6 (a) Permitted Lumens**

	CC	CI	CB	CIV	ASQ	NP	PSR	TU
<b>Individual Luminaires</b>								
Unshielded Luminaires at Principal Entrances	--	--	--	--	--	--	--	--
Unshielded Luminaires, any other locations	--	--	--	--	--	--	--	--
Fully Shielded Luminaires	--	--	--	--	--	--	--	--
Landscape Lighting	--	--	--	--	--	--	--	--
Landscape Lighting, Low Voltage (total)	--	--	--	--	--	--	--	--
Shielded Directional Flood Lighting	--	--	--	--	--	--	--	--
<b>Total Site Lumens <sup>1</sup></b>								
Lumens/sf Impervious Surface Area (per square foot of illuminated area)	5.00 lumens	5.00 lumens	5.00 lumens	2.50 lumens	5.00 lumens	5.00 lumens	5.00 lumens	5.00 lumens
Building Entrances/Exits (per door, installed within twenty (20) feet of the door)	+4,000 lumens	+4,000 lumens	+4,000 lumens	+2,000 lumens	+4,000 lumens	+4,000 lumens	+4,000 lumens	+4,000 lumens
Building Facades (per square foot of illuminated facade, for luminaries aimed at the facade)	+16/sf	+16/sf	+16/sf	+8/sf	+16/sf	+16/sf	+16/sf	+16/sf
Outdoor Cafes (per square foot of cafe area, within two (2) mounting heights of the luminaries)	+10/sf	+10/sf	+10/sf	+5/sf	+10/sf	+10/sf	+10/sf	+10/sf
Outdoor Displays (per square foot of outdoor sales area, within two (2) mounting heights of the luminaries)	+16/sf	+16/sf	+16/sf	+8/sf	+16/sf	+16/sf	+16/sf	+16/sf

<sup>1</sup> In the NR & UR districts, total site lumens is applicable only to Apartment Buildings and non conforming buildings

# 10. DEVELOPMENT STANDARDS

## Outdoor Cafe Seating

**TABLE 10.6 (b) Maximum Backlight, Uplight and Glare (BUG) Ratings**

	NR	UR	MR3	MR4	MR5	MR6	HR	FAB	CC	CI	CB	CIV	ASQ	NP	PSR	TU
<b>Backlight <sup>1</sup></b>																
Greater than 2 mounting heights from property line.	B4	B4	B4	B4	B5	B5	B5	B5	B5	B5	B5	B5	B5	B5	B5	B5
One (1) to less than two (2) mounting heights from property line <sup>2</sup> and ideally oriented.	B3	B3	B3	B3	B4	B4	B4	B4	B4	B4	B4	B4	B4	B4	B4	B4
0.5 to 1 mounting heights from property line <sup>2</sup> and ideally oriented.	B3	B3	B3	B3	B3	B3	B3	B3	B3	B3	B3	B3	B3	B3	B3	B3
Less than 0.5 mounting height to property line <sup>2</sup> and ideally oriented.	B0	B0	B0	B0	B1	B1	B1	B1	B1	B1	B1	B1	B1	B1	B1	B1
<b>Uplight</b>																
Allowed uplighting rating	U2	U2	U2	U2	U3	U3	U3	U3	U3	U3	U3	U3	U3	U3	U3	U3
Allowed percentage light emission above 90 degrees for street or area lighting.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>Glare <sup>1</sup></b>																
Allowed Glare Rating	G2	G2	G2	G2	G3	G3	G3	G3	G3	G3	G3	G2	G3	G3	G3	G3
Any luminaire not ideally oriented with 1 to less than 2 mounting heights to any property line <sup>2</sup> of concern.	G1	G1	G1	G1	G1	G1	G1	G1	G1	G1	G1	G1	G1	G1	G1	G1
Any luminaire not ideally oriented with 0.5 to less than 1 mounting heights to any property line <sup>2</sup> of concern.	G0	G0	G0	G0	G1	G1	G1	G1	G1	G1	G1	G1	G1	G1	G1	G1
Any luminaire not ideally oriented with less than 0.5 mounting heights to any property line <sup>2</sup> of concern.	G0	G0	G0	G0	G0	G0	G0	G0	G0	G0	G0	G0	G0	G0	G0	G0

<sup>1</sup> An 'ideally oriented' luminaire must be mounted with its backlight portion of the light output oriented perpendicular and towards the property line of concern.

<sup>2</sup> An additional five (5) feet may be added to this calculation for any property line abutting a civic space. Any property line abutting a thoroughfare may be considered to be located at the centerline of the thoroughfare for the purpose of determining compliance with maximum BUG ratings.

## 10.7 SCREENING

### 1. Loading Facilities

- a. Outdoor loading facilities, including all docks and areas used for the storage and staging of materials must be screened from view by a wall or fully closed fence between six (6) and twelve (12) feet in height, as necessary to sufficiently screen delivery vehicles, and constructed of materials that are compatible with the principal building in terms of texture, quality, and color.
- b. Exterior entrances and access to loading facilities that are fully enclosed within a building must have an opaque, self closing door constructed of materials that are compatible with the principal building in terms of texture, quality, and color.
- c. Bay Loading facility doors are only permitted to be opened during loading and unloading activities.

### 2. Service Areas

- a. Trash collection, trash compaction, recycling collection and other similar service areas must be fully enclosed within a building or located to the side or rear of the buildings.
- b. Exterior entrances and access to service areas that are fully enclosed within a building must have an opaque, self closing door constructed of materials that are compatible with the principal building in terms of texture, quality, and color.
- c. Outdoor service areas that is visible from a public thoroughfare (excluding an alley), civic space, or abutting properties in the NR zoning district must be fully screened by a wall or fully closed fence at least six (6) feet in height with self-closing access doors and constructed of materials that are compatible with the principal building in terms of texture, quality, and color.

### 3. Mechanical Equipment

- a. Roof-Mounted
  - i. Mechanical equipment, except roof-mounted sustainable energy systems, and elevator/stairwell penthouses must be set back at least ten (10) feet from the edge of the exterior wall of a building.
  - ii. New buildings must provide a parapet wall or other architectural element constructed of materials that are compatible with the principal building in terms of texture, quality, and color that screens the visibility of roof-mounted mechanical equipment from any a public thoroughfare (excluding an alley) or civic space.
- b. Wall-Mounted
  - i. Mechanical equipment is not permitted on any facade.
  - ii. Mechanical equipment on any surface that is visible from a public thoroughfare (excluding

- an alley) or civic space must be screened by landscaping or an opaque screen constructed of materials that are compatible with the principal building in terms of texture, quality, and color.
- c. Ground-Mounted
  - i. Mechanical equipment that is visible from a public thoroughfare (excluding an alley) or civic space must be screened by landscaping, a fence, or a wall constructed of materials that are compatible with the principal building in terms of texture, quality, and color.
  - ii. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

# 10. DEVELOPMENT STANDARDS

## Signs

### 10.8 SIGNS

#### 1. Purpose

- a. To provide property owners and tenants reasonable and effective means for identifying street address, business name, goods sold or produced, and services provided to the public.
- b. To regulate the size, location, and physical design of temporary and permanent signs.
- c. To preserve the cultural significance of architectural resources for the enjoyment and enrichment of the community.
- d. To protect against the adverse impacts of visual clutter and excessive and/or confusing signs.
- e. To promote legibility of the urban environment.

#### 2. Applicability

- a. Nothing contained in this Section shall be construed as the content-based regulation of sign messages prohibited by the federal or state constitution, statutes, or court decisions.
- b. Nothing contained in this Section shall be construed to conflict with M.G.L. Chapter 85, Section 8 & 9 or M.G.L. Chapter 93, Sections 29 through 33, as amended.

#### 3. Development Review

- a. General
  - i. Sign types identified in 10.8.11 through 10.8.22 are permitted only for non-residential uses.
  - ii. Signs types not identified in this Section are prohibited.
- b. Development Review
  - i. Signs permitted by Special Permit require a special permit as a prerequisite to a the issuance of a zoning permit. See §10.D.1. Special Permit for more information.
    - a). In its discretion to approve or deny a special permit to authorize a ground sign or roof / skyline sign, the review board shall consider the following:
      - ii). Design of the sign as an effective means of communication.
      - iii). Compatibility with the visual character of the surrounding area.
      - iv). Appropriate sizing for the location.
      - v). The potential for adverse effects on nearby properties and pedestrian and traffic safety.

#### 4. Address Signs

- a. A sign, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
  - i. Each ground story non-residential use must identify

the street address either on the principal entrance door or above or beside the principal entrance of the use.

- ii. All residential building types must identify the street address either on the principal entrance door, above or beside the principal entrance, or on a mailbox.
- b. Address signs must be made easily visible through the use of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the thoroughfare that the building faces.
- c. Address signs must be twelve (12) inches in height or less and may include the name of the occupant.

#### 5. Exempt Signs

- a. The following signs are exempt from regulation under this Section:
  - i. A public notice or informational sign required by federal, state, or local law, regulation, or ordinance and any special event, directional, or other sign erected by a government agency or public utility in the performance of public duty;
  - ii. Names of buildings, dates of erection, commemorative tablets and the like when carved into stone, made of cast metal, or other permanent type of material;
  - iii. Credit card, trading stamp, or trade association signs not exceeding one-half (0.5) square feet each and not exceeding ten per establishment;
  - iv. A clock, thermometer, barbershop pole or similar device not part of a permanent sign;
  - v. The flag of any nation, state, or City if displayed in a manner conforming to the Flag Code (4 USC §5 (2011) et seq.);
  - vi. Historic building identification;
  - vii. Holiday signs and/or decorations, yard sale & garage sale signs;
  - viii. Elections signs; and
  - ix. Any sculpture, statue, relief, mosaic, or mural that is a work of art or otherwise decorative and does not include a commercial message or symbol.

#### 6. Prohibited Signs

- a. The following signs are prohibited:
  - i. Any sign that flashes, moves, blinks, rotates, simulates motion, features electronic sign copy, or has illumination that changes intensity over time;
  - ii. Signs that emit audible sounds, odors, or visible matter;
  - iii. Signs attached to nature or landscape elements, including trees, rocks, and fences;
  - iv. The tacking, posting or otherwise affixing of signs to the exterior walls of buildings and structures;

- v. Signs that interfere with free passage from or obstructs any fire escape, downspout, window, door, stairways, ladder, or opening intended as a means of ingress or egress or to provide light or air;
- vi. Billboards or signs advertising goods or services not provided on the premises;
- vii. Any sign and/or sign structure that obstructs the view of, is confusing with, or imitates official traffic sign, signal, or device;
- viii. Inflatable signs, such as balloons and other gas inflated objects;
- ix. Sign structures that no longer contain signs;
- x. Signs mounted to motor-vehicles that are not in operation, including motor-vehicles painted or skinned to function as a sign; and
- xi. Outdoor advertising signs that are not compliant with M.G.L. Chapter 93, Section 29-33.

## 7. Temporary Signs

- a. Unless otherwise specified, temporary signs are permitted for a maximum of thirty (30) total days, subject to the following standards:
  - i. Banner: A temporary sign that is printed or displayed upon flexible material with or without frames, that identifies a new business or advertises a special sale, event, or activity.
    - a). One (1) banner sign no greater than forty (40) square feet is permitted per lot frontage.
    - b). Banners must be secured to a building facade along all four sides at all times.
  - ii. Construction Sign: A temporary sign intended to provide information about current construction on a site and the parties involved in the project.
    - a). One (1) construction sign no greater than thirty-two (32) square feet per side is permitted per development site.
    - b). A construction sign may be erected only after issuance of a building permit, and must be removed within two (2) days of issuance of a certificate of occupancy.
  - iii. Real Estate Sign:
    - a). One (1) real estate sign no greater than twelve (12) square feet is permitted per lot frontage.
    - b). A real estate sign that advertises property for lease or sale may be posted only for the duration the property is offered for lease or sale, and must be removed within seven days of lease or closing.

## 8. Sign Maintenance

- a. All signs, including nonconforming signs, together with any supports, braces, anchors, and other supporting hardware, must be maintained in good condition. Any

damage to or deterioration of a sign must be repaired within 30 days of receipt of notice from the Building Official.

- b. When an existing sign is removed, replaced, or repaired, all supports, braces, anchors, and other supporting hardware that is not longer required must be removed, and any surfaces baring evidence of attachment must be repaired.

## 9. Removal

- a. Signs must be removed within 30 days of a user vacating a property.

## 10. Sign Illumination

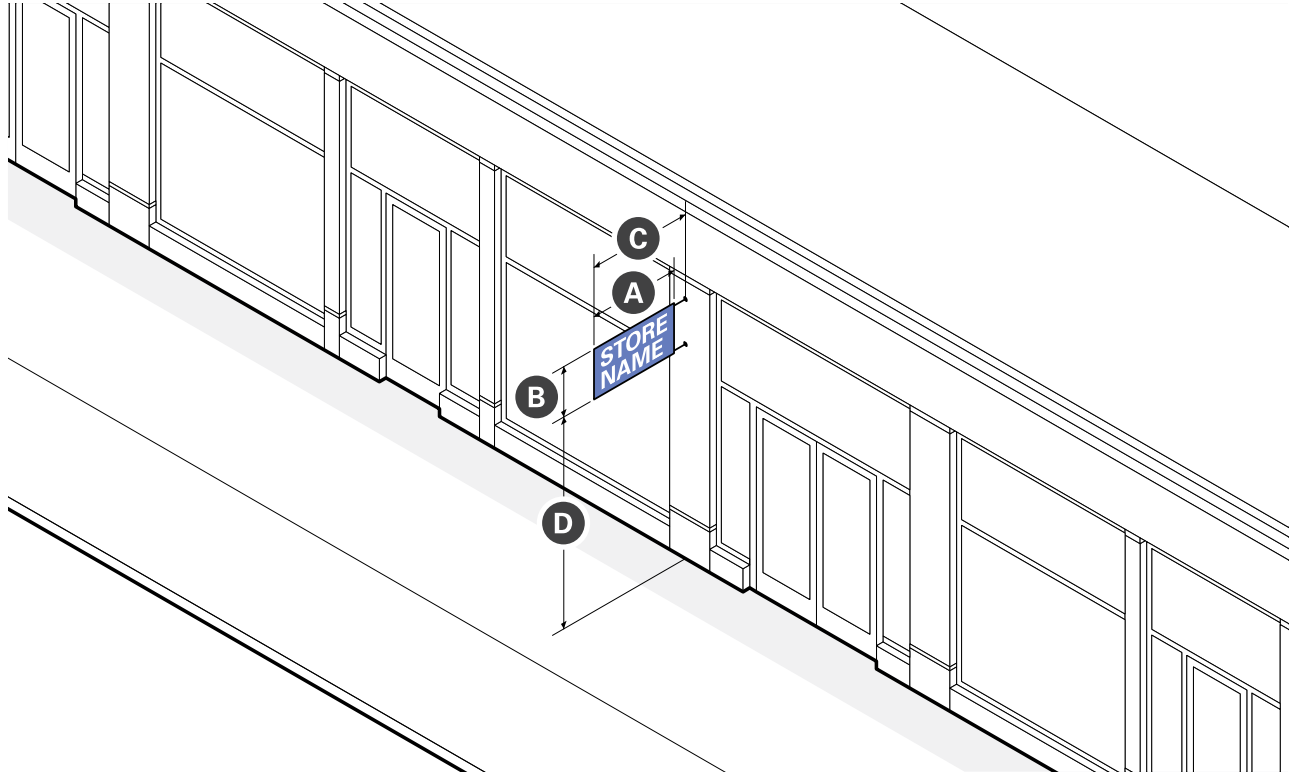
- a. Conforming signs may be illuminated according to the following:
  - i. General
    - a). Illuminated signs indicating if a business is open must be turned off except during the hours of operation.
  - ii. External Illumination
    - a). An externally illuminated sign is characterized by the use of artificial light reflected off the surface of a sign.
    - b). External light sources must be shielded so that they illuminate only the face of the sign and do not shine directly onto a public right-of-way or onto adjacent properties.
    - c). Light fixtures that project from the facade of a building for externally illuminated signs are exempt from setback requirements, but should be simple and unobtrusive in design and not obscure the sign content.
  - iii. Internal Illumination
    - a). An internally illuminated sign is characterized by the use of artificial light projecting through or from behind the surface of a sign.
    - b). Channel letters may be internally lit or back-lit.
    - c). Blade signs may be internally lit if the background is opaque or of a darker color than the message of the sign and the lettering is no more than 50% of the surface area of the sign
    - d). Exposed neon is only permitted for wall or windows signs.
  - iv. Raceways
    - a). If a raceway is necessary, it cannot extend in width or height beyond the area of the sign.
    - b). A raceway must be finished to match the background wall or canopy or integrated into the overall design of the sign.

# 10. DEVELOPMENT STANDARDS

## Signs

### 11. Blade Sign

- a. A small, two-sided sign that is attached to and projecting perpendicularly from the facade of a building that identifies a commercial establishment. Blade signs are intended to be viewed by pedestrians on the same side of the street.



Size	
Area (max.)	6 sq. ft. / side
Width (max.)	4 ft
Height (max.)	3 ft
Thickness (max.)	6 inches

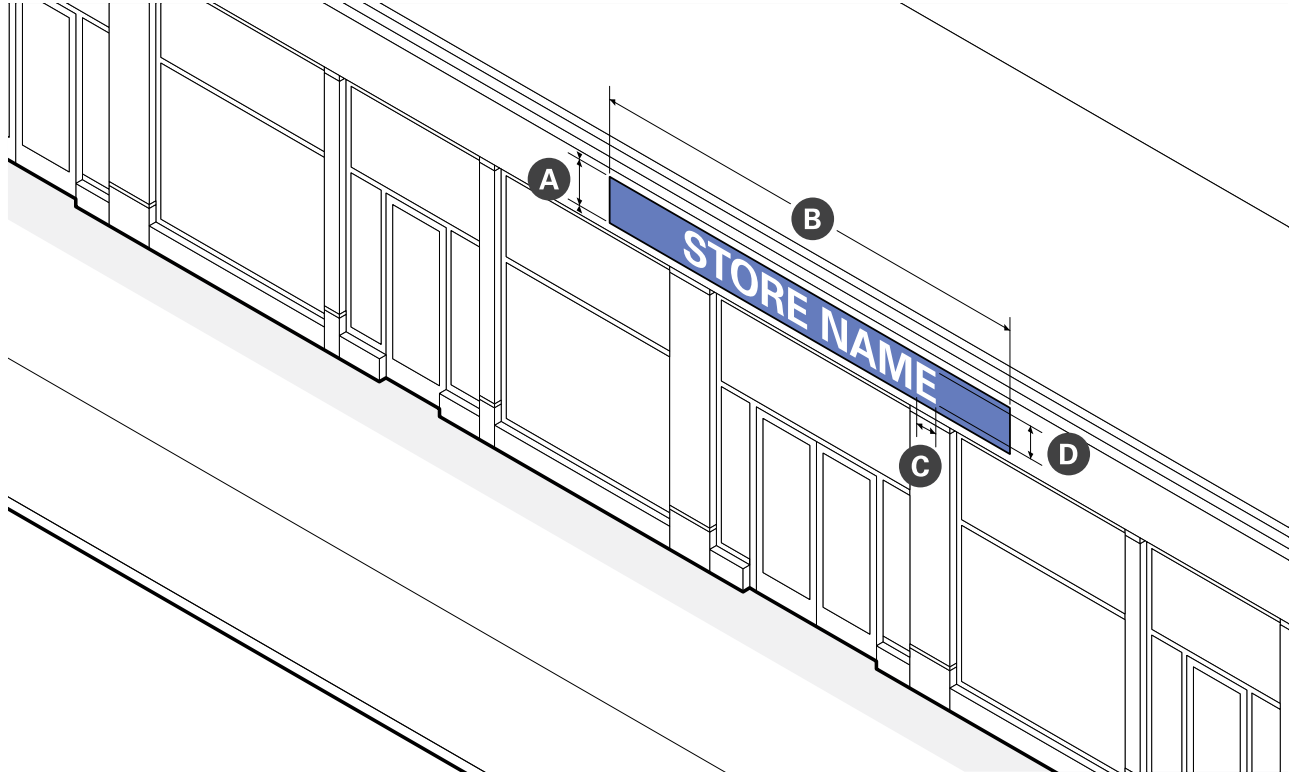
Location	
Clear Height over Sidewalk (min.)	8 ft
Projection from Facade (max.)	4 ft
Number of Signs	1 per Tenant

- b. Standards
- i. Blade signs are prohibited for upper story businesses.
  - ii. A blade sign must be located within ten (10) feet of the principal entrance for the business it identifies.
  - iii. A blade sign, including any support hardware, must be mounted below the sills of the second story windows of multi-story buildings or below the roof line, parapet wall, or cornice of a single-story building.
  - iv. Any supports, braces, anchors, and other supporting hardware must be integral to the design of the sign.
  - v. Information type is limited to business name and logo. Additional information is prohibited.



## 12. Wall Sign

- a. A sign attached flat or mounted parallel to the facade of a building that identifies a commercial establishment. Wall signs are intended to be viewed by pedestrians on the opposite side of street.



Size	
Area (max.)	40 sq. ft.
Height (min/max)	1 ft      4 ft
Width (max.)	90% of facade

Lettering	
Width (max.)	75% of sign width
Height (max.)	75% of sign
Projection from Facade (max.)	6 inches
Raceway Height (max.)	50% of Letter

Location	
Number of Signs	1 per Tenant (2 per Corner Tenant)

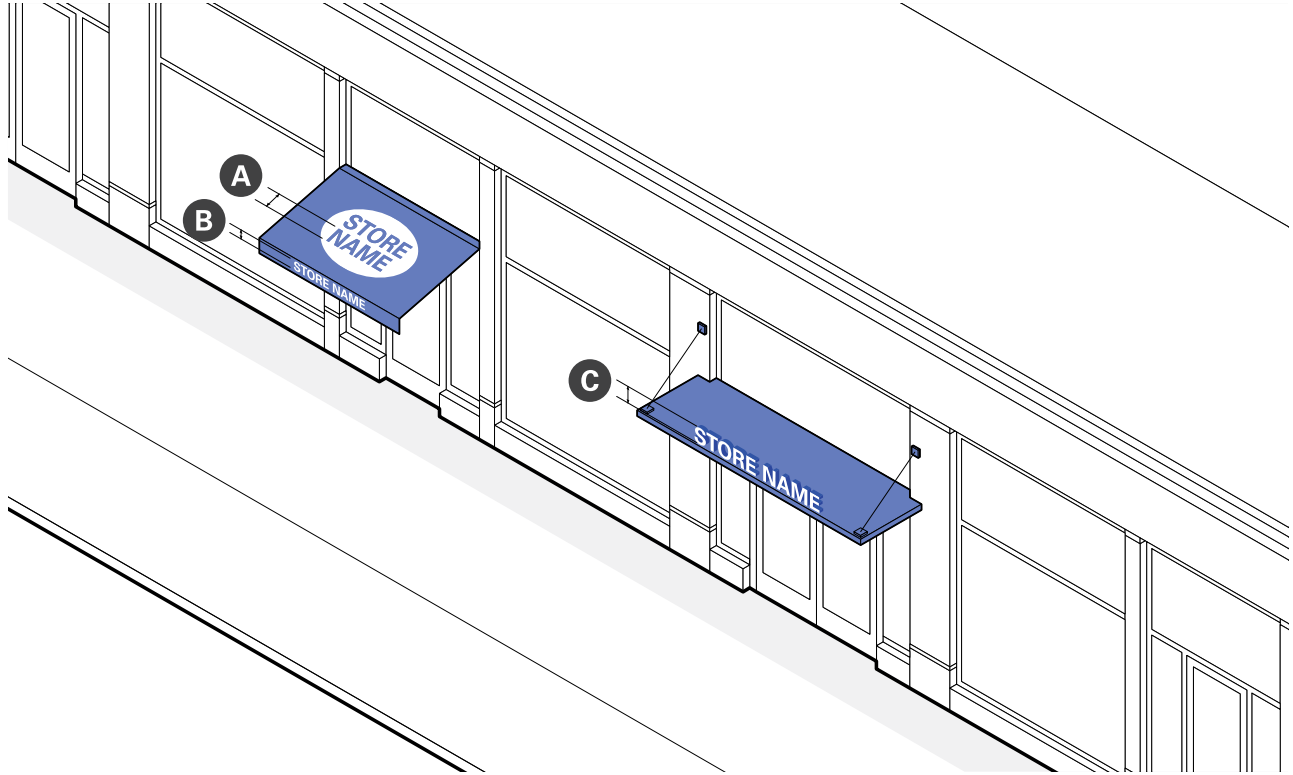
- b. Standards
- i. Wall signs are only permitted for ground story businesses.
  - ii. Internally illuminated sign cabinets are prohibited.
  - iii. Wall signs are prohibited from covering windows or architectural details.
  - iv. No portion of a wall sign is permitted to extend above the lower eave line of a building with a pitched roof.
  - v. No portion of a wall sign is permitted to extend above the roof line or parapet wall of a flat roofed building.
  - vi. No portion of a wall sign is permitted to extend above the cornice or expression line of the base of a building.
  - vii. Information type is limited to business name and logo. Additional information is prohibited.

# 10. DEVELOPMENT STANDARDS

## Signs

### 13. Awning / Canopy Sign

- a. A sign that is painted, screen printed, sewn, or adhered onto the surface of an awning or attached above, below, or to the face of an entry canopy that identifies a commercial establishment. Awning/canopy signs are intended to be viewed by pedestrians on the opposite side of street.



Size	
Area	--
Located on Valance (max.)	50% coverage
Located on Awning Slope (max.)	25% coverage
Projecting from Canopy (max.)	1 sf. per width of canopy

Lettering	
Height	--
Valance (max)	8 in
Awning Slope (max)	18 in
Projecting from Canopy (max)	12 in

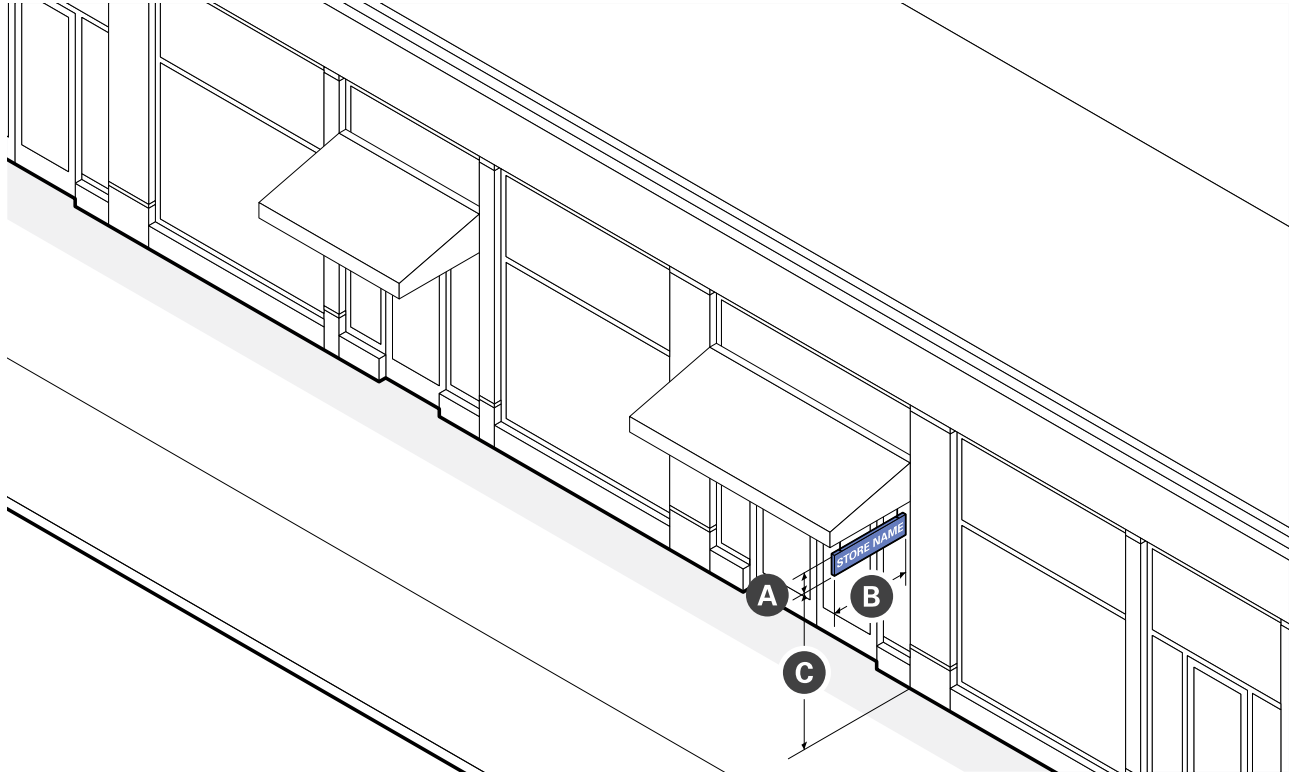
Location	
Number of Signs per Awning	1
Number of Signs per Canopy	1

b. Standards

- i. Signs are not permitted on awnings or canopies that do not conform to the provisions for each type of building component. See §3.D. Building Components for more information.
- ii. Signage located on the sloping portion of an awning is only permitted for storefronts where the typical area for a wall sign is missing.
- iii. Signage is prohibited on upper story awnings and on the side of awnings with closed ends.
- iv. Information type is limited to business name, logo, and address. Additional information is prohibited.

## 14. Suspended Sign

- a. A small, two-sided sign mounted to the underside of an awning, canopy, or roof of a porch that identifies a commercial establishment. Suspended signs are intended to be viewed by pedestrians at close range on the same side of the street.



Size	
Area (max.)	4 sq. ft. / side
Width (max.)	3 feet
Height (max.)	3 feet

Location	
Clear Height over Sidewalk/Porch (min.)	7 feet
Number of Signs	1 per Tenant

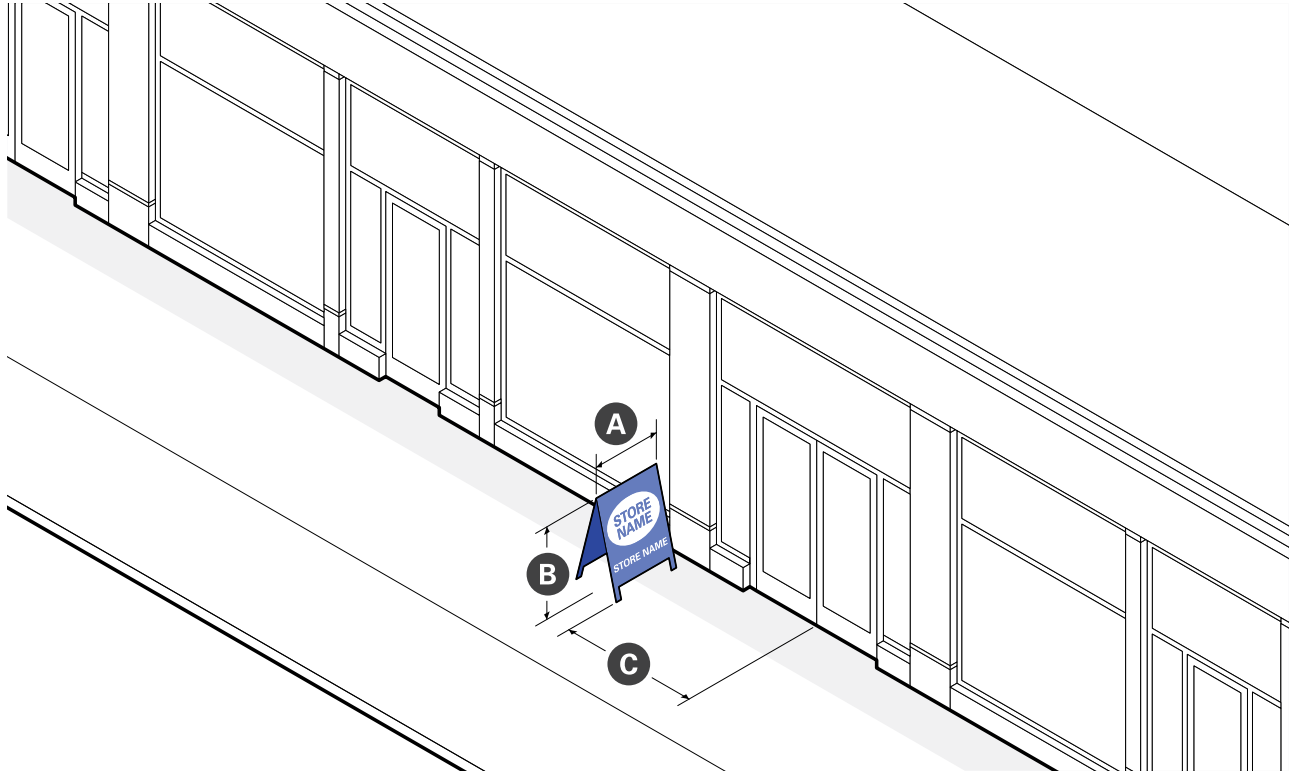
- b. Standards
  - i. A suspended sign may not extend beyond the edge of the awning or canopy it is mounted below.
  - ii. Information type is limited to business name or logo. Additional information is prohibited.

# 10. DEVELOPMENT STANDARDS

## Signs

### 15. Sidewalk Sign

- a. A portable, two-sided sign that is placed on the sidewalk to identify a commercial establishment or advertise daily specials or sales. Sidewalk signs are intended to be viewed at close range by pedestrians on the same side of the street.



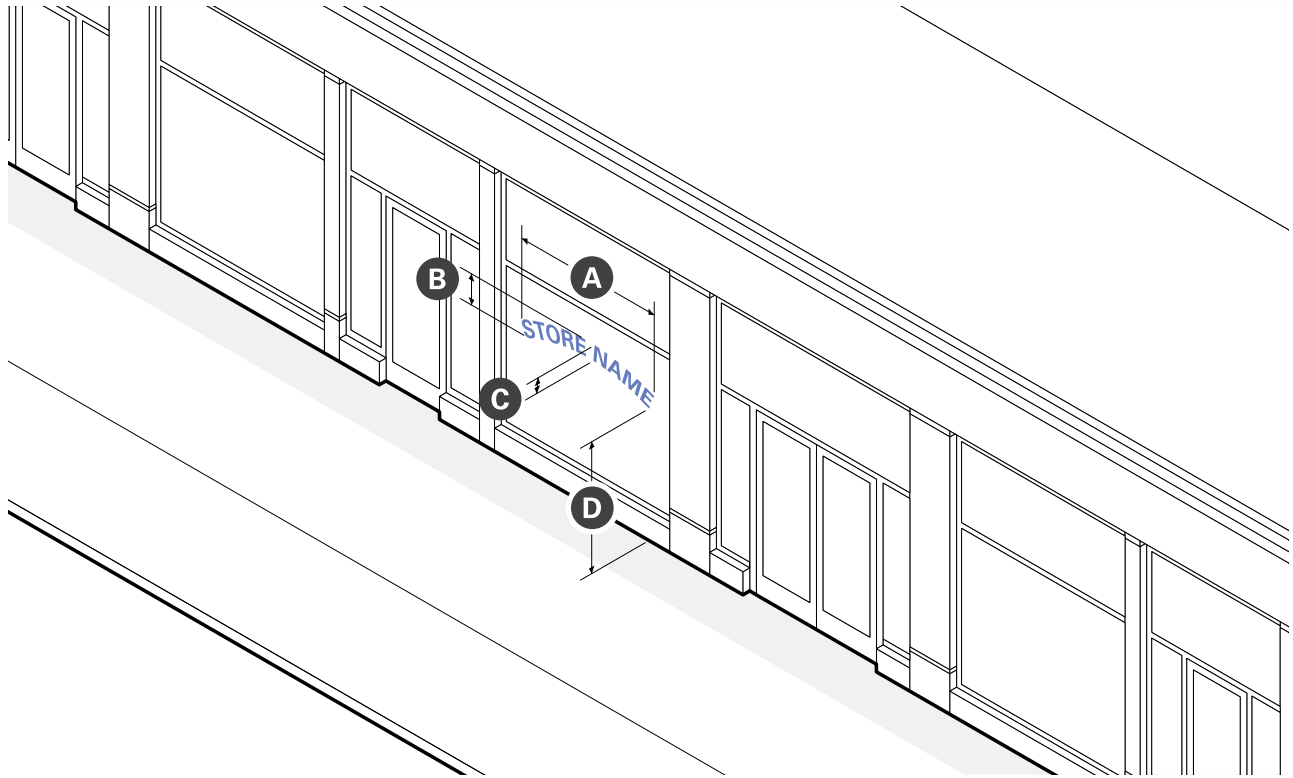
Size	
Area (max.)	6 sq. ft. / side
Width (max.)	2 feet
Height (max.)	3 feet

Location	
Distance from Principal Entrance (max.)	8 feet
Number of Signs	1 per Tenant

- b. Standards
  - i. One (1) Sidewalk sign is permitted per ground story tenant.
  - ii. Sidewalk signs may be placed outdoors on site or on a public sidewalk during business hours and must be removed when the business is closed.
  - iii. Sidewalk signs displayed on a public sidewalk are prohibited from encroaching into the walkway of the sidewalk or interfering with pedestrian travel in any way.
  - iv. A sidewalk sign must be vertically oriented, with a height greater than its width and made of wood, metal, or slate (chalkboard).
  - v. A sidewalk sign is not permitted to be illuminated or contain any electronic components.
  - vi. A sidewalk sign may not be placed outdoors when high winds, heavy rain, or heavy snow conditions are present. The Department Public Works may remove a sidewalk sign during snow removal operations, and is not liable for damage to a sidewalk sign caused by snow removal operations.

**16. Window Sign**

- a. Individual letters, numerals, or a logo applied directly to the inside of a window or door to identify a commercial establishment. Window signs are intended to be viewed at close range by pedestrians.



Size	
Area (max. of total window glass)	20%
Width (max.)	5 feet
Height (max.)	3 feet

Lettering	
Height (max.)	18 inches

Location	
Height above Sidewalk (min.)	5 feet
Number of Signs	1 per Window

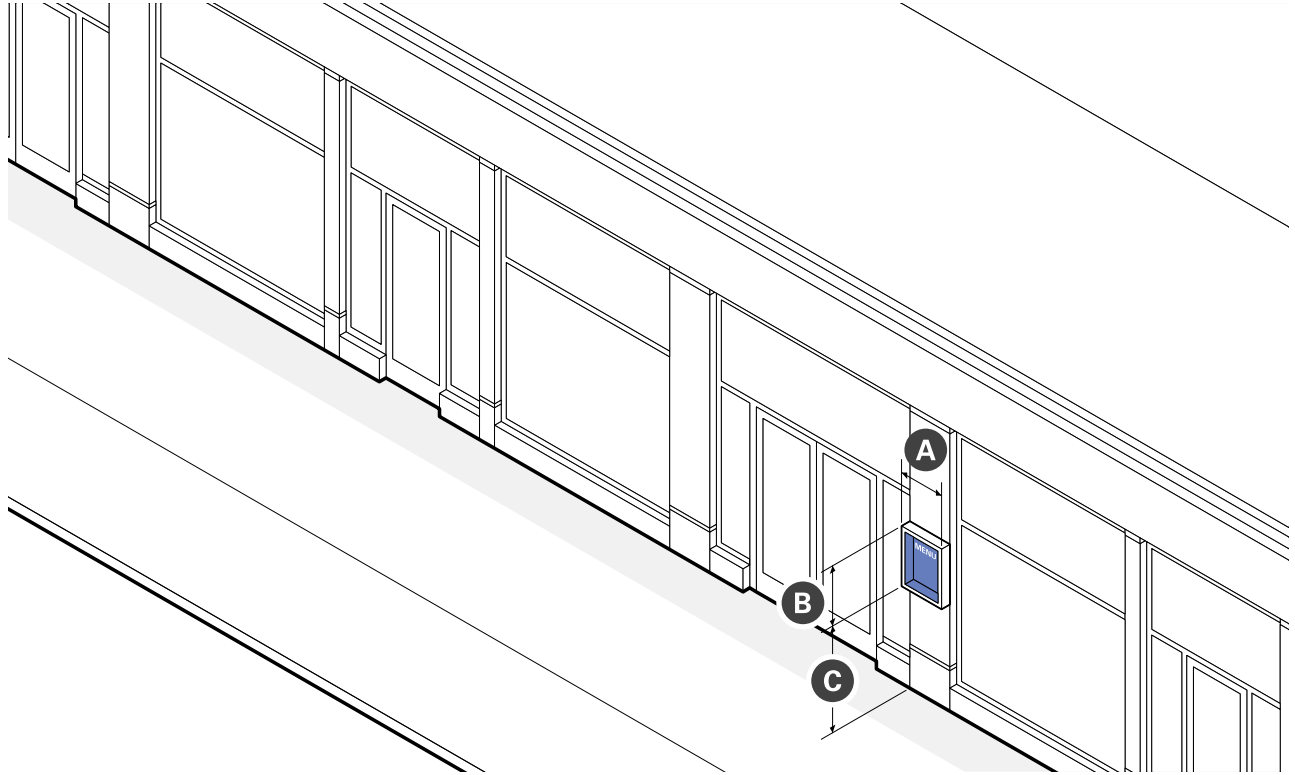
- b. Standards
  - i. Windows signs must be applied directly to inside of the windows glass, at or above eye level, and have a transparent background.
  - ii. Information type is limited to business name, logo, hours of operations, and product types. Additional information is prohibited.

# 10. DEVELOPMENT STANDARDS

## Signs

### 17. Display Case

- a. A wall mounted, lockable, framed cabinet with a transparent window to display a changeable menu or list of event showtimes. Display cases are intended to be viewed at close range by pedestrians.



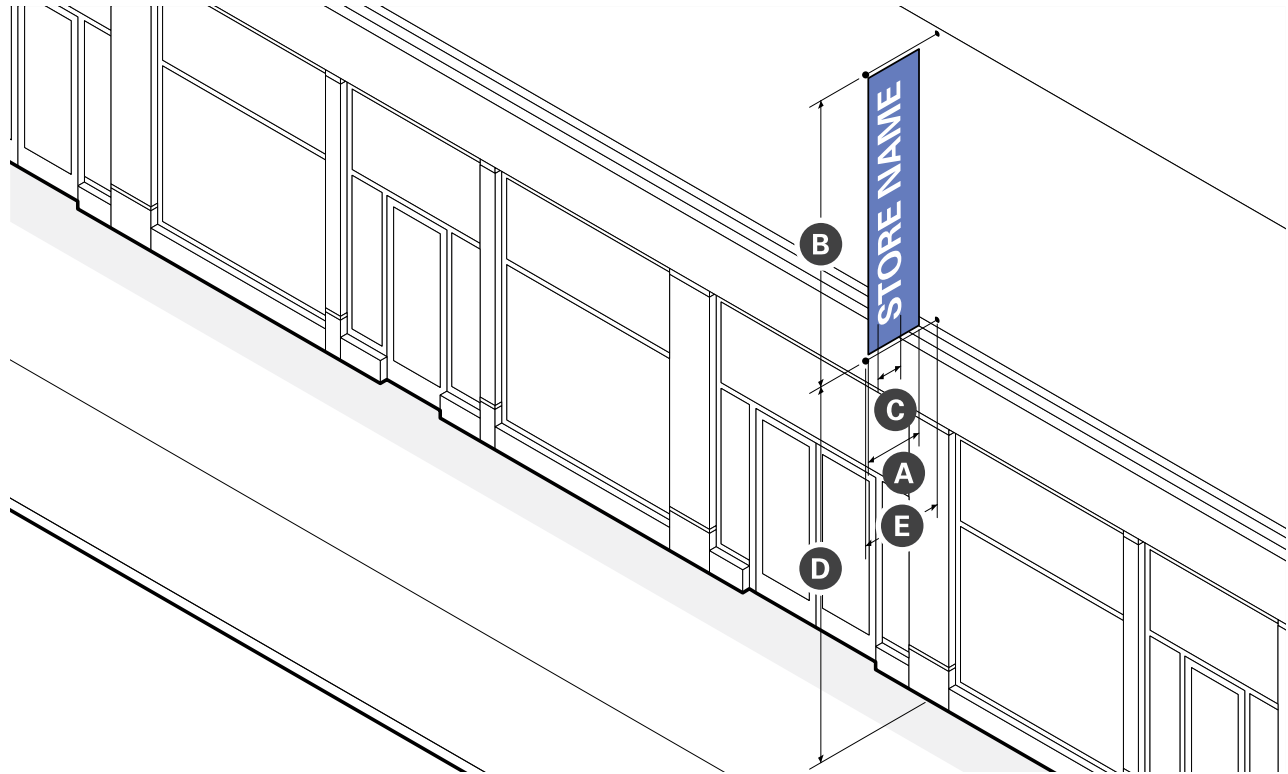
Size	
Area	6 sq. ft.
Width (max.)	3 feet
Height (max.)	3 feet

Location	
Height above Sidewalk (min.)	4 feet
Number of Signs	1 per Tenant

- b. Standards
  - i. Display cases must be attached to the facade or wall of a recessed storefront entrance.
  - ii. Display cases may be internally or externally illuminated.

## 18. Vertical Blade / Banner Sign

- a. A tall, narrow, two-sided sign that is attached to and projecting perpendicularly from the facade of a building that identifies a commercial establishment. Vertical blade/banner signs are intended to be viewed by pedestrians and motorists from a distance.



Size	
Width (max.)	4 feet
Height (max.)	10 feet
Thickness (max.)	10 inches

Lettering	
Width	75% of Sign Width

Location	
Clear Height over Sidewalk (min.)	above 1 <sup>st</sup> Story
Projection from Facade (max.)	6 feet
Number of Signs	1 per 15 feet of Facade Width (4 max.)

b. Standards

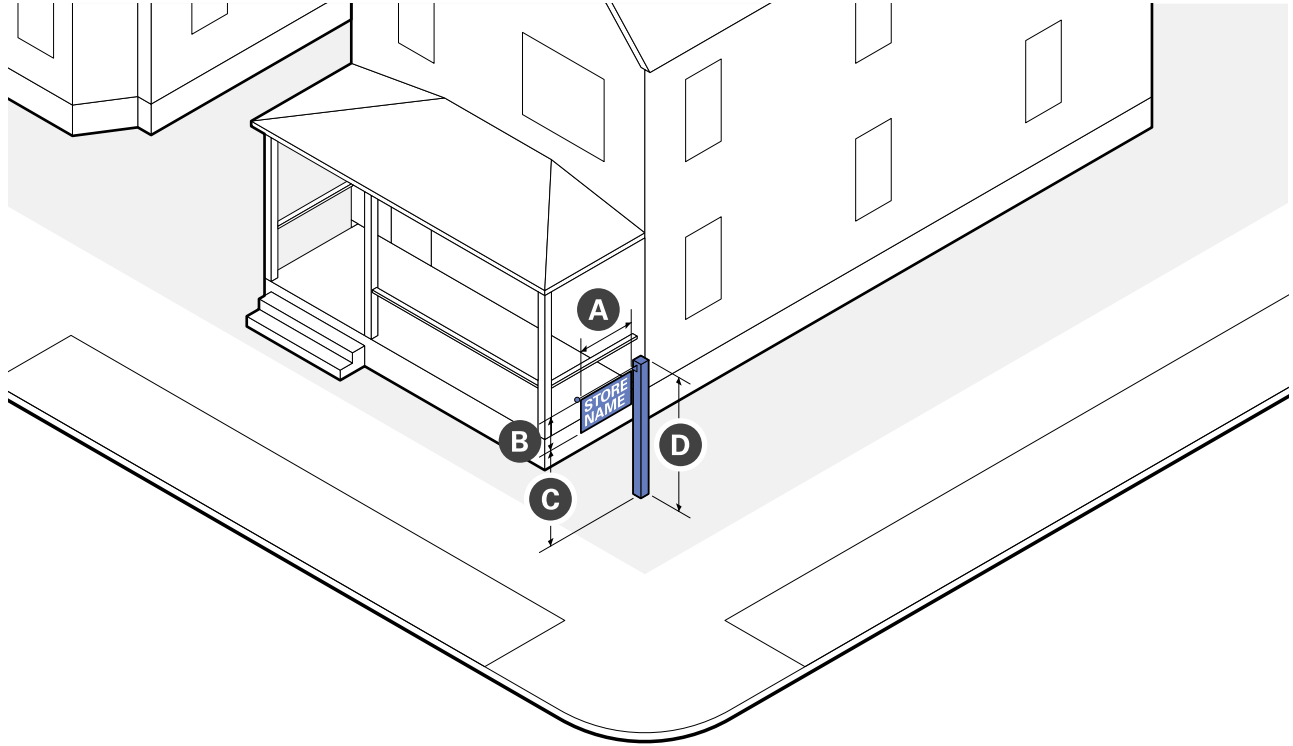
- i. No portion of the sign may project above the roof-line of the facade to which it is attached.
- ii. Information type is limited to business name and logo. Additional information is prohibited.

# 10. DEVELOPMENT STANDARDS

## Signs

### 19. Yard Sign

- a. A two-sided sign suspended from support hardware and mounted in a front yard between the front lot line and the building facade. Yard signs are intended to be viewed at close range by pedestrians on the same side of the street and motorists.



Size	
Area (max.)	6 sq. ft. / side
Width (max.)	3 feet
Height (max.)	3 feet

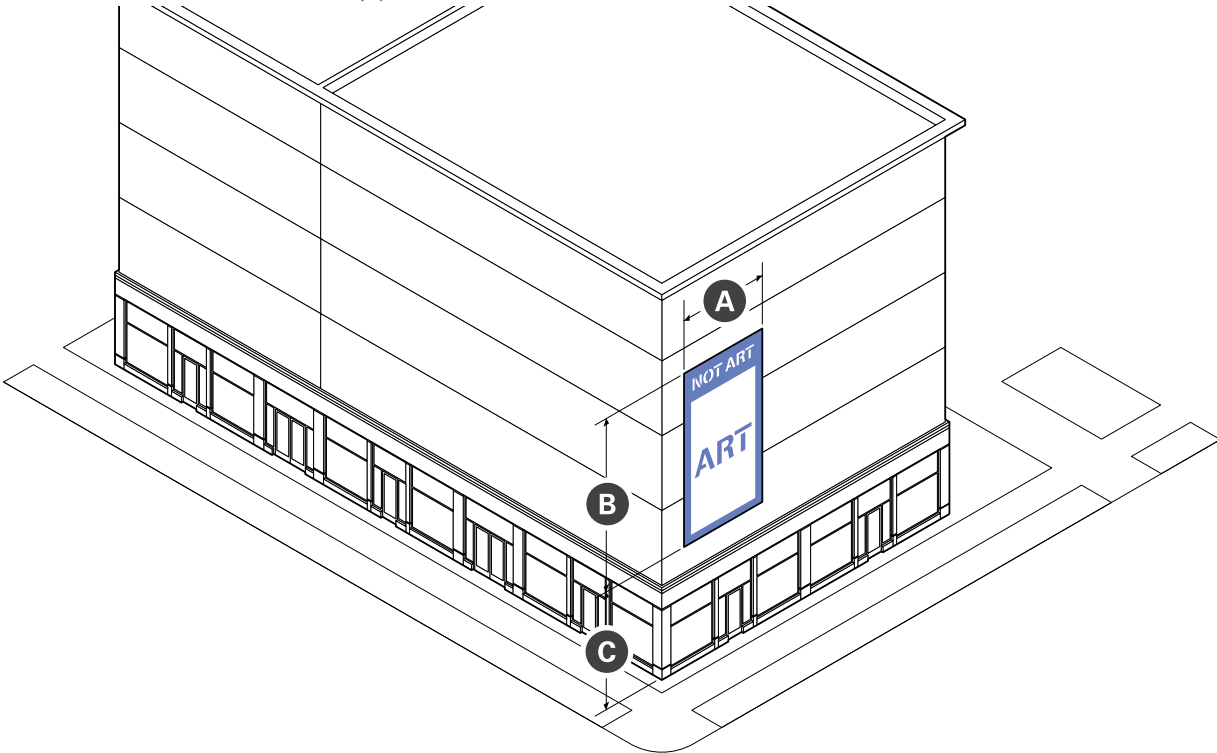
Location	
Clear Height above Yard (min.)	12 inches
Overall Height (max.)	5 feet
Number of Signs	1 per Lot

- b. Standards
  - i. Yard signs work well for home based or commercial businesses operating in residential building types in mixed use districts.
  - ii. Information type is limited to business name, logo, and address. Additional information is prohibited.



## 1. Wall Mural

- a. A sign that is directly painted on to the exterior wall of a building or screen printed, sewn, or adhered onto a canvas-like material that is mounted flush with the facade of a building that identifies a commercial establishment. Wall murals are intended to be viewed by pedestrians and motor vehicles from a distance.



Size	
Area (max.)	1,000 sq. ft.
Width (max.)	50 feet
Height (max.)	50 feet

Location	
Height above Ground (min.)	1 Story
Number of Signs	1 per Building

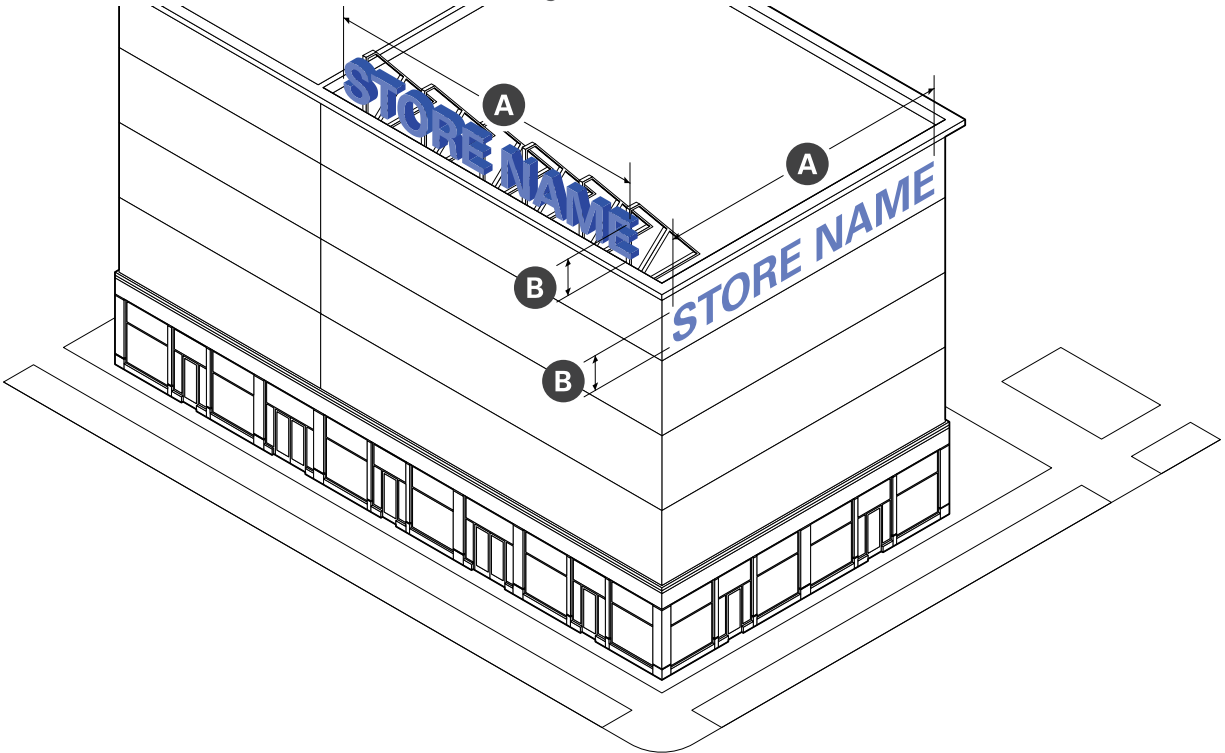
- b. Standards
- i. Lettering or logos must be limited to no more than twenty percent (20%) of the surface area of the wall mural.
  - ii. Only external illumination is permitted.

# 10. DEVELOPMENT STANDARDS

## Signs

### 2. Roof / Skyline Sign

- a. A sign erected on the roof or mounted to the uppermost horizontal architectural band of a building to identify the name of the building or primary tenant. Roof/skyline signs are intended to be viewed by pedestrians and motorists from a distance and serve as an icon for the building.



Size	
Area (max.)	250 sq. ft.
Width (max. % of facade width)	75%
Height (max.)	15 feet
Raceway Height (max.)	50% of Letter Height

Location	
Number of Signs	1 per Building

- b. Standards
  - i. Roof/skyline signs are only permitted on high-rise buildings.
  - ii. No portion of a roof/skyline sign is permitted to extend below the start of highest story of a building or above the roof line, parapet wall, or cornice of the top portion of a facade and is prohibited from covering windows or architectural details.
  - iii. Only internal illumination is permitted.
  - iv. Information type is limited to building or primary tenant name. Additional information is prohibited.

## 10.1 SUSTAINABLE DEVELOPMENT

### 1. Green Buildings

- a. New construction or alterations between 25,000 and 50,000 SF of gross floor area must be LEED Silver certifiable.
- b. New construction or alterations greater than 50,000 SF of gross floor area must be LEED Gold certifiable.
- c. Development subject to the provisions of this Section must meet the standards of the most current LEED building rating system. During the twelve (12) month time period after the adoption of a new version of LEED, permit applications may be submitted demonstrating compliance to either the immediately previous or newly adopted version of the LEED building rating system.
- d. The following submittal materials must be included with a development review application required for development subject to the provisions of this Section:
  - i. A completed LEED checklist for the appropriate LEED building standard to demonstrate how the proposed development is anticipated to meet the standards of this Section.
  - ii. A narrative indicating the mechanisms proposed to achieve each of the credits and prerequisites of the appropriate LEED building standard and demonstrating the anticipated methods by which compliance with the requirements of this Section will be achieved at the time of construction.
  - iii. An affidavit by a LEED-Accredited Professional (LEED-AP) Project Manager or by appropriate consultants stating that to the best of their knowledge, the project has been designed to achieve the stated LEED building standard.
- e. Prior to the issuance of the first Building Permit and prior to the issuance of the first Certificate of Occupancy, the LEED checklist and narrative description outlining compliance with the certification level required by this Section must be updated to identify any design changes made subsequent to Design and Site Plan Review and submitted to the Building Official accompanied by an affidavit by a LEED-AP Project Manager or appropriate consultants stating that, to the best of their knowledge, the project has been designed to achieve the stated LEED building standard.

### 2. Green Roofs & Storm Water Management

- a. To every extent practicable, storm water should be reused on-site for irrigation and other purposes where appropriate.
- b. The Planning Board may authorize the City Engineer to grant a credit to properties, against which any storm water impact fees are imposed, equivalent to the

quantity of storm water that is removed from entering the system through the use of green roofs or other on-site storm water management practices.

### 3. Roof Albedo

- a. Flat roofs and roofs pitched at or below nine and one-half degrees (9.5°; 2:12) must have a minimum solar reflectance index rating of seventy-eight (78) for a minimum of seventy-five percent (75%) of the roof surface.
- b. Roofs pitched above nine and one-half degrees (9.5°; 2:12) must have a minimum solar reflectance index rating of twenty-nine (29) for a minimum of seventy-five percent (75%) of the roof surface.

### 4. Environmental Performance

- a. The review boards shall establish submittal requirements for development review applications to ensure the following:
  - i. That shadows cast by high-rise buildings do not substantially and adversely limit ground level access to sunlight on sidewalks and Civic Spaces.
  - ii. That by high-rise buildings pedestrian level wind velocities do not exceed acceptable levels for various activities existing or proposed at particular locations.
  - iii. That buildings do not cause visual impairment or discomfort due to reflective spot glare and solar heat buildup in any nearby buildings.

# 10. DEVELOPMENT STANDARDS

## Wireless Communication

### 10.2 WIRELESS COMMUNICATION

#### 1. Purpose

- a. To facilitate effective and efficient telecommunication services throughout the city.
- b. To encourage the co-location and joint use of new and existing wireless communication towers and wireless communication antenna locations.
- c. To minimize the total number of towers throughout the community.
- d. To encourage the mounting of antennas to existing structures.
- e. To ensure towers and antennas are configured in a way that minimizes adverse visual impacts and reduces the impact of telecommunications structures on public health and safety.
- f. To avoid potential damage to adjacent properties from tower and antenna failure.

#### 2. Applicability

- a. This section regulates all wireless communication towers, wireless communication antennas, and ancillary structures consistent with **Sections 253 and 332(c)(7) of the Communications Act of 1934, as amended, and section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012.**
- b. Wireless communication towers, wireless communication antennas, and ancillary structures are considered structures and not regulated as a land use.

#### 3. Development Review

- a. All development requires the submittal of a development review application to the Building Official.
- b. The development or modification of a wireless communication tower, wireless communication antenna, or ancillary structure requires a Special Permit in accordance with the provisions of §10.2.1. Special Permit, except as follows:
  - i. The development or modification of eligible facilities below the thresholds of Section 6409(a) of the Middle Class Tax Relief Act of 2012 requires only a pre-submittal meeting in accordance with the provisions of §10.1.1. Pre-Submittal Meeting, but does not require any further development review. Upon completion of the review of required application materials, a Certificate of Zoning Compliance shall be issued by the Building Official to certify compliance with the provisions and procedures of this Ordinance.
- c. The development or modification of a wireless communication tower, wireless communication antenna, or ancillary structure requires a special permit according to the provisions of §10.2.1. Special Permit.
- d. The Zoning Board of Appeals is the review board

for the development or modification of all wireless communication towers, wireless communication antennas, and their ancillary structures.

- e. Applicants must submit a rendering or computer-simulated photograph illustrating the view of any proposed wireless communications tower or antenna from at least three (3) prominent locations along the surrounding public thoroughfares.
- f. In its discretion to approve or deny a Special Permit authorizing a wireless communication tower, wireless communication antenna, and any ancillary structure, the review board shall consider the following:
  - i. Suitability of nearby, existing sites and/or the feasibility of alternative technologies.
  - ii. Height and design of proposed tower or antenna, with particular concern for design solutions that reduce or eliminate visual impact.
  - iii. Compatibility with the uses associated with surrounding properties and proximity of the proposed tower or antenna to properties in residential use.
  - iv. Topography, on-site vegetation, and the prominence of proposed facility.
  - v. Proposed ingress and egress for maintenance.

#### 4. Wireless Communication Towers

- a. Wireless communication towers approved according to the provisions of this section may be built prior to or independent of any principal building type on a lot.
- b. Development Standards
  - i. Wireless communication towers are not permitted to exceed the tallest building type permitted for the district where they are located.
  - ii. Lighting is prohibited, except as required by the Federal Aviation Administration.
  - iii. Signs are prohibited, except as follows:
    - a). signs required by the FAA, FCC, or other applicable authority;
    - b). no trespassing signs or other notifications that alert the public to potential safety concerns; or
    - c). a nameplate or sign identifying the name and phone number of the owner or operator.
  - iv. Wireless communication towers must be setback from any property line a distance equal to their height.

#### 5. Wireless Communication Antennas

- a. Development Standards
  - i. Roof mounted antennas:
    - a). are not permitted to exceed ten (10) feet in height;
    - b). must be setback at least ten (10) feet from the edge of the roof; and
    - c). are not permitted to project above a plane

- inclined at a forty-five degree (45°) angle from vertical, beginning at edge of the roof.
- ii. Wall or tower mounted antennas:
  - a). must be flush-mounted below any roof line of the structure they are attached to,
  - b). must be at least forty (40) feet above the average grade of the lot, measured from the ground to the base of the antenna; and
  - c). must be painted or otherwise screened in a way to match the colors or simulate the materials of the building or tower on which they are mounted.
- iii. Lighting is prohibited, except as required by the Federal Aviation Administration.
- iv. Signs are prohibited, except as follows:
  - a). signs required by the FAA, FCC, or other applicable authority;
  - b). no trespassing signs or other notifications that alert the public to potential safety concerns; or
  - c). a nameplate or sign identifying the name and phone number of the owner or operator.

### 6. Ancillary Structures

- a. Structures serving or being used in conjunction with a wireless communication tower or antenna are considered ancillary. Examples include utility or transmission equipment storage sheds or cabinets.
- b. An ancillary structure for wireless communications does not require separate development review when installed in conjunction with an approved wireless communication tower or antenna.
- c. Any buildings, cabinets, or shelters may house only equipment and supplies for operation of the wireless communication tower or antenna.
- d. Any equipment not used in direct support of such operation must not be stored on the site.
- e. The structure must be un-staffed.
- f. Signs are prohibited, except as follows:
  - i. signs required by the FAA, FCC, or other applicable authority;
  - ii. no trespassing signs or other notifications that alert the public to potential safety concerns; or
  - iii. a nameplate or sign identifying the name and phone number of the owner or operator.

### 7. Design Guidelines

- a. Towers should only be used in circumstances where no alternative building-mounted options are available.
- b. Towers facilities should be designed to structurally accommodate the maximum number of foreseeable users.
- c. Towers and antennas should be located as follows:
  - i. on properties owned or managed by the City of Somerville or the Somerville Housing Authority;

- ii. on properties located in the fabrication, commercial industry, or any mixed-use district;
- d. When antennas for multiple service providers are located on a single site, the antennas should be co-located to reduce visual impact.
- e. Antennas should be interior-mounted so that they are concealed from public view (e.g., inside church steeples, cupolas, bell-towers, or penthouses), or side-mounting onto existing structures in the least obtrusive location feasible, preferably with limited visibility from abutting streets.
- f. Where existing antennas have been installed in stealth enclosures, new equipment should be installed in stealth enclosures designed to match those already on the site.
- g. Locations should be chosen with a sensitivity to the surrounding topography and predominant view corridors.
- h. Antenna technology should be chosen to minimize the visual effect of “massing” panels on a rooftop.
- i. To every extent possible, new co-located equipment should meet the same conditions applied to any original special permit authorizing the wireless communication tower or antenna on the site.
- j. Existing on-site vegetation should be preserved to the maximum extent practical.
- k. All network interconnections from the communications site should be via underground lines.

### 8. Abandonment

- a. If the owner of any wireless communications tower or antenna communicates an intent to discontinue use or if any tower or antenna is not operated for a continuous period of twelve (12) months, the tower or antenna, and any ancillary structures and equipment must be removed by the owner of the tower or antenna within ninety (90) days.

# 10. DEVELOPMENT STANDARDS

## Wireless Communication

# 11 PARKING & MOBILITY

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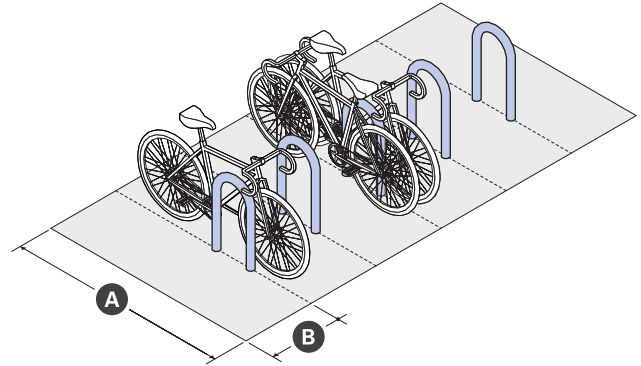


## 11.1 BICYCLE PARKING

### 1. General

- a. Design Guidance
  - i. The City of Somerville's Bicycle Parking Guide and the latest version of the Association of Pedestrian and Bicycle Professionals Bicycle Parking Guidelines should be referenced for guidance.
- b. Size & Layout
  - i. Each bicycle parking space must be two (2) feet by six (6) feet in size or the minimum required by the manufacturer of a bicycle rack or locker, whichever is more.
- c. Access
  - i. Areas designed for bicycle parking spaces must have a hard, stabilized surface.
  - ii. Bicycle parking spaces must have at least one (1) access aisle at least five (5) feet wide to allow room for maneuvering. This access aisle must be kept free from obstructions.
  - iii. Bicycle parking spaces must be accessible without moving another bicycle or lifting or carrying a bicycle over any steps or stairs.
  - iv. Outdoor access routes must be appropriately lighted to allow for safe nighttime use.
- d. Weather Protection
  - i. When provided, weather protection must be permanent, designed to protect bicycles from rainfall, and provide no less than seven (7) feet of clearance above ground level.
- e. Bicycle Racks
  - i. All bike racks must:
    - a). Be a fixed-in-place stand that is securely anchored to the ground;
    - b). Provide support to the bicycle frame, allowing it to stand upright without the use of a kick-stand, and prevent the bicycle from falling over;
    - c). Be configured to provide two points of contact to allow locking of the frame and at least one wheel with a user-provided locking device;
    - d). Be constructed of materials that resist cutting, rusting, bending, or deformation; and
    - e). Be arranged in rows (with bicycles parked side-by-side) or in alignment (with bicycles parked end-to-end).
- f. Bicycle Lockers
  - i. All bicycle lockers must:
    - a). Be securely anchored to the ground;
    - b). Be configured to provide support to the bicycle, allowing it to stand upright without the use of a kick-stand, and
    - c). Be secured by means of a lockable door or, alternatively, configured internally to allow locking of the frame and at least one wheel

FIGURE 11.1 (a) Bicycle Parking Spaces



- with a user-provided locking device.
  - g. Signage
    - i. If required bicycle parking is not visible from the street or principal entrance(s), a sign must be posted at the principal entrance(s) indicating the location of the parking. The D4-3 sign from the Manual on Uniform Traffic Control Devices (MUTCD) is recommended (see Figure 7.1).
- ### 2. Short-Term Bicycle Parking
- a. Short-term bicycle parking may be provided in any combination of bicycle racks and bicycle lockers. Racks that are double height or require hanging of a bicycle are prohibited for short-term bicycle parking.
  - b. Short-term bicycle parking must be provided outside of a principal building and within fifty (50) feet of the principal entrance of the use served by the parking.
  - c. Short-term bicycle parking must be at the same grade as the abutting sidewalk or at a location that can be reached by an accessible route from the sidewalk that is a minimum of five (5) feet wide, with no steps and a six percent (6%) slope or less.
  - d. Bike racks may be installed within the furnishing zone of a sidewalk of an abutting public thoroughfare provided that an encroachment permit is granted by the Board of Aldermen. A rack may also consist of a hoop affixed to a parking meter, with approval from the Director of Traffic and Parking.
    - i. Any required short-term bicycle parking provided in a structure or under cover must be:
      - a). Provided at ground level;
      - b). Provided free of charge;
      - c). Clearly marked as bicycle parking;
      - d). Separated from vehicle parking by a physical

# 11. PARKING & MOBILITY

## Motor Vehicle Parking

barrier to minimize the possibility of parked bicycles being hit by a vehicle; and

- e). Co-located in relative proximity to the nearest vehicular parking spaces.

### 3. Long-Term Bicycle Parking

- a. Long-term bicycle parking may be provided through any combination of racks or lockers.
- b. Long-term bicycle parking must be provided in a well-lit, secure location within the same building as the use the parking is intended to serve or within an accessory structure located within two-hundred (200) feet of the principal entrance of the building.
- c. To provide security, long-term bicycle parking must either be:
  - i. In a locked room;
  - ii. In an area that is enclosed by a fence with a locked gate. The fence must be either 8 feet high, or be floor-to-ceiling;
  - iii. Within view of an attendant or security guard;
  - iv. In an area that is monitored by a security camera; or
  - v. In an area that is visible from employee work areas.
- d. All required long-term bicycle parking spaces must be designed to provide continuous shelter from the elements.
- e. Long-term bicycle parking serving multiple uses may be combined into a single area or accessory structure.
- f. Where long-term bicycle parking is located adjacent to motor vehicle parking or loading facilities, a physical barrier must be provided to prevent potential damage to bicycles by other vehicles.
- g. When twenty (20) or more long term bicycle parking

spaces are provided, a minimum of five percent (5%) of the spaces must be three (3) feet by eight (8) feet in size to accommodate tandem bicycles or bicycles with trailers.

- h. No more than twenty five (25%) of long term bicycle parking space may be provided as racks that require bicycles to be hung or lifted off the ground or floor.

### 4. Alternative Compliance

- a. The provisions of §6.2.1 through §6.2.3 may be modified by Special Permit to accommodate alternative technologies and methods for providing bicycle parking.
  - i. In its discretion to approve or deny a Special Permit to modify the provisions of §6.7.13.C Bicycle Parking, the Planning Board shall consider the following:
    - a). The review considerations for all Special Permits as specified in Section 5.1 Special Permits.
    - b). The ability of alternative technologies and methods of bicycle parking to provide equal or greater benefits to bicycle users.

## 11.2 MOTOR VEHICLE PARKING

### 1. General

- a. Approval by the City Engineer Required
  - i. All curb cuts, driveways, parking spaces, and parking lots must comply with the applicable provisions of Chapter 11, Article II, Sec. 11-33 Driveway Construction of The Code of Ordinances, City of Somerville, Massachusetts.
- b. Permitted Types
  - i. Off-street parking may be provided as surface parking space(s), above-ground structured parking, or underground structured parking. Zoning districts include restrictions on the type of off-street parking that is permitted in each district.
- c. Parking Setbacks
  - i. All off-street parking, excluding underground structured parking, must be located at or behind the required parking setback as indicated for each building type.
  - ii. Parking is never permitted within a private frontage.
- d. Access
  - i. All off-street parking must have direct access to a public thoroughfare from an alley, driveway, maneuvering aisle, or permanent access easement.
  - ii. If an improved alley with a right-of-way of at least eighteen (18) feet is provided, all off-street parking must be accessed from the alley.
- e. Circulation

FIGURE 11.1 (b) MUTCD Figure D4-3



# 11. PARKING & MOBILITY

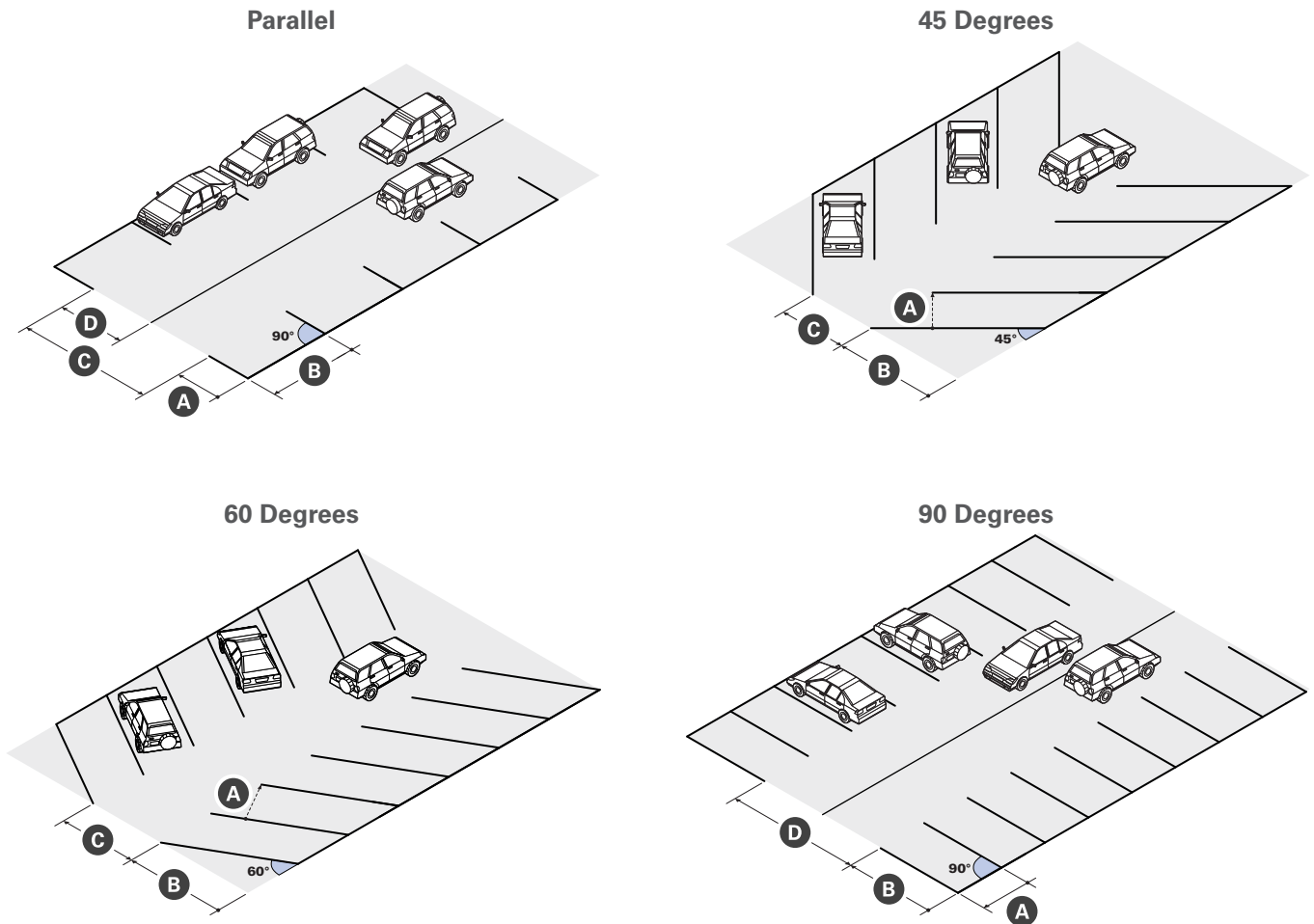
## Motor Vehicle Parking

- i. Parking lots and structures must be designed so that vehicles enter or exit onto a public thoroughfare in a forward direction rather than backing out into the roadway.
  - ii. Ingress and egress from individual parking spaces must be from a drive aisle or driveway.
  - iii. Vehicles are not permitted to enter or exit parking spaces directly from a public thoroughfare except as follows:
    - a). Parking lots with six (6) or less parking spaces may be designed to permit motor vehicles to enter or exit a parking space directly from a rear alley by special permit.
    - b). In its discretion to approve or deny a special permit authorizing parking spaces that are directly accessible from a rear alley, the review board shall consider the following:
      - i). Adequate alley width and surface material to accommodate vehicular turning movements.
      - ii). Location of alley intersections in relation to the safety of pedestrians, bicyclists, and motor vehicles.
      - iii). Sight lines needed by the driver of any vehicle entering or exiting the site.
- f. Parking Space & Drive Aisle Dimensions
- i. All parking spaces and drive aisles must comply with the minimum dimensional standards shown in Table 7.4, with the following exceptions:
    - a). Motorcycle and scooter parking stalls must measure at least four feet in width and eight feet in depth.
    - b). Mechanical access parking is exempt from parking stall and drive aisle dimensional requirements.
    - c). When twenty (20) or more spaces are required, up to twenty percent (20%) of those spaces may be designed as parking for compact cars with the minimum stall length reduced to sixteen (16) feet and minimum stall width reduced to seven and one half (7.5) feet. Compact spaces must be clearly identified with a pavement marking and signage.
    - d). When the side of a parking space abuts a wall or other obstruction that is taller than six (6) inches, the width of the parking space must be increased by one foot.
- g. Accessibility
- i. All parking spaces, lots, and structures must comply with relevant State and Federal regulations for parking designed for persons with disabilities, including 521 CMR 300.
- h. Lighting
- i. All off-street parking must be provided with adequate light for use at night in accordance with the provisions of §6.H. Outdoor Lighting.
- i. Signage
- i. All traffic control signs must be installed in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
- 2. Parking Lots**
- a. Access
    - i. Pedestrian access from parking lots must lead directly to a public sidewalk (i.e., not directly into a building).
  - b. Design & Construction
    - i. No surface parking lot may have a grade in excess of ten percent (10%).
    - ii. Individual parking spaces must be delineated with paint or similar method and maintained in clear, visible condition to identify the parking spaces from drive aisles and other circulation features.
    - iii. Wheel stops, bumper guards, or other alternatives must be installed to prevent vehicles from damaging or encroaching upon any sidewalk, landscaping, fence, wall, or structure and must be properly anchored and secured into the ground.
    - iv. Parking lots abutting, within fifty (50) feet, or visible from the right-of-way of a public thoroughfare, except alleys, must be effectively screened by a perimeter wall or fence.
      - a). Perimeter walls and fences must be no more than four (4) feet in height measured from the surface of the lot, no less than fifty percent (50%) opaque, and designed to allow surveillance over and beyond the wall or fence by pedestrians approaching or passing the parking lot.
  - c. Capacity
    - i. Unless otherwise specified, the actual parking of motor vehicles in excess of the number of parking spaces delineated in a parking lot is prohibited.
- 3. Parking Structures**
- a. Access
    - i. Pedestrian access to structured parking must lead directly to a public sidewalk (i.e., not directly into a building), except underground levels which may be exited by pedestrians directly into a building.
  - b. Design & Construction
    - i. Unless setback by space designed for occupancy by non-parking uses, the facade of any story of a building occupied by motor vehicle parking must be designed as follows:
      - a). Fenestration must be vertically and horizontally aligned and all floors fronting on the facade must be level (not inclined).

# 11. PARKING & MOBILITY

## Motor Vehicle Parking

TABLE 11.2 (a) Parking Space & Drive Aisle Dimensions



	Parallel	45 Degrees	60 Degrees	90 Degrees
<b>A</b> Stall Width (min)	8 ft	N/A	N/A	8 ft
<b>B</b> Stall Length (min)	16 ft	18 ft	18 ft	16 ft
<b>C</b> Drive Aisle, 1 Way (min)	12 ft	12 ft	12 ft	N/A
<b>D</b> Drive Aisle, 2 Way (min)	20 ft	N/A	N/A	20 ft
<b>E</b> Vertical Clearance	7.5 ft	7.5 ft	7.5 ft	7.5 ft

- b). The facade must include fenestration designed to appear as windows for between twenty percent (20%) and fifty percent (50%) of the wall area of each floor.
- c). Windows must be back-lit during evening hours and internal light sources must be concealed from view from public sidewalks.
- d). The facade area masking the floors occupied by motor vehicle parking must be seamlessly

integrated into the architectural design of the building's facade.

#### 4. Curb Cuts

- a. Restrictions
  - i. Unless otherwise specified, one (1) curb cut is permitted per front lot line up to a maximum of two (2) curb cuts.
  - ii. Curb cuts are prohibited along the principal

- frontage of any lot abutting a pedestrian street.
- iii. Curb cuts may be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs.
- iv. Curb cuts must be located to minimize conflict with pedestrians, bicyclists, and motor vehicles on the thoroughfare they provide access to and from.
- b. Design & Construction
  - i. Curb cuts must be designed in accordance with the provisions of **Article 13 Public Realm**.

### 5. Driveways & Vehicular Entrances

- a. Design & Construction
  - i. Driveways may be located within required front, side, and rear setback areas, but are prohibited between the facade of a building and any front lot line.
  - ii. Driveways and vehicular entrances to off-street parking with six (6) or less parking spaces must be between eight (8) feet and twelve (12) feet in width.
  - iii. Driveways and vehicular entrances to off-street parking with seven (7) or more parking spaces must be between eighteen (18) and twenty four (24) feet in width at the frontage.
- b. Shared Driveways
  - i. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.

### 6. Flexible use of Accessory Parking

- a. When existing accessory parking spaces are not needed to meet the parking demand of a principal use (such as when the principal use is closed for business), the property owner may make the unused or under-utilized parking spaces available for other uses, including commercial parking, when permitted in the district where the lot is located.

### 7. Loading Facilities

- a. General
  - i. Buildings providing space for uses that regularly receive or distribute large quantities of goods must provide loading facilities as required by the Director of Traffic and Parking. Loading facilities must be of sufficient quantity to adequately serve the intended use(s).
  - ii. The Director of Traffic and Parking may authorize the use of an alley for loading activities in lieu of requiring a separate on-site loading facility.
  - iii. Loading and unloading activities are not permitted within a public thoroughfare except in a loading zone during permitted hours designated by the

- Director of Traffic and Parking.
- b. Design & Construction
  - i. Loading facilities, including all docks and areas used for the storing and staging of materials being transported to or from the site, must be fully enclosed within a building or located to the side or rear of buildings and screened from view from any public thoroughfare (excluding alleys) or civic space according to §10.7. Screening.
  - ii. Common loading facilities may be shared by two or more buildings or multiple uses within the same building with the approval of the Director of Traffic and Parking.
- c. Neighborhood Compatibility
  - i. Loading and unloading activities may not encroach on or interfere with the use of sidewalks, drive aisles, or parking areas, or public thoroughfares.
  - ii. Maneuvering aisles and driveways may serve both required parking and loading bays if they meet the design needs of each activity.
  - iii. Loading facilities requiring vehicles to back in from a public thoroughfare are permitted.
  - iv. Loading and unloading activities for lots abutting the NR or UR districts are limited to the hours of the day between 7:00 a.m. and 10:00 p.m. All loading docks on these lots must be signed to indicate 'no idling'.

# 11. PARKING & MOBILITY

## Shared Parking

### 11.3 SHARED PARKING

#### 1. Purpose

- a. To allow parking to be shared between uses on the same lot or between buildings on the same block when the actual demand for parking is less than the total number of spaces required by this Ordinance for each individual use.
- b. To help prevent land from being unnecessarily devoted to the parking of motor vehicles.
- c. To support the efficient use of Somerville’s limited land area for productive uses that contribute toward the City’s tax base.
- d. To encourage the efficient use of existing parking resources.
- e. To help reduce impermeable surfaces and associated storm water runoff and pollution.

#### 2. Applicability

- a. This section is applicable to all real property located outside of a Transit Area and subject to a minimum parking requirement by this Ordinance.
- b. Motor vehicle parking spaces may be shared between uses on the same lot and buildings on the same block as specified elsewhere in this Ordinance.

#### 3. Restrictions

- a. Accessible parking space (for persons with disabilities) may not be shared and must be provided on-site.

#### 4. Reductions to Minimum Parking

- a. Development proposing to share parking may use Table 12.2 (a) to reduce the number of motor vehicle parking spaces required for the combined uses.
- b. Activities qualifying as evening commercial include all uses from the Assembly & Entertainment, Bar/ Restaurant/Tavern, Hotel/Hostel, and Private, Non-Profit Club or Lodge use categories.
- c. The reduction to minimum parking requirements due to shared parking is calculated as follows:
  - i. Replace each ‘X’ on Table 12.2 (a) with the total number of motor vehicle parking spaces required for all COMMERCIAL uses. See the Vehicular Parking

table for the zoning district where the lot is located to determine this number.

- ii. Replace each ‘Y’ on Table 12.2 (a) with the total number of motor vehicle parking spaces required for all residential uses. See the Vehicular Parking table for the zoning district where the lot is located to determine this number.
- iii. Multiple the number required by §12.2.3.i and §12.2.3.ii (above) as indicated for each time slot for all three columns of Table 12.2 (a).
- iv. Add the result of each cell together for each row on Table 12.2 (a).
- v. The row (time period) with the highest total parking requirement is the reduced minimum number of parking spaces that are required for all participating uses.

#### 5. Shared Parking Agreements

- a. Shared parking requires a written agreement among all owners of record.
- b. An attested copy of the agreement between the owners of record must be submitted to the Building Department and in a form deemed acceptable by the City Solicitors Office prior to and as a condition of the issuance of a Building Permit.
- c. Revocation of an existing parking agreement will only be accepted if the required off-street parking spaces are provided in accordance with the standards for the district where each property is located.

#### 6. Signage

- a. Shared parking facilities must provide signage identifying the permitted users.

**TABLE 11.3 (a) Shared Parking Calculation**

Time of Day	Commercial	Evening Commercial	Residential	Total
<b>6am - 9am</b>	( X ) * 25%	( X ) * 0%	( Y ) * 100%	= sum of this row
<b>9am - 7pm</b>	( X ) * 100%	( X ) * 50%	( Y ) * 65%	= sum of this row
<b>7pm - 11pm</b>	( X ) * 25%	( X ) * 100%	( Y ) * 100%	= sum of this row
<b>11pm - 6am</b>	( X ) * 0%	( X ) * 25%	( Y ) * 100%	= sum of this row

**11.4 MOBILITY MANAGEMENT**

**1. Purpose**

- a. To improve transportation options available to travelers, promote the use of efficient travel modes, and reduce the need to travel.
- b. To decrease vehicular air pollutant emissions, conserve energy resources, and reduce ambient noise levels by reducing vehicular trips, total vehicle miles traveled, and traffic congestion within the city.
- c. To reduce automobile dependence and the associated costs of owning, operating, and maintaining a motor vehicle.
- d. To decrease costs associated with the construction, repair, maintenance, and improvement of city thoroughfares and parking facilities.
- e. To decrease the cost of traffic enforcement and promote traffic safety.
- f. To reduce the demand for parking facilities and increase the capacity and efficiency of existing transportation infrastructure.
- g. To support a fiscal return on federal, state, and local financial investment made in public transportation infrastructure by increasing ridership of public transportation services.
- h. To incorporate transportation planning considerations into development review.
- i. To encourage the establishment of Mobility Management Associations (MMAs) within the city.

**2. Applicability**

- a. This section is applicable to the following:
  - i. property owners of non-residential buildings or portions of buildings with fifty thousand (50,000) gross square feet or more in gross floor area;
  - ii. employers, including the City of Somerville and educational institutions, that have a permanent location within the city and fifty (50) or more employees and students;
  - iii. property owners of non-residential buildings or portions of buildings with multiple-tenants that in combination have fifty (50) or more employees or students in total;
  - iv. property owners of residential buildings or portions of buildings with twenty (20) or more dwelling units or rooming units;
  - v. parking facility operators of any Public Parking Commercial Service use; and
  - vi. property owners of parking facilities that undertake any modification that increases the number of parking spaces.
- b. Employers, parking facility operators, and property owners not subject to the provisions of this Section are encouraged to implement mobility management

programs and services voluntarily.

**3. Authority**

- a. The Director of Transportation & Infrastructure, or their designee, is responsible for reviewing, conditioning, approving, and denying mobility management plans and annual reports.

**4. Plan Required**

- a. A mobility management plan (MMP) is required for all development subject to the provisions of this Section and for Coordinated Development Plan Special Permit applications.
- b. Development review applications are not considered complete and will not be scheduled for a public hearing until the Director of Transportation & Infrastructure has approved the proposed mobility management plan.
- c. Review boards may not issue a special permit, site plan approval, or variance; the Building Official may not issue a zoning compliance certificate, building permit, certificate of occupancy, or any other permit; and the City Clerk and Licensing Commission may not issue a business license until the Director of Transportation & Infrastructure has approved the proposed mobility management plan.

**5. Procedure**

- a. Mobility management plans must be submitted to the Director of Transportation & Infrastructure prior to or simultaneously with development review applications.
- b. The Director of Transportation & Infrastructure shall issue a written preliminary decision within thirty (30) days of receipt of the mobility management plan indicating approval, approval with conditions, or denial of the proposed plan.
- c. The Director of Transportation & Infrastructure shall issue a written final decision within sixty (60) days of receipt of the mobility management plan indicating approval, approval with conditions, or denial of the proposed plan. The final decision of the Director of Transportation & Infrastructure must be posted on the City website.
- d. Upon mutual agreement by the applicant and the Director of Transportation & Infrastructure, the time limits required of the Director to issue a preliminary and final decision may be extended. Mutual agreement of extended time limits must be recorded in writing.
- e. Failure by the Director of Transportation & Infrastructure to issue a written final decision within sixty (60) days or any extended time period, if applicable, is deemed to be constructive approval of the proposed mobility management plan.
- f. The commitments and obligations of an approved mobility management plan are automatically

# 11. PARKING & MOBILITY

## Mobility Management

transferred to the new property owner when real property subject to the provisions of this Section is exchanged between private parties.

- g. The Director of Transportation & Infrastructure shall issue a reconciliation letter to address any conditions applied by the review boards to a discretionary or administrative permit approval required for development subject to the provisions of this Section.

### 6. Mobility Management Plans

- a. The Director of Transportation & Infrastructure shall establish submittal requirements for Mobility Management Plans and annual reporting. The Director shall make the submittal requirements available to the public on the City website.
- b. Mobility management plans must include commitments to the provisions of this Section and demonstrate compliance to the submittal requirements for mobility management plans.
- c. Mobility management plans must be consistent with and contribute to the achievement of the comprehensive master plan of the City of Somerville in accordance with the purpose of this Section.
- d. Mobility management plans must be updated on an annual basis and submitted for approval to the Director of Transportation & Infrastructure to validate continued compliance with the provisions of this Section.
- e. For the first two (2) years of occupancy or operations, a mobility management plan must identify existing site based parking conditions, travel behavior of employees or residents, proposed mobility management programs & services, an implementation schedule, and establish metrics and methods for performance review.
- f. After two (2) years of occupancy or operations, a mobility management plan must also identify objective targets to reduce parking demand, single-occupant vehicle trips, vehicle miles traveled, or automobile vehicle trips associated with development, based on the performance review of previous years, and propose additional mobility management programs & services to achieve those objectives.
- g. To ascertain the level of success for implemented programs and services, incentives, and other measures, annual updates to mobility management plans must include, but may not be limited to, the following:
  - i. A statistically valid travel survey of employees and residents, as applicable.
  - ii. Annual reporting of parking utilization and operations for any Commercial Service Vehicular Parking facility.
  - iii. Biennial counts of automobile trips entering & exiting any parking facilities.
  - iv. A status update of Mobility Management program

& service implementation.

- h. a statistically valid survey of employees and residents and parking utilization data, as applicable, to ascertain the level of success of implemented programs and services, incentives, and other measures in accordance with the purpose of this Section.
- i. The cost associated with drafting a mobility management plan, annual updates, and all monitoring and reporting is borne by the employer, parking facility operator, or property owner.

### 7. Compliance

- a. The Review Board shall require compliance to an Mobility Management Plan, as approved by the Director of Transportation & Infrastructure, as a condition of discretionary or administrative permit approval.

### 8. MMP Programs & Services Required

- a. The following programs and services are required for all non-residential uses:
  - i. Annual Mobility Education Meeting
  - ii. Distributed Information
  - iii. Guaranteed Ride Home Program
  - iv. On-Site Transportation Coordinator
  - v. Posted Information
  - vi. Preferential Parking Locations for Carpool/Vanpool
  - vii. Qualified Transportation Fringe Benefits
  - viii. Unbundled Parking
- b. The following programs and services are required for all residential uses:
  - i. Distributed Information
  - ii. Posted Information
  - iii. Unbundled Parking
- c. The following programs and services are required for any lot or structure providing public parking:
  - i. Posted Information
- d. A mobility management plan may voluntarily include additional programs and services.
  - i. Programs and services not identified in this section may be included in a Mobility Management Plan with the approval of the Director of Transportation & Infrastructure.

### 9. Standards for Programs & Services

- a. Financial Incentives
  - i. Car-Sharing/Bike-Sharing Memberships: Full or partial employer-funded monthly memberships for local car-sharing and bike-sharing services.
  - ii. Parking Cash-Out Program: An employer-funded cash payment made available to employees who choose not to use a parking space in an employer subsidized parking lot or facility.
  - iii. Qualified Transportation Fringe Benefits: A



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- 'Commuter Tax Benefit' that allows employers to save on payroll related taxes or employees to save on federal income taxes in accordance with the Internal Revenue Code through the provision of either Pre-Tax Payroll Deductions for Transit Passes/ Vanpool Costs or Subsidized Transit Passes.
- b. Shared Vehicle Services
    - i. Bikes at Work: Bicycles available on-site during the workday for employee business and personal use.
    - ii. Bike Share Station: Bike sharing vehicles available on-site for public use.
    - iii. Car Share Vehicle(s): On-site parking spaces provided at no cost for car-sharing vehicles.
    - iv. Fleet Vehicle(s): Company owned vehicle(s) available on-site during the workday for employees that carpool, vanpool, bike, walk, or take transit.
    - v. Guaranteed Ride Home Program: An employer subsidized ride home for employees that carpool, vanpool, bike, walk, or take transit.
      - a). Transportation must be provided to an employee for:
        - i). Emergency situations of the employee or a family member;
        - ii). Illness of the employee or a family member;
        - iii). Unscheduled overtime; and
        - iv). Bicycle damage.
      - ii). Availability of the ride home service may be restricted to no less than four (4) times per calendar year.
    - vi. Ride Matching Services: A no cost service to help employees interested in carpooling locate other interested carpoolers with similar schedules, routes, and destinations.
    - vii. Shuttle Services: Smaller buses or vans providing transportation for employees between places of work and transit stations.
    - viii. Visitor Commute Support: Full or partially funded daily transit passes or daily memberships for local car-sharing and bike-sharing services.
  - c. Alternative Schedules
    - i. Flexible Work Hours: Compressed workweeks, flexible work hours, and staggered work shifts.
    - ii. Teleworking: Policies to permit and encourage employees to work from home or off-site.
  - d. Marketing & Education
    - i. Bike Commuting Training: Classes (education and hands-on training) to encourage employee bike commuting offered on-site or through a third party provider.
    - ii. Distributed Information: Printed materials issued annually to all tenants and employees, and to new employees and tenants at the time of hire or occupancy, providing the following information:
      - a). Current maps identifying station locations, routes, and schedules for public transit serving the site;
      - b). Bicycle route and facility information, including regional/local bicycle maps;
      - c). A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.
  - iii. On-Site Transportation Coordinator: a person with the responsibility to implement and administer the programs and services of an approved Mobility Management Plan and serve as a point of contact to the City of Somerville.
  - iv. Posted Information: A bulletin board, display case, or kiosk located in a building lobby, common area, or other conspicuous location displaying the following information:
    - a). Current maps identifying station locations, routes, and schedules for public transit serving the site;
    - b). Bicycle route and facility information, including regional/local bicycle maps;
    - c). A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.
  - v. Transportation Signage: Wayfinding providing directions to and clearly identifying transportation facilities such as transit stations, bus stops, bicycle parking, carpool spaces, etc.
- e. Parking Management
    - i. Charging for Employee Parking: Elimination of existing subsidies for off-site employee parking and charging for on-site employee parking.
    - ii. Demand-Responsive Pricing: Adjustable hourly rates charged for employee or customer parking to manage parking availability.
    - iii. Parking Lease Adjustments: Rental of parking spaces on a monthly rather than yearly basis.
    - iv. Preferential Parking for Carpool/Vanpool: Parking spaces located in a preferential location and reserved for registered carpool and vanpool vehicles.
    - v. Shared Parking: Parking spaces shared by two (2) or more uses when the peak needs of each use occurs at different times.
    - vi. Unbundled Parking: Parking spaces rented, leased, or sold as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.
  - f. On-Site Services
    - i. Bicycle Repair Station: On-site bike repair station or room available for residents or employees.
    - ii. Child Care: The caring for and supervision of children available on site for employees.

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## Mobility Management

- iii. Concierge Services: an employee of an apartment building, hotel or office building providing services to residents or employees.
- iv. On-Site Transit Pass Sales: Retail sales of public transportation passes.

### 10. Mobility Management Associations

- a. Mobility Management Associations are organizations formed to help individual uses and property owners collectively implement and administer the programs and services required by this Section.
- b. A representative from an approved Mobility Management Association may jointly represent employers, parking facility operators, and property owners subject to the provisions of this Section in place of a required on-site transportation coordinator.

### 11. Enforcement

- a. In accordance with §1.1.7. Fines & Penalties, the Building Official shall consider each day as a separate offense for development that is not in compliance with the provisions of this Section.

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## 12.1 AFFORDABLE HOUSING

### 1. Purpose

- To implement the housing policy objectives of the comprehensive master plan of the City of Somerville by increasing the supply of affordable housing available to existing and future residents.
- To create a stock of affordable housing that is available to qualifying households over the long-term.
- To stabilize the cost of housing, including utilities, parking, and on-site amenities for households that are unable to afford market-rate housing prices without becoming cost burdened.
- To ensure that fractional buyouts and in-lieu payments compensate for the additional costs of acquisition, design, development, operations, and maintenance in addition to the value of an affordable dwelling unit.
- To recapture a public benefit from the increased value of land resulting from the adoption of this Ordinance.

### 2. Applicability

- This section is applicable to all building types required to provide affordable dwelling units in accordance with Article 3 Residential Districts, Article 4 Mid-Rise Districts, Article 5 High-Rise Districts, Article 7 Special Districts, and Article 8 Overlay Districts.
- Development may not be segmented or phased in any manner and Applicants may not establish surrogate or subsidiary entities to avoid compliance with this Section.
- Residential uses owned by or affiliated with an educational institution for occupancy exclusively by its students, faculty, and staff are exempt.

### 3. Required ADUs

- Affordable dwelling units (ADUs) must be provided as specified on Table 12.1 Required ADUs.

**TABLE 12.1 (a) Required ADUs**

Total Dwelling Units	Required ADUs
0 to 5 units	None
6 units	1 unit OR fractional buyout for 0.4 units
7 units	1 unit OR fractional buyout for 0.6 units
8 to 17 units	17.5% of units
18 or more units	20% of units

- When the calculation for required ADUs results in a fractional value, the fractional value is rounded up to the next whole number and regarded as a whole unit.

- As an alternative, a fractional buyout may be paid to the City or its designee (including, but not limited to, the Somerville Housing Trust Fund and/or Somerville Housing Authority; hereafter referred to as "the City") according to the provisions of §12.1.8 Buyouts & Payments.
- Development that results in elimination or discontinuance of an existing ADU is required to replace the unit(s) on a one-for-one basis or provide the number of ADUs specified on Table 12.1 Required ADUs, whichever is more.

### 4. ADU Price

- Provided ADUs are assigned different price tiers as specified on Table 12.2 ADU Price Tiers.

**TABLE 12.1 (b) ADU Price Tiers**

ADU	Price Tier
1st ADU	Tier 1
2nd ADU	Tier 2
3rd ADU	Tier 1
4th ADU	Tier 2
5th ADU	Tier 3
6th ADU	Tier 1
7th ADU	Tier 2
8th ADU	Tier 1
9th ADU	Tier 3
10th ADU	Tier 2
11th ADU	Tier 1
12th ADU	Tier 2
13th ADU	Tier 3

- The Director of Housing shall publish and annually update the actual maximum monthly rent for rental ADUs as follows:
  - The Median Family Income (MFI) for the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area published annually by the U.S Department of Housing and Urban Development (HUD) is multiplied by the percentage specified on Table 12.1 (c) Adjustment for Rental ADUs for the price tier and bedroom count of the unit in question.
  - The product of the above is divided by twelve and the estimated cost of utilities, parking, and amenities provided at additional cost to tenants is subtracted from the result to determine the maximum monthly rent that can be charged for an ADU.
  - The Director of Housing shall adjust the percentage

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**TABLE 12.1 (c) Adjustment for Rental ADUs.**

	Studio	1 bed	2 bed	3 bed	4 bed
Tier 1	7.14%	8.40%	9.60%	10.80%	12.00%
Tier 2	11.71%	13.77%	15.74%	17.71%	19.64%
Tier 3	17.85%	21.00%	24.00%	27.00%	30.00%

- for Tier 2 rental ADUs specified on Table 12.1 (c) equal to the cap applied by HUD to the 80% MFI for each annual update of actual ADU rental prices.
- iv. The actual monthly rental price for ADUs with more than four (4) bedrooms is calculated by adding fifteen (15) percent to the monthly rent of a four (4) bedroom ADU for each extra bedroom.
- c. The Director of Housing shall publish and annually update the actual maximum purchase price for ownership ADUs as follows:
  - i. The Median Family Income (MFI) for the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area published annually by the U.S Department of Housing and Urban Development (HUD) is multiplied by the percentage specified on Table 12.1 (d) Adjustment for Ownership ADUs for the price tier and bedroom count of the unit in question.
  - ii. The product of the above is divided by twelve and the estimated cost of private mortgage Insurance, real estate taxes, condominium fees, homeowners insurance, and parking fees, if any, is subtracted from the result to determine the maximum monthly mortgage payment that can be charged for the dwelling unit.
  - iii. The Director of Housing shall adjust the percentage for Tier 1 ownership ADUs specified on Table 12.1 (d) equal to the cap applied by HUD to the 80% MFI for each annual update of actual ADU ownership prices.
  - iv. The maximum monthly mortgage payment for ADUs with more than four (4) bedrooms is calculated by adding fifteen (15) percent to the monthly mortgage payment of a four (4) bedroom ADU for each extra bedroom.
  - v. The actual sales price that can be charged for an ownership ADU is determined by using the maximum monthly mortgage payment to

determine a maximum mortgage loan amount, assuming a thirty (30) year term and a current conventional interest rate, by 1.03.

### 5. ADU Development Standards

- a. Unless otherwise specified elsewhere in this Ordinance, ADUs must be provided on-site, intermixed with the market rate units in the development that generated the requirement for affordable dwelling units. ADUs may not be overly concentrated on any single story of a building without the approval of the Director of Housing.
- b. ADUs must be proportional to the corresponding market rate units with respect to tenure type (for-sale or rental), unit size, number of bedrooms, and size of rooms. The proportion of ADUs with two (2) or more bedrooms may exceed the proportion provided for the corresponding market rate units for each tenure type.
- c. Unless otherwise specified elsewhere in this Ordinance, any development with thirty (30) or more dwelling units must provide at least twenty percent (20%) of the ADUs with three (3) or more bedrooms. Any fractional number resulting from this calculation is rounded up to the next whole number and regarded as a whole unit.
  - i. The Director of Housing shall establish quality standards for three (3) bedroom ADUs. Quality standards must include, but may not be limited to, minimum floor area and the inclusion of certain features such as the number of bathrooms and the existence of built-in closets.
  - ii. The review boards shall require compliance to the quality standards for three (3) bedroom ADUs as a condition of Discretionary or Administrative permit approval.
- d. Unit features including, but not limited to, finishes, appliances, outdoor amenity spaces, must be comparable to those provided in corresponding market-

**TABLE 12.1 (d) Adjustment for Ownership ADUs**

	Studio	1 bed	2 bed	3 bed	4 bed
Tier 1	10.93%	12.85%	14.69%	16.53%	18.36%
Tier 2	16.66%	19.60%	22.40%	25.20%	28.00%
Tier 3	21.66%	25.48%	29.12%	32.76%	36.40%

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rate units, but may be functionally equivalent rather than identical provided that they are durable, of good quality, and consistent with contemporary standards for new housing with the approval of the Director of Housing.

- e. Unless otherwise specified elsewhere in this Ordinance, ADUs must have the same access to amenities that are provided to the corresponding market-rate units including, but not limited to, laundry facilities, storage, fitness rooms, and shared outdoor amenity spaces.
- 6. Implementation Plans and Covenants**
- a. An Affordable Housing Implementation Plan (AHIP) is required for all development subject this Section.
    - i. The Director of Housing shall establish submittal requirements for AHIPs. Required information must include, but may not be limited to, the following:
      - a). Housing statistics including the total number of dwelling units in the building; the number of market rate units by bedroom count with average floor area for each; the unit number, floor area, bedroom count; and the unit number, floor area, bedroom count, interior amenities, outdoor amenity spaces, accessibility features and the price tier for each ADU.
      - b). Floor plans indicating the location of each ADU.
      - c). An access map indicating the location of all site amenities.
      - d). Any agreements required of the Applicant deemed to be necessary by the Director of Housing to ensure compliance to the provisions of this Section.
    - ii. The Director of Housing may, at their discretion, require property owners of rental ADUs to submit an annual report detailing ongoing compliance with this section as a requirement of an AHIP.
    - iii. Development review applications are not considered complete unless a preliminary AHIP been submitted to the Director of Housing for information purposes.
  - b. The review boards shall require Applicants to execute and record a covenant limiting the sale or rental of ADUs to eligible households with the Middlesex South Registry of Deeds or filed with the Land Registration Office and submit a final AHIP to the Director of Housing for approval as a condition of any Discretionary or Administrative permit approval.
  - c. The Building Official will not issue a Building Permit for development subject to this Section until a final AHIP has been approved by the Director of Housing.
  - d. The Building Official will not issue any Certificate of

Occupancy for development subject to this Section until a covenant limiting the sale or rental of ADUs to eligible households is executed and recorded with the Middlesex South Registry of Deeds or filed with the Land Registration Office.

- i. The affordable housing covenant must be in a form approved by the City Solicitor.

**7. Purchase and Tenancy Standards**

- a. The City reserves the right of first refusal and option to purchase at the time of the original sale and any subsequent resale of individual ADUs and any sale of a formerly rental ADU.
- b. The review boards may, as a condition of Discretionary or Administrative permit approval, require for-sale ADUs to be sold to the City at a price per unit set per §12.1.4.b.ii. The City may subsequently sell or lease these units at an equivalent or lower price than required by this Section.
- c. Except as provided in 12.1.8.a and 12.1.8.b, ADUs established in accordance with this Section must be leased or sold only to eligible households for as long as the building containing the ADUs exists.
- d. The Director of Housing shall publish and annually update the actual annual income eligibility requirements for ADUs as follows:
  - i. Rental ADUs
    - a). The Median Family Income (MFI) for the Boston-Cambridge- Quincy, MA-NH HUD Metro FMR Area published annually by the U.S Department of Housing and Urban Development (HUD) is multiplied by the percentage specified on Table 12.5 Adjustment for Rental ADUs for the price tier and potential household size for the specific unit available to determine the maximum annual income permitted for a household to qualify to lease the unit.

**TABLE 12.1 (e) Adjustment for Rental ADUs**

	1 person	2 person	3 person	4 person
Tier 1	35%	40%	45%	50%
Tier 2	56%	64%	72%	80%
Tier 3	84%	96%	108%	120%

- ii. Ownership ADUs
  - a). The Median Family Income (MFI) for the Boston-Cambridge- Quincy, MA-NH HUD Metro FMR Area published annually by the U.S Department of Housing and Urban Development (HUD) is multiplied by the percentage specified on Table 12.6 Adjustment for Ownership ADUs for the price tier and

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potential household size for the specific unit available to determine the maximum annual income permitted for a household to qualify to purchase the unit.

**TABLE 12.1 (f) Adjustment for Ownership ADUs**

	1 person	2 person	3 person	4 person
Tier 1	56%	64%	72%	80%
Tier 2	77%	88%	99%	110%
Tier 3	98%	112%	126%	140%

- e. The selection of specific households for rental and ownership ADUs is subject to a lottery-based selection system administered by the Housing Division of the Mayor’s Office of Strategic Planning and Community Development.
- f. The Director of Housing shall establish preference criteria for the lottery-based selection system, to the extent permitted by state and federal law, that includes, at minimum, preference for the following households:
  - i. current or recently displaced residents resulting from the modification of an existing building;
  - ii. current residents of Somerville and current or past residents who have received a no-fault eviction within the last (2) years from the date of application; and
  - iii. full-time employees of a business with a permanent location within City of Somerville.
- g. Households selected must meet the income eligibility requirements of this section, and any other certification requirements established by the Director of Housing, at the time of any purchase or execution of any lease agreement.

### 8. Alternative Compliance

- a. Off-Site Compliance
  - i. Applicants may request to provide one or more required ADUs at an alternative location within the City of Somerville by Special Permit.
    - a). In its discretion to approve or deny a special permit authorizing one (1) or more ADUs to be provided off- site, the review board shall consider the following:
      - i). Any proposed alternative method of compliance is advantageous to the City in creating or preserving affordable housing and does not result in undue geographic concentration of affordable units;
      - ii). Location and accessibility to schools and other services;
      - iii). Whether off-site units would provide more appropriate family housing than on-site units would;

- iv). Proximity to public transportation and availability of parking;
- v). Availability of usable open space;
- ii. The review board shall require the following as conditions of an approved Special Permit authorizing one (1) or more ADUs to be provided off- site:
  - a). Off-site units must be compatible to or better than the market rate units built on site in all respects, including quality and character, construction value, and site amenities (yards, parking, laundry facilities, etc.).
  - b). A substantial proportion of off-site units must be designed to house three- (3) person or larger households, even if the market rate units are designed primarily to house one- and two-person households.
- b. In-Lieu Payment
  - i. Applicants may request to make a payment to the City in lieu of providing one (1) or more required ADUs by Special Permit.
    - a). In its discretion to approve or deny a special permit authorizing a payment in lieu of ADUs, the review board shall consider the following:
      - i). The current funding level of the Somerville Housing Trust Fund;
      - ii). That any proposed alternative method of compliance is advantageous to the City in creating or preserving affordable housing.

### 9. Buyouts & Payments

- a. The dollar value of any fractional buyout for an ownership or rental ADU is calculated as (A\*B) where:
  - i. A is the amount of ADUs not provided; and
  - ii. B is the difference between the average sales price of comparable market-rate units sold within the City of Somerville over the previous twelve (12) months the sale price of an ADU in the ownership or rental price tier that would have been provided, as calculated according to §12.1.5 ADU Price.
- b. The dollar value of an in-lieu payment for an ownership ADU is calculated as 2\*(A\*B) where:
  - i. A is the amount of ADUs not provided; and
  - ii. B is the difference between the average sales price of comparable market-rate units sold within the City of Somerville over the previous twelve (12) months and the sale price of an ADU in the ownership or rental price tier that would have been provided, as calculated according to §12.1.5 ADU Price.
- c. The dollar value of an in lieu payment for a rental ADU is calculated as 2.5\*(A\*B) where:
  - i. A is the amount of ADUs not provided; and
  - ii. B is the difference between the average sales price



of comparable market-rate units sold within the City of Somerville over the previous twelve (12) months the sale price of an ADU in the ownership or rental price tier that would have been provided, as calculated according to §12.1.5 ADU Price.

- d. Buyouts and payments must be paid to the Somerville Housing Trust Fund unless the review board approves an alternative recipient based on the recommendations of the Director of Housing.
- e. The Building Official will not issue a Certificate of Occupancy for development subject to the provisions of this Section until any authorized in-lieu payment has been made to the Somerville Housing Trust Fund.

### 10. Compliance & Enforcement

- a. General
  - i. The Director of Housing shall establish standards to determine compliance with this Section.
  - ii. The review boards shall require compliance to the quality standards for three (3) bedroom ADUs as a condition of Discretionary or Administrative permit approval.
  - iii. Unless otherwise specified elsewhere in this Ordinance, the Building Official shall not issue a Certificate of Occupancy for the market rate units of development subject to the provisions of this Section until:
    - a). A proportional number of the required ADUs, including any off-site ADUs, have obtained Certificates of Occupancy; and
    - b). Payment for any fractional buyout required by this Section has been made to the Somerville Housing Trust Fund.
- b. Fines & Penalties
  - i. In accordance with §1.1.7. Fines & Penalties, the Building Official shall consider each day as a separate offense for development that is not in compliance with the provisions of this Section.
  - ii. Fines must be paid to the Somerville Housing Trust Fund.

### 11. Performance Review

- a. The Director of Housing shall undertake a Needs Assessment and Financial Feasibility Analysis to determine the suitability and performance of the provisions of this section for potential revision and improvement prior to January 31, 2021 and then not less than every three (3) years thereafter.
- b. Recommended changes to the provisions of this section shall be submitted to the Board of Aldermen for consideration.

# 12. DEVELOPMENT BENEFITS

## Linkage

### 12.2 LINKAGE

#### 1. Affordable Housing

- a. Purpose
  - i. To mitigate the impact of the increased demand for housing generated by employees of new commercial development wanting to live within Somerville.
  - ii. To support the development of affordable housing that is available to qualifying households over the long-term.
  - iii. To recapture a public benefit from the increased value of land resulting from the adoption of this Ordinance.
- b. Applicability
  - i. This section is applicable to all non-residential development, except the following:
    - a). Real property owned by the City of Somerville
    - b). Religious & Educational uses protected by M.G.L. 40A. Sec. 3
    - c). Creative Studios
    - d). Accessory Vehicular Parking
- c. Fees
  - i. General
    - a). All applicable development must pay an affordable housing linkage fee (hereafter referred to as "housing linkage fee") of ten dollars (\$10) per gross square foot, except as follows:
      - i). Development with less than thirty thousand (30,000) gross square feet is exempt.
      - ii). The first thirty thousand (30,000) gross square feet of development that has more than thirty thousand (30,000) gross square feet in total is exempt.
    - b). Modifications to an existing structure that increases the total gross floor area to more than thirty thousand (30,000) gross square feet must pay the linkage fee for the additional square footage.
  - ii. Inflation Adjustment
    - a). The housing linkage fee is adjusted for inflation annually, beginning on March 1, 2019, based on the change in the Boston Consumer Price Index. The Director of Housing shall publish and annually update the adjusted housing linkage fee on the City website.
  - iii. Payment
    - a). Housing linkage fees must be paid to the Somerville Housing Trust Fund, in three (3) equal annual installments.
    - b). The Building Official will not issue a Certificate of Occupancy for real property that has not

- paid the first installment of the linkage fee.
    - c). Linkage fee payments shall be paid annually on the anniversary of the first payment, or the next business day if that date falls on a weekend or federal, state, or local holiday.
  - d. Compliance
    - i. The review boards shall require Applicants to execute and record a covenant agreeing to pay the housing linkage fee with the Middlesex South Registry of Deeds or filed with the Land Registration Office as a condition of any Discretionary of Administrative permit approval.
    - ii. The Building Official will not issue any Certificate of Occupancy for development subject to this Section until a covenant agreeing to pay the housing linkage fee is executed and recorded with the Middlesex South Registry of Deeds or filed with the Land Registration Office.
  - e. Enforcement
    - i. In accordance with §1.1.7 Fines & Penalties, the Building Official shall consider each day as a separate offense for development that is not in compliance with the provisions of this Section.
    - ii. Fines must be paid to the Somerville Housing Trust Fund.
  - f. Formula Recalculation
    - i. The Planning Board shall prepare a Nexus Study every five (5) years to determine the suitability and performance of the provisions of this section and recommend any possible revisions or improvements necessary to address changing demand for affordable housing to the Board of Aldermen.

#### 2. Employment

- a. Purpose
  - i. To create and maintain employment opportunities within the city of Somerville for the residents of Somerville.
  - ii. To mitigate the impact of large-scale developments on the cost of housing.
  - iii. To provide training and services that will enable residents to access employment opportunities that will permit them to succeed and maintain adequate incomes to continue to afford living in Somerville.
  - iv. To expand resident access to employment opportunities provided by new commercial development.
  - v. To recapture a public benefit from the increased value of land resulting from the adoption of this Ordinance.
- b. Applicability
  - i. This section is applicable to all commercial development requiring site development plan

approval or a special permit, except the following:

- a). Real property owned by the City of Somerville
- b). Religious & Educational uses protected by M.G.L. 40A. Sec. 3
- c). Creative Studios
- d). Accessory Vehicular Parking

c. Fees

i. General

- a). All applicable development must pay a job creation and retention linkage fee (hereafter referred to as “jobs linkage fee”) of two dollars and forty-six cents (\$2.46) per gross square foot, except as follows:
  - i). Development with less than fifteen thousand (15,000) gross square feet is exempt.
  - ii). The first fifteen thousand (15,000) gross square feet of development that has more than fifteen thousand (15,000) gross square feet in total is exempt.
- b). Modifications to an existing structure that increases the total gross floor area to more than fifteen thousand (15,000) gross square feet must pay the jobs linkage fee for the additional square footage.

ii. Inflation Adjustment

- a). The jobs linkage fee is adjusted for inflation annually, beginning on March 1, 2019, based on the change in the Boston Consumer Price Index. The Director of Housing shall publish and annually update the adjusted jobs linkage fee on the City website.

iii. Payment

- a). Jobs linkage fees must be paid to the Somerville Municipal Job Creation and Retention Trust Fund, in two (2) equal installments.
- b). The Building Official will not issue a Building Permit for development until the first installment of the jobs linkage is paid.
- c). The Building Official will not issue a Certificate of Occupancy for development until the second installment of the jobs linkage fee has been paid.

d. Compliance

- i. The review boards shall require Applicants to execute and record a covenant agreeing to pay the jobs linkage fee with the Middlesex South Registry of Deeds or filed with the Land Registration Office as a condition of any Discretionary of Administrative permit approval.
- ii. The Building Official will not issue any Certificate of Occupancy for development subject to this Section until a covenant agreeing to pay the jobs linkage

fee is executed and recorded with the Middlesex South Registry of Deeds or filed with the Land Registration Office.

e. Enforcement

- i. In accordance with §1.1.7. Fines & Penalties, the Building Official shall consider each day as a separate offense for development that is not in compliance with the provisions of this Section.
- ii. Fines must be paid to the Somerville Municipal Job Creation and Retention Trust Fund.

f. Formula Recalculation

- i. The Planning Board shall prepare a Nexus Study every five (5) years to determine the suitability and performance of the provisions of this section and recommend any possible revisions or improvements necessary to address changing need for job training to the Board of Aldermen.

**3. Green Line**

- a. Reserved

**4. Performance Review**

- a. The Director of Housing shall undertake a Needs Assessment and Financial Feasibility Analysis prior to January 31, 2020 and then not less than every three (3) years thereafter to determine the suitability and performance of the provisions of this Section and to recommend any possible revisions or improvements necessary to achieve the stated purpose of the established linkage requirements.
- b. Recommended changes to the provisions of this section shall be submitted to the Board of Aldermen for consideration.

# 12. DEVELOPMENT BENEFITS

Linkage

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# 13.0 PUBLIC REALM

## **13.1 CIVIC SPACE**

### **1. General**

- a. A civic space is a lot that is accessible to the public and designed to support social and recreational activities or ecological purposes.
- b. Civic space types are defined by the combination of certain characteristics, including the interrelationship between intended use, size, landscape design, and nearby buildings.

### **2. Development Review**

- a. The development of any civic space requires Site Plan Approval, in accordance with Chapter 15: Administration.
- b. Proposed development may or may not necessitate the need for a Special Permit or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Chapter 15: Administration.

### **3. Standards for All Civic Spaces**

- a. Siting & Orientation
  - i. Civic spaces must be sited and oriented to maximize their inherent exposure to the sun as follows:
    - a). Civic spaces are prohibited on lots that have only one north-facing front lot line.
    - b). Civic spaces are not permitted to have only one west-facing or east-facing front lot line for any lot that also has a south-facing front lot line.
- b. Design & Construction
  - i. Civic space must be engineered and constructed as required by the City Engineer and the Director of Transportation & Infrastructure.
- c. Accessibility
  - i. The design of all Civic Space must comply with the Americans with Disabilities Act and the Rules and Regulations of the Massachusetts Access Board (521 CMR), as amended.
  - ii. Sloping walkways are encouraged over ramps when reasonably possible to provide for accessible grade changes.
- d. Hours of Access
  - i. Civic spaces must be accessible to the public at all times (twenty four (24) hours per day, seven (7) days per week, three hundred and sixty-five (365) days per year).
  - ii. The Planning Board may limit the hours of public access when necessary for public health and safety purposes and maintenance of the space by the property owner as a condition of Site Plan Approval.
- e. Circulation

- i. Entrances must be physically and visually accessible from surrounding sites, designed to make visitors feel welcome and comfortable entering the space, and oriented to preserve view corridors and enhance visual connections to surrounding properties or activities.
- ii. Entrances adjacent to children's activity areas must be gated.
- f. Landscape
  - i. All landscaping within civic spaces must comply with the provisions of Section 10.4 Landscaping.
  - ii. Large trees are required as indicated for each type of civic space.
  - iii. Unless otherwise specified, trees must be planted flush-to-grade or at grade within planting beds. Tree grates, raised curbs, railings, and resin-bonded aggregate are prohibited.
  - iv. At least one thousand (1,000) cubic feet of soil VOLUME must be provided for each tree within a twenty seven (27) foot radius of the tree trunk.
    - a). Where soil volumes within the maximum allowable radii for adjacent trees overlap, up to twenty-five percent (25%) of the required for each tree may be shared between trees.
    - b). Soil volume provided under paved surfaces must be provided through SUSPENDED PAVEMENTS OR STRUCTURAL CELLS. SAND-BASED STRUCTURAL SOIL SYSTEM (SBSS) may be used with approval of the Director of Transportation & Infrastructure.
  - v. Tree pits and planters must have a minimum thirty-six (36) sq. ft. (such as 6'x6') open soil area, centered at the tree trunk. Planting soil must be provided to a depth of three (3) feet in the tree pit or planter.
  - vi. Unless otherwise specified, shredded bark mulch must be applied to the soil area at a uniform depth of three (3) inches and distributed to create a smooth, level cover over the exposed soil at the time of planting.
- g. Hardscape
  - i. Surface materials must be approved by the Director of Transportation & Infrastructure.
  - ii. Pervious surfaces may be provided above underground parking and any required cap/fill over contaminated soils, but must be constructed as required by the City Engineer and the Director of Transportation & Infrastructure.
- h. Amenities and Furnishings
  - i. All amenities and public furniture must comply with the City of Somerville's Park Specifications Handbook. The Director of Transportation & Infrastructure may authorize the use of amenities and furnishings that are proportional or better in quality and function to those identified in the Park

# 13.0 PUBLIC REALM

## Civic Space

Specifications Handbook, excluding dedication plaques and signage.

### i. Seating

- i. Seating is required as indicated for each type of civic space. The provision of seating in excess of this requirement is encouraged.
- ii. Seating must be designed for the convenience and comfort of visitors, located in support of gathering spaces and along pedestrian paths, but should be out of the flow of pedestrian traffic.
- iii. When required to provide seating, civic spaces should offer a variety of seating types and seating locations including places to sit in the sun, in the shade, out of the wind, in groups, alone, close to activity, and in relative seclusion to every extent possible.
- iv. Linear feet of seating may be provided through movable chairs, fixed individual seats, fixed benches with or without backs, seat walls, planter and fountain ledges, and/or seating steps.
- v. Seat walls, planter and fountain ledges, and/or seating steps may not, in aggregate, represent more than fifteen percent (15%) percent of the linear feet of required seating.
- vi. All seating must have a minimum seat depth of eighteen (18) inches and a seat height between sixteen (16) inches minimum and twenty (20) inches maximum above grade (adjacent walking surfaces).
- vii. Seating 30 inches or more in depth is counted as double the linear feet, provided there is access to both sides.
- viii. Planter or fountain ledges provided as seating must have a minimum depth of 22 inches.
- ix. Seat backs must be a minimum of 14 inches high and either contoured in form for comfort or reclined between 10 to 15 degrees from vertical. Walls located adjacent to a seating surface do not count as seat backs.
- x. Movable chairs are not permitted to be chained, fixed, or otherwise secured while a civic space is open to the public, however may be chained or removed during the hours of 9:00pm to 7:00am.
- xi. Steps provided for pedestrian circulation and the seating of open air café areas do not count toward seating requirements.
- xii. Deterrents to seating, such as spikes, rails, or deliberately uncomfortable materials or shapes, placed on surfaces that would otherwise be suitable for seating are prohibited.
- xiii. Deterrents to skateboards, rollerblades and other wheeled devices are permitted on seating surfaces if they do not inhibit seating, maintain a minimum distance of five feet between deterrents, and are

integrated into the seating surface at the time of manufacture or construction.

### j. Tables

- i. Tables are required as indicated for each type of civic space. The provision of tables in excess of this requirements is permitted.
- ii. All civic spaces requiring tables must include a minimum of one handicapped accessible table.

### k. Bicycle Parking

- i. Bicycle parking must be provided as required by Director of Transportation & Infrastructure and is subject to provisions of §12.1 Bicycle Parking.

### l. Signage

- i. Permanent signage must be provided as appropriate for each type of civic space.
- ii. Signage should be located at entrances and at significant locations to provide direction and information for visitors and residents.

### m. Litter Receptacles

- i. Litter receptacles must be designed in such a manner that users do not have to touch the receptacle or push open a door in order to dispose of litter.
- ii. Litter receptacles must be constructed of durable materials that are graffiti-, fire-, rust, and stain-resistant.
- iii. Litter receptacles must include a metal barrier to prevent rodents from entering from the bottom.
- iv. Litter receptacles should be located near entrances to civic spaces and within reasonable proximity to seating areas.
- v. Recycling receptacles are required in conjunction with litter receptacles.

### n. Lighting

- i. Lighting that promotes personal safety and invites pedestrian activity while adding visual ambiance and character to civic and recreation spaces at night must be provided.
- ii. Lighting fixtures should be smaller-scale, frequently placed, and scaled to pedestrians. Fixture components (base, pole, luminaries) should have stylistic compatibility, while varying in form according to functional requirements. The indiscriminate use of bright lighting should be limited.

### o. Irrigation & Drainage

- i. All irrigation systems must be designed to use a minimal amount of water.
- ii. Drainage systems must be designed to return drain water to the soil.
- iii. All water holding and infiltration facilities must be designed to meet the specific needs of each type of civic space.

### p. Accessory Structures



- i. Accessory structures common to civic spaces, including but not limited to, restrooms, open-air pavilions, gazebos, picnic shelters, outdoor theaters/performance stages, field houses, and their substantial equivalents are permitted.

# 13.0 PUBLIC REALM

## Civic Space

### 4. Parks

- a. A PARK is a CIVIC SPACE type designed for active and passive recreation, with its character defined by the uses and features provided to meet the needs of the population the space is intended to serve. There are four subtypes of parks: a Regional Park, a Community Park, a Neighborhood Park, and a Pocket Park.



Lot Dimensions		
Lot Size (min/max)	--	--
Regional Park	10 acres	N/A
Community Park	2 acres	10 acres
Neighborhood Park	8,000 sf	2 acres
Pocket Park	800 sf	10,000 sf

Vegetation	
Large Trees (min)	--
Regional Park	1 / 1,225 sf
Community Park	1 / 1,225 sf
Neighborhood Park	1 / 1,225 sf
Pocket Park	1 / 400 sf

Lot Development		
Landscape (min/max)	--	--
Regional Park	75%	100%
Community Park	75%	100%
Neighborhood Park	50%	100%
Pocket Park	70%	100%
Pervious Area (min)	--	--
Regional Park	85%	
Community Park	85%	
Neighborhood Park	85%	
Pocket Park	85%	

Furnishings	
Seating (min)	--
Regional Park	N/A
Community Park	N/A
Neighborhood Park	N/A
Pocket Park	1 linear foot / 75 sf.
Tables (min)	--
Regional Park	N/A
Community Park	N/A
Neighborhood Park	N/A
Pocket Park	N/A

**4. Parks (cont.)**

- b. General to all Parks
  - i. Development Standards
    - a). All parks must provide varied spaces that accommodate a wide range of ages, physical abilities, and programming.
    - b). All parks must have at least one (1) entrance point from each abutting thoroughfare to encourage access from the surrounding neighborhood and from public transportation routes.
    - c). Trees must be planted to provide shade during summer months, especially in seating areas and playgrounds.
    - d). A minimum of one (1) compacting combination litter/recycling receptacle is required for every ten thousand (10,000) square feet of park area.
    - e). Landscaping must consist of informally arranged trees and shrubs. The topography may be irregular.
  - ii. Design Guidelines
    - a). Entrances should be well designed to make visitors feel welcome and comfortable entering the space.
- c. Regional Parks
  - i. Development Standards
    - a). A regional park must include a well-connected network of paths that effectively accommodates a variety of travel modes, including walking, bicycling, and provisions to access by maintenance vehicles.
    - b). One (1) highly-visible and distinct entryway, entrance marker, or gateway is required on each side of a regional park.
    - c). Regional parks must provide for a variety of large and small group activities, as well as smaller passive recreation areas for individual and small group gatherings.
    - d). Regional parks must provide permanent restroom facilities open to the public.
    - e). Wetland and riparian areas must be protected by a 50-foot native vegetation buffer.
  - ii. Design Guidelines
    - a). Park features should allow for a diverse group of users to participate in various recreation activities simultaneously.
    - b). Accessory structures should stylistically reflect the site furnishings and be constructed of quality materials that can withstand heavy use.
    - c). Pathways should create anticipation and visual interest by framing views and directing attention to landscape features.
    - d). Regional parks should provide deliberate focal points along all park routes and at all park destinations.
- d. Community Parks
  - i. Development Standards
    - a). A Community Park must provide varied spaces that accommodate a wide range of ages, physical abilities and programming.
    - b). A Community Park must have multiple entrance points to encourage access from the surrounding neighborhood and from public transportation routes.
  - ii. Design Guidelines
    - a). Approximately two-thirds of a community park should be reserved for active recreation uses such as: playgrounds, sports fields or courts, areas for free play or physical fitness or activities.
    - b). Varied play environments that foster the development of children's cognitive, physical and social development are encouraged.
    - c). Water features and changes in topography are encouraged.
    - d). Amenities and furnishings include, but are not limited to: seating, drinking fountains, picnic tables and benches, litter receptacles. Signage should be placed at entrances or other points where people gather.
    - e). In addition to active physical recreation, Community Parks should provide opportunities for public art, performance space and community engagement in artistic and cultural expression.
    - f). Trees should be planted to provide shade during summer months, especially in seating areas and playgrounds.
- e. Neighborhood Parks
  - i. Development Standards
    - a). A Neighborhood Park must provide varied spaces that accommodate a wide range of ages, physical abilities and programming.
    - b). A Neighborhood Park must have multiple entrance points to encourage access from the surrounding neighborhood and from public transportation routes.
    - c). Trees must be planted to provide shade during summer months, especially in seating areas and playgrounds.
  - ii. Design Guidelines
    - a). Connectivity to the surrounding environment in a Neighborhood Park is vital. Sidewalks, bike paths, crosswalks and connections to larger transportation systems should be established

# 13.0 PUBLIC REALM

## Civic Space

- and clear.
  - b). Wherever possible, spaces should be multi-use and flexible to accommodate as many different uses as possible.
  - c). Spaces in a Neighborhood Park should reflect the desires of the surrounding residents and provide programming that is relevant to that neighborhood's demographic and user groups.
  - d). Varied play environments that foster the development of children's cognitive, physical and social development are encouraged.
  - e). Water features and changes in topography are encouraged.
  - f). Amenities and furnishings may include, but are not limited to: seating, drinking fountains, tables, chairs and benches, moveable tables and chairs, litter receptacles, etc. Signage should be placed at entrances or other points where people gather.
  - g). Fencing and vegetation should preserve privacy for Abutting yards while providing resident visibility into the park.
  - h). In addition to active physical recreation, Neighborhood Parks should provide opportunities for public art, performance space and community engagement in artistic and cultural expression. Public art and performances should reflect the neighborhood and preserve a sense of neighborhood identity.
  - i). A neighborhood park should offer a variety of seating types and seating locations, including places to sit in the sun, in the shade, out of the wind, in groups, alone, close to activity, and in relative seclusion to every extent possible.
- f. Pocket Parks
- i. Development Standards
    - a). A small seating area must be provided at the entrance of a pocket park to allow users to casually watch passing pedestrians without fully entering the park.
    - b). The street-side boundary of a pocket park must include a well-defined entry and provide unobstructed views of what activities and facilities are available within the space, but also provide a sense of enclosure for users inside.
    - c). In residential areas, active or useable portions of a pocket park must be adequately screened for privacy from adjacent residential properties through the use of keep-off ground covers, shrub plantings, or fencing.
    - d). In non-residential areas, active or useable portions of a pocket park must extend to the lot lines and views into the park maintained to promote casual surveillance.
    - e). Trees must be planted to provide shade during summer months.
    - f). Planting beds and lawn areas must be bordered with raised edges to prevent soil runoff and damage to plants.
    - g). A drinking fountain accessible to children and adults must be included near the entrance to the pocket park.
    - h). One bicycle rack designed for parking two bicycles is required.
  - ii. Design Guidelines
    - a). Pocket parks should be designed in consideration of the wide range of ages and habits of the people who may use the space at different times of day or night, with primary concern of the potential users living or working within a five (5) minute walk whom most need recreation space.
    - b). A community bulletin board should be included near the entrance to the pocket park.
    - c). The entrance to the pocket park should be emphasized through special planting, paving, seating, or other design elements that draw attention.
    - d). Paved surfaces should be paved with darker colored paving material(s). The use of concrete should be minimized to reduce glare.
    - e). If abutting properties have first floor windows that would benefit from light and a filtered view, chain link perimeter fencing and fast growing vines should be used instead of any solid fence materials.
    - f). In non-residential areas, the exterior walls of surrounding buildings should be capitalized on where possible.
    - g). Trees should be deciduous and of a species that can tolerate being climbed by children.
    - h). Plantings should be fast growing, resilient, easily maintained, and not poisonous.
    - i). Nighttime lighting should be sensitive to abutting uses.

**5. Commons**

- a. A Common is a civic space type designed for passive recreation and civic purposes, with its character defined primarily by vegetation. There are three subtypes of commons: a Public Common, a Public Square, and a Green. Public Commons and Public Squares are often designed to also support active recreation and civic purposes.



Lot Dimensions		
Lot Size (min/max)	--	--
Public Common	20,000 sf	8 acres
Public Square	10,000 sf	2 acres
Green	6,000 sf	1 acre

Vegetation	
Large Trees (min)	--
Public Common	1 / 1,225 sf
Public Square	1 / 1,225 sf
Green	1 / 1,225 sf

Lot Development		
Landscape (min/max)	--	--
Public Common	80%	100%
Public Square	50%	100%
Green	75%	100%
Pervious Area (min)	--	--
Public Common	85%	
Public Square	85%	
Green	85%	

Furnishings	
Seating (min)	--
Public Common	1 linear foot / 100 sf.
Public Square	1 linear foot / 75 sf.
Green	1 linear foot / 75 sf.
Tables (min)	--
Public Common	N/A
Public Square	N/A
Green	N/A

# 13.0 PUBLIC REALM

## Civic Space

### 5. Commons (cont.)

- b. General to All Commons
  - i. Development Standards
    - a). A minimum of one (1) compacting combination litter/recycling receptacle is required for every ten thousand (10,000) square feet.
  - ii. Design Guidelines
    - a). Reserved
- c. Public Commons
  - i. Development Standards
    - a). Reserved
  - ii. Design Guidelines
    - a). A PUBLIC COMMON should provide a substantially sized and uninterrupted open space that is landscaped with smooth ground covers, large trees, and little to no understory plants. Both paved and unpaved paths may be provided, as well as a substantial water feature.
    - b). Large canopy trees should be used in an informal manner to spatially define the perimeter while also framing views of neighboring buildings from within the PUBLIC COMMON.
    - c). A PUBLIC COMMON should be designed to promote options for children to engage in different forms of play; provide locations where sports, picnics, special events, and simple relaxation can occur for adults; and may include areas designed specifically to accommodate the activities of a public market.
    - d). Paths should provide a variety of walking/running circuits within the PUBLIC COMMON, accommodate DESIRE LINES to surrounding uses on neighboring BLOCKS, and provide different sensory experiences along their edge that change over time and vary across the PUBLIC COMMON.
    - e). Entrances should be well designed to make visitors feel welcome and comfortable entering the space, be physically and visually accessible from surrounding blocks, and include areas for congregating in groups.
- d. Public Squares
  - i. Development Standards
    - a). A minimum of one (1) linear foot of required seating for every twenty (20) linear feet of street frontage must be located within fifteen (15) feet of the adjacent sidewalk.
  - ii. Design Guidelines
    - a). A PUBLIC SQUARE should have design characteristics in response to the surrounding civic, commercial, and residential context of surrounding buildings.
    - b). Large trees should be used to establish the perimeter of the public square.
- e. Greens
  - i. Development Standards
    - a). A green must abut at least one public thoroughfare and one private lot.
    - b). The first fifteen (15) feet of a Green measured perpendicularly from any front lot line is considered the frontage area. A minimum of one (1) linear foot of required seating for every twenty (20) linear feet of street frontage must be located within the frontage area.
  - ii. Design Guidelines
    - a). Large trees should provide shade for most of the area of the green.
    - b). Plantings should contribute to the spatial definition of the space as an outdoor room.
    - c). Open areas intended for passive use should be primarily planted with grass.
    - d). Benches and seating ledges or walls should be designed for the convenience and comfort of visitors, located in support of gathering spaces and along pedestrian circulation paths, but should be out of the flow of pedestrian traffic.

**6. Plazas**

- a. A Plaza is a civic space type designed for passive recreation, civic purposes, and commercial activities, with its character defined primarily by hardscape. Plazas are generally located in activity centers or the nexus of major circulation routes. There are three subtypes of plaza: a Central Plaza, Through Block Plaza, and a Pocket Plaza.



Lot Dimensions		
Lot Size (min/max)	--	--
Central Plaza	8,000 sf	2 acres
Through Block Plaza	5,000 sf	10,000 sf
Pocket Plaza	2,000 sf	10,000 sf

Vegetation	
Large Trees (min)	--
Central Plaza	1 / 1,000 sf
Through Block Plaza	1 / 1,500 sf
Pocket Plaza	1 / 400 sf

Lot Development		
Landscape (min/max)	--	--
Central Plaza	10%	30%
Through Block Plaza	10%	30%
Pocket Plaza	10%	30%
Pervious Area (min)	--	--
Central Plaza	70%	
Through Block Plaza	70%	
Pocket Plaza	70%	

Furnishings	
Seating (min)	--
Central Plaza	1 linear foot / 30 sf.
Through Block Plaza	1 linear foot / 75 sf.
Pocket Plaza	1 linear foot / 50 sf.
Tables (min)	--
Central Plaza	1 / 4 movable chairs
Through Block Plaza	N/A
Pocket Plaza	1 / 3 movable chairs

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### 6. Plazas (cont.)

- b. General to all Plazas
    - i. Development Standards
      - a). Contiguous lots designed as plazas are considered one single plaza.
      - b). A minimum of one (1) compacting combination litter/recycling receptacle is required for every five thousand (5,000) square feet of Pocket Plaza area.
    - ii. Design Guidelines
      - a). Reserved
  - c. Central Plazas
    - i. Development Standards
      - a). Plazas must be generally rectilinear in shape (e.g. rectangular or square).
      - b). The major portion of a public plaza is the area of a plaza that is largest in size and intended for primary use. Major portions must have a minimum average width and depth of forty (40) feet, a maximum width that is not greater than three (3) times the average depth, measured perpendicularly from the Abutting sidewalk, and occupy no less than seventy five percent (75%) of the plazas total area. All points within the major portion of a plaza must be visible when viewed perpendicularly from the sidewalk of the Abutting thoroughfare.
      - c). Minor portions of a plaza are secondary areas that allow for additional flexibility in the shape and configuration of a plaza. Minor portions must have a minimum average width and depth of fifteen (15) feet, occupy no more than twenty five percent (25%) of the plazas total area, and be directly adjacent to the major portion. All points within a minor portion must be visible from within the major portion when viewed perpendicularly from the major portion. Minor portions that do not front onto the same thoroughfare as the major portion (plaza alcoves) must have a maximum width that is not greater than three (3) times the average depth.
      - d). Visibility of major and minor portions of a plaza is not affected by permitted obstructions.
      - e). Plazas must be open to the sky and unobstructed for at least fifty percent (50%) of the area of a plaza except for the following features, equipment and appurtenances: bicycle racks; lighting; litter receptacles; planters, planting beds, lawns, trees, and other landscape features; outdoor cafes and kiosks; public art; seating, including movable chairs, fixed individual seats, fixed benches, seat walls, planter and fountain ledges, and/or seating steps; stages; temporary exhibitions; and water features.
    - ii. Design Guidelines
      - a). Reserved
- i). Trees planted flush-to-grade and lawn, turf, or grass areas that do not differ in elevation from the surface of the plaza by more than six (6) inches are not considered obstructions.
  - ii). Obstructions that are non-permanent or moveable, such as moveable furniture, outdoor cafes, or temporary exhibitions are considered within gross areas designated on a site plan and not measured as individual pieces of furniture.
  - iii). Approved building awnings, canopies, and signs are exempt.
- f). The first fifteen (15) feet of a plaza measured perpendicularly from any front lot line is considered the frontage area of a plaza.
  - g). To facilitate pedestrian access, at least fifty percent (50%) of the frontage area must be free from obstructions.
  - h). Pedestrian circulation paths within a plaza must provide for unobstructed circulation throughout the major and minor portions of the plaza and must, at minimum, connect any Abutting sidewalk or civic spaces to all major focal points and activity areas of the plaza and principal entrances of abutting buildings. At least one circulation path of at least eight (8) feet clear width must be provided.
  - i). The surface of a plaza must be equal to the average elevation of the Abutting sidewalks, publicly accessible walkways, or other civic spaces. Minor changes beyond this elevation not exceeding two (2) feet are permitted. Plazas over ten thousand (10,000) square feet in area may have up to twenty percent (20%) of the plaza area elevated up to four (4) feet above the grade of the Abutting sidewalk, provided that the raised area is setback from the front lot line at least twenty (20) feet.
  - j). Paving must be of non-skid, durable materials that are decorative and compatible in color and pattern with other design features of the plaza.
  - k). Each plaza must provide at least two types of seating. Plazas over ten thousand (10,000) square feet in size must provide moveable seating as one of the required seating types.
  - l). A minimum of one (1) linear foot of required seating for every two (2) linear feet of plaza frontage must be located within the frontage area of a plaza. A minimum of fifty percent (50%) of this seating must have seat backs and at least fifty percent (50%) of the seating with



- seat backs must face the sidewalk.
- m). Seat walls and seating steps may not, in aggregate, represent more than fifteen (15) percent of the linear feet of required seating.
- n). Steps provided for pedestrian circulation must have a height (rise) between 4 to 6 inches and minimum tread (run) of 17 inches, except that steps with a height (rise) of 5 inches may have a minimum tread (run) of 15 inches.
- o). Required open soil areas for trees may be reduced or covered with the approval of the Director of Transportation & Infrastructure using one of the following techniques:
  - i). Soil area for trees planted flush-to-grade may be covered by cobblestones or other permeable pavers that can be removed to accommodate tree trunk and root growth over time. Pavers must be installed level with the plaza surface and a twenty-four (24) inch wide tree opening must be maintained.
  - ii). Trees may be planted below the finished surface of a plaza and the soil area covered by a suspended paver grate system with a minimum twenty-four (24) inch wide tree opening and permeable pavers. Two-piece, removable trim rings are permitted to cover the tree opening.
- p). Plazas that contain outdoor cafes or kiosks providing food service must provide one (1) additional litter receptacle and (1) additional recycling receptacle for every one thousand five-hundred (1,500) square feet of plaza area occupied by such outdoor eating area.
- ii. Design Guidelines
  - a). A plaza should contain substantial areas of hardscape complemented by planting beds or arrangements of trees with open canopies.
  - b). Plantings should contribute to the spatial definition of the space as an outdoor room.
  - c). Benches and seating ledges or walls should be designed for the convenience and comfort of visitors, located in support of gathering spaces and along pedestrian circulation paths, but should be out of the flow of pedestrian traffic.
  - d). The perimeter of a plaza should be well integrated into its surroundings and free from fences, hedges, and other barriers that would impede movement into the space and obscure visibility from adjacent streets or building frontages.
- d. Through Block Plazas
  - i. Development Standards
    - a). The first fifteen (15) feet of a through block plaza measured perpendicularly from any front lot line is considered the frontage area of a through block plaza and must be free from all obstructions.
    - b). The surface of a Through Block Plaza must be equal to the average elevation of Abutting sidewalks or publicly accessible walkways.
    - c). Through block plazas must contain an unobstructed circulation path at least ten (10) feet in width, connecting the two thoroughfares on which the through block plaza fronts.
    - d). A minimum of fifty percent (50%) of required seating must have seat backs.
  - ii. Design Guidelines
    - a). Adjacent buildings should provide ground level spaces fronting onto the through block plaza for commercial uses including, but not limited to, the arts & creative enterprise, eating & drinking, and retail use categories.
    - b). Exterior walls fronting onto the through block plaza should meet the ground story fenestration and blank wall standards for the appropriate building type to every extent practicable.
    - c). Upper story balconies and terraces overlooking the through block plaza are encouraged for adjacent buildings.
- e. Pocket Plazas
  - i. Development Standards
    - a). Contiguous lots designed as pocket plazas are considered the central plaza type if, in combination, the total land area exceeds the maximum size standard for a single pocket plaza.
    - b). Pocket Plazas must be generally rectilinear in shape (e.g. rectangular or square).
    - c). Pocket Plazas must have a minimum average width and depth of forty (40) feet and a maximum width that is not greater than three (3) times the average depth, measured perpendicularly from the Abutting sidewalk.
    - d). All points within a Pocket Plaza must be visible when viewed perpendicularly from the sidewalk of the Abutting thoroughfare. Visibility of a Pocket Plaza is not affected by permitted obstructions.
    - e). Pocket Plazas must be open to the sky and unobstructed except for the following features, equipment, and appurtenances: bicycle racks; lighting; litter receptacles; planters, planting beds, lawns, trees, and other landscape features; outdoor cafes and kiosks; public art; seating, including movable chairs, fixed

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individual seats, fixed benches, seat walls, planter and fountain ledges, and/or seating steps; stages; temporary exhibitions; and water features.

- i). Trees planted flush-to-grade and lawn, turf, or grass areas that do not differ in elevation from the surface of the plaza by more than six (6) inches are not considered obstructions.
  - ii). Obstructions that are non-permanent or moveable, such as moveable furniture, outdoor cafes, or temporary exhibitions are considered within gross areas designated on a site plan and not measured as individual pieces of furniture.
  - iii). Approved building awnings, canopies, and signs are exempt.
- f). The first fifteen (15) feet of a Pocket Plaza measured perpendicularly from any front lot line is considered the frontage area of a plaza. At least fifty percent (50%) of the frontage area must be free from obstructions.
  - g). Unobstructed pedestrian circulation paths must connect any Abutting sidewalk to all pocket plaza and building entrances.
  - h). The surface of a Pocket Plaza must be equal to the average elevation of the Abutting sidewalk, publicly accessible walkways, or other civic spaces. Minor changes in elevation not exceeding two (2) feet are permitted.
  - i). Paving must be of non-skid, durable materials that are decorative and compatible in color and pattern with other design features of the Pocket Plaza.
  - j). Each pocket plaza must provide at least two types of seating.
  - k). A minimum of one (1) linear foot of required seating for every two linear feet of frontage (front lot line) must be located within the frontage area of a plaza. A minimum of fifty percent (50%) of this seating must have seat backs and at least fifty percent (50%) of the seating with seat backs must face the sidewalk.
  - l). Seat walls and seating steps may not, in aggregate, represent more than fifteen (15) percent of the linear feet of required seating.
  - m). Steps provided for pedestrian circulation must have a height (rise) between 4 to 6 inches and minimum tread (run) of 17 inches, except that steps with a height (rise) of 5 inches may have a minimum tread (run) of 15 inches.
  - n). One bicycle rack designed for parking two bicycles is required.
- ii. Design Guidelines
    - a). A Pocket Plaza should contain areas of hardscape complemented by planting beds or arrangements of trees with open, spreading canopies.
    - b). Plantings should contribute to the spatial definition of the space as an outdoor room.
    - c). Benches and seating ledges or walls should be designed for the convenience and comfort of visitors, located in support of gathering spaces and along pedestrian circulation paths, but should be out of the flow of pedestrian traffic. Entrances should be well designed to make visitors feel welcome and comfortable entering the space.
    - d). Water features, including fountains and waterfalls, are encouraged.



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### 7. Civic Uses

#### a. General

- i. The use of civic space is permitted as specified on Table 11.1 (a) Permitted Civic Uses.
- ii. Civic spaces may have one or more civic uses to meet the needs of a variety of users or only a single use intended for a specific user group, such as an athletic field, community garden, dog park, or playground.
- iii. Use categories not expressly authorized are prohibited.

#### b. Development Review

- i. The establishment of any civic use, change in use, and any expansion of an existing civic use requires the submittal of a development review application to the Building Official.
- ii. Civic uses must comply with any use-specific standards applicable for each use in §11.1.8 Civic Use Definitions & Limitations.
- iii. Civic uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.

#### c. Classification of Uses

- i. Civic uses are grouped into categories, and some categories are further broken into a list of individual civic uses. For example, under the Passive Space civic use category is Botanical Garden, which is a more strictly regulated civic use than others in this same category.
- ii. Civic uses are grouped into categories so that uses with similar functional or physical characteristics, the type and amount of activity, the conduct of visitors, and likely impact on surrounding properties are regulated similarly.
- iii. Civic use categories are listed on Table 13.1 (a) and ordered in the text of §13.7.d Definitions & Standards using the same headings.

#### d. Civic Use Definitions & Standards

##### i. General

- a). This Section provides definitions for civic use categories and individual uses and identifies standards applicable to either all uses within a category or specifically to an individual use.
- b). In some cases, a civic use may include ancillary activities that are subordinate and incidental to the day-to-day operations of the principal use. When identified, such ancillary activities do not require separate approval, but must comply with any standards applicable to the civic use.

##### ii. Athletic Fields

A facility providing for active recreation, athletic activity, and competitive sports.

##### a). Development Standards

- i). Athletic fields must provide regulation field and court sizes tailored to the needs of the specific user groups the space is intended to serve.
- ii). The area of an athletic field is subtracted from the total area of a civic space to determine required trees, up to a maximum of fifty percent (50%) of the total area of a civic space.
- iii). The materials and construction methods of any athletic field, including the choice of natural turf or synthetic fields, must be designed to accommodate the projected carrying capacity of the field or court. Particular attention must be paid to permeability of subsurface materials, soil compaction, and drainage.

##### b). Design Guidelines

- i). Multi-purpose athletic fields that permit more cost-effective maintenance and shared amenities along with irrigation and lighting infrastructure are highly encouraged.
- ii). Choices for synthetic or natural turf should take into account community desire, maintenance and appropriateness to the site.
- iii). Playing surface for court games should be designed with appropriate surfaces such as clay, sand, and concrete, asphalt, or synthetic materials without expansion joints.
- iv). The long axis of all recreation fields should be oriented to the north-south to every extent possible.

##### iii. Cafe Seating

A facility equipped with tables and chairs used for passive recreational activities including, but not limited to, sitting, eating, and game playing alone or in groups.

##### a). Development Standards

- i). Cafe seating may occupy no more than fifty percent (50%) of the total area of a civic space.
- ii). The cafe seating area is subtracted from the total area of a civic space to determine required trees, up to a maximum of fifty percent (50%) of the total area of a civic space.
- iii). Cafe areas with food service must provide one (1) compacting combination litter/recycling receptacle for every one thousand five-hundred (1,500) square feet of area occupied by seating.

**TABLE 13.1 (a) Permitted Civic Uses**

Use Category Specific Use	Regional Park	Community Park	Neighborhood Park	Pocket Park	Public Common	Public Square	Green	Central Plaza	Pocket Plaza	Use Specific Standards
<b>Civic Uses</b>										
Athletic Fields	SP	SP	SP	N	SP	N	N	N	N	13.1.7.d.ii
Cafe Seating	P	P	P	P	P	P	P	P	P	13.1.7.d.iii
Cafe Seating for an Adjacent Use	SP	SP	SP	SP	SP	SP	SP	SP	SP	13.1.7.d.iii.c
Dog Park	P	P	P	P	N	N	N	N	N	13.1.7.d.iv
Public Service	P	P	P	P	P	P	P	P	P	13.1.7.d.v
Landmark	SP	SP	SP	SP	SP	SP	SP	SP	SP	13.1.7.d.vi
Passive Space (except as noted below)	P	P	P	P	P	P	P	P	P	13.1.7.d.vii
Botanical Garden	SP	SP	SP	SP	SP	SP	SP	SP	SP	13.1.7.d.vii.c
Performance Space	P	P	P	P	P	P	P	P	P	13.1.7.d.viii
Playground	P	P	P	P	P	N	N	N	N	13.1.7.d.ix
School Yard	P	P	P	N	N	N	N	N	N	13.1.7.d.x
Skate Park/Rink	P	P	P	N	P	P	N	P	N	13.1.7.d.xi
Urban Agriculture	P	P	P	P	P	P	P	P	P	13.1.7.d.xii
Water Feature (except as noted below)	P	P	P	P	P	P	P	P	P	13.1.7.d.xiii
Pool	SP	SP	SP	N	N	N	N	N	N	13.1.7.d.xii.c

P - Permitted      SP - Special Permit Required      N - Not Permitted

- b). Design Guidelines
  - i). Reserved
- c). Cafe Seating for an Adjacent Use
  - i). Cafe seating may be permitted within a Civic Space for adjacent Eating & Drinking Establishment uses by Special Permit.
  - ii). In its discretion to approve or deny cafe seating within a Civic Space for an adjacent Eating & Drinking Establishment use, the Planning Board shall consider the following:
    - a. compliance with the standards of §15.2.1 Special Permit;
    - b. The percentage of the civic space proposed to be occupied by the café seating and the viability of the remaining area to properly function as the intended type of civic space.
    - c. Recommendations provided by the Urban Design Commission for the original Development Review Application submitted for the civic space.
- iv. Dog Park
  - a). Development Standards
    - i). Dog parks must be a minimum of ten thousand (10,000) square feet in area.
    - ii). The area of a dog park is subtracted from the total area of a civic space to determine required trees.
    - iii). Dog parks are not permitted adjacent to play grounds, recreation fields, and community gardens.
    - iv). A dog park is not permitted to be less than fifteen (15) feet in any dimension.
    - v). Dog parks must be fenced on all sides to a minimum height of 60 inches. Fence footings must be buried to a depth of one

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- (1) foot and fence panels must be buried to a depth of six (6) inches at all locations except at entrances/exits.
- vi). Dog parks must have two entrances/exits.
- vii). Entrances/exits must have a safety gate, with an outer and inner gate on either side of a minimum sixteen (16) square-foot “vestibule” area. This “vestibule” area serves as a buffer between the entrance and the rest of the park.
- viii). One (1) litter receptacle and one (1) dog valet must be provided near each entrance/exit.
- ix). A sub-base of crushed gravel or equivalent that will compact to a dense, graded permeable subsurface must be provided.
- x). Ground cover must be decomposed (crushed) granite or similar material that is non water-absorbing and devoid of organic material.
- xi). Planting beds must be included along the outside of the perimeter fence to help screen the dog park and reduce potential runoff.
- xii). Dog parks must include a watering area with a standard hose-bib.
- xiii). Each dog park must have a permanent sign, stating the hours of operation, rules, and regulations for the dog park.
- b). Design Guidelines
  - i). Separated play areas for small dogs and large dogs are recommended.
- c). Development Review
  - i). The size of a Dog Park may be reduced by Special Permit.
  - ii). In its discretion to approve or deny a Special Permit authorizing a dog park under ten thousand (10,000) square feet in size, the Planning Board shall consider the following:
    - a. The review considerations for all Special Permits as specified in Section 5.1 Special Permits
    - b. Proximity to existing nearby properties in residential use.
    - c. Proximity of the proposed dog park to larger existing dog parks that might provide more running/activity space for dogs.
    - d. The necessity to limit use of the dog park due to the decreased size.
    - e. The design quality of the proposed dog park in relation to the decreased size.
    - f. The provision of adequate space for the recreation of dogs.
- v. Public Service
  - Essential government services provided to the community at large including municipal operations of the City of Somerville, such as departmental offices, social service facilities, and public works facilities; public safety services, such as police and firefighting headquarters and substations; and open spaces reserved for social and recreational activities or natural resource protection.
  - a). Development Standards
    - i). Reserved
  - b). Design Guidelines
    - i). Reserved
- vi. Landmark
  - A feature of a civic space designed to commemorate an important event or important person in the history of the City of Somerville.
  - a). Development Standards
    - i). Historic landmarks must be reviewed by the Historic Commission.
    - ii). Landmarks recognizing veterans must be reviewed by the Veteran’s Commission.
  - b). Design Guidelines
    - i). Landmarks can take many forms including stone or metal memorials and monuments, statues, plaques, signage, or landscape designs.
    - ii). Landmark design, size, and placement should be appropriate and for the site.
    - iii). Maintenance of landmarks, including any associated lighting, should be considered in the design.
    - iv). Landmarks should be considered as special features that bring people together for a moment or longer and enliven the experience of residents and visitors in exploring the City of Somerville.
- vii. Passive Space
  - A feature of a civic space designed to accommodate passive recreational activities including, but not limited to, exercising, laying, people-watching, picnicking, reading, relaxing, standing, sitting, and walking alone or in groups.
  - a). Development Standards
    - i). Reserved
  - b). Design Guidelines
    - i). Reserved
  - c). Botanical Garden
    - A feature of a civic space designed specifically for the cultivation of specimen plants for scientific research, conservation, education, and public display.
    - i). Development Standards

- a. Botanical gardens must be curated by an institution with experience managing collections of plants, or associated with a school, public committee, or private club.
  - ii). Design Guidelines
    - a. Reserved
- viii. Performance Space
 

A feature of a civic space designed as an outdoor venue for live performance of cultural entertainment or artistic expression such as singing, dancing, comedy, literary readings, performance art, musical theater, live plays, and concerts.

  - a). Development Standards
    - i). Reserved
  - b). Design Guidelines
    - i). Reserved
- ix. Playground
 

A facility primarily designed as a play area for children.

  - a). Development Standards
    - i). Playgrounds must be a minimum of two thousand five hundred (2,500) and a maximum of twenty five thousand (25,000) square feet in area.
    - ii). The area of a playground is subtracted from the total area of a civic space to determine required trees.
    - iii). Design and construction of a playground must comply with the US Consumer Product Safety Commission's Public Playground Safety Handbook.
    - iv). Only commercial grade play equipment certified by the manufacturer is permitted.
    - v). Playground must include seating intended for parents.
    - vi). Playground surfacing must be composed of a shock-absorbing surface with a maximum 2% slope except where intentionally mounded for play activities. The material must meet all federal, state and local regulations.
  - b). Design Guidelines
    - i). Playgrounds should be designed to engage children and adolescents in developing their physical and social skills in a stimulating and safe environment.
    - ii). Playgrounds should include equipment for two at least age groups: play equipment intended for children ages one (1) to five (5), play equipment intended for children ages six (6) to ten (10), and play equipment for adolescents up to eighteen (18) years in age.
- iii). Playgrounds should be designed to meet the widest range in needs of children of different ages and abilities to every extent possible.
- iv). Parks that have playground equipment, sports fields, and spray pads should be accessible to all children up to eighteen (18) years in age.
- v). Parks that have playground equipment, sports fields, and spray pads should be accessible to all children up to eighteen (18) years in age.
- vi). Natural play areas constructed of boulders, logs and land forms and playground equipment made from one hundred percent (100%) recycled plastic or steel is recommended.
- vii). Steel play structures should be shaded by trees or other shade structures to decrease their surface temperature in the summer months.
- x. School Yard
 

A facility designed to accommodate play and learning by students of adjacent schools and by the community during after-school hours or breaks.

  - a). Development Standards
    - i). Reserved
  - b). Design Guidelines
    - i). Reserved
- xi. Skate Rink/Park
 

A facility providing a level surface intended for use by ice or other type of skating or a collection of ramps and other obstacles intended for use by skateboarders or bicyclists.

  - a). Development Standards
    - i). Reserved
  - b). Design Guidelines
    - i). Reserved
- xii. Urban Agriculture
 

A feature of a civic space designed as individual garden plots available to residents for agricultural purposes, including storage facilities for necessary equipment.

  - a). Development Standards
    - i). Community gardens must be located in areas that are agriculturally suitable, including soil conditions, topography, and solar access.
    - ii). Land area of a community garden must be level enough to support the intended use and meet all Americans with Disabilities Act requirements without the use of retaining walls that exceed three (3) feet in

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height.

iii). A walkway must be provided adjacent to each individual plot. All walkways must have a minimum width of four (4) feet and all walkways, paths, and landings must meet ADA requirements.

iv). A permanent, visually transparent fence must be provided at the perimeter of the community garden. Fencing must provide at least one (1) access gate and at least eight percent (80%) free from vines or other obstructions that will impede visual access.

v). Refuse areas must be provided and screened to enclose all refuse generated from the garden plots. Composters and trash barrels must be rodent proof. Storage areas for tools, fertilizers, equipment, and other material must be enclosed and located in relative proximity to the rear and center of the site.

vi). A water meter and hose bibs must be provided on site to provide access to all plots within the garden with the use of a twenty-five (25) foot hose. Hose bibs must be secured to a post and include a hose hanger.

vii). Signage constructed of commercial grade outdoor materials must be posted at the entrance to the community garden providing the hours of operation, contact name and phone number, community garden rules, and the statement "on-site sale of produce is not permitted."

viii). Farm-stands and the on-site sale of produce are prohibited.

ix). The maximum permitted height for accessory structures, such as trellises, arbors, or other plant supports, is six (6) feet.

x). The maximum height of any structure intended for storage is eight (8) feet.

### b). Design Guidelines

i). At least twelve (12) individual garden plots should be provided.

ii). A minimum of one accessible plot should be provided for every twelve (12) plots.

iii). The minimum size of individual garden plots should be twenty-five (25) square feet.

### xiii. Water Feature

A feature of a civic space involving water including, but not limited to, fountains, pools, ponds, cascades, waterfalls, and streams.

### a). Development Standards

i). Reserved

### b). Design Guidelines

i). Reserved

### c). Pool

A facility for swimming.

i). Development Standards

a. Reserved

ii). Design Guidelines

a. Reserved



## **13.2 THOROUGHFARES**

### **1. Development Review**

- a. The development of any civic space requires Site Plan Approval, in accordance with Chapter 15: Administration.
- b. Proposed development may or may not necessitate the need for a Special Permit or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Chapter 15: Administration.

### **2. Standards for all Thoroughfares**

- a. Thoroughfares must include vehicular lanes and sidewalks, excluding alleys.
- b. Thoroughfares must be engineered and constructed in accordance with the City of Somerville's official thoroughfare design standards. In the absence of official standards, thoroughfares must be designed and constructed according to the standards deemed to be appropriate by the review board.

### **3. Streets**

- a. Motor Vehicle Travel Lanes
  - i. Motor vehicle travel lanes may have a width between ten (10) feet minimum and twelve (12) feet maximum.
  - ii. No more than two (2) motor vehicle travel lanes may be combined for any single direction of traffic flow.
- b. Motor Vehicle Parking Lanes
  - i. Motor vehicle parking lanes are required and must be eight (8) feet wide or narrower for parallel parking and eighteen (18) feet wide or narrower for diagonal parking.
  - ii. Gutter seams, drainage inlets, and utility covers must be flush with the pavement surface and oriented to prevent conflicts with bicycle tires.
  - iii. Gutter pans must be incorporated into the width of any parking lane.
- c. Bike Lanes
  - i. Bike lanes may have a width between five (5) feet minimum and six (6) feet maximum.
  - ii. A six (6) to eight (8) inch solid white lane line must be used to visually separate motor vehicle travel lanes from any bike lane.
  - iii. A four (4) inch solid white lane line must be used to visually separate any bike lane from an adjacent motor vehicle parking lane, as applicable.
  - iv. Word, symbol, and arrow pavement markings (MUTCD Figure 9C-3) must be used to define any bike lane as the portion of a thoroughfare dedicated for specific use by bicyclists.
  - v. Through bike lanes must be located to the left of

- any dedicated motor vehicle right-turn only lane.
- vi. Lane striping must be dashed through areas of merging and crossing vehicles.
- vii. Colored paint is required to enhance the visibility of bikes lanes in locations determined to be necessary by the Traffic and Parking Department or Director of Transportation & Infrastructure.
- d. Sidewalks
  - i. All new and reconstructed sidewalks must be accessible to and usable by persons with disabilities in accordance with the Americans with Disabilities Act and the Rules and Regulations of the Massachusetts Access Board (521 CMR), as amended.
  - ii. Sidewalks must include a walkway and furnishing zone, and may include an edge and/or frontage zone as illustrated in Figure 6.2: Sidewalks.
    - a). Walkways must be a minimum of six (6) feet in width.
    - b). Furnishing zones must be a minimum of four (4) feet in width.
    - c). Edge zones (ie. "curbwalks") must be a minimum of two (2) feet in width.
    - d). Frontage zones may be a maximum of four and a half (4.5) feet in width.
  - iii. Sidewalks must include street trees planted within the furnishing zone in a regularly-spaced ALLEE pattern no greater than thirty (30) feet on center. Along retail frontages, street trees may be planted in an irregularly-spaced ALLEE pattern to avoid visually obscuring storefront windows and signage.
  - iv. When planted, street trees must be a minimum height of ten (10) feet and/or two (2) inches in caliper.
  - v. A minimum sixteen (16) sq. ft. open soil area must be left around each street tree, centered at the tree trunk. When level with an adjacent walkway, the soil area must be protected by six (6) inch metal fencing and mulch must be applied to a minimum depth of three (3) inches. When recessed below an adjacent walkway, open soil areas must be protected by metal tree grates.
  - vi. Sidewalks in front of TERMINATED VISTAS and along CIVIC SPACE frontage may be granted a WAIVER from street tree requirements at the discretion of the Planning Board.
  - vii. The pavement design of walkways must be continuous for the full length of each BLOCK FACE.
- e. Sidewalk Extensions
  - i. Sidewalk extensions must occupy the full width of the parking lane they extend into.
  - ii. When a bike lane is present, sidewalk extensions must be set back so that the gutter does not extend into the bike lane.

# 13.0 PUBLIC REALM

## Thoroughfares

- iii. At corners, sidewalk extensions must run at least five (5) feet from the corner area of the sidewalk as illustrated in Figure 13.2 (a).
- iv. At bus stops, sidewalk extensions must run at least fifty (50) feet from the corner area of the sidewalk.
- f. Pedestrian Crosswalks
  - i. Crosswalks must be designed as shown in Figure 13.2 (b).
  - ii. Crosswalk markings must be aligned with the walkway of all adjacent sidewalks unless granted a waiver by the Planning Board.
  - iii. Where the walkway is wider than the prescribed width of the crosswalk, crosswalk markings should be widened to match the walkway of the sidewalk.
- g. Curb Cuts
  - i. Curb cuts may be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs.
- h. Driveway and Alley Crossings
  - i. Driveway crossings traversing sidewalks with paved furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include sloped flares on either side of the driveway apron as shown in Figure 13.2 (c).
  - ii. Driveway crossings traversing sidewalks with continuously planted furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include returned curbs as shown in Figure 13.2 (c).
  - iii. The appearance of any walkway (ie. scoring pattern or special paving) must be maintained across any driveway or alley to indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.
- i. All water and sewer utilities, storm water management infrastructure, public lighting, and public furniture must be designed and constructed according to criteria established by relevant City departments and/or adopted by the Planning Board.

### 4. Commercial Alley

- a. Commercial alleys are required when an alley abuts any property within any mixed-use or special district on one (1) or more sides.
- b. Commercial alleys must be twenty-four (24) feet wide in total right-of-way, with two (2), ten (10) foot wide travel lanes to accommodate vehicular traffic in each direction.
- c. In new development requiring an alley, dry utilities should be aligned with the alignment of alley access provided for a block.

### 5. Residential Alley

- a. Residential alleys are only permitted when an alley abuts properties within the Neighborhood Residential or Urban Residential district on both sides.
- b. Residential alleys must be twenty (20) feet wide in total right-of-way, with a sixteen (16) foot wide, two-way, travel lane accommodating yield traffic and a two (2) foot shoulder on either side constructed of mountable paving or gravel subgrade.

### 6. Mid-Block Passages

- a. Mid-block passages must connect the sidewalk of one thoroughfare to another on opposite sides of a block.
- b. Mid-block passages may be designed as an open-air passage between buildings, a covered atrium providing continuous protection from the elements, or as an up to two-story passage through a building.
- c. Open air mid-block passages must be at least twenty (20) feet in width, with a minimum ten (10) foot wide paved walkway designed as a continuation of the sidewalks they connect, including materials and sidewalk furnishings.
- d. A covered mid-block passage must be at least twenty (20) feet in width.
- e. All mid-block passages must be lighted using footlights, bollard lights, building lights, or street lights to provide for safety and visibility at night.

### **13.3 LAND PLATTING**

#### **1. Subdivision**

- a. Unless otherwise specified, development sites over four (4) acres in land area must be subdivided with thoroughfares to create blocks and lots conforming to the provisions of this Section.
- b. Access for motor vehicles, loading, and service to new blocks and individual lots must be from an alley. The configuration of alleys internal to a block must conform to §13.3.5 Alley Access.
- c. The subdivision of land requires Subdivision Plan Approval. See §15.3.4 Subdivision Plan Approval for more information.
- d. The construction or reconstruction of thoroughfares requires Site Plan Approval as a prerequisite to the issuance of a zoning permit. See §15.3.3 Site Plan Approval for more information.

#### **2. Parcelization**

- a. Lot splits, lot mergers, and lot line adjustments are subject to the provisions of §13.3.6 Lots and require the submittal of a development review application to the Building Official.

#### **3. Thoroughfare Network**

- a. The general location and width of all proposed THOROUGHFARES must conform with official maps and exiting policy plans of the City of Somerville.
- b. All THOROUGHFARES must intersect with other thoroughfares, forming a network.
- c. Where a development site adjoins unsubdivided land, new thoroughfares must extend to or along site boundaries to ensure future thoroughfare connections to the unsubdivided land in the event of its development.
- d. Thoroughfares within a development site must connect to any existing or proposed thoroughfares on adjoining sites.
- e. Termination of a thoroughfare at a "T" intersection is permitted, provided that the overall connectivity of the thoroughfare network is maintained and intersections are adequately spaced subject to the approval by the Director of Transportation & Infrastructure.
- f. To every extent possible, proposed thoroughfares should align with intersections on adjacent sites to provide for the continuation of thoroughfares from adjoining areas.
- g. Cul-de-sacs and other dead-end THOROUGHFARES are prohibited.
- h. THOROUGHFARES must be permanently open and provide public access as part of an overall connected THOROUGHFARE network.
- i. The Planning Board may waive the intersection

requirements of §13.3.3.g on a case-by-case basis to accommodate specific site conditions.

#### **4. Blocks**

- a. Unless otherwise specified, BLOCKS must have individual BLOCK FACES no greater than five-hundred (500) feet and a total perimeter no greater than sixteen-hundred (1,600) feet.
- b. BLOCK FACES are measured as the aggregate of all FRONT LOT LINES and the width of ALLEYS, if present, on one side of a BLOCK.
- c. BLOCK perimeter is measured as the aggregate of all BLOCK FACE lengths of an individual BLOCK.
- d. BLOCKS should be rectangular in shape, but are expected to respond to natural features.
- e. The Planning Board may waive block size requirements for portions of development sites abutting areas of undeveloped land, areas unsuitable for development, pre-existing incomplete blocks, or rail rights-of-way.
- f. Block dimensions may be calculated at a reduced block face or perimeter length where a mid-block passage connecting opposite sides of a block is installed as a dedicated right-of-way or reserved with a permanent access easement.

#### **5. Alley Access**

- a. Blocks may be accessed by alleys in one of the configurations defined below:
  - i. Common Block: A block where parking and service areas internal to the block are shared among several lots and buildings.
  - ii. H - Block: A block with three alleys that intersect to form an "H", allowing development to front on four block faces.
  - iii. T - Block: A block with two perpendicular alleys that intersect to form a "T", allowing development to front on three BLOCK FACES.
  - iv. I - Block: A block with one alley servicing lots on either side of a block, allowing development to front on two block faces.
- b. To every extent possible, ALLEY access into BLOCKS should be aligned on opposite BLOCK FACES as well as with ALLEYS on opposite sides the street.

#### **6. Lots**

- a. All LOTS must have a lot line abutting a THOROUGHFARE OR a CIVIC SPACE.
- b. LOTS must have a LOT WIDTH appropriate for one or more building type(s) permitted for the district where the LOT is located.
- c. Unless otherwise specified, LOTS may be platted to create a CORNER, INTERIOR, OR KEY LOT. FLAG LOTS and THROUGH LOTS are prohibited, except for lots intended as a Through Block Plaza civic space type or a Block

## 13.0 PUBLIC REALM

### Land Platting

Building building type.

- d. To avoid creating irregular lot shapes, LOTS must be platted to be generally rectilinear, where the side LOT LINES are within 45 degrees of perpendicular to the FRONT LOT LINE or to the tangent of a curved FRONT LOT LINE, and generally straight throughout their length.

# 14 NONCONFORMANCE

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# 14. NONCONFORMANCE

## Nonconformities

### 14.1 NONCONFORMITIES

#### 1. General

- a. The adoption and occasional amendment of the Somerville Zoning Ordinance and Official Zoning Atlas, including the adoption of the City's first zoning ordinance, can cause previously lawfully conforming lots, structures, uses, site characteristics, and signs to become nonconforming to new regulations.
- b. This section explains the impact of this nonconforming status on development.

#### 2. Determination of Status

- a. A lot, structure, use, site characteristic, or sign that existed prior to the establishment of zoning in Somerville or that complied with the Somerville Zoning Ordinance when platted, built, or established and remains in compliance with subsequent amendments to the Somerville Zoning Ordinance is lawfully conforming.
- b. A lot, structure, use, site characteristic, or sign that existed prior to the establishment of zoning in Somerville or that complied with the Somerville Zoning Ordinance when platted, built, or established but has become non-compliant to a subsequent amendment of the Somerville Zoning Ordinance is a preexisting nonconformity.
- c. The burden of proving that a lot, structure, use, site characteristic, or sign is a preexisting nonconformity rests entirely with the property owner.
- d. Applicants applying for development review required by this section may be required to submit evidence of a prior permit or other documentation showing that the lot, structure, use, site characteristic, or sign was legally platted, built, or established prior to the effective date of this Ordinance, or any amendment to this Ordinance.
- e. The Building Official shall determine whether reliable evidence of nonconforming status has been provided by the property owner.

#### 3. Basic Rights

- a. Preexisting nonconforming lots, structures, or uses may continue in the same form and use so long as the nonconformity remains otherwise compliant with this Ordinance.
- b. Status as a preexisting nonconformity runs with the lot, structure, use, site characteristic, or sign and is not affected by changes in tenancy, ownership, or management.

#### 4. Nonconforming Lots

- a. Description
  - i. A nonconforming lot is a lot that was lawfully

platted but that no longer complies with applicable standards because of the adoption or amendment of the Somerville Zoning Ordinance.

- b. Buildable Lots
  - i. Any vacant lot with dimensions smaller than required for any permitted building type in a zoning district is unbuildable.
- c. Parcelization
  - i. A lot split, lot merger, or lot line adjustment, or subdivision that would result in a new nonconformity is prohibited.

#### 5. Nonconforming Structures

- a. Description
  - i. A nonconforming structure is a principal building type or accessory structure, other than a sign, that was lawfully built but that no longer complies with applicable standards because of the adoption or amendment of the Somerville Zoning Ordinance.
- b. Ordinary Repair and Maintenance
  - i. Normal maintenance of a nonconforming structure including, but not limited to painting, roof replacement, re-siding, window replacement, and other improvements that are deemed to be cosmetic or de minimus in nature by the Building Official, are permitted.
- c. Principal Building Types
  - i. Any modification to a preexisting building type that is not permitted in a zoning district is prohibited, except as follows:
    - a). Any building component, building frontage, or amenity space allowed for any building type permitted within the same district may be added by Special Permit; and
    - b). Structures used for religious or educational activities per M.G.L. Chapter 40A, Section 3 may be modified by Special Permit.
  - ii. The MODIFICATION of a permitted building type that is nonconforming to any standard for that specific building type is subject to the following:
    - a). The creation of any new nonconformity is prohibited.
    - b). Any increase in an existing nonconformity is prohibited.
    - c). The addition of a building component, building frontage, or amenity space is permitted as indicated elsewhere in this Ordinance.
    - d). Any modification that results in greater compliance to this Ordinance is permitted.
- d. Accessory Structures
  - i. Any modification that increases an existing nonconformity or creates a new nonconformity is prohibited.
  - ii. Any modification that results in greater

# 14. NONCONFORMANCE

## Nonconformities

- conformance to this Ordinance is permitted.
- e. Special Permits
  - i. In its discretion to approve or deny a special permit authorizing the modification of a nonconforming structure, the review board must consider the following:
    - a). The extent and nature of the proposed alteration;
    - b). The ability of conforming alterations to meet the demonstrated need of the Applicant;
    - c). Consistency of the proposed alterations with the evolution of neighboring structures.
    - d). Establishment of permeable lot surface, to the maximum extent possible.
    - e). Conformance to design guidelines in this Ordinance.
  - ii. The review board shall not grant a special permit authorizing an modification to an existing nonconforming structure that increases the degree of an existing nonconformity of the structure without finding that the alteration is not substantially more detrimental to the neighborhood.

### 6. Nonconforming Uses

- a. Description
  - i. A nonconforming use is a use that was lawfully established but that no longer complies with applicable standards because of the adoption or amendment of the Somerville Zoning Ordinance.
- b. Change of Use
  - i. A nonconforming use may change to a conforming use as indicated on Table 9.1 (see Article 9: Use Provisions).
  - ii. A nonconforming use may change to another nonconforming use that is from the same Use Category as the existing nonconforming use by Special Permit.
  - iii. A nonconforming use may not change to a different nonconforming use that is from a different Use Category than the existing nonconforming use (eg. an existing Banking or Financial Services use changing into a Restaurant, Bakery, or Cafe use in a district where neither is permitted).
- c. Alterations
  - i. The alteration of a nonconforming use within a structure may be permitted by Special Permit.
  - ii. A nonconforming use is considered to be altered in, but not limited to, the following circumstances:
    - a). any increase in gross floor area;
    - b). any increase in the number of dwelling units;
    - c). a change from seasonal to full-time operation; and,
    - d). any substantial increase in the number of

- automobile trips generated by the use.
- e). any change in hours of operation beyond the hours of 7:00am to 9:00pm
- d. Special Permits
  - i. In its discretion to approve or deny a special permit authorizing the change a nonconforming use to a different nonconforming use within the same Use Category as the existing nonconforming use, the Review Board must consider the following:
    - a). The findings for all Special Permits
    - b). The impact of the change in use to the neighborhood when compared to the existing nonconforming use.
  - ii. In its discretion to approve or deny a special permit authorizing alterations to a nonconforming use within a structure, the review board must consider the following:
    - a). The findings for all Special Permits
    - b). The extent and nature of the proposed alteration;
    - c). The ability of conforming alterations to meet the demonstrated need of the Applicant;
    - d). Consistency of the proposed alterations with the evolution of neighboring structures.
    - e). the impact of the alteration to the neighborhood when compared to the existing nonconforming use.

### 7. Nonconforming Site Characteristics

- a. Immunity
  - i. Nonconforming site characteristics, including parking and permeable area requirements, do not cause structures or uses that are otherwise conforming to the provisions of this Ordinance to become nonconforming.
- b. Alterations
  - i. Nonconforming parking lots cannot be expanded in violation or further violation of maximum parking requirements.
  - ii. Nonconforming landscape and permeable area cannot be further reduced.
- c. Improvement
  - i. Review boards may require nonconforming site characteristics to be brought into conformance with the provisions of this Ordinance as a condition applied to a discretionary or administrative permit.

### 8. Nonconforming Signs

- a. A nonconforming sign may alter content, but may not:
  - i. Be replaced with a sign that is larger in any dimension than the existing sign;
  - ii. Alter lighting technology, except to bring the technology into compliance with the ordinance.
- b. No establishment with a nonconforming sign may add



additional signs without bringing nonconforming signs into compliance.

## 9. Casualty

- a. Lawfully existing nonconforming real property destroyed by fire, explosion, weather, flooding, or act of public enemy can be reconstructed or restored by-right and requires only a zoning permit subject to the following:
  - i. there shall be no alteration to the degree of nonconformity from the state existing prior to destruction;
  - ii. reconstruction or restoration shall be started within a period of two (2) years of the date of destruction and shall be continued in a timely fashion until completed.
- b. No building permit shall be issued until a zoning permit has been granted by the Building Official.

## 10. Abandonment

- a. Lawfully existing nonconforming real property is considered abandoned when one or more of the following conditions exist:
  - i. the use is changed to a use permitted in the district where the property is located;
  - ii. the use is changed to a use protected under MGL 40A, Section 3;
  - iii. the use is discontinued, whether temporarily or permanently, with or without intent to abandon, for a period of two (2) years or more;
  - iv. equipment or furnishings necessary for the operation of the nonconforming use have been removed and not replaced for a period of one (1) year or more;
  - v. utilities, such as water, gas, or electricity to the property have been disconnected for over one (1) year; and/or
  - vi. reconstruction or restoration does not start within a period of two (2) years from the date of destruction of lawfully existing nonconforming real property.
- b. Nonconforming real property that has been abandoned shall not be reestablished or resumed until brought into conformance with this Ordinance.

# 14. NONCONFORMANCE

Nonconformities

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## **15.1 REVIEW PROCEDURES**

### **1. General**

- a. All development requires the submittal of a development review application to the Building Official.
- b. Proposed development may or may not necessitate the need for a Discretionary or Administrative permit based on the nature of the proposal.
- c. This Section describes the various common procedures required for development review applications. See Section 15.2 Discretionary Permits and Section 15.3 Administrative Permits for the specific procedural steps required for each type of permit.

### **2. Pre-Submittal Meeting**

- a. Purpose
  - i. A pre-submittal meeting assists with informing an applicant of relevant development review application criteria, standards, and procedure; the examination of previous development review applications and permits for the property; and identification of potential concerns by the applicant and City staff at the earliest opportunity in the development process.
  - ii. Pre-submittal meetings are advisory and not intended as an exhaustive review of all potential issues.
  - iii. Participation in a pre-submittal meeting does not absolve an applicant of any responsibility for legal or technical due diligence investigation.
- b. Procedure
  - i. When a pre-submittal meeting is required by this Ordinance, development review applications are not considered complete until the pre-submittal meeting has been held with Planning Staff.
  - ii. Unless otherwise specified, a required pre-submittal meeting must occur at least fourteen (14) days prior to any required neighborhood meeting, at least fourteen (14) days prior to any required design review, and at least three (3) days prior to submittal of a development review application.
  - iii. Applicants or their representatives are required to attend a pre-submittal meeting.
  - iv. Applicants are required to bring all information and materials required by the Building Official and Planning Director to a pre-submittal meeting.

### **3. Neighborhood Meeting**

- a. Purpose
  - i. A neighborhood meeting facilitates community participation in the development review process, provides an applicant with an opportunity to present a development proposal to the public during the conceptual design phase, and allows the

public to identify and discuss issues and potential impacts of the development proposal with the applicant.

- ii. Neighborhood meetings are intended to promote the submittal of a development review applications that is more responsive to neighborhood concerns, expedite the review process, and to lessen the cost of development review by reducing continuances and appeals.
- b. Procedure
  - i. When a neighborhood meeting is required by this ordinance, development review applications are not considered complete until the neighborhood meeting has been held.
  - ii. Development review applications must be submitted within one hundred and twenty (120) days of the neighborhood meeting. If an application is not submitted in this time frame, the Applicant is required to hold a new neighborhood meeting.
  - iii. Unless otherwise specified, a neighborhood meeting must occur at least fourteen (14) days prior to any required design review and at least fourteen (14) days prior to formal submittal of a development review application.
  - iv. Neighborhood meetings should be held at a location in close proximity to the subject property on a weekday evening after 6:00 p.m. or on weekends at any reasonable time.
  - v. Neighborhood meetings may not occur on a local, state, or national holiday or election day.
  - vi. Applicants or their representatives are required to attend a neighborhood meeting.
  - vii. The Applicant is responsible for coordinating a neighborhood meeting in conjunction with the Ward representative from the Board of Aldermen and the Staff of the Mayor's Office of Strategic Planning and Community Development.
  - viii. The format and agenda of the neighborhood meeting is at the discretion of the applicant, in consultation with the Ward representative from the Board of Aldermen, and may consist of a formal presentation or a drop-in, open house style informational session.
  - ix. Opportunity must be provided for substantive engagement between attendees and the Applicant, including designers, regarding the design of the proposed development.
  - x. Applicants are required to bring all information and materials required by the Building Official to a neighborhood meeting.
  - xi. Both the Applicant and the Planning Director shall submit a report and minutes of the neighborhood meeting as required information for a development review application submittal that includes, at a

# 15. ADMINISTRATION

## Review Procedures

minimum, the following:

- a). a list of those persons and organizations contacted about the meeting, and manner and date of contact;
- b). the date, time, and location of the meeting;
- c). a roster or signature sheet of attendees at the meeting;
- d). a summary of issues discussed at the meeting;
- e). copies of all materials provided by the applicant at the meeting; and
- f). a description of any changes to the proposed development made as a result of the meeting.

### 4. Design Review

- a. Purpose
  - i. Design review provides an applicant with an opportunity to receive advice and recommendations from the professional design community to ensure that development protects and enhances the public realm and human scale of the City.
- b. Procedure
  - i. When design review is required by this Ordinance, development review applications are not considered complete until review by the Urban Design Commission (Urban Design Commission) has been completed.
  - ii. Unless otherwise specified, design review must occur at least fourteen (14) days prior to formal submittal of a development review application.
  - iii. Applicants or their representatives are required to attend a design review meeting.
  - iv. The Urban Design Commission shall issue a written recommendation to the Planning Board and the Applicant within forty-five (45) days of the design review meeting. Subsequent development review steps are prohibited until the Urban Design Commission has issued its recommendation.
  - v. Applicants are required to bring all information and materials required by the Chairman of the Urban Design Commission.
  - vi. Both the Applicant and the Urban Design Commission shall submit an account of the design review meeting to the Building Official as required information for a development review application submittal that includes, at a minimum, the following:
    - a). the date, time, and location of the meeting;
    - b). a roster of members of the Urban Design Commission in attendance at the meeting;
    - c). a summary of issues discussed at the meeting;
    - d). copies of all materials provided by the applicant

at the meeting; and

- e). a description of any changes to the proposed development made as a result of the meeting.

### c. Review Criteria

- i. The Urban Design Commission's written recommendation to the review board shall include, at minimum, the following:
  - a). Identification of each applicable design guideline that has been achieved to the satisfaction of the Urban Design Commission, as voted by a majority of members present.
  - b). Any modifications necessary to remedy outstanding design issues related to applicable guidelines that have not been achieved to the satisfaction of the Urban Design Commission, as voted by a majority of members present.
- ii. In addition to addressing the design guidelines of this Ordinance, the Urban Design Commission shall provide recommendations as indicated elsewhere in this Ordinance.

### 5. Development Review Application

- a. Applicability
  - i. As indicated elsewhere in this Ordinance, the subdivision and parcelization of land and all development on any lot requires the submittal of a development review application.
- b. Submittal
  - i. Development review applications must include all necessary information and submittal materials required by the Building Official and Review Boards. The Building Official shall make all application submittal requirements available to the public on the City website.
- c. Completeness
  - i. A development review application is not considered complete until all necessary information has been supplied by the applicant and all fees have been paid, including fees for costs incurred by the City for public notice.
  - ii. Upon written request by an applicant, the designated review board may, in its discretion, waive any of the information required when applying for development review.
  - iii. Completed applications will be scheduled for a public hearing, publicly noticed, and/or administratively evaluated as indicated for each type of discretionary and administrative permit.
  - iv. Incomplete applications will not be reviewed, will not be publicly noticed, will not be scheduled for a public hearing.
  - v. If an application reaches a public hearing and the review board deems the submittal incomplete, the

board has the option to do one of the following:

- a). deny the application;
  - b). allow the applicant to withdraw the application without prejudice according to §15.1.5.d. Withdrawal; or
  - c). waive the procedural time requirements according to §15.1.8.d Continuance.
- d. Withdrawal
- i. An application may be withdrawn without prejudice at any time prior to the issuance of the public notice advertising the development review public hearing where the application will be reviewed.
  - ii. Once the public notice advertising a development review public hearing has been issued, a request to withdraw an application can only be granted by a four-fifths majority of the review board.
  - iii. Upon request to withdraw without prejudice, the review board has the option to do one of the following:
    - a). approve a request to withdraw without prejudice; or
    - b). deny the request and proceed to evaluate the application based on the merits of the information submitted.
  - iv. Applications withdrawn prior to public notice are not eligible for a refund of fees.
- e. Repetitive Applications
- i. A denied application will not be reconsidered for a minimum of two (2) years from the date final action was taken by the review board unless the review board determines, by a four-fifths majority vote, that specific and material changes in the conditions upon which the prior denial was based, including, but not limited to, substantial new evidence or a significant mistake of law or of fact, justifies reconsideration of the application.
  - ii. If the application is resubmitted earlier than two (2) years from the date of final action, the subsequent application must include a detailed statement of the evidence justifying its reconsideration.
  - iii. Re-submittal of applications withdrawn without prejudice shall not be considered a repetitive application.
- f. Failure to Act
- i. Failure by a review board or official to hold a public hearing or take final action on an application within the maximum time requirement or permitted extensions, as applicable, may, per M.G.L. 40A, result in the approval of the application at the expiration of said time periods, .

development review application and, if necessary, refer the application to appropriate City departments for feedback.

- b. For any proposed development that requires a discretionary or administrative permit by a review board, the Building Official shall forward the application to the Planning Director to prepare a staff report to the applicable Review Board.
- c. The staff report must include the following, based on the opinion of the Planning Director:
  - i. Confirmation that the proposed development complies with all applicable provisions of this Ordinance.
  - ii. A recommendation to approve, approve with conditions, or deny the application or an explanation why a recommendation is not being provided.
  - iii. Any recommended conditions necessary to eliminate any areas of noncompliance or mitigate any adverse effects of the development proposal.
- d. If a neighborhood meeting or design review meeting was required for the proposed development, the staff report must include an account and of the meeting from the Planning Director that includes, at a minimum, the following:
  - a). the date, time, and location of the meeting;
  - b). a roster of members of the Urban Design Commission in attendance at the meeting;
  - c). a summary of issues discussed at the meeting; and
  - d). a description of any changes to the proposed development that the Director feels are necessary as a result of the meeting.

### 7. Public Notice

- a. General
  - i. Mailed, published, and posted public notice of a development review or legislative procedure public hearing is provided to inform the general public of the public hearing or meeting and to inform neighboring land owners of any potential development impacts.
  - ii. Costs incurred by the City for public notice of a development review or legislative procedure public hearing must be prepaid by the applicant according to the rules of the designated review board.
- b. Mailed Notice
  - i. Applicants shall provide notice of a neighborhood meeting, at minimum, by:
    - a). Mailing notice to parties in interest
    - b). Mailing notice to the residents of addresses owned by parties in interest, as provided by the U.S. Postal Service.
    - c). Making best efforts to hand deliver notice to

### 6. Application Review & Staff Report

- a. Upon receipt of a complete development review application, the Building Official shall review the

# 15. ADMINISTRATION

## Review Procedures

- each direct abutter.
- d). Emailing individuals that have requested to be notified about development in the neighborhood.
- e). Requesting local businesses to post notice in their establishment.
- ii. Notice of a public hearing for a discretionary or administrative permit shall be mailed to the Applicant, direct abutters, property owners within three hundred (300) feet, and the Planning Board of any abutting City or Town sharing a municipal boundary the City of Somerville within three hundred (300) feet of the subject property.
- iii. Notice of a public hearing for a Land Conveyance shall be mailed to direct abutters.
- iv. Notice of a public hearing for an amendment to the Somerville Zoning Ordinance or Zoning Atlas shall be mailed to the Planning Board of City or Town sharing a municipal boundary with th City of Somerville, the Massachusetts Department of Housing & Community Development, and the Metropolitan Area Planning Council.
- c. Published Notice
  - i. Notice of a development review or legislative procedure public hearing shall be published in a newspaper of general circulation in the City of Somerville no less than fourteen (14) days in advance of the scheduled hearing date, with a second notice the following week.
- d. Posted Notice
  - i. Notice of a design review or neighborhood meeting shall be posted in a conspicuous place in City Hall no less than seven (7) days in advance of the scheduled meeting date.
  - ii. Notice of a development review or legislative procedure public hearing shall be posted in a conspicuous place in City Hall no less than fourteen (14) days in advance of the scheduled hearing date.
  - iii. Notice of a development review public hearing shall be posted in a conspicuous place at the subject property no less than seven (7) days in advance of the scheduled meeting date.
- e. Appeal for Improper Notice
  - i. Any aggrieved party may appeal the decision of any review board or official when claiming improper notice of a development review public hearing or meeting according to the procedures of §15.5.3 Judicial Appeal.
  - ii. Judicial appeals claiming improper notice of a development review public hearing or meeting must be filed per MGL 40A.

## 8. Public Hearing

- a. Procedure
  - i. A public hearing must be held within sixty-five (65) days after receiving a completed development review application that requires a Special Permit, Coordinated Development Special Permit, Hardship Variance, Site Plan Approval, or Subdivision Plan Approval.
  - ii. A public hearing must be held within ninety (90) days after receiving a completed development review application that requires a Neighborhood Development Plan Approval.
- b. Hearing Administration
  - i. Public hearings are conducted in accordance with the procedures set forth in M.G.L. Chapter 40A, as amended; any and all requirements of The Code of Ordinances, City of Somerville, Massachusetts; and the rules of the applicable review board.
- c. Access to Documents
  - i. The Planning Director shall post all relevant development review application materials on the City website prior to the notice of a public hearing.
  - ii. Physical copies of application information, development plan documentation, and other related correspondence are available to inspect or copy by any party upon reasonable request and payment of a fee to cover the cost of such copies.
- d. Continuance
  - i. Upon mutual agreement by the applicant and a four-fifths majority of the review board, the following procedural requirements may be extended:
    - a). the time limit required for commencement of a public hearing;
    - b). the time limit required to make a decision.
  - ii. Mutual agreement of extended time limits will be recorded in writing.

## 9. Decision

- a. Action by a Review Board
  - i. Within ninety (90) days of the closing of a public hearing, the review board must
    - a). make a decision to approve, approve with conditions, deny, or grant withdrawal the application for a special permit; and
    - b). file that decision with the Office of the City Clerk.
- b. Written Information
  - i. Decisions must include a detailed record of the proceedings of the public hearing, indicate the vote of each board member, the reason for the board's decision, and identify any official actions taken by



- the board and conditions attached to the approval.
- c. Notice of the Decision
  - i. Notification of the decision shall be mailed to the petitioner, applicant, and appellant, as applicable.
- d. Filing of the Decision
  - i. Decisions must be filed with the Office of the City Clerk within fourteen (14) days of the review board making the decision. The City Clerk will date stamp the decision, beginning the time period for which an appeal may be filed.

**10. Appeal Period**

- a. Appeals of a decision by the Building Official, Planning Director, Zoning Board of Appeals, or Planning Board must be carried out in accordance with Section 15.2 Discretionary Permits, Section 15.3 Administrative Permits, and Section 15.5 Appeals of this Article.

**11. Certification of Decision**

- a. After the time period for an appeal has expired (see Section 15.5 Appeals), the Applicant must take a copy of the decision provided by the Planning Division to the Office of the City Clerk for certification that no appeals have been filed.
- b. Once the Office of the City Clerk has certified that the decision has not been appealed, the Applicant must archive the decision with the property authority as follows:
  - i. For unregistered land, the Applicant must submit the certified copy of the decision to the Middlesex South Registry of Deeds.
  - ii. For registered land, the Applicant must submit the certified copy of the decision to the Land Court.

**12. Certificate of Zoning Compliance**

- a. The Building Official shall grant a Certificate of Zoning Compliance for development that conforms to the provisions and procedures of this Ordinance.
- b. No certificate of zoning compliance will be issued without physical evidence that the certified copy of the decision has been properly filed with the Middlesex South Registry of Deeds or Land Court.

# 15. ADMINISTRATION

## Discretionary Permits

### 15.2 DISCRETIONARY PERMITS

#### 1. Special Permit

- a. Purpose
  - i. A special permit authorizes development that is not otherwise permitted, provided that it meets certain conditions set out in this Ordinance.
- b. Applicability
  - i. Special permits are required for development as indicated elsewhere in this Ordinance.
  - ii. The granting of a special permit authorizes the Building Official to issue a certificate of zoning compliance for development that is otherwise compliant with the provisions and procedures of this Ordinance.
  - iii. The Building Official may not issue a certificate of zoning compliance for development that requires a special permit until a special permit has been granted by the review board in accordance with the provisions of this Article.
- c. Authority
  - i. The review board serving as the decision making authority for a Special Permit is determined by zoning district.
- d. Procedure
  - i. The following review procedures are required:
    - a). Step 1: Development Review Application
    - b). Step 2: Application Review & Staff Report
    - c). Step 3: Public Notice
    - d). Step 4: Public Hearing
    - e). Step 5: Decision
    - f). Step 6: Appeal Period
    - g). Step 7: Certification of Decision
    - h). Step 8: Certificate of Zoning Compliance
  - ii. The following additional review procedures are required prior to Step 1: Development Review Application for all use special permits, changes to nonconforming uses, development seeking modification to the minimum or maximum parking standards, and all modifications to nonconforming structures:
    - a). Pre-Submittal Meeting
    - b). Neighborhood Meeting
  - iii. The review procedures required for a Special Permit may, at the discretion of the designated review board, be conducted simultaneously with the review procedures required for other discretionary or administrative permits.
- e. Review Criteria
  - i. In its discretion to approve or deny a special permit required by this Ordinance, the review board shall consider the following:
    - a). conformance to the adopted master plan and other existing policy plans of the City of Somerville;
    - b). consistency with the purpose of this Ordinance in general;
    - c). consistency with the purpose of the district where the property is located;
    - d). conformance with all applicable provisions of this Ordinance; and
    - e). considerations indicated elsewhere in this Ordinance specifically for the required special permit.
  - ii. When considering a revision to a previously approved development review application that required a special permit, the review board shall limit their review to the proposed changes to the previously approved application.
- f. Conditions
  - i. The review board may attach conditions and limitations that it deems necessary in order to ensure compliance to the Board's findings and the standards for granting of a specific special permit
  - ii. Conditions must have a rational nexus to potential impacts of the proposed development, and be roughly proportional, both in nature and extent, to the impacts of the proposed development.
- g. Compliance
  - i. The Review Board may require the posting of a bond or other performance guarantee to ensure compliance with the DEVELOPMENT REVIEW APPLICATION and conditions, as approved.
- h. Permit Duration and Extension
  - i. Special permits remain valid for three (3) years from the date the decision is filed with the Office of the City Clerk, excluding any time required awaiting the decision of an appeal.
  - ii. The review board may reduce the time period that a special permit remains valid to a shorter time period as a condition attached to the special permit.
  - iii. The review board may extend the duration of validity for a special permit upon making a finding that a demonstrated hardship has prevented utilization of the rights authorized by the special permit.
  - iv. Requests for extension of the duration of validity must be submitted to the Office of the City Clerk on the appropriate forms provided by the Planning Division.
- i. Appeals
  - i. An aggrieved party may appeal the decision of the Building Official in accordance with §15.5.2. Administrative Appeal.
  - ii. An aggrieved party may appeal the decision of the Zoning Board of Appeals or Planning Board in accordance with §15.5.3 Judicial Appeal.

### 2. Coordinated Development Special Permit

- a. Purpose
  - i. To allow for the review of a multi-lot development proposal that:
    - a). establishes general development phasing parameters;
    - b). provides analysis of impacts related to the build out of all phases; and
    - c). identifies subsequent development review necessary as multi-phased development proceeds across the various lots.
  - ii. To allow for the submittal of a plan illustrating a vision for future development across multiple sites, without requiring detailed site plans or architectural and engineering drawings for thoroughfares, civic spaces, and buildings that can be approved separately, at a later date, in subsequent Design & Site Plan Review applications as project phases and individual lots are built out.
  - iii. To authorize applicants subject to an approved CDSP to move forward with subsequent development review required elsewhere in this Ordinance.
- b. Applicability
  - i. A coordinated development special permit is required for development as indicated elsewhere in the Ordinance.
  - ii. Approval of a coordinated development special Permit authorizes the Building Official to accept applications for subsequent development review required by this Ordinance only and does not establish any vested right to develop property in accordance with the plan.
- c. Authority
  - i. The Planning Board is the decision making authority for a coordinated development special permit.
- d. Procedure
  - i. The following review procedures are required:
    - a). Step 1: Pre-Submittal Meeting
    - b). Step 2: Neighborhood Meeting
    - c). Step 3: Development Review Application
    - d). Step 4: Application Review & Staff Report
    - e). Step 5: Public Notice
    - f). Step 6: Public Hearing
    - g). Step 7: Decision
    - h). Step 8: Appeal Period
    - i). Step 9: Certification of Decision
    - j). Step 10: Certificate of Zoning Compliance
  - ii. The review procedures required for a coordinated development special permit may, at the discretion of the designated review board, be conducted simultaneously with the review procedures required for other discretionary or administrative permits, as indicated elsewhere in this Ordinance.
- e. Review Criteria
  - i. In its discretion to approve or deny an application for a coordinated development special permit, the Planning Board shall consider the following:
    - a). the adopted comprehensive Master Plan of the City of Somerville and existing policy plans and standards established by the City.
    - b). the purpose of this Ordinance in general;
    - c). the purpose of the base district or overlay district where the property is located;
    - d). conformance with all applicable provisions of this Ordinance; and
    - e). considerations indicated elsewhere in this Ordinance for coordinated development special permit approval.
  - ii. When considering a revision to a previously approved development review application that required a coordinated development special permit, the review board shall limit their review to the proposed changes to the previously approved application.
- f. Conditions
  - i. The review board may attach conditions and limitations that it deems necessary in order to ensure compliance to the Board's findings and the standards for granting of a special permit.
  - ii. Conditions must have a rational nexus to potential impacts of the proposed development, and be roughly proportional, both in nature and extent, to the impacts of the proposed development.
- g. Compliance
  - i. The Review Board may require the posting of a bond or other performance guarantee to ensure compliance with the DEVELOPMENT REVIEW APPLICATION and conditions, as approved.
- h. Permit Duration and Extension
  - i. Coordinated development special permits remain valid for three (3) years from the date the decision is filed with the Office of the City Clerk, excluding any time required awaiting the decision of an appeal, and remain valid so long as progress is being made in accordance with the approved phasing of development.
  - ii. The review board may reduce the time period that a coordinated development special permit remains valid to a shorter time period as a condition attached to the permit.
  - iii. The review board may extend the duration of validity for a coordinated development special permit upon making a finding that a demonstrated hardship has prevented utilization of the rights authorized by the special permit.
  - iv. Requests for extension of the duration of validity

# 15. ADMINISTRATION

## Discretionary Permits

must be submitted to the Office of the City Clerk on the appropriate forms provided by the Planning Division.

### i. Appeals

- i. An aggrieved party may appeal the decision of the Building Official in accordance with §15.5.2. Administrative Appeal.
- ii. An aggrieved party may appeal the decision of the Zoning Board of Appeals or Planning Board in accordance with §15.5.3. Judicial Appeal.

### 3. Hardship Variance

#### a. Purpose

- i. A variance authorizes development that would otherwise be prohibited by the provisions of this Ordinance, due to hardship.

#### b. Applicability

- i. A variance is required for development that is not compliant with the provisions of this Ordinance.
- ii. The granting of a variance authorizes the Building Official to issue a certificate of zoning compliance for development that is otherwise compliant with the provisions and procedures of this Ordinance.
- iii. The Building Official may not issue a certificate of zoning compliance for development that requires a variance until a variance has been granted by the review board in accordance with the provisions of this Article.
- iv. Use variances are not permitted.

#### c. Authority

- i. The Zoning Board of Appeals is the review board for all Variances.

#### d. Procedure

- i. The following review procedures are required:
  - a). Step 1: Pre-Submittal Meeting
  - b). Step 2: Development Review Application
  - c). Step 3: Application Review & Staff Report
  - d). Step 4: Public Notice
  - e). Step 5: Public Hearing
  - f). Step 6: Decision
  - g). Step 7: Appeal Period
  - h). Step 8: Certification of Decision
  - i). Step 9: Certificate of zoning compliance
- ii. The following steps may be required prior to Step 2 Development Review Application submittal at the discretion of the Planning Director or Review Boards:
  - a). Neighborhood Meeting
  - b). Design Review
- iii. The review procedures required for a variance may, at the discretion of the designated review board, be conducted simultaneously with the review procedures required for other discretionary or

administrative permits.

### e. Review Criteria

- i. The Zoning Board of Appeals may only grant a variance upon finding all of the following:
  - a). Special circumstances exist relating to the soil conditions, shape, or topography of a parcel of land or the unusual character of an existing structure but not affecting generally the zoning district in which the land or structure is located;
  - b). Literal enforcement of the provision of this Ordinance for the district where the subject land or structure is located would involve substantial hardship, financial or otherwise, to the petitioner or appellant due to said special circumstances; and
  - c). Desirable relief could be granted without causing substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of a specific district in this Ordinance or the Ordinance in general.
- ii. When considering a revision to a previously approved development review application that required a variance, the review board shall limit their review to the proposed changes to the previously approved application.

### f. Conditions

- i. The Zoning Board of Appeals may attach conditions and limitations that it deems necessary in order to ensure compliance to the Board's findings and the standards for granting of a variance.
- ii. Conditions must have a rational nexus to potential impacts of the proposed development, and be roughly proportional, both in nature and extent, to the impacts of the proposed development.

### g. Compliance

- i. The Zoning Board may require the posting of a bond or other performance guarantee to ensure compliance with the development review application and conditions, as approved.

### h. Duration and Extension

- i. Variances remain valid for one (1) year from the date the decision is made by the Zoning Board of Appeals, not the date that the decision is filed with the Office of the City Clerk, excluding any time required awaiting the decision of an appeal.
- ii. Upon written request by an applicant, the Zoning Board of Appeals may, in its discretion, extend the time period that a variance remains valid for up to six (6) months.
- iii. Requests for extension of a variance must be submitted to the Office of the City Clerk on the

- appropriate forms provided by the Building Official.
- i. Appeals
  - i. An aggrieved party may appeal the decision of the Building Official in accordance with §15.5.2. Administrative Appeal.
  - ii. An aggrieved party may appeal the decision of the Zoning Board of Appeals according to the procedures of §15.5.3. Judicial Appeal.

**4. Plan Revisions**

- a. Applicability
  - i. Revisions to a previously approved development review application may be submitted by an Applicant in accordance with the provisions of this section.
- b. Authority
  - i. The Planning Director is the decision making authority for a plan revision.
- c. Procedure
  - i. The following review procedures are required:
    - a). Step 1: Pre-Submittal Meeting
    - b). Step 2: Development Review Application
  - ii. Within fourteen (14) days after revision to a previously approved development review application, the Planning Director must review the application and determine if the proposed revision is de minimus or significant enough to be considered a major amendment to the original proposal.
  - iii. The Planning Director may determine the proposed revision is de minimus upon finding that the revised plan:
    - a). does not contravene the previously punished public notice, any finding, or attached condition made by the review board for the original development review application;
    - b). does not detrimentally impact matters of substance identified in the meeting minutes of the original public meetings or public hearings;
    - c). features changes that are insignificant to the degree that persons familiar with the original application would not notice a substantial change in operational or built outcome.
  - iv. Upon a determination that the proposed revision is de minimus, the Planning Director will approve or deny the proposed revisions in writing.
  - iv. Upon a determination that the proposed revision is not de minimus, the Planning Director shall notify the applicant, in writing, and forward the revised application to the designated review board as a revision to a previously approved development review application.
  - v. When considering a revision to a previously approved development review application, review

- must be limited to the changes to the previously approved application.
- d. Conditions
  - i. The Planning Director may attach conditions and limitations that are deemed necessary in order to ensure compliance to the revised development review application.
  - ii. Conditions must have a rational nexus to potential impacts of the proposed development, and be roughly proportional, both in nature and extent, to the impacts of the proposed development.
- e. Appeals
  - i. An aggrieved party may appeal the decision of the Planning Director according to the procedures of §15.5.2. Administrative Appeal.

# 15. ADMINISTRATION

## Administrative Permits

### 15.3 ADMINISTRATIVE PERMITS

#### 1. Building Permit

- a. Purpose
  - i. A building permit certifies that the construction documents for a proposed structure conforms with the Massachusetts Building Code and all applicable City Ordinances.
- b. Applicability
  - i. Development of any lot is prohibited until a building permit has been issued by the Building Official.
  - ii. The Building Official may not issue a building permit prior to the issuance of a certificate of zoning compliance.
  - iii. No building permit shall be issued for development if construction documents do not accurately reflect the following:
    - a). any development plan documentation submitted as part of a development review application.
    - b). conditions attached to any administrative or discretionary development review approval.
- c. Authority
  - i. The Building Official is the decision making authority for a building permit.
- d. Procedure
  - i. Within thirty (30) days after receiving a completed application for a building permit, the Building Official shall issue such permit, or transmit, in writing, the reasons for failure to issue such permit to the applicant.
- e. Validity
  - i. Construction must begin within six (6) months following the issuance of a Building Permit and continue towards completion in a continuous and expeditious manner for the permit to remain valid.
- f. Inspections
  - i. Submittal of a building permit application provides consent, by the applicant, for the Building Official to enter upon private real property to conduct routine inspections as needed.
- g. Appeals
  - i. Any aggrieved party may appeal an interpretation, order, requirement, direction, or failure to act by the Building Official according to the procedures of §15.5.2. Administrative Appeal.
  - ii. Any aggrieved party may appeal an interpretation, order, requirement, direction, or failure to act by the Building Official according to the procedures of §15.5.1. Building Code Appeal.

#### 2. Construction Permit

- a. Purpose
  - i. A construction permit certifies that the

construction documents for a proposed thoroughfare or civic space conforms with all departmental standards and City Ordinances.

- b. Applicability
  - i. Development of any thoroughfare or civic space is prohibited until a construction permit has been issued by the Building Official.
  - ii. The Building Official may not issue a construction permit prior to the issuance of a certificate of zoning compliance.
  - iii. No construction permit shall be issued for development if construction documents do not accurately reflect the following:
    - a). any development plan documentation submitted as part of a development review application.
    - b). conditions attached to any administrative or discretionary development review approval.
- c. Authority
  - i. The Building Official is the decision making authority for a construction permit.
- d. Procedure
  - i. Within thirty (30) days after receiving a completed application for a construction permit, the Building Official shall issue such permit, or transmit, in writing, the reasons for failure to issue such permit to the applicant.
- e. Validity
  - i. Construction must begin within six (6) months following the issuance of a Construction Permit and continue towards completion in a continuous and expeditious manner for the permit to remain valid.
- f. Inspections
  - i. Submittal of a construction permit application provides consent, by the applicant, for the Building Official to enter upon private real property to conduct routine inspections as needed.
- g. Appeals
  - i. Any aggrieved party may appeal an interpretation, order, requirement, direction, or failure to act by the Building Official according to the procedures of §15.5.2. Administrative Appeal.
  - ii. Any aggrieved party may appeal an interpretation, order, requirement, direction, or failure to act by the Building Official according to the procedures of §15.5.1. Building Code Appeal.

#### 3. Site Plan Approval

- a. Purpose
  - i. Site Plan Approval is the administrative review and approval of a development review application to certify that the proposal conforms to the provisions

- of this Ordinance.
  - ii. The Site Plan Approval process provides an applicant with the opportunity to submit architectural, site, landscape, and engineering plans so that compliance to the provisions of this Ordinance can be determined prior to preparation of construction documents.
  - iii. The Site Plan Approval process provides the City with the opportunity to establish conditions to address on-site or off-site impacts of development.
  - b. Applicability
    - i. Site Plan Approval is required as indicated elsewhere in this Ordinance.
    - ii. Approval of a site development plan authorizes the Building Official to issue a certificate of zoning compliance for development that is otherwise compliant with the provisions of this Ordinance.
    - iii. The Building Official may not issue a certificate of zoning compliance for development that requires Site Plan Approval until the Site Plan Approval process has been completed in accordance with the provisions of this Article.
  - c. Authority
    - i. The review board serving as the decision making authority for a Site Plan Approval is determined by zoning district.
  - d. Procedure
    - i. Unless otherwise specified, the following review procedures are required:
      - a). Step 1: Pre-Submittal Meeting
      - b). Step 2: Neighborhood Meeting
      - c). Step 3: Design Review Meeting
      - d). Step 4: Neighborhood Meeting
      - e). Step 5: Development Review Application
      - f). Step 6: Application Review & Staff Report
      - g). Step 7: Public Notice
      - h). Step 8: Public Hearing
      - i). Step 9: Decision
      - j). Step 10: Appeal Period
      - k). Step 11: Certification of Decision
      - l). Step 12: Certificate of Zoning Compliance
    - ii. The review procedures required for a Site Plan Approval may, at the discretion of the designated review board, be conducted simultaneously with the review procedures required for other discretionary or administrative permits.
  - e. Review Criteria
    - i. The review board shall approve an application for Site Plan Approval upon verifying that the submitted plan conforms with the provisions of this ordinance and demonstrates consistency to the following:
      - a). the adopted comprehensive Master Plan of the City of Somerville and existing policy plans and standards established by the City.
      - b). the purpose of this Ordinance in general;
      - c). the purpose of the district where the property is located; and
      - d). considerations indicated elsewhere in this Ordinance for the required Site Plan Approval.
    - ii. The review board may reject a application for Site PLAN APPROVAL only when:
      - a). the submittal fails to furnish adequate information required for approval;
      - b). the imposition of reasonable conditions would not ensure compliance to standards, as applicable; and/or
      - c). the submittal, although proper in form, includes or creates an intractable problem so intrusive on the needs of the public in one regulated aspect or another and cannot be adequately mitigated.
    - iii. When considering a revision to a previously approved development review application that required a Site Plan Approval, the review board shall limit their review to the proposed changes to the previously approved application.
  - f. Conditions
    - i. The review board may attach conditions and limitations that it deems necessary in order to ensure compliance to the Board’s findings and the standards for granting of a Site Plan Approval.
    - ii. Conditions must have a rational nexus to potential impacts of the proposed development, and be roughly proportional, both in nature and extent, to the impacts of the proposed development.
  - g. Compliance
    - i. The Review Board may require the posting of a bond or other performance guarantee to ensure compliance with the development review application and conditions, as approved.
  - h. Appeals
    - i. An aggrieved party may appeal the decision of the Planning Board according to the procedures of §15.5.3. Judicial Appeal.
- 4. Subdivision Plan Approval**
- a. Purpose
    - i. Subdivision plan approval certifies that a final plat plan showing the division(s) of a parcel of land into new lots and the thoroughfares that provide access to them conforms to the provisions of this Ordinance.
    - ii. The subdivision plan approval process provides applicants with the opportunity to submit a preliminary plat plan to identify potential issues and the need for waivers prior to the submittal of a

# 15. ADMINISTRATION

## Administrative Permits

- more detailed final plat plan.
  - b. Applicability
    - i. No person shall subdivide any land within the City of Somerville, proceed with the improvement or sale of lots, construct thoroughfares, install utility services, or undertake preliminary site preparation, such as clearing of land or excavation, in a development site requiring subdivision plan approval until a final plat plan has been submitted to, approved, and endorsed by the designated review board and recorded in the Registry of Deeds or Land Court in accordance with the provisions of this Article.
    - ii. Granting of a subdivision plan approval authorizes a property owner to file legal documents related to the subdivision of real estate within the city of Somerville with the Registry of Deeds or Land Court.
    - iii. Subdivision plan approval does not apply to lot splits, lot mergers, and lot line adjustments.
  - c. Authority
    - i. The Planning Board is the decision making authority for a subdivision plan approval.
  - d. Procedure
    - i. Subdivision plan approval requires a two (2) stage permitting process that requires the submittal of a preliminary plat plan as a prerequisite to submittal of a final plat plan.
    - ii. The following review procedures are required for preliminary plat approval:
      - a). Step 1: Pre-Submittal Meeting
      - b). Step 2: Development Review Application
      - c). Step 3: Application Review & Staff Report
      - d). Step 4: Public Notice
      - e). Step 5: Public Hearing
      - f). Step 6: Decision
      - g). Step 7: Appeal Period
    - iii. The following review procedures are required for final plat approval:
      - a). Step 1: Draft & Submit Final Plat
      - b). Step 2: Planning Board Approval
      - c). Step 3: Certification of Decision
    - iv. The review procedures required for a subdivision plan approval may, at the discretion of the Review Board, be conducted simultaneously with the review procedures required for other discretionary or administrative permits.
  - e. Review Criteria
    - i. The Planning Board shall approve an application for subdivision plan approval upon verifying that the submitted plan conforms with the provisions of this Ordinance and demonstrates consistency to the following:
      - a). the adopted comprehensive Master Plan of the City of Somerville and existing policy plans and standards established by the City.
      - b). the purpose of this Ordinance in general;
      - c). the purpose of the district where the property is located; and
      - d). considerations indicated elsewhere in this Ordinance for the required subdivision plan approval.
    - ii. When considering a revision to a previously approved development review application that required a subdivision plan approval, the review board shall limit their review to the proposed changes to the previously approved application.
  - f. Conditions
    - i. The review board may attach conditions and limitations that it deems necessary in order to ensure compliance to the Board's findings and the standards for granting of a subdivision plan approval.
    - ii. Conditions must have a rational nexus to potential impacts of the proposed development, and be roughly proportional, both in nature and extent, to the impacts of the proposed development.
  - g. Compliance
    - i. The Review Board may require the posting of a bond or other performance guarantee to ensure compliance with the development review application and conditions, as approved.
  - h. Appeals
    - i. An aggrieved party may appeal the decision of the Planning Board according to the procedures of §15.5.3. Judicial Appeal.
- 5. Neighborhood Development Plan Approval**
- a. Purpose
    - i. Neighborhood development plan approval is the administrative review and approval of a plan coordinating the development of an entire new neighborhood, necessary infrastructure improvements, and regulatory & permitting decisions as development proceeds within a subject area.
    - ii. The neighborhood development plan approval process provides an applicant with the opportunity to submit a plan illustrating a framework for future development without preparing detailed site plans or architectural and engineering drawings for thoroughfares, civic spaces, and/or buildings that can be approved separately at a later date as project phases and individual lots are built out.
  - b. Applicability
    - i. Neighborhood development plan approval is required as indicated elsewhere in this Ordinance.
    - ii. Approval of a neighborhood development



- plan authorizes the Building Official to accept applications for subsequent development review required by this Ordinance.
- iii. The Building Official may not issue a certificate of zoning compliance for development that requires neighborhood development plan approval until the neighborhood development plan approval process has been completed in accordance with the provisions of this Article.
- c. Authority
  - i. The Planning Board is the decision making authority for a neighborhood development plan approval.
- d. Procedure
  - i. Unless otherwise specified, the following review procedures are required:
    - a). Step 1: Pre-Submittal Meeting
    - b). Step 2: Development Review Application
    - c). Step 3: Application Review & Staff Report
    - d). Step 4: Public Notice
    - e). Step 5: Public Hearing
    - f). Step 6: Decision
    - g). Step 7: Appeal Period
    - h). Step 8: Certification of Decision
    - i). Step 9: Certificate of zoning compliance
  - ii. The review procedures required for a Neighborhood Development Plan Approval may, at the discretion of the designated review board, be conducted simultaneously with the review procedures required for other discretionary or administrative permits, as indicated elsewhere in this Ordinance.
- e. Review Criteria
  - i. The Planning Board shall approve an application for neighborhood development plan approval upon verifying that the submitted plan conforms with the provisions of this ordinance and demonstrates consistency to the following:
    - a). the adopted comprehensive Master Plan of the City of Somerville and existing policy plans and standards established by the City.
    - b). the purpose of this Ordinance in general;
    - c). the purpose of the district where the property is located; and
    - d). considerations indicated elsewhere in this Ordinance for the required large development plan approval.
  - ii. The Planning Board may reject an application for NEIGHBORHOOD DEVELOPMENT PLAN approval only when:
    - a). the submittal fails to furnish adequate information required for approval;
    - b). the imposition of reasonable conditions would not ensure compliance to standards, as applicable; and/or
    - c). the submittal, although proper in form, includes or creates an intractable problem so intrusive on the needs of the public in one regulated aspect or another and cannot be adequately mitigated.
- iii. When considering a revision to a previously approved development review application that required a neighborhood development plan approval, the review board shall limit their review to the proposed changes to the previously approved application.
- f. Conditions
  - i. The review board may attach conditions and limitations that it deems necessary in order to ensure compliance to the Board's findings and the standards for granting of a neighborhood development plan approval.
  - ii. Conditions must have a rational nexus to potential impacts of the proposed development, and be roughly proportional, both in nature and extent, to the impacts of the proposed development.
- g. Compliance
  - i. The Planning Board may require the posting of a bond or other performance guarantee to ensure compliance with the development review application and conditions, as approved.
- h. Appeals
  - i. An aggrieved party may appeal the decision of the Planning Board according to the procedures of §15.5.3. Judicial Appeal.

# 15. ADMINISTRATION

## Certificates

### 15.4 CERTIFICATES

#### 1. Certificate of Zoning Compliance

- a. Purpose
  - i. A certificate of zoning compliance certifies that development plans conform to the provisions of this Ordinance and that any additional type of development review required by this Ordinance has been completed in accordance with the provisions of this Article.
- b. Authority
  - i. The Building Official issues all Certificates of Zoning Compliance.
- c. Applicability
  - i. All development requires a certificate of zoning compliance.
  - ii. The Building Official may not accept a development review application that requires a pre-submittal meeting, a neighborhood meeting, or design review until those review procedures have been completed in accordance with the provisions of this Article.
  - iii. The Building Official may not issue a certificate of zoning compliance for development that requires a discretionary or administrative permit until that permit has been granted by the appropriate review board in accordance with the provisions of this Article.
  - iv. The Building Official may not issue a building permit, certificate of occupancy, or construction permit prior to the issuance of a certificate of zoning compliance.
  - v. In cases where both a building permit and a certificate of occupancy are required, a certificate of zoning compliance is only required prior to the issuance of the building permit.
- d. Procedure
  - i. The Building Official shall forward development review applications that require a discretionary or administrative permit to the appropriate review board, subject to the applicable procedural requirements of this Article.
  - ii. Within ten (10) days after receiving a completed development review application that does not require a discretionary or administrative permit, the Building Official shall issue a certificate of zoning compliance, or transmit, in writing, the reasons for failure to issue such permit to the applicant.
  - iii. When considering a revision to a previously approved development review application, the Building Official shall limit their review to the proposed changes to the previously approved

- application.
- e. Validity
  - i. A certificate of zoning compliance remains valid for ninety (90) days.
- f. Review Criteria
  - i. The Building Official shall approve an application for certificate of zoning compliance upon verifying the following:
    - a). that the submitted plan conforms with the provisions of this Ordinance;
    - b). the application is consistent with all prior approvals for the subject property; and
    - c). any additional type of administrative or discretionary development review required by this Ordinance has been completed in accordance with the provisions of this Article.
- g. Inspections
  - i. Submittal of an application for a certificate of zoning compliance provides consent, by the applicant, for the Building Official to enter upon private real property to conduct routine inspections as needed.
- h. Appeals
  - i. Administrative Appeal
    - a). An aggrieved party may appeal the decision of the Building Official according to the procedures of §10.5.2. Administrative Appeal.

#### 2. Certificate of Occupancy

- a. Purpose
  - i. A certificate of occupancy certifies that a building or structure is safe for occupation and/or use according to all applicable Ordinances and that proper inspections have been carried out by the Building Official during any construction, reconstruction, alteration, repair, or demolition activities permitted pursuant to a building permit.
- b. Applicability
  - i. No real property may be occupied or used and no existing use of real property may be changed until a certificate of occupancy has been issued by the Building Official.
  - ii. The Building Official may not issue a certificate of occupancy prior to the issuance of a certificate of zoning compliance.
  - iii. No final certificate of occupancy shall be issued for development that does not comply to the following:
    - a). any development plan documentation submitted as part of a development review application.
    - b). conditions attached to any administrative or discretionary development review approval.
  - iv. Development is not considered complete until a

- final Certificate of Occupancy is issued.
- c. Authority
  - i. The Building Official reviews and approves all applications for a certificate of occupancy.
- d. Procedure
  - i. The approval or denial of a certificate of occupancy application is conducted administratively.
  - ii. Within ten (10) days after final inspection for a certificate of occupancy, the Building Official shall issue such certificate, or transmit, in writing, the reasons for failure to issue such certificate to the applicant.
- e. Inspections
  - i. Submittal of a certificate of occupancy application provides consent, by the applicant, for the Building Official to enter upon private real property to conduct inspections, as needed, until such certificate is issued.
- f. Appeals
  - i. Administrative Appeal
    - a). Any aggrieved party may appeal an interpretation, order, requirement, direction, or failure to act by the Building Official in accordance with the procedures of §10.5.2. Administrative Appeal.
  - ii. Building Code Appeal
    - a). Any aggrieved party may appeal an interpretation, order, requirement, direction, or failure to act by the Building Official according to the procedures of §10.5.1. Building Code Appeal.

**3. Written Interpretation**

- a. Purpose
  - i. A written interpretation is a formal explanation or clarification of the regulations of this ordinance as applied to specific cases.
- b. Applicability
  - i. A written interpretation may be requested by the public only for a pending application for development review.
  - ii. The Building Official may issue, update, or amend a written interpretation at their own initiative, without petition from the public.
  - iii. A written interpretation does not require the Building Official or any review board to reach a particular decision for any application for development review if the facts of the application, property, location, or character of the development proposal differ from those stated or assumed in a previously issued written interpretation.
  - iv. Written interpretations shall be consistent with the intent and purpose of this Ordinance and cannot contradict or override any provision of this or any

- other Ordinance.
- v. The Building Official shall update or amend any written interpretation substantive to the findings of any administrative and judicial appeal.
- c. Authority
  - i. The Building Official issues written interpretations.
- d. Procedure
  - i. The issuance of a written interpretation is conducted administratively.
  - ii. Within thirty (30) days after receiving a petition for a written interpretation, the Building Official must
    - a). review the specific provision or provisions to be interpreted and the facts of the specific situation concerning the request for an interpretation;
    - b). issue, in writing, meaningful explanation or clarification of the provision in question;
    - c). file the written interpretation with the Office of the City Clerk; and
    - d). post the written interpretation on the City website.
  - iii. The Building Official may require further facts and information as are, in their judgment, necessary to provide a meaningful interpretation of the provision in question.
- e. Appeals
  - i. Administrative Appeal
    - a). An aggrieved party may appeal the decision of the Building Official in accordance with the procedures of §15.5.2. Administrative Appeal.

# 15. ADMINISTRATION

## Appeals

### 15.5 APPEALS

#### 1. Building Code Appeal

- a. Purpose
  - i. A building code appeal is a petition to rectify an interpretation, order, requirement, direction, or failure to act by the Building Official when an alleged error or misinterpretation has been made in the enforcement or application of the State Building Code (780 CMR).
- b. Procedure
  - i. Building code appeals must be filed with the State Building Code Appeal Board in accordance with the procedures set forth in M.G.L. Title XX, Chapter 143, Section 100, as amended.

#### 2. Administrative Appeal

- a. Purpose
  - i. An administrative appeal is a petition to rectify a failure to act, denial of a permit, decision made, or enforcement action taken by the Building Official or Planning Director in an administrative development review case when an alleged error or misinterpretation has been made in the enforcement or application of the provisions of this Ordinance.
- b. Authority
  - i. The Zoning Board of Appeals reviews and decides all administrative appeals.
- c. Procedure
  - i. Administrative appeals must be filed with the Office of the City Clerk within twenty (20) days after notice is served of an interpretation, order, requirement, direction, or failure to act by the Building Official or the filing of the decision of a review board.
  - ii. The following review procedures are required:
    - a). Step 1: Development Review Application
    - b). Step 2: Application Review & Staff Report
    - c). Step 3: Public Notice
    - d). Step 4: Public Hearing
    - e). Step 5: Decision
    - f). Step 6: Appeal Period
    - g). Step 7: Certification of Decision
- d. Judicial Appeal
  - i. An aggrieved party may appeal the decision of the Zoning Board of Appeals according to the procedures of §15.3. Judicial Appeal.

#### 3. Judicial Appeal

- a. Purpose
  - i. A judicial appeal is a petition to rectify the failure to act, denial of a permit, decision made, or enforcement action taken by a review board in a

discretionary development review case when an alleged error or misinterpretation has been made in the enforcement or application of the provisions of this Ordinance.

- b. Jurisdiction
  - i. Judicial appeals can be filed per MGL 40A, Sec. 17.
- c. Procedure
  - i. Judicial appeals must be filed within twenty (20) days after the filing of a decision with the Office of the City Clerk.

## **15.6 LEGISLATIVE PROCEDURES**

### **1. Land Conveyance**

- a. Purpose
  - i. A land conveyance petition is a request for the City to accept a voluntary offering of land for public dedication.
- b. Applicability
  - i. The approval or denial of a land conveyance petition is a discretionary legislative act, subject to the procedures of M.G.L 30B and other Massachusetts law.
- c. Authority
  - i. The Board of Aldermen reviews and decides all land conveyance petitions.
- d. Procedure
  - i. Within fourteen (14) days of receiving a land conveyance petition, the Board of Aldermen must submit the petition and accompanying plan documentation to the Planning Board for review.
  - ii. Within sixty-five (65) days after submittal to the Planning Board, the Board of Aldermen must review the petition and hold a public hearing.
  - iii. Within ninety (90) days of the closing of the public hearing, the Board of Aldermen must vote to accept or reject the petition to convey the voluntary offering of land for public dedication.
  - iv. If no vote is taken within ninety (90) days, the review procedure must be started de novo.
  - v. The Board of Aldermen shall abstain from taking a vote until:
    - a). the Planning Board has submitted a report with recommendations concerning the petition; or
    - b). twenty-one (21) days after the closing of the public hearing without the Planning Board submitting its report.
  - vi. A two-thirds vote by all of the members of the Board of Aldermen is required to accept a voluntary offering of land for public dedication.
- e. Recommendation
  - i. In developing its recommendation to the Board of Aldermen, the Planning Board shall consider the following:
    - a). the adopted comprehensive Master Plan of the City of Somerville and existing policy, plans, and standards established by the City, including the Open Space & Recreation Plan.
    - b). the purpose of the district where the property is located and of this Ordinance in general.
    - c). any demonstrated public interest in ownership and the assumption of maintenance responsibility for the land in question.
- f. Conditions
  - i. The Planning Board may make recommendations

to the Board of Aldermen for conditions that it deems within the public interest in accepting a petition to convey land to the City of Somerville.

### **2. Zoning Text Amendment**

- a. Purpose
  - i. A text amendment petition is a request to change the provisions of the Somerville Zoning Ordinance in response to changes in City policy or real world conditions.
- b. Applicability
  - i. The approval or denial of a zoning text amendment is a discretionary legislative act.
- c. Authority
  - i. The Board of Aldermen reviews and decides petitions to amend this Ordinance.
- d. Procedure
  - i. Petitions for a text amendment may be submitted by:
    - a). any member(s) of the Board of Aldermen;
    - b). the Mayor;
    - c). the Zoning Board of Appeals;
    - d). the Planning Board;
    - e). a property owner seeking to change the entitlement of his/her own property; and
    - f). ten (10) registered voters in the City of Somerville.
  - ii. Within fourteen (14) days of receiving a petition to amend the text of this Ordinance, the Board of Aldermen must submit the petition and the proposed changes, additions, or repeal of language to the Planning Board for review.
  - iii. Within sixty-five (65) days after submittal to the Planning Board, the Board of Aldermen must review the petition and hold a public hearing.
  - iv. Within ninety (90) days of the closing of the public hearing, the Board of Aldermen must vote to adopt, reject, or amend and adopt the text amendment petition.
  - v. If no vote is taken within ninety (90) days, the review procedure must be started de novo.
  - vi. The Board of Aldermen shall abstain from taking a vote until:
    - a). the Planning Board has submitted a report with recommendations concerning the petition; or
    - b). twenty-one (21) days after the closing of the public hearing without the Planning Board submitting their report.
  - vii. A two-thirds vote by all of the members of the Board of Aldermen is required to amend the text of this Ordinance.
  - viii. A three-fourths vote by all of the members of the Board of Aldermen is required upon written

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## Legislative Procedures

request by:

- a). twenty (20) percent or more of the property owners of the land area affected by the proposed amendment; or
  - b). twenty (20) percent or more of the property owners within three hundred (300) feet of the land area affected by the proposed amendment.
- ix. Proposed amendments that are denied by the Board of Aldermen will not be reconsidered for a minimum of two (2) years from the date final action was taken by the Board, unless the proposed amendment is supported by a positive recommendation from the Planning Board.
- e. Recommendation
- i. In developing its recommendation to the Board of Aldermen, the Planning Board shall consider the following:
    - a). the adopted comprehensive Master Plan of the City of Somerville and existing policy plans and standards established by the City, including the Open Space & Recreation Plan.
    - b). the purpose of the district where the property is located and of this Ordinance in general.
    - c). any demonstrated public interest in ownership and the assumption of maintenance responsibility for the land in question.

### 3. Zoning Map Amendment

- a. Purpose
  - i. A map amendment petition is a request to change how zoning districts are mapped over real property in response to changes in City policy or real world conditions.
- b. Applicability
  - i. The approval or denial of a zoning map amendment is a discretionary legislative act.
- c. Authority
  - i. The Board of Aldermen reviews and decides petitions to amend the Official Zoning Map.
- d. Procedure
  - i. Petitions may be submitted by:
    - a). any member(s) of the Board of Aldermen;
    - b). the Mayor;
    - c). the Zoning Board of Appeals;
    - d). the Planning Board;
    - e). a property owner seeking to change the entitlement of his/her own property; and
    - f). ten (10) registered voters in the City of Somerville.
  - ii. Within fourteen (14) days of receiving a petition to amend the Official Zoning Map, the Board of Aldermen must submit the petition and the proposed changes, additions, or repeal of language

to the Planning Board for review.

- iii. Within sixty-five (65) days after submittal to the Planning Board, the Board of Aldermen must review the petition and hold a public hearing.
  - iv. Within ninety (90) days of the closing of the public hearing, the Board of Aldermen must vote to adopt, reject, or amend and adopt the map amendment petition.
  - v. If no vote is taken within ninety (90) days, the review procedure must be started de novo.
  - vi. The Board of Aldermen shall abstain from taking a vote until:
    - a). the Planning Board has submitted a report with recommendations concerning the petition; or
    - b). twenty-one (21) days after the closing of the public hearing without the Planning Board submitting its report.
  - vii. A two-thirds vote by all of the members of the Board of Aldermen is required to amend the Official Zoning Map.
  - viii. A three-fourths vote by all of the members of the Board of Aldermen is required upon written request by:
    - a). twenty (20) percent or more of the property owners of the land area included in the proposed map change; or
    - b). twenty (20) percent or more of the property owners within three hundred (300) feet of the land area included in the proposed map change.
  - ix. Proposed amendments that are denied by the Board of Aldermen will not be reconsidered for a minimum of two (2) years from the date final action was taken by the Board, unless the proposed amendment is supported by a positive recommendation from the Planning Board.
- e. Recommendation
- i. In developing its recommendation to the Board of Aldermen, the Planning Board shall consider the following:
    - a). the adopted comprehensive Master Plan of the City of Somerville and existing policy plans and standards established by the City;
    - b). the purpose of this Ordinance in general; and
    - c). the intent and purpose of the district(s) that would be applied to the properties in question.

## **15.7 REVIEW BOARDS & OFFICIALS**

### **1. Building Official**

- a. Responsibilities
  - i. The Building Official is the enforcement authority for this Ordinance.
  - ii. The Building Official may issue any enforcement order, violation notice, request for compliance, or other correspondence as necessary and institute any appropriate inspection, action, or proceeding in the name of the City of Somerville to:
    - a). prevent the unlawful erection, relocation, extension, enlargement, or alteration of any structure or sign;
    - b). prevent the unlawful use or occupancy of real property;
    - c). prevent any illegal act, business, or use in or about any premises; and
    - d). prevent, correct, restrain, or abate violations of this Ordinance.
  - iii. The Building Official establishes application forms, fees, and requirements for development review in collaboration with the Planning Director.
- b. Enforcement Actions
  - i. The Building Official shall not issue any written interpretation, certificate of zoning compliance, building permit, or certificate of occupancy in violation of this Ordinance.
  - ii. Any written interpretation, certificate of zoning compliance, building permit, or certificate of occupancy may be revoked upon finding any material misstatement of fact or misrepresentation in plans or specifications by the applicant.
  - iii. The Building Official, upon finding evidence of violation of this Ordinance shall give written notice to the property owner and/or occupant of said property demanding such violation be corrected or abated within such time as the Building Official deems appropriate.
  - iv. The Building Official shall revoke any existing certificate of occupancy or building permit already in effect for any property that is in violation of this Ordinance if that violation is not corrected or abated within the required time period.
  - v. Nothing in this Ordinance shall restrict the City from seeking immediate equitable relief for a violation of this Ordinance from a court of competent jurisdiction without prior notice.

### **2. Zoning Board of Appeals**

- a. Establishment
  - i. This section establishes the Zoning Board of Appeals, in accordance with M.G.L. Chapter 40A,

Section 12, as amended.

- b. Membership
  - i. The Mayor shall appoint five (5) members and two (2) alternate members, subject to confirmation of the Board of Aldermen.
  - ii. Members of the Zoning Board of Appeals are appointed for five (5) year terms and alternate members for two (2) year terms.
  - iii. When first established, terms of the initial appointees shall be shortened in a manner where the terms of one (1) member and one (1) associate member expire annually.
- c. Responsibilities
  - i. The Zoning Board of Appeals is the decision making authority for discretionary and administrative permitting as indicated elsewhere in this Ordinance.
  - ii. The Zoning Board of Appeals is the decision making authority for administrative appeals.
- d. Board Rules
  - i. The Zoning Board of Appeals shall elect a chair and a clerk on an annual basis from among its own number.
  - ii. The chair of the Zoning Board of Appeals shall designate an associate member to sit in the place of any member incapacitated by personal interest, inability to act, or absence when necessary.
  - iii. The Zoning Board of Appeals, or its designee, shall keep minutes of its proceedings.
  - iv. The Zoning Board of Appeals may adopt rules of procedure and policy as it may deem necessary to conduct its affairs, including but not limited to the following subjects:
    - a). rules and procedures governing applications and fees, including required written and graphical information;
    - b). rules and procedures pertaining to the development review process;
    - c). rules and procedures governing the administrative compliance of the provisions of this Ordinance;
  - v. The adoption or amendment of rules of procedure and policy is conducted administratively at a public meeting.

### **3. Planning Board**

- a. Establishment
  - i. The Planning board is established by Chapter 2, Article 5, Division 5 of the City of Somerville Code of Ordinances, as authorized by M.G.L. Chapter 41, Section 81A-81J, as amended.
- b. Membership
  - i. The Mayor shall appoint five (5) members and two (2) associate members, subject to confirmation by

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## Review Boards & Officials

- the Board of Aldermen.
- ii. Members of the Planning Board are appointed for five (5) year terms and associate members for two (2) year terms.
- iii. When first established, terms of the initial appointees shall be shortened in a manner where the terms of one (1) member and one (1) associate member expire annually.
- iv. The Planning Board, subject to appropriation and subject to the approval of the Mayor, may employ such technical and other assistants as may be necessary to perform its duties.
- c. Responsibilities
  - i. The Planning Board is the decision making authority for discretionary or administrative permits as indicated elsewhere in this Ordinance.
  - ii. The Planning Board, or its designee, is responsible for the authoring, adoption, and periodic updating of the master plan for the City of Somerville per M.G.L. 41, 81D.
  - iii. The Planning Board, or its designee, drafts the official map of the City of Somerville per M.G.L. 41, 81E-J.
  - iv. The Planning Board provides advice and recommendations to the Board of Aldermen concerning the following:
    - a). proposed amendments to the text or maps of the Somerville Zoning Ordinance;
    - b). proposed changes to the official map of the City of Somerville; and
    - c). the laying out, alteration, relocation, or discontinuance of public ways and statutory private ways; and
    - d). the proposed conveyance of land to the City.
- d. Board Rules
  - i. The board shall elect a chair and a clerk on an annual basis from among its own number.
  - ii. The chair of the Planning Board shall designate an associate member to sit in the place of any member incapacitated by personal interest, inability to act, or absence when necessary.
  - iii. The Planning Board, or its designee, shall keep minutes of its proceedings.
  - iv. The Planning Board may adopt rules of procedure and policy as it may deem necessary to conduct its affairs, including but not limited to the following subjects:
    - a). rules and procedures governing applications and fees, including required written and graphical information;
    - b). rules and procedures pertaining to the development review process;
    - c). rules and procedures governing the administrative compliance of the provisions of

- this Ordinance;
- d). rules and procedures for subdivision, lot splits, lot mergers, and lot line adjustments.
- v. The adoption or amendment of rules of procedure and policy is conducted administratively at a public meeting.

## 4. Urban Design Commission

- a. Establishment
  - i. This section establishes the Urban Design Commission.
- b. Membership
  - i. The Mayor shall appoint seven (7) members and two (2) alternate members, subject to confirmation by the Board of Aldermen.
  - ii. One (1) Staff person from the Planning & Zoning Division and one (1) Staff person from the Transportation & Infrastructure Division shall be appointed as non-voting members of the Urban Design Commission.
  - iii. Members and alternate members of the Urban Design Commission must have professional degrees or experience in architecture, urban design, transportation engineering, landscape architecture, or urban planning.
- c. Responsibilities
  - i. The Urban Design Commission provides advice and recommendations to the Zoning Board of Appeals and Planning Board concerning how the design of development projects affects the quality of Somerville's public realm.
  - ii. The Urban Design Commission provides advice and recommendations to Staff when required by a condition of a discretionary or administrative development review decision.
- d. Board Rules
  - i. The staff person from the Planning & Zoning Division shall serve as the chair of the Urban Design Commission.
  - ii. The chair of the Urban Design Commission shall designate an associate member to sit in the place of any member incapacitated by personal interest, inability to act, or absence when necessary.
  - iii. The Urban Design Commission, or its designee, shall keep minutes of its proceedings.
  - iv. The Urban Design Commission may adopt rules of procedure and policy as it may deem necessary to conduct its affairs, including but not limited to the following subjects:
    - a). rules and procedures pertaining to the design review process, including information and materials provided by applicants and requirements for presentations made to the



commission.

- v. The adoption or amendment of rules of procedure and policy is conducted administratively at a public meeting.

**5. Planning Director**

- a. Responsibilities
  - i. The Planning Director provides administrative services as authorized through the rules of the Review Boards.
  - ii. The Planning Director coordinates public notice for any development review application that requires a discretionary or administrative permit by a review board as required by the provisions of this Ordinance.
  - iii. The Planning Director, in collaboration with the Building Official, provides means for the submittal of development review applications, collects application fees, and enforces submittal requirements in accordance with the rules of the Review Boards.
  - iv. The Planning Director completes a staff report for any development review application that requires a discretionary or administrative permit by a review board or legislative procedure petitions submitted to the Board of Aldermen.
  - v. The Planning Director ensures that development review is completed by review boards in accordance with the provisions of this Ordinance.
  - vi. The Planning Director is the decision making authority for plan revisions.

# 15. ADMINISTRATION

## Review Boards & Officials

## **16.0 DEFINITIONS**



<b>A</b>	
<b>Abut or Abutting</b>	To physically touch or share a contiguous boundary or border, such as a common lot line, or to be separated only by an alley or shared driveway.
<b>Access</b>	The way or means to enter and leave.
<b>Accessory Structure</b>	Any structure designed, arranged, used, or occupied per the provisions of Article 6.B.
<b>Accessory Use</b>	A use(s) of a lot, structure or portion thereof that is incidental and related to a principal building or use of land and located on the same lot as the principal building or use of land.
<b>Affordable Dwelling Unit</b>	A dwelling unit sold or rented at a price affordable to a specific income. Affordable dwelling unit is abbreviated as ADU. (See Article 13)
<b>Agricultural</b>	A use principally engaged in raising, harvesting and storing crops; feeding or managing livestock; or producing plants, trees, fowl, and other animals for ultimate disposition in the form of a product for human use.
<b>Agriculture, Urban</b>	An umbrella term that describes a range of food growing practices that may include apiculture (bee keeping) and /or aviculture (raising chickens), but does not include raising other kinds of livestock.
<b>Albedo</b>	The amount of solar radiation reflected by a surface.
<b>Allee</b>	Objects placed in a straight line.
<b>Alley</b>	A thoroughfare, located internal to a block and providing access to the rear of buildings, loading facilities, service areas, trash storage, motor vehicle parking, and usually containing easements for dry utilities.
<b>Amenity Space</b>	A feature of a lot or building that provides outdoor social, recreational, and/or leisure space for the comfort and/or convenience of the residents of a building.
<b>Amenity Space, Private</b>	Features of a building and outdoor areas designed for the comfort and convenience of residents.
<b>Amenity Space, Shared</b>	Rooms and facilities designed for the comfort and convenience of residents of a multi-unit building.
<b>Ancillary</b>	Providing necessary support for the operation of a principal use.
<b>Antenna</b>	Equipment for wireless communication, including but not limited to panel antennas, whip antennas, and satellite dishes that may be freestanding, mounted inside a structure (such as a steeple, belfry, cupola, or other tower or rooftop element), or side-mounted to the face of a building, penthouse, smokestack, or chimney, to conceal its presence and reduce its visual impact.
<b>Applicant</b>	A person or entity who has submitted a development review application under applicable provisions of this Ordinance; a petitioner in accordance with M.G.L. 40A. The legal or beneficial owner(s) of a lot or land included in a proposed development, including the holder of an option or contract to purchase, or any other person having an enforceable proprietary interest in such land.
<b>Aquaculture</b>	The farming of aquatic organisms such as fish, crustaceans, molluscs, and aquatic plants.
<b>Aquaponics</b>	The production of food using conventional aquaculture with hydroponics in a symbiotic environment.
<b>Arbor</b>	A structure with an open frame, freestanding or attached to another structure, with horizontal or vertical latticework often

## 16. DEFINITIONS

### **Arts Center**

used as a support for ornamental vines and/or climbing plants. A multi-purpose facility dedicated to the expansion and practice of the arts by providing recourses such as theatre space, gallery space, musical performance venues, workshop areas, educational facilities, or access to equipment to members of the community.

### **Assembly Square Plan**

The following documents, as amended, constitute the Assembly Square Plan:

1. Assembly Square Planning Study: A Vision and Implementation Plan for the Future, prepared for the Somerville Office of Housing and Community Development (OHCD), dated October 2000;
2. Assembly Square Revitalization Plan: 2002 Major Plan Change, prepared by the Somerville OHCD, dated May 2002;
3. Assembly Square: Design Guidelines for the Public Realm, prepared for the Somerville OHCD, dated March 2002;
4. Assembly Square Transportation Plan (ASTP), prepared for the Somerville OHCD in conjunction with the Commonwealth of Massachusetts Highway Department and the Executive Office of Transportation and Construction, dated May 2003.

### **Average Daily Trips**

The number of vehicles passing a point on a traffic way during a 24-hour period, usually calculated as the average of two (2) or more measured days of traffic. Average daily trips is abbreviated as ADT.

### **Average Grade:**

the mean (average) of the finished ground level of a civic space at the corners of the lot.

### **Average Ground Level**

The mean (average) of the finished ground level next to a building at the exterior walls.

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## **B**

### **Basement**

Any story, in whole or in part, below the ground story of a building.

### **Bay, Architectural**

An area of a façade between two buttresses, pilasters, columns, piers (flat wall), curtain wall mullions, vertical spandrel glass, or other equivalent architectural features.

### **Bedroom**

A private room for sleeping, however named, planned, intended or used, which is separated and can be closed off from other parts of the dwelling by walls and a door.

### **Bicycle Parking, Long-Term**

Accommodations for the parking of a bicycle for two (2) or more hours.

### **Bicycle Parking, Short-Term**

Accommodations for the parking of a bicycle for two (2) hours or less.

### **Blank Wall**

A portion of any façade of a building that does not include a substantial material change; windows, doors, columns, pilasters or other articulation.

### **Block**

The aggregate land area circumscribed by thoroughfares or other rights-of-way.

### **Block Face**

The aggregate of all front lot lines, and alleys, if present, on one side of a block.

### **Boarding House**

A residential use that provides four (4) or more rental boarding rooms for four (4) or more unrelated individuals, for occupancy longer than a 14-day period, and which is duly licensed by the

	Board of Aldermen. A boarding house shall include a lodging house, rooming house, and single room occupancy (SRO) dwelling.
<b>Build-to Line</b>	A maximum, parallel distance recessed from a front lot line where a building façade must be built and established as the maximum front setback.
<b>Building</b>	Any structure, either temporary or permanent, having a roof or other covering, and designed or used for the shelter or enclosure of any person, animal, or property of any kind, including tents, awnings, or vehicles situated on private property and used for purposes of a building.
<b>Building Components</b>	Accessory features that increase the habitable square footage or enhance the usefulness of a building.
<b>Building Line</b>	A line that parallels the lot line and is equivalent to the setback of the yard lines, beyond which a building or other structure, or portion thereof, cannot extend except as otherwise provided in this Ordinance.
<b>Building Official</b>	The Superintendent of Inspectional Services, Senior Building Inspector, Local Building Inspector, Zoning Officer, or other person designated to enforce this Ordinance.
<b>Building Type</b>	A classification or kind of structure characterized and differentiated by its placement on a lot, massing, composition, use, and features.
<b>Building Width</b>	The length (feet) of the Main Body a building measured parallel to the front lot line.
<b>Buttress</b>	A projecting structure of masonry or wood for supporting or giving stability to a wall or building.
<b>By Right (or "As of Right")</b>	Uses and structures that are permitted in a zoning district.
<hr/>	
<b>C</b>	
<b>Caliper</b>	A measurement of the diameter of a tree trunk.
<b>Canopy, Entry</b>	A permanent structure or architectural projection of rigid construction over which a covering is attached that provides weather protection, identity or decoration, and shall be structurally independent or supported by attachment to a building on one end and by not less than one stanchion on the outer end.
<b>Canopy Density</b>	The general permeability of a tree canopy to light as a characteristic of branch number and structure. Canopy density can either be full (> 50%) or open (< 50%).
<b>Canopy Shape</b>	The general shape of the outer layer of leaves of an individual tree as structured by the tree's branches.
<b>Carriage House</b>	A detached outbuilding originally constructed to house horse-drawn vehicles and related equipment, or horses, or used to store grain or shelter animals incorporates a hay loft, second story or half-story, or open interior space under a pitched roof in excess of 15 feet from the floor to the roof peak. The structure must be within a designated a contributing building within the Local Historic District in which it is located.
<b>Carpport</b>	A roofed structure, unenclosed on two (2) or more sides, used or designed for the off-street parking of motor vehicles.
<b>Cellar</b>	See "Basement."
<b>Change in Use</b>	A change in the use of real property, whether temporary or permanent, from one use subcategory to a different use subcategory as defined by Article 9. Use Provisions.

## 16. DEFINITIONS

<b>Chicken</b>	A common domestic chicken ( <i>Gallus gallus domesticus</i> ).
<b>Civic Space</b>	A lot designed as an outdoor open space to support social and recreational activities. Civic space types are defined by the combination of certain characteristics, including the interrelationship between intended use, size, landscaping, and abutting uses.
<b>Cladding</b>	The exterior material that covers or overlays another material or structure.
<b>Clearance</b>	The height above the sidewalk or other surface, as specified, of the bottom edge of an object or building component.
<b>Close</b>	A one-way thoroughfare surrounding a civic space providing vehicular access to abutting lots.
<b>Commercial</b>	A term collectively defining permitted uses from all non-residential use categories, excluding parking.
<b>Corner Board</b>	Flat vertical exterior casings framing siding or shingles at inside and outside corners.
<b>Cornice</b>	the molded and projecting horizontal member that crowns an architectural composition.
<b>Corridor Building</b>	A residential building consisting of dwelling units arranged on one or both sides of a central hallway.
<b>Cost Burden</b>	When a household pays more than thirty percent (30%) of its income for housing.
<b>Court</b>	An open, uncovered space, unobstructed to the sky, bounded on three or more sides by exterior building walls or other enclosing devices.
<b>Creative Incubator</b>	An organization providing startup and early-stage arts and creative enterprises with shared facilities and often providing business planning, access to finance, mentoring, and other business or administrative support services.
<b>Culinary Incubator</b>	An organization providing start-up catering, retail, and wholesale food businesses with shared kitchen facilities and often providing business planning, access to finance, mentoring, and other business or administrative support services.
<b>Cultivar</b>	A cultivated variety of Street Tree; deliberately selected for its desirable physical characteristics.

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### D

<b>Deck</b>	A roofless, raised platform accessible from a secondary entrance to a building that provides outdoor amenity space.
<b>Design &amp; Fabrication Center</b>	A facility providing individuals and small firms access to professional manufacturing tools & equipment; classes & training; lab, workshop, and studio space; and storage for tools and supplies.
<b>Desire Line</b>	A route that pedestrians prefer to take to get from one location to another.
<b>Development</b>	The construction or modification of any building or structure; excavation, land fill, or mining; the establishment of any use or change in use of any structure or land; or any expansion in the use of land.
<b>Development Site</b>	The land area encompassed in a development proposal irrespective of the number or configuration of lots, land ownership, and/or municipal boundaries.
<b>Diameter at Breast Height</b>	A standard measurement of the diameter of a tree trunk of an existing tree measured four and one-half (4.5) feet above ground.



**Dwelling Unit**

Diameter at breast height is abbreviated as DBH.  
One (1) or more rooms providing separate, independent living facilities for use by one (1) or more human beings living together as a single household with lawful cooking and sanitary facilities for the exclusive use of the occupants.

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**E**

**Easement**

A liberty, privilege, or advantage without profit, which a person(s) may have in the lands of another person(s).

**Educational Purposes**

Those activities related to education and educational purposes which are governed by M.G.L., Chapter 40A, Section 3, and which are further defined in Article 9.

**Efficiency**

A dwelling unit consisting of not more than one (1) habitable room together with kitchen or kitchenette.

**Employer**

A person or business that employs one (1) or more people for wages or salary.

**Encroach**

To break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a setback or over the sidewalk of a public right-of-way.

**Encroachment**

Any structural element that encroaches.

**Erect**

To construct, reconstruct, excavate, fill, drain, or conduct physical operations of any kind in preparation for or in pursuance of construction or reconstruction, or to move a building or structure upon a lot.

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**F**

**Fabrication Laboratory**

A high-tech workshop that fosters innovation and invention by providing individuals with access to tools and machinery for “do-it-yourself” (DIY) digital fabrication.

**Façade**

The exterior wall of a building oriented in whole or in part toward a front lot line, or civic space.

**Façade Build-out**

The minimum width a façade must be built within a setback area or in relation to a build-to line along the primary frontage.

**Fascia**

A flat, usually horizontal, member of a building used as molding to cover the joint between the top of a wall and projecting eaves. Also called a fascia board and often used as a signage band over a storefront.

**Farm/Greenhouse, Community**

Urban agriculture or greenhouse operated by a non-profit agency.

**Farm Stand**

A temporary structure for the display and sale of clean, whole, unprocessed produce, eggs, or honey cultivated on site.

**Farm, Roof**

Urban agriculture on a roof of a principal residential or accessory structure.

**Fenestration**

The openings in the façade of a building, including windows and doors, but excluding entrances for parking, loading, and service facilities.

**Floor Area, Gross**

The sum area of all stories of a building as measured to the perimeter of the faces of the exterior walls with no deduction for corridors, stairs, closets, thickness of walls, columns or other features.

**Floor Area, Leasable**

Gross floor area included in a commercial lease.

**Floor Plate**

The total gross floor area of a single story of a building, excluding balconies.

**Furniture Area**

An area of an amenity space that allows for the placement of furniture without restricting the movement of pedestrians.

## 16. DEFINITIONS

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<b>G</b>	<b>Generating Site</b>	A building that generates a required amount of floor area dedicated to arts & creative enterprise principal uses, or a required number of affordable dwelling units.
	<b>Green Space</b>	Areas covered by plant materials, including areas of grass and other organic ground covers; trees, inclusive of the tree pit or planting bed; and areas of bushes, shrubs, vines, flowers, and other horticultural materials, inclusive of the planting bed.

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<b>H</b>	<b>Habitable</b>	Spaces in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.
	<b>Heat Island</b>	The higher average air temperatures of the local micro-climate due to the absorption, retention, and generation of heat by buildings, pavements, and human activities.
	<b>Hen</b>	A female domestic chicken.
	<b>High-Rise</b>	Any building taller than seventy (70) feet above average ground level.
	<b>Honeybee</b>	A common domestic honeybee ( <i>Apis mellifera</i> ).
	<b>Hydroculture</b>	The growing of plants in a soilless medium or an aquatic based environment.
	<b>Hydroponics</b>	A method of growing plants using a mineral-nutrient solution, without soil.

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<b>I</b>	(none)	
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<b>J</b>	<b>Junk</b>	Any worn-out, cast-off, or discarded article or material, including two or more unregistered vehicles, which is ready for destruction or has been collected or stored for salvage or conversion to some use. Any article or material which, unaltered or unchanged and without further reconditioning, can be used for its original purpose as readily as when new shall not be deemed to be junk.
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<b>K</b>	(none)	
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<b>L</b>	<b>Lamp</b>	The source of illumination in a lighting fixture.
	<b>Landscaping</b>	Organic and inorganic plant or earthen materials such as grass and other ground covers; trees, bushes, shrubs, vines, and other horticultural materials; and decorative surfacing such as wood chips; crushed stone, gravel, and shell; mulch; and pea gravel/washed stone.
	<b>Large Tree</b>	A woody plant with an expected mature height of thirty (30) feet or more.
	<b>Level of Service</b>	A qualitative measure describing operational conditions within a vehicle traffic stream, generally described in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. Level of

## 16. DEFINITIONS

<b>Light Source</b>	service is abbreviated as LOS. The lamp and all refractive, reflective, and translucent light transmitting parts of an outdoor light fixture.
<b>Local Historic District</b>	Real property designated by the Board of Aldermen as historically or architecturally significant in accordance with the Historic Districts Ordinance of the City of Somerville. Local historic district is abbreviated as LHD.
<b>Lot</b>	A bounded area of land undivided by a public way intended for use, sale, legacy, or development at any time.
<b>Lot Area</b>	The horizontal measurement of a lot in square feet, exclusive of any area in a private way that is open to public use.
<b>Lot, Corner</b>	A lot fronting two (2) or more thoroughfares at their intersection.
<b>Lot Depth</b>	The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line of a lot.
<b>Lot, Flag</b>	A lot in the approximate configuration of a flag pole or sign post, with the pole or post functioning primarily as an access way to the main area of the lot from the thoroughfare providing access.
<b>Lot, Interior</b>	A lot fronting one thoroughfare and abutting other lots at both sides.
<b>Lot, Key</b>	A lot with a side lot line abutting the rear lot line of another lot.
<b>Lot, Pork Chop</b>	See Lot, Flag.
<b>Lot, Through</b>	A lot fronting on two (2) or more thoroughfares, including parallel thoroughfares and thoroughfares that do not intersect at the boundaries of the lot.
<b>Lot Line</b>	A boundary that legally and geometrically demarcates a lot.
<b>Lot Line Adjustment</b>	Reconfiguration of the boundary line between two abutting lots, whether they are commonly owned or not, and whether the resulting shift of ground from one parcel to another is minor or substantial.
<b>Lot Line, Front</b>	Any lot line abutting a civic space or thoroughfare, other than an alley.
<b>Lot Line, Party</b>	A side lot line shared between two attached or semi-detached Building Types.
<b>Lot Line, Rear</b>	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.
<b>Lot Line, Side</b>	Any lot line other than a front or rear lot line.
<b>Lot Merger</b>	The consolidation of two (2) or more adjacent lots by eliminating the lot line that previously separated them.
<b>Lot Split</b>	The division of a lot into two (2) smaller lots.
<b>Lot Width</b>	The length of the front lot line of a lot.
<b>Lumen</b>	The unit of measure used to quantify the amount of light produced by a lamp or emitted from a luminaire (as distinct from watt, a measure of power consumption).
<b>Luminaire</b>	A light unit or fixture including any bulb(s), tube(s), housing, reflective shield, lens and/or ballast. The complete lighting unit (fixture), consisting of a lamp, or lamps and ballasts, when applicable, together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.
<b>Luminaire, Fully Shielded:</b>	A luminaire constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane

## 16. DEFINITIONS

through the luminaire's lowest light emitting part.

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### M

**Market Rate Unit**  
**Master Plan**

A dwelling unit developed and sold or rented on the open market.  
A document providing a basis for decision making regarding the long-term community development of the City of Somerville, as approved by the Planning Board per MGL 41, 81D.

**Main Body**

The primary massing of a Principal Building Type, excluding building components.

**Medical Marijuana Facility**

A facility in which a non-profit entity acquires, cultivates, possesses, processes (including development of related products such as edible MIPs, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers. The entity may not sell any products at the facility other than marijuana, marijuana-infused products (MIPs), marijuana seeds, and other products such as vaporizers that facilitate the use of marijuana for medical purposes. The entity may, however, conduct a patient education program in compliance with state regulations.

**Mezzanine**

An intermediate floor level between the floor and ceiling of a story.

**Mobility Management**

A broad range of strategies intended to reduce automobile trips. The alteration of travel behavior through a program of incentives, services, and policies, including encouraging the use of alternatives to single-occupant vehicles such as public transit, cycling, walking, car-pooling/ van-pooling and changes in work schedule that move trips out of the peak period or eliminate them altogether.

**Mobility Management Association**

Organizations formed to help individual uses and property owners collectively implement and administer the Mobility Management programs and services.

**Mounting Height**  
**Mixed-Use**

The height of the center of a luminaire above ground level.  
A multi-story building type with ground floor commercial uses and upper story residential with six or more dwelling units.

**Modification**

Any alteration, expansion, reconstruction, extension, or structural change to a structure.

**Monopole**

A free-standing (or wire-supported) tower for wireless telecommunications facilities.

**Mulch**

A protective covering consisting of organic materials customarily used in landscaping and placed around plants to retain soil moisture, retard erosion, shield roots from freezing, and inhibit weed growth.

**Mystic River Bank**

The portion of land surface abutting and confining the Mystic River, as defined by 310 CMR 10.54.2.C, as amended.

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### N

**Nonconformity**  
**North-Facing**  
**Nuisance**

As defined by Article 14.

Within 45 degrees of due north.

That activity which arises from unreasonable, unwarranted, or unlawful use by a person of their own property, which creates an obstruction or injury to the rights of another, or to the public, or which produces annoyance, inconvenience, disruption of work,

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## O

**Off-Site**

and/or discomfort to an individual or the public. Not on or within the area specified in any application under the terms of this Ordinance or not within other areas which, pursuant to this Ordinance, may be included in defining a site's purpose and boundaries.

**Open Space**

**Open Space, Usable**

Land area accessible to and designed for public use or gathering. Open space accessible to and designed for use by the public and limited to use as landscaped area and/or non-profit recreational uses. Landscaping, plazas, sidewalks, decks, arcades and loggias, landscaped boulevard medians of minimum fifteen (15) feet width, swimming pool, basketball and tennis courts and other sports facilities, boat launches, and similar uses, all of which are open to public use and, whether dedicated to such public use in fee or by easement, deed restriction, covenant or comparable legal instrument enforceable by the City of Somerville or other public entity, shall constitute usable open space for purposes of this Ordinance. Usable open space shall exclude all enclosed interior space, unless such space is associated with and integral to an accepted recreational use. (Also see "Landscaping"; "Landscaped Area (Minimum)"; and "Open Space"; and refer to Article 11, Public Realm, for additional definitions and information).

**Outdoor Cafe Seating**

Outdoor seating located in a frontage or on a public sidewalk that is provided with table service.

**Outdoor Display**

The outdoor exhibition or presentation of products and merchandise available for sale.

**Outdoor Light Fixture**

Outdoor artificial illuminating devices, outdoor fixtures, lamps, and other devices, permanent or portable, used for illumination or advertisement.

**Outdoor Storage**

The storage of merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers, garden supplies, building supplies, plants, vehicles, and other similar equipment, inventory, materials, merchandise, or supplies not normally brought indoors overnight.

**Overlay Districts**

Zoning districts which modify or replace the provisions of one (1) or more underlying districts.

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## P

**Parcel**

An area of land.

**Parking Lot**

An uncovered area used or designed for the off-street parking of seven (7) or more motor vehicles.

**Parking, Shared**

A parking facility that serves multiple destinations.

**Parking Space, Off-street**

A storage area, meeting the requirements of Article 12, located in a parking lot or driveway, for one (1) automobile, van, light truck, or other similar vehicle.

**Parking Space, On-street**

A storage area located within the street right-of-way, for one (1) parked automobile, van, light truck, or other similar vehicle.

**Parking Structure**

Any structure used or designed for the off-street parking of motor vehicles, excluding an accessory garage and carport.

**Parking, Tandem**

The parking of two (2) motor vehicles, one directly behind the other.

**Parties in Interest**

As defined by MGL 40A Section 11.

**Patio**

A hard-surfaced amenity space having no permanent roof

## 16. DEFINITIONS

<b>Paver</b>	coverings, usually directly adjacent to a building, and constructed such that its finished walking surface is laid or poured directly on finished grade.
<b>Peak Hour Traffic</b>	A masonry block of various material or size. The number of vehicles passing a point on a traffic way during the highest volume hour of the day.
<b>Pervious Area</b>	The area of a lot covered by soil, mulch, vegetation, and permeable, pervious, or porous surfaces or materials that reduce or eliminate the amount or rate of storm water runoff directed into the sewer or storm system.
<b>Pier</b>	A section of a wall between windows or other adjacent openings.
<b>Pilaster</b>	An upright rectangular architectural member that is structurally a pier, but architecturally treated as a column, and usually projects a third of its width or less from the wall.
<b>Planter</b>	A three (3) foot deep recessed soil bed provided for the planting of trees and kept open to air and water flow through the use of landscaping or permeable or pervious pavers.
<b>Planting Bed</b>	A soil area planted with grass and other ground covers, trees, bushes, shrubs, vines, flowers, and other horticultural materials and the remaining land area covered by mulch.
<b>Planting Technique</b>	The prescribed method for planting street trees, either in a continuous planter or tree pit.
<b>Podium</b>	The lower portion(s) of certain high-rise buildings, limited in height and designed to minimize the impact of wind flows redirected by adjoining towers and to spatially define the public realm of nearby thoroughfares, private-owned public spaces, and civic spaces.
<b>Point Tower</b>	The upper stories of a high-rise building, composed of apartments surrounding a central elevator core.
<b>Principal Building</b>	A building or structure designed, used, or occupied for the principal use(s) of a given lot or site.
<b>Principal Entrance</b>	The main point of access for pedestrians into a building, upper story use, or ground floor tenant space.
<b>Principal Structure</b>	See "Principal Building."
<b>Principal Use</b>	The main or primary purpose for which a structure, building, or lot is designed, arranged, licensed or intended.
<b>Private Frontage</b>	The area of a lot between the façade of a principal building and the primary front lot line, extending fully to each side lot line and including all built and landscape components.
<b>Property Owner</b>	An owner of land as identified on the most recent tax list maintained by the Assessor's Office of the City of Somerville.
<b>Public Realm</b>	The urban environment visible and accessible to the public, inclusive of both spaces and the building walls that frame them.
<b>Public Way</b>	Any street, alley or other parcel of land open to the outside air leading to a public street, deeded, dedicated or otherwise permanently appropriated to the public for public use (or a private way intended or used for or by the public) which has a clear width and height for emergency access.

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**Q** (none)

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**R** **Rail Right-of-Way**

The way for any rail service, including, but not limited to, the rail

<b>Receiving Site</b>	tracks, guideways, overhead power lines, and shoulder. Any lot or building that provides off-site compliance for arts & creative enterprise space and/or affordable housing requirements of a generating site.
<b>Retaining Wall</b>	A structure designed to resist the lateral displacement of soil or other materials in order to protect property or prevent erosion.
<b>Ribbon Driveway</b>	A driveway with two parallel strips of concrete, mortar-set stone or brick, or solid or turf pavers with an open, unpaved space in between.
<b>Roof Line</b>	The highest point on any building or structure where an exterior wall or parapet wall encloses roof or floor area, including floor area provided for housing mechanical equipment.
<b>Roof, Flat</b>	A roof with no slope greater than 2:12.
<b>Roof, Gabled</b>	A roof sloped on two sides from a central ridge with an exterior wall (gable) enclosing each end.
<b>Roof, Gambrel</b>	A compound, gabled roof with two slopes on each of its sides, where the lower has a steeper slope or pitch than the upper, inclusive of English, Dutch, and Jerkin Head gambrel roofs.
<b>Roof, Hip</b>	A roof with four uniformly pitched or sloping sides, inclusive of kicked hip (witch's hat) and Hawaiian hip roofs.
<b>Roof, Mansard</b>	A compound, four sided roof where each side has two slopes, where the lower has a very steep, almost vertical, slope or pitch, dormer windows, and eaves extending with a radius or kick, rather than a flat projection.
<b>Rooming House</b>	See "Boarding House".
<b>Rooming Unit</b>	One (1) or more rooms providing separate, independent living facilities for use by one (1) or two (2) human beings living together as a single household without both lawful cooking and sanitary facilities for the exclusive use of the occupants inside the rooming unit.

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## S

<b>Sand-Bases Structural Soil System</b>	A soil system of open graded crushed stone over Sand-Bases Structural Soil.
<b>Setback</b>	A horizontal distance from a particular lot line to the location of structures or uses of a lot that is maintained clear and is measured perpendicularly from the lot line.
<b>Shrub</b>	A multi-stemmed, woody plant with a five-gallon container size when planted.
<b>Sign</b>	Any permanent or temporary name, identification, description, emblem, logo, structure, or device, that is illuminated or non-illuminated; visible or intended to be visible from any public place; and directs attention to a person, product, place, activity, institution, business, organization, activity, or service including any letter, numeral, character, figure, emblem, painting, illustration, banner, pennant, placard, or temporary sign designed to advertise, identify, solicit, or convey information. Signs include devices designed to attract the eye by intermittent or repeated motion and any permanently installed or situated merchandise, including any banner, pennant, placard, or temporary sign, with the exception of window displays. Flags of the United States and the Commonwealth of Massachusetts are not signs.
<b>Sign Band Site</b>	The area of a storefront intended for the placement of a wall sign. A lot or parcel and the improvements thereon.

## 16. DEFINITIONS

<b>Slope</b>	The ratio of vertical to horizontal distance.
<b>Small Tree</b>	A woody plant with an expected mature height of less than thirty (30) feet.
<b>Soil Volume</b>	An amount of soil provided for a tree, calculated as the horizontal area of open or covered soil multiplied by three (3) feet of depth.
<b>Step-back</b>	The recess of an upper story façade a set distance behind the façade of the story below.
<b>Stallriser</b>	A section of wall below a storefront display window.
<b>Story</b>	The portion of a building located between the surface of a habitable floor and the surface of the habitable floor or roof next above.
<b>Story, Ground</b>	The lowest story of a building with a finished floor at or above the finished ground level next to a building at the facade.
<b>Story, Upper</b>	Any story above the ground story of a building.
<b>Street</b>	A thoroughfare, avenue, road, highway, boulevard, parkway, driveway, lane, court or private easement for use by vehicular and pedestrian traffic and providing access to lots and civic spaces.
<b>Street Tree</b>	A tree planted within the furnishing zone as a element of a thoroughfare.
<b>Structure</b>	Any constructed, erected or placed material or combination of materials in or upon the ground, including, but not by way of limitation, buildings, mobile units, radio towers, sheds, signs, storage bins and swimming pools, but excluding sidewalks and paving on streets, driveways, parking areas, and patios.
<b>Solar Reflectance Index</b>	A measure of a surface's ability to reflect solar heat, as shown by a small temperature rise. Numerically, standard black is 0 and standard white is 100. Solar reflectance index is abbreviated as SRI.
<b>Structured Parking</b>	Motor vehicle parking spaces located within a building, whether above-ground or underground.
<b>Structural Cells</b>	A subsurface system that supports the weight of sidewalks and other paved surfaces and is filled with uncompacted soil.
<b>Subdivision</b>	The division of a lot, tract, or parcel of land into two (2) or more lots, building sites, or other divisions for the purpose of sale, legacy, or development at any time, where a new thoroughfare or way is needed to provide access to the lots which would otherwise be landlocked.
<b>Surface Parking</b>	Motor vehicle parking spaces provided at ground level, whether in a driveway, a parking lot, under a carport, or sheltered by overhanging upper stories of a building.
<b>Suspended Pavement</b>	Pavement slabs spanning supports that allow soil under sidewalks and other paved surfaces to remain uncompacted.
<hr/> <b>T</b>	
<b>Terminated Vista</b>	A location at the axial conclusion of a thoroughfare.
<b>Thoroughfare</b>	A public or private way for use by vehicular and pedestrian traffic and providing access to lots and civic spaces.
<b>Tower</b>	Any portion of a high-rise building above seventy (70) feet.
<b>Transit Area</b>	All lots within one-quarter (1/4) mile of a transit station for commercial uses and all lots within one-half (1/2) mile of a transit station for residential uses.
<b>Transit Station</b>	Any existing or planned station of the MBTA's light rail and heavy rail rapid transit lines within the City of Somerville.
<b>Transom</b>	A horizontal crossbar in a window, over a door, or between a door



## 16. DEFINITIONS

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**Tree Pit**

and a window or fanlight above it.

A three (3) foot deep pit filled with soil for the planting and growth of a tree. Tree pits have surface area open to air and water flow.

**Trip Reduction**

Reducing in the number of work-related trips made by single-occupant vehicles.

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### U

**Upper Story Setback**

The horizontal distance that a designated portion of a building is set back from a lot line.

**Urban Agriculture Use**

See "Agriculture, Urban"

The purpose or activity for which land or structures thereon is designed, arranged or intended to be occupied or used, or for which it is occupied, maintained, rented, or leased.

**Use, Accessory Use, Principal**

See Accessory Use.

See Principal Use.

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### V

**Visible Light Reflectance (VLR)**

The percent of total visible light that is reflected by a glazing system. The lower the number, the less visible light reflected.

**Visible Light Transmittance (VLT)**

The percent of total visible light that is transmitted through a glazing system. The lower the number, the less visible light transmitted.

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### W

**Waiver**

A predetermined type of deviation, within specific limitations, from the block, lot, and/or thoroughfare provisions for of a specific district in this Ordinance.

**Wireless Communications**

The provision of the following types of services: cellular telephone service; personal communications; and extended specialized mobile radio service. Such essential services will be provided via wireless communications facilities, which shall include monopoles, rooftop antennas, satellite dishes, and cell sites.

**Wireless Communications Antenna**

An antenna, dish, or cell site attached to a wireless communications tower, principal building, or other accessory structure that is used to transmit or receive wireless communications signals.

**Wireless Communications Tower**

A structure or structures intended to support equipment that is used to transmit and/or receive wireless communications signals including towers, monopoles, cell sites, and other guyed and lattice construction steel structures that are freestanding and not attached to an principal building type or accessory structure.

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### X

(none)

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### Y

**Yard**

A landscaped amenity space, other than a court, open and unobstructed from the ground to the sky, on the same lot as a building.

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### Z

(none)

## 16. DEFINITIONS