

## 7 SPECIAL DISTRICTS

<b>7.1</b>	<b>CIVIC (CIV).....</b>	<b>357</b>	<b>7.5</b>	<b>TUFTS UNIVERSITY (TU).....</b>	<b>397</b>
	Character Description	357		Character Description	397
	Intent	358		Intent	398
	Purpose	358		Purpose	398
	Applicability	358		Applicability	398
	Development Review	358		Development Review	398
	Use Provisions	358		Lots	398
	Site Development	358		Building Standards	398
	Parking & Mobility	358		Use Provisions	401
	Public Realm	358		Parking & Mobility	401
<b>7.2</b>	<b>ASSEMBLY SQUARE (ASQ) .....</b>	<b>361</b>			
	Description	361			
	Intent	362			
	Purpose	362			
	Applicability	362			
	Previously Approved Plans	362			
	Development Review	362			
	Build-Out	363			
	Building Standards	364			
	Use Provisions	365			
	Development Standards	366			
	Parking & Mobility	370			
	Public Realm	370			
<b>7.3</b>	<b>NORTH POINT (NP).....</b>	<b>373</b>			
	Character Description	373			
	Intent	374			
	Purpose	374			
	Applicability	374			
	Development Review	374			
	Build-Out	374			
	Building Types	374			
	Use Provisions	385			
	Parking & Mobility	388			
	Site Development	389			
	Public Realm	389			
<b>7.4</b>	<b>POWDERHOUSE SCHOOL REDEVELOPMENT (PSR) .....</b>	<b>391</b>			
	Character Description	391			
	Intent	392			
	Purpose	392			
	Applicability	392			
	Development Review	392			
	Building Standards	392			
	Use Provisions	392			
	Parking & Mobility	392			
	Site Development	395			
	Development Benefits	395			
	Public Realm	395			



## **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. All development, excluding normal maintenance, requires the submittal of a development review application to the Building Official and the issuance of a Certificate of Zoning Compliance prior to the issuance of a Building Permit, Construction Permit, or Certificate of Occupancy.
- 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 Article 15: Administration.
  - 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.

- c. 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. 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.

### 7. Site Development

- a. Development is exempt from Article 10: Development Standards of this Ordinance.

### 8. Parking & Mobility

- a. Development is exempt from Article 11: Parking and Mobility of this Ordinance.

### 9. Public Realm

- a. Civic spaces existing prior to the adoption date of this Ordinance are exempt from Article 13: Public Realm of this Ordinance.

**TABLE 7.1 (a) CIV Permitted Uses**

Use Category Specific Use	CIV	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
<b>Commercial Services</b>		
Recreation Facility	P	§9.2.5.l
Vehicle Parking (as noted below)	--	§9.2.5.m
Bike Share Parking	P	§9.2.5.m.i
Car Share Parking (3 or less)	N	§9.2.5.m.ii
Car Share Parking (4 or more)	N	§9.2.5.m.ii
Commercial Parking	N	§9.2.5.m.iii

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

# 7 SPECIAL DISTRICTS

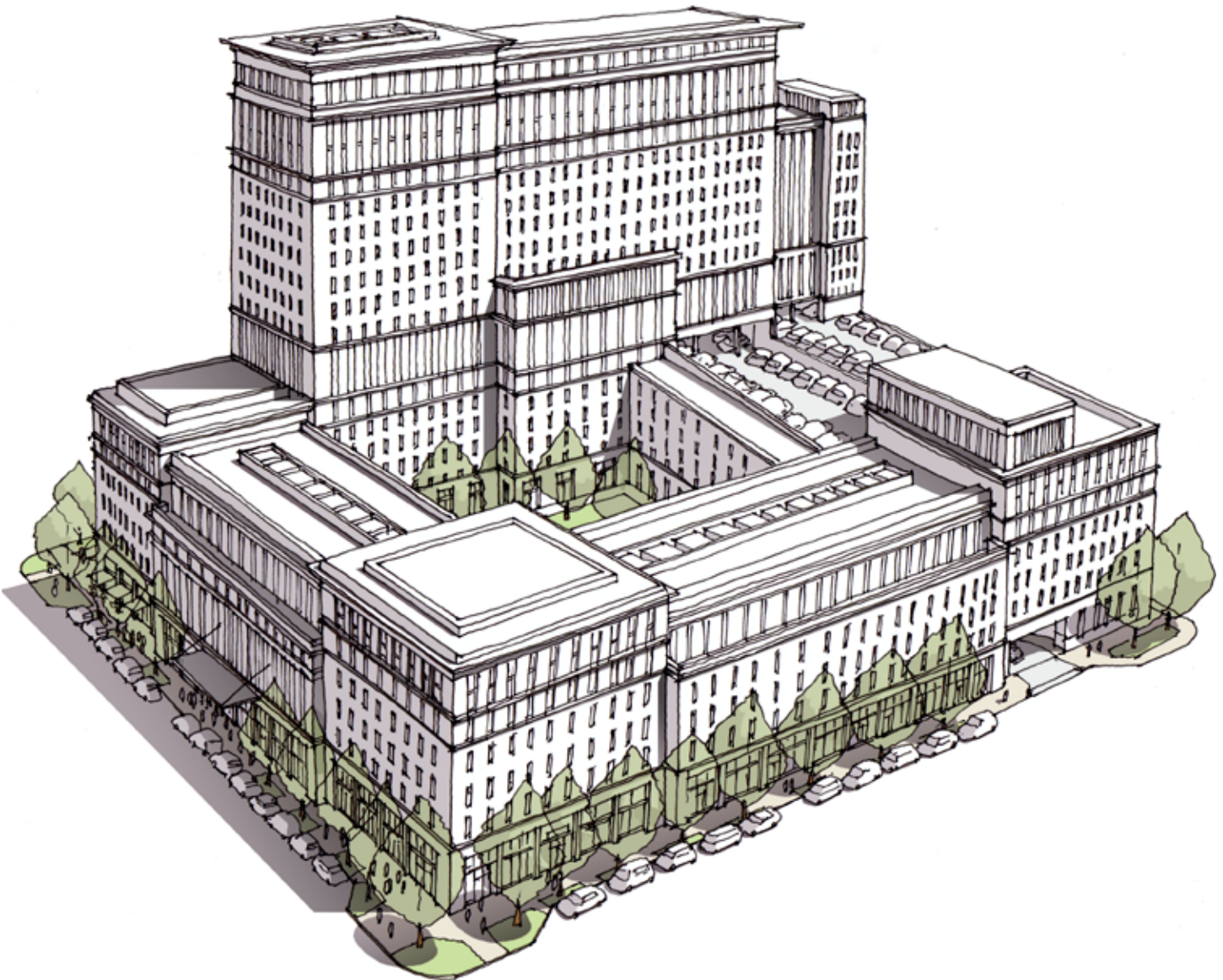
Civic (CIV)

This page intentionally left blank

## 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), 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 approval issued prior to the adoption date of this Ordinance is considered an approved Coordinated Development Special Permit 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 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 plans.

- 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, at least, 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. All development, excluding normal maintenance, requires the submittal of a development review application to the Building Official and the issuance of a Certificate of Zoning Compliance prior to the issuance of a Building Permit or Certificate of Occupancy.
- a. Review Procedure
  - i. Proposed development may or may not necessitate the need for Coordinated Development Special Permit, 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. Review Board
  - i. The Planning Board is the decision making authority for all development that requires Coordinated Development Special Permit, 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 §7.2.8 Building Standards, §7.2.10 Vehicular Parking, and §7.2.11 Site Development by Special Permit.
  - ii. In its discretion to approve or deny a special permit authorizing a waiver as specified in §7.3.5.b.i, the Planning Board shall consider, at least, 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. Coordinated Development Special Permits
  - 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, at least, 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 Coordinated Development Special Permit.
  - ii. 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 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 Coordinated Development Special Permit 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

# 7 SPECIAL DISTRICTS

## Assembly Square (ASQ)

- b). Continuous pedestrian connections must be provided between all major points of pedestrian activity on a Development Site, 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. 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 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

**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

of thirty five (35) feet.

- e). Upper story uses must have an at-grade principal entrance designed as a lobby. Lobby 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.

**8. Use Provisions**

- a. General
  - 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 7.2 (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 and this Section.

- iv. Uses permitted by Special Permit 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
    - 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.

# 7 SPECIAL DISTRICTS

## Assembly Square (ASQ)

- c. 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, at least, 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.
- d. 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.
- e. 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.
- f. 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.

## 9. Development Standards

- 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, at least, 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. 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.
- d. Storm Water Management
  - i. Storm water should be removed from all roofs, canopies, and paved areas, and routed

**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)

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.

### 10. Parking & Mobility

#### 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. Type

- i. Motor vehicle parking may be provided as above ground structured parking or underground structured parking.
- 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, at least, 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 Design

- i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 Motor Vehicle Parking of this Ordinance.

#### d. 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.

#### e. 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.

#### f. Loading Facilities

- i. Loading facilities must be located away from major public thoroughfares, the Mystic River, and other highly visible locations. The visual impact of exposed loading facilities should be reduced through creative design solutions.
- ii. Modifications to, relocations of, or creation of new loading facilities 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, at least, 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.

### 11. Public Realm

#### a. General

- i. Development is subject the provisions of Article 13 Public Realm of this Ordinance. Where the provisions of this section conflict with those of Article 13, the provisions of Article 13 apply.

#### b. Civic Spaces

- i. Development subject to a neighborhood development plan is encouraged to locate a significant amount of Civic Space along the Mystic River shoreline.
- ii. 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.

#### c. Land Platting

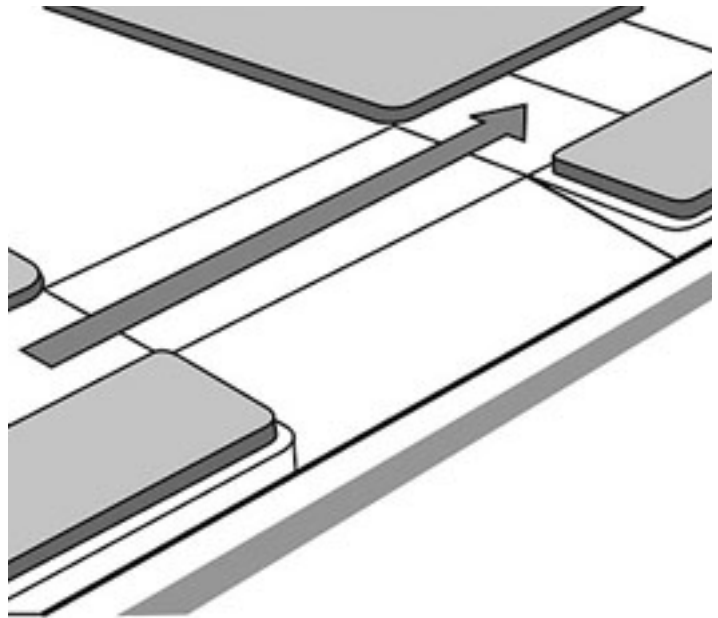
- i. The following standards supersede the provisions of Article 13: Public Realm Standards:
  - a). Block Size
    - b). BLOCKS must have individual BLOCK FACES no greater than five-hundred (500) feet and a total perimeter no greater than eighteen-hundred (1,800) feet.
  - c). Lots Width
    - d). Lots may be platted to have up to a maximum LOT width of five hundred (500) feet.

#### d. Sidewalk Curb Cuts

- i. A curb cut requires a permit from the City Engineer and must be compliant with all City Ordinances.

- ii. Unless otherwise specified, the City Engineer may not permit more than one (1) curb cut per front lot line of a lot.
- iii. Curb cuts are prohibited for all thoroughfares designated as a pedestrian street
- iv. Curb cuts must be located to minimize conflicts with pedestrians and bicyclists and must have a clear distance from fire hydrants, street trees, utility poles, and other furnishings as deemed necessary by the City Engineer.
  - a). Curb cuts for commercial or high-volume driveways should be at least one-hundred (100) feet from an unsignalized or signalized intersection.
  - b). Curb cuts for residential driveways should be at least twenty (20) feet from an unsignalized intersection and at least forty (40) feet from a signalized intersection.
- v. The interior width of a curb cut (between curb stones) may be no wider than the driveway, vehicular entrance, or loading facility it serves.
- vi. A driveway apron may be installed only within the furnishing zone of a sidewalk and must be constructed in accordance with all standards established by relevant City departments.
- vii. The grade, cross slope, and clear width of the walkway of a sidewalk must be maintained between the driveway apron and the abutting driveway. The appearance of the walkway (ie. scoring pattern or paving material) must indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.

**FIGURE X.X (x) Sidewalk Curb Cuts**



# 7 SPECIAL DISTRICTS

Assembly Square (ASQ)

## **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. All development, excluding normal maintenance, requires the submittal of a development review application to the Building Official and the issuance of a Certificate of Zoning Compliance prior to the issuance of a Building Permit, Construction Permit, or Certificate of Occupancy.
- 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. Review Board
  - 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. 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 §7.3.8 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.

# 7 SPECIAL DISTRICTS

North Point (NP)

## 8. 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.

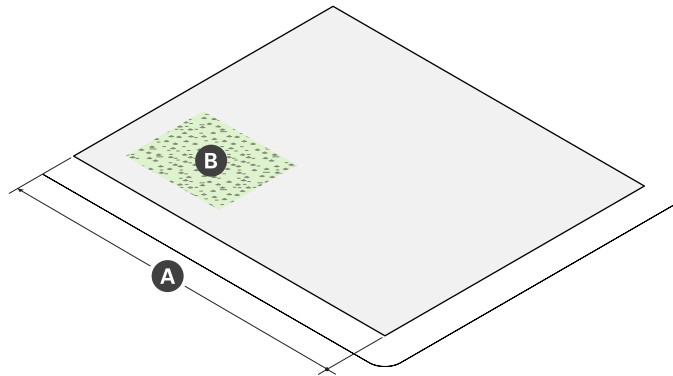


# 7 SPECIAL DISTRICTS

North Point (NP)

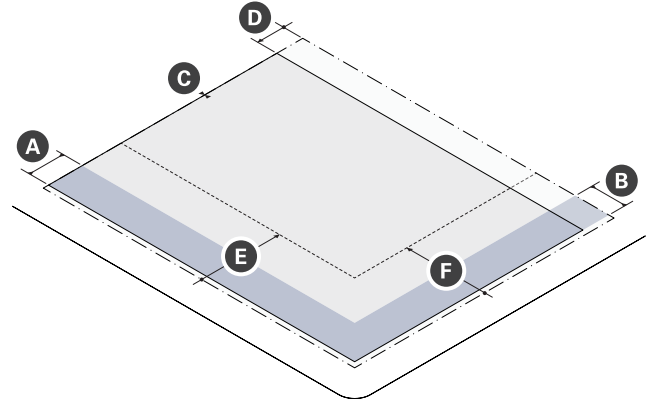
## 8. Commercial Building

a. Lot Standards



Lot Dimensions		
<b>A</b> Width (min/max)	30 ft	500 ft

b. Building Placement

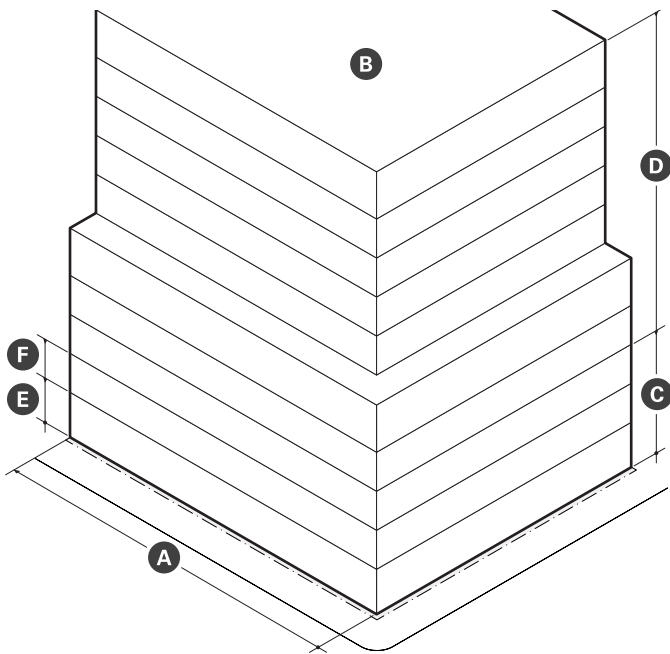


Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	0 ft	20 ft
<b>B</b> Secondary Front Setback (min/max)	0 ft	20 ft
<b>C</b> Side Setback (min/max)	N/A	
<b>D</b> Rear Setback (min/max)	N/A	

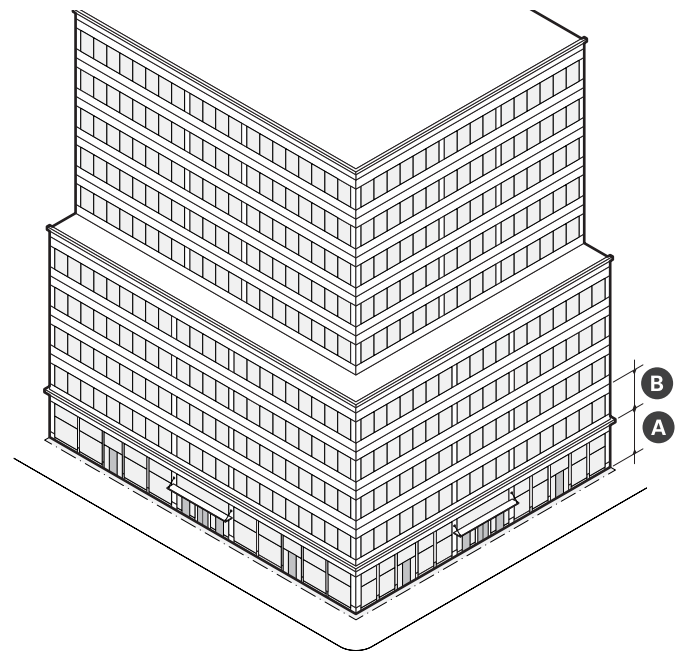
Parking Setbacks		
<b>E</b> Primary Front Setback (min)	30 ft	
<b>F</b> Secondary Front Setback (min)	30 ft	

**8. Commercial Building**

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)

- 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.



**9. 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.



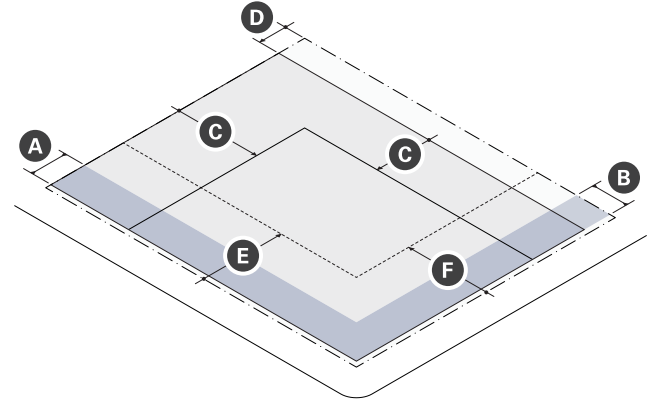
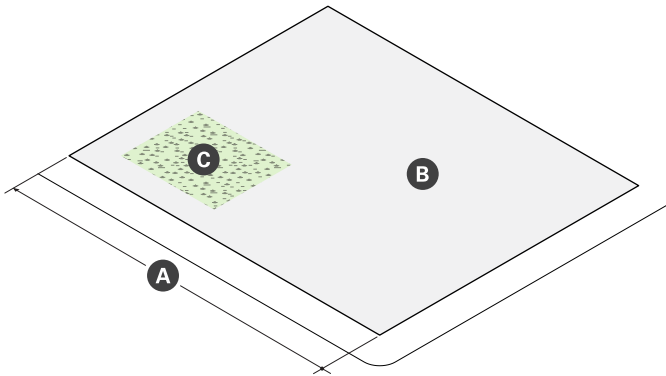
# 7 SPECIAL DISTRICTS

North Point (NP)

## 9. Residential Tower (continued)

a. Lot Standards

b. Building Placement

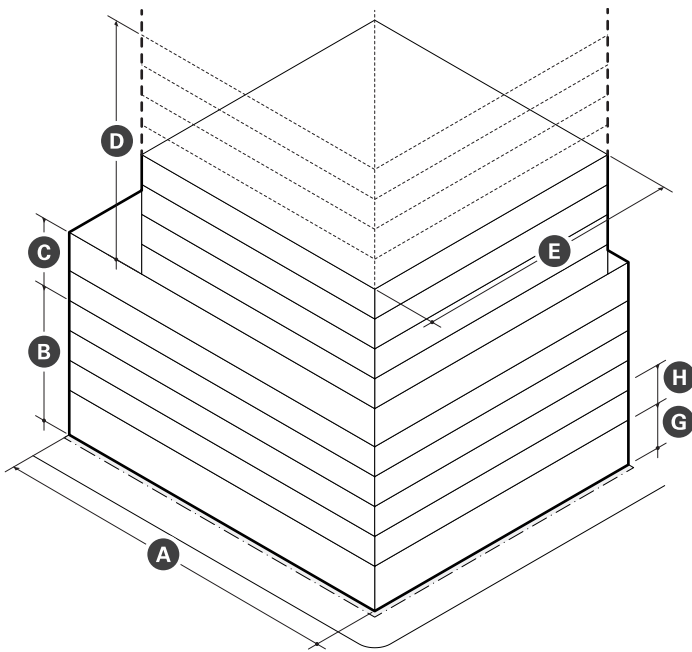


Lot Dimensions		
<b>A</b> Width (min/max)	30 ft	500 ft

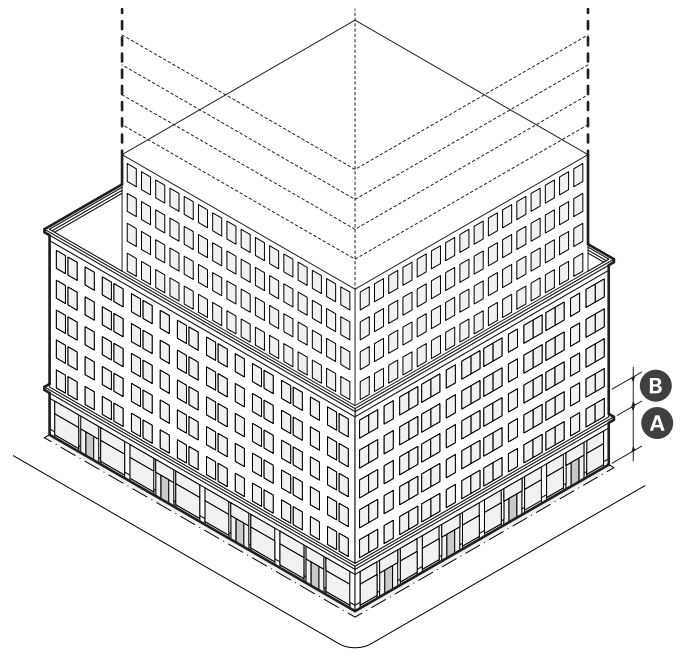
Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	0 ft	20 ft
<b>B</b> Secondary Front Setback (min/max)	0 ft	20 ft
<b>C</b> Side Setback (min/max)	N/A	
<b>D</b> Rear Setback (min/max)	N/A	

**9. 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%

## 7 SPECIAL DISTRICTS

### North Point (NP)

- 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.

**10. 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, at least, 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, at least, 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, at least, 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)

## 11. Parking & Mobility

- 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. Driveways
  - i. New driveways require a permit from the City Engineer.
  - ii. Driveways must be compliant with all City Ordinances and constructed in accordance with all standards established by relevant City departments.
  - iii. Driveways are not permitted in the frontage area between a building and the front lot line.
  - iv. Driveways may be no wider than twenty four (24) feet in the frontage area of a lot.
  - 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.
- f. 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. 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, at least, 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 §7.B.9. Parking Structures and §3.G.4. Facade Articulation.
- g. 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.

**12. 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.

**13. Public Realm**

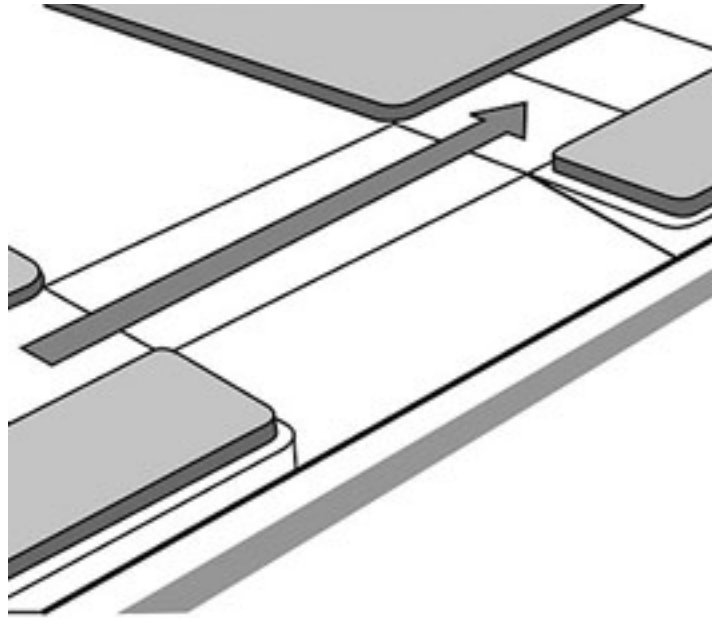
- a. General
  - i. Development is subject the provisions of Article 13 Public Realm of this Ordinance. Where the provisions of this section conflict with those of Article 13, the provisions of Article 13 apply.
  - ii. The Planning Board may approve a development review application that does not comply with the provisions of Article 13 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.
- b. 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 13 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.
- c. Land Platting
  - i. The following standards supersede the provisions of Article 13: Public Realm Standards:

# 7 SPECIAL DISTRICTS

North Point (NP)

- 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.
- d. Sidewalk Curb Cuts
  - i. A curb cut requires a permit from the City Engineer and must be compliant with all City Ordinances.
  - ii. Unless otherwise specified, the City Engineer may not permit more than one (1) curb cut per front lot line of a lot.
  - iii. Curb cuts are prohibited for all thoroughfares designated as a pedestrian street
  - iv. Curb cuts must be located to minimize conflicts with pedestrians and bicyclists and must have a clear distance from fire hydrants, street trees, utility poles, and other furnishings as deemed necessary by the City Engineer.
    - a). Curb cuts for commercial or high-volume driveways should be at least one-hundred (100) feet from an unsignalized or signalized intersection.
    - b). Curb cuts for residential driveways should be at least twenty (20) feet from an unsignalized intersection and at least forty (40) feet from a signalized intersection.
  - v. The interior width of a curb cut (between curb stones) may be no wider than the driveway, vehicular entrance, or loading facility it serves.
  - vi. A driveway apron may be installed only within the furnishing zone of a sidewalk and must be constructed in accordance with all standards established by relevant City departments.
  - vii. The grade, cross slope, and clear width of the walkway of a sidewalk must be maintained between the driveway apron and the abutting driveway. The appearance of the walkway (ie. scoring pattern or paving material) must indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.

**FIGURE X.X (x) Sidewalk Curb Cuts**



## **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. All development, excluding normal maintenance, requires the submittal of a development review application to the Building Official and the issuance of a Certificate of Zoning Compliance prior to the issuance of a Building Permit, Construction Permit, or Certificate of Occupancy.
- 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

- 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. 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 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. Parking & Mobility

- 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

**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%

**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



§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.
- 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. Development Benefits**

- a. A minimum of sixteen percent (16%) of the total dwelling units must be provided as affordable dwelling units in accordance with Article 12: Development Benefits.
- b. Affordable dwelling units must be provided on-site. Off-site compliance is prohibited.

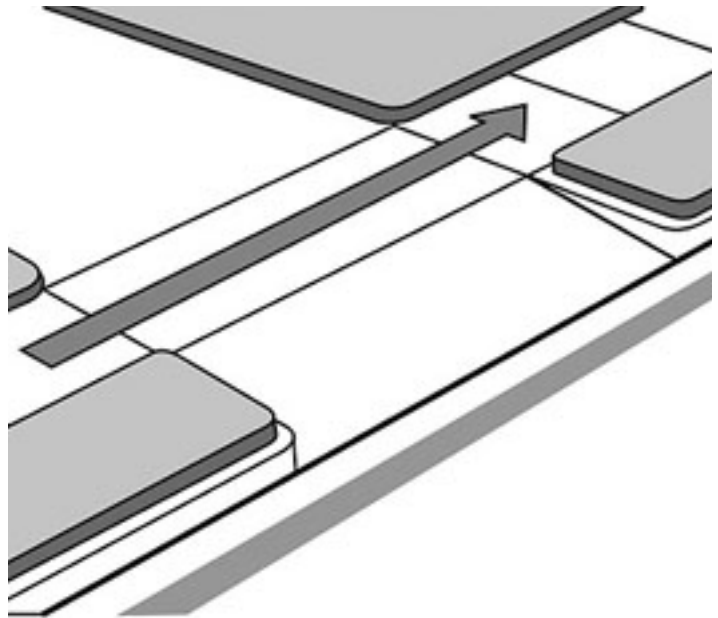
**11. Public Realm**

a. General

- i. Development is subject the provisions of Article 13 Public Realm of this Ordinance. Where the provisions of this section conflict with those of Article 13, the provisions of Article 13 apply.

b. Sidewalk Curb Cuts

**FIGURE X.X (x) Sidewalk Curb Cuts**



- i. A curb cut requires a permit from the City Engineer and must be compliant with all City Ordinances.
- ii. Unless otherwise specified, the City Engineer may not permit more than one (1) curb cut per front lot line of a lot.
- iii. Curb cuts are prohibited for all thoroughfares designated as a pedestrian street
- iv. Curb cuts must be located to minimize conflicts with pedestrians and bicyclists and must have a clear distance from fire hydrants, street trees, utility poles, and other furnishings as deemed necessary by the City Engineer.
  - a). Curb cuts for commercial or high-volume driveways should be at least one-hundred (100) feet from an unsignalized or signalized intersection.
  - b). Curb cuts for residential driveways should be at least twenty (20) feet from an unsignalized intersection and at least forty (40) feet from a signalized intersection.
- v. The interior width of a curb cut (between curb stones) may be no wider than the driveway, vehicular entrance, or loading facility it serves.
- vi. A driveway apron may be installed only within the furnishing zone of a sidewalk and must be constructed in accordance with all standards established by relevant City departments.
- vii. The grade, cross slope, and clear width of the walkway of a sidewalk must be maintained between the driveway apron and the abutting driveway. The appearance of the walkway (ie. scoring pattern or paving material) must indicate

## 7 SPECIAL DISTRICTS

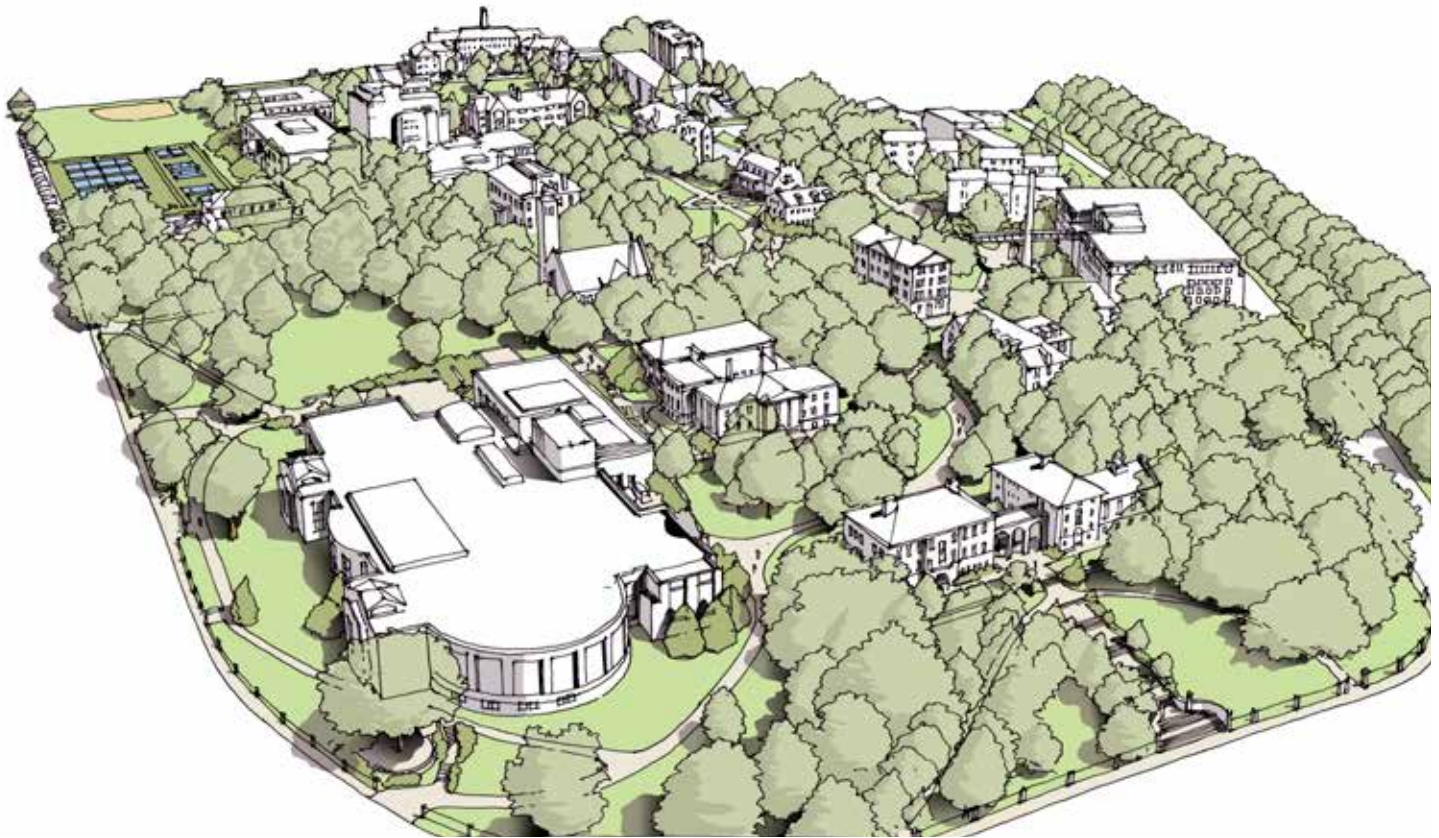
### Powderhouse School Redevelopment (PSR)

that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.

## **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 establish and preserve an area of the city for the campus of a educational institution.
- b. To reduce the impact of higher intensity educational uses on surrounding residential properties by reducing the height of buildings at the edge of the campus.
- c. To focus taller buildings toward the center of the campus.
- d. 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. All development, excluding normal maintenance, requires the submittal of a development review application to the Building Official and the issuance of a Certificate of Zoning Compliance prior to the issuance of a Building Permit, Construction Permit, or Certificate of Occupancy.
  - ii. 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, at least, 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).  $\text{setback} = \text{height} + \text{length (facing front/rear lot line)}$  4

**MAP 7.5 (a) Tufts University Height Map**



- b). and where building length is more than thirty (30) feet, the setback shall be calculated as follows:
  - i). setback = height + length (facing front/rear lot line) 3
- c). and each building shall be separated from all 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,

**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

- 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
- 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



# 7 SPECIAL DISTRICTS

Tufts University (TU)

**MAP 7.5 (a) Tufts University Measuring Parcels**



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 Boulevard,
  - 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:
  - 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 apply.
- b. Permitted Uses
  - i. The use of real property is permitted as an educational institution in accordance with the provisions of Article 9 Use Provisions.

**9. Parking & Mobility**

- 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



# 7 SPECIAL DISTRICTS

## Tufts University (TU)

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
- 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)