



City of Somerville

**ZONING OVERHAUL**

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[www.somervillezoning.com](http://www.somervillezoning.com)

October 16, 2018

# VERSION 3.0

# Current Operating System



# Proposed Operating System



# OSP CD GOALS

1. Receive public comment
2. Create a work plan with BOA
3. Adopt an ordinance

# TONIGHT'S AGENDA

1. Summary of what has changed
2. What work still needs done?

# TONIGHT'S AGENDA

1. Summary of what has changed
  - a) Language Improvements
  - b) Neighborhood Residence
  - c) Zoning Maps
  - d) Landscaping & Green Score
  - e) Sustainability

# Language Improvements



## 1.2 TRANSITION RULES

### 1. Previous Approvals

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

## 1.3 ADOPTION & EFFECT

### 1. Adoption Date

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

### 2. In Effect

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

## 1.2 ADOPTION & EFFECT

### 1. Adoption Date

- a. This Ordinance was adopted by the Somerville Board of Aldermen on Month, XX, 201X and supersedes the Zoning Ordinance of the City of Somerville adopted on March, 23, 1990, as amended.

### 2. Applicability

- a. This Ordinance is applicable on the date it is adopted.
- b. Amendments to this Ordinance are applicable on the date first publicly noticed in accordance with M.G.L. 40A.
- c. The Review Boards & Officials may not issue any permit for development that will be in violation to any amendment to this Ordinance once that amendment has been publicly noticed in accordance with M.G.L. 40A.
- d. Permits issued prior to the applicability dates of §1.2.2.a and §1.2.2.b remain valid, subject to the conditions of the permit(s).

# Neighborhood Residence

January 2015 & 2018

## Household Living

Residential occupancy of a building or residential portion of a building in dwelling units by individuals; two (2) or more persons related by blood, marriage, adoption, or foster care agreement; or no more than four (4) unrelated persons living as a single housekeeping unit for at least thirty (30) days or more.

October 2018

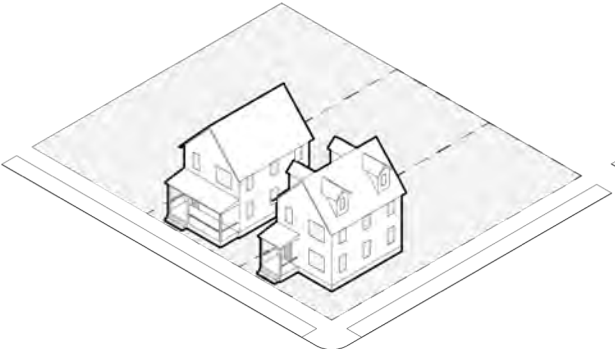
## Household Living

Residential occupancy of a building or portion of a building in dwelling units by any number of persons related by blood, marriage, adoption, or foster care agreement and up to three (3) additional unrelated persons living together as a single housekeeping unit.

Rental of a dwelling unit for less than thirty (30) consecutive days requires compliance with all City Ordinances.

Residential occupancy of an accessory building type is permitted only in conjunction with a Household Living principal use on the same lot in accordance with §9.2.2.10.b Accessory Apartments.

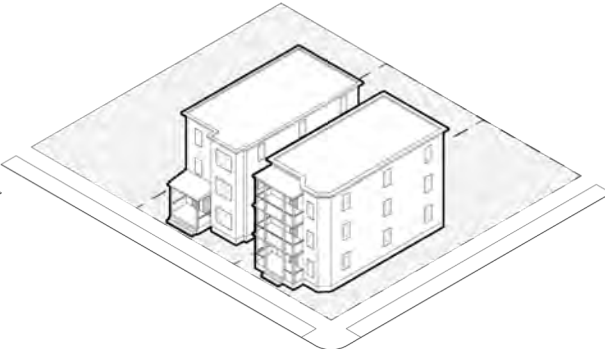
# NEIGHBORHOOD RESIDENCE



Cottage



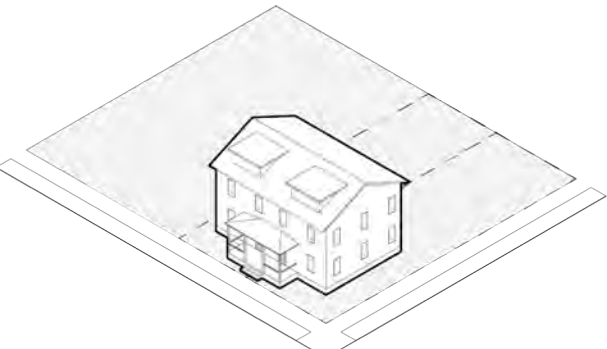
Detached House



Triple Decker

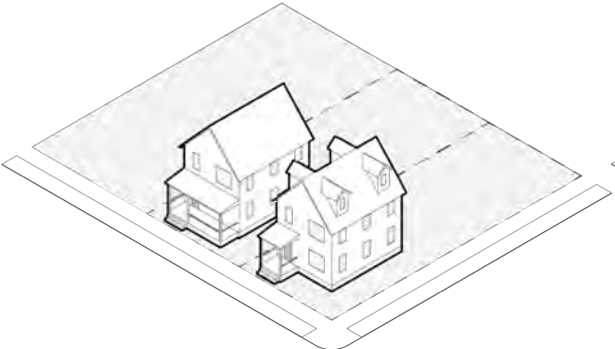


Duplex



Semi-Detached House

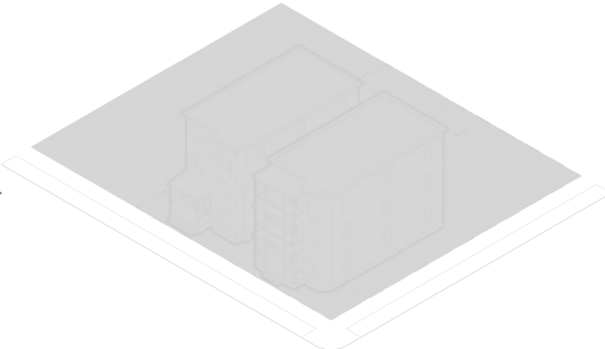
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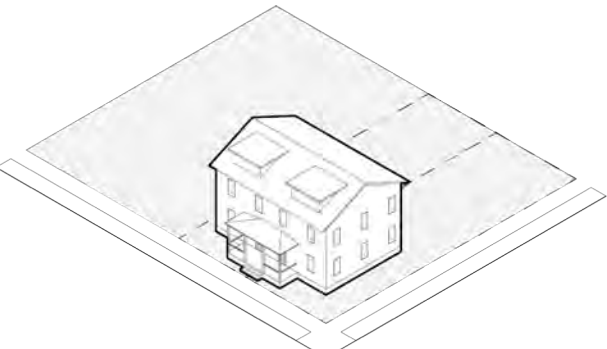
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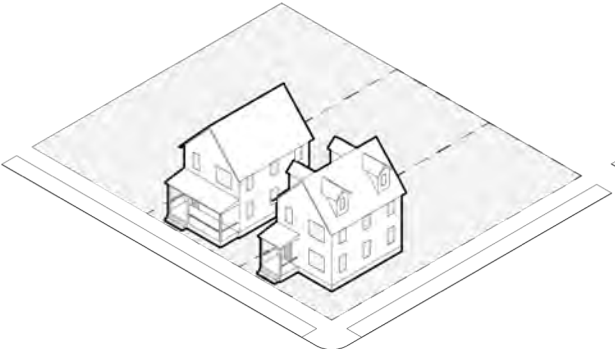


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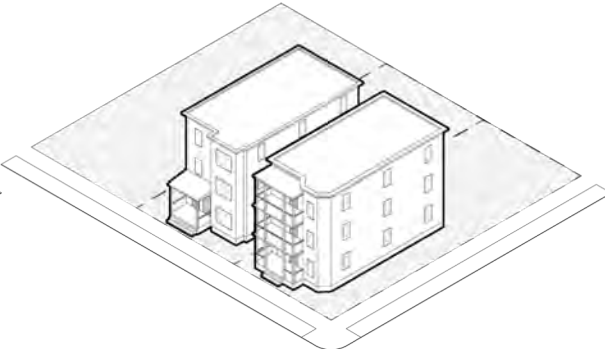
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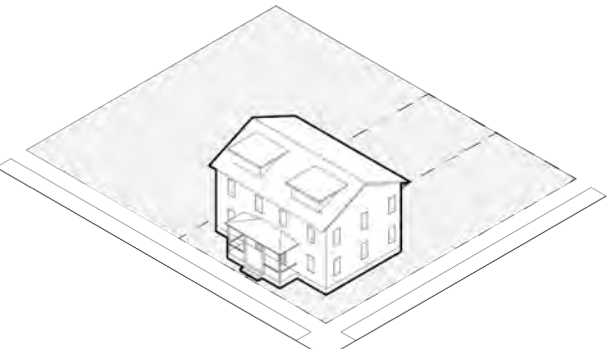
Detached House



Triple Decker



Duplex



Semi-Detached House



# TRIPLE DECKER

A “principal” building type permitted “by right” but...

New triple deckers are permitted only on a lot that meets either, or both, of the following:

1. the lot is directly adjacent to a lot with a pre-existing triple decker; or
2. the lot is directly abutting any property in the UR, MR, or HR zoning districts

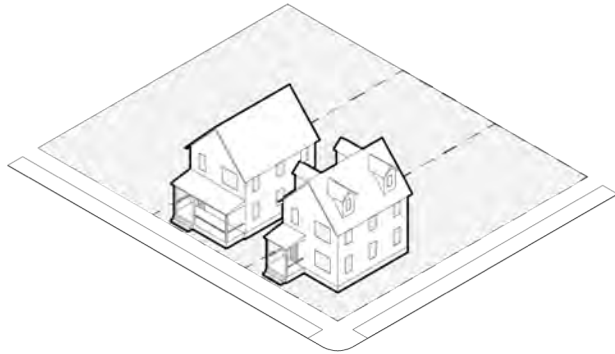
How Many?

**411** new Triple Deckers for **549** new DU over existing; **OSPCD** considers this the “FLOOR” for discussions





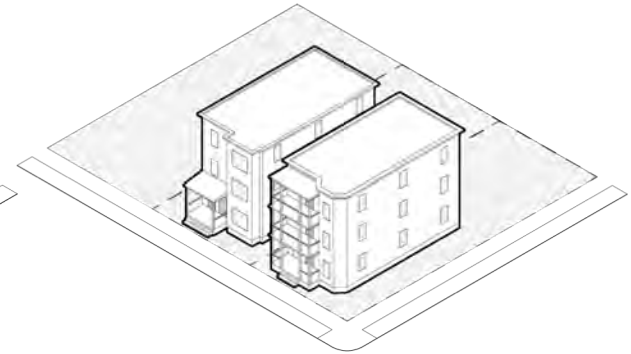
# NEIGHBORHOOD RESIDENCE (Fall 2018)



Cottage



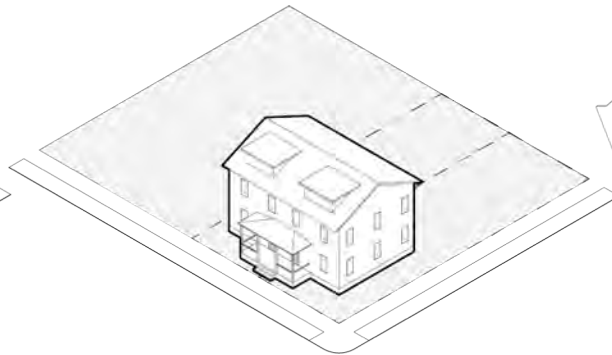
Detached House



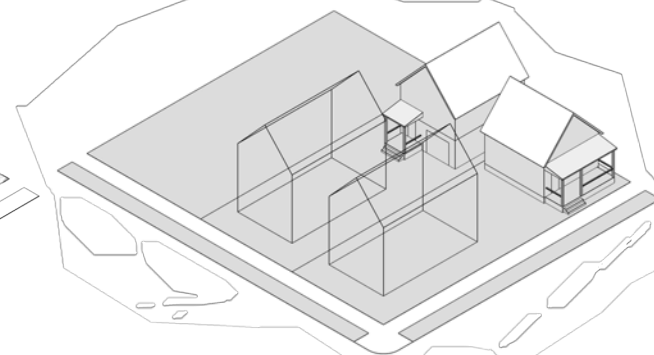
Triple Decker



Duplex



Semi-Detached House



Carriage House



# CARRIAGE HOUSE

An “accessory” building type permitted BY RIGHT

- One (1) permitted per lot, excluding triple deckers
- Similar size to a Cottage “principle” building type
- Only 1 or 2 stories in height
- Must be setback 60 ft from the front lot line
- Must be separated from Principal Building by 10 ft
- Site planned and constructed with life safety considerations



# ACCESSORY APARTMENT

Create a new ACCESSORY USE permitted by SPECIAL PERMIT

## **PURPOSE:**

To allow supplemental income for the owner by renting to people that are under their “supervision”

# ACCESSORY APARTMENT

Create a new ACCESSORY USE permitted by SPECIAL PERMIT

Residential occupancy of a dwelling unit that is subordinate to an owner-occupied Household Living principal use on the same lot.

- Accessory apartments are permitted only within a Principal or Accessory building type and no more than one (1) accessory apartment use is permitted per lot.
- Accessory apartments must be owned by an owner-occupant of another dwelling unit on the same lot.
- The property owner must occupy the associated Household Living use or the accessory apartment.
- The total number of individuals residing within an accessory apartment and the associated Household Living use on the same lot may not exceed the number permitted by §9.2.10.a Household Living.
- No additional parking is required for an accessory apartment.
- In its discretion to approve or deny a special permit authorizing an accessory apartment, the review board shall consider, at least, the following:
  - The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
  - Location, visibility, and design of the principal entrance to the accessory apartment.
  - Path of access to the accessory apartment and the privacy of residents and neighboring properties.
  - Location of loading, trash and recycling storage.

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# GARAGES & OUTBUILDINGS

Detached “accessory” structures

- Garage, Playhouse, Workshop, Barn, or Shed
- Maximum dimensions:
  - 15ft height
  - 24ft wide
  - 24ft deep





# GARAGES & OUTBUILDINGS

Detached “accessory” structures

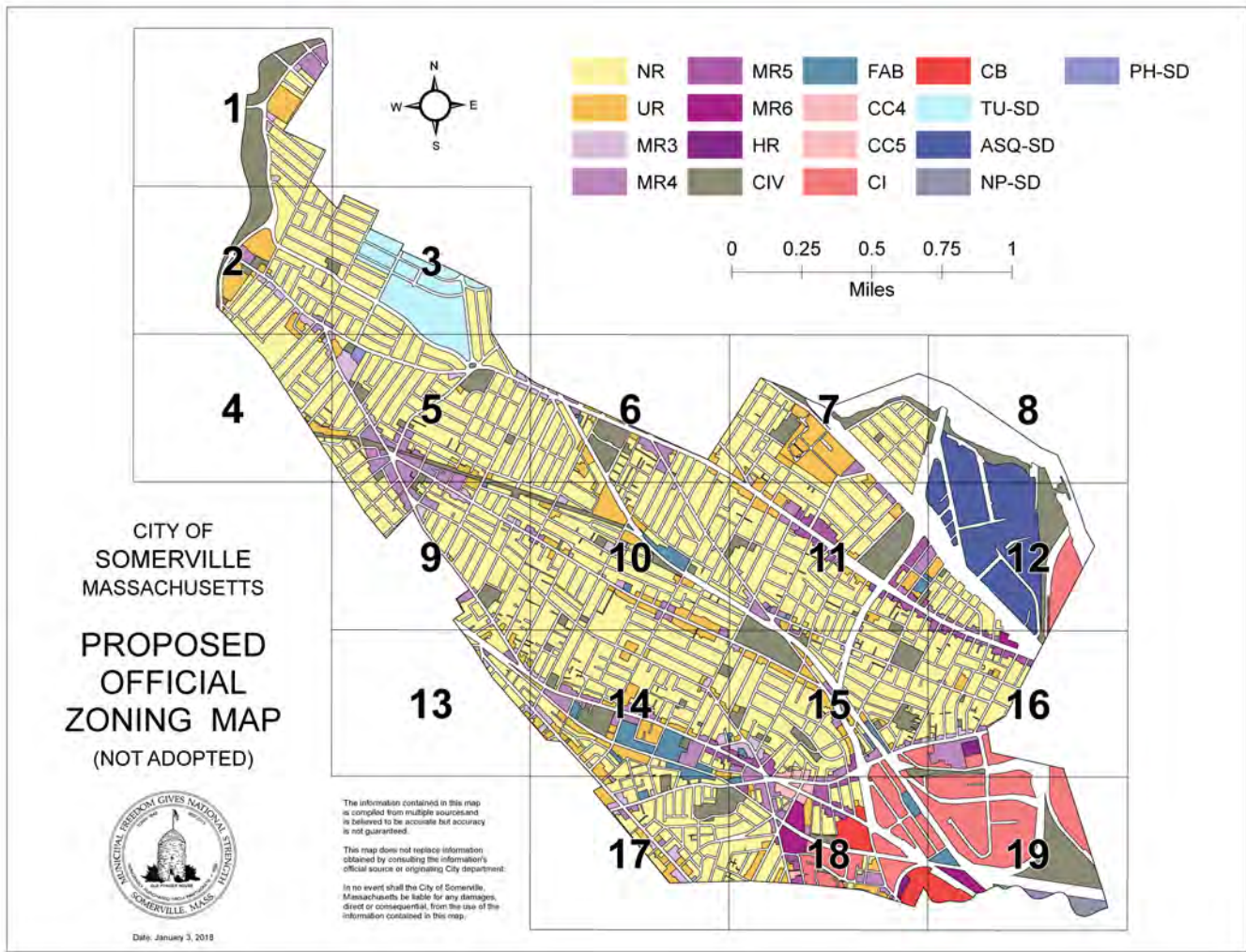
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How Many?

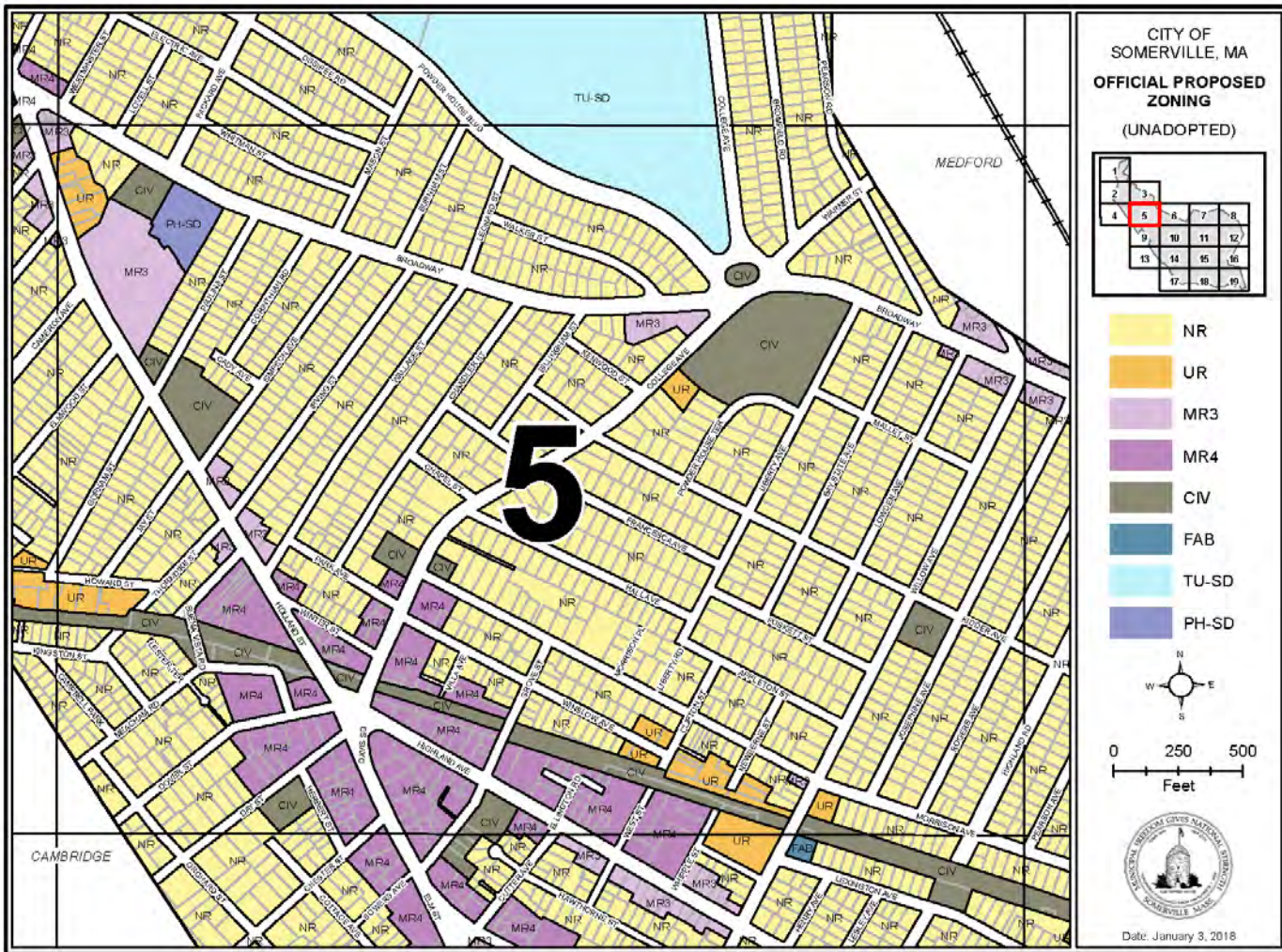
**1,870** detached garages or other outbuildings that *could* be converted to a Carriage House (use as an accessory apartment requires a Special Permit)



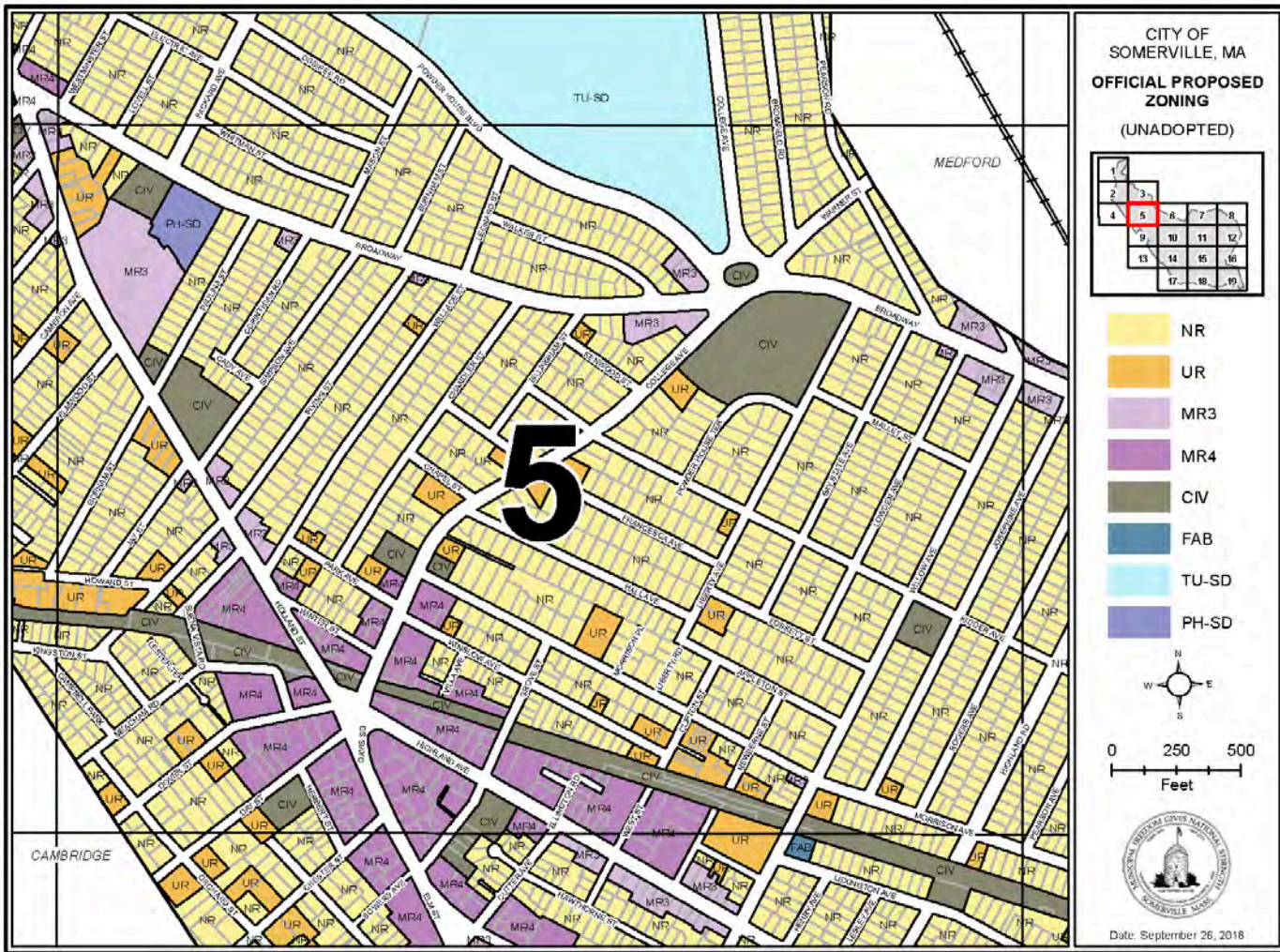
# Zoning Maps



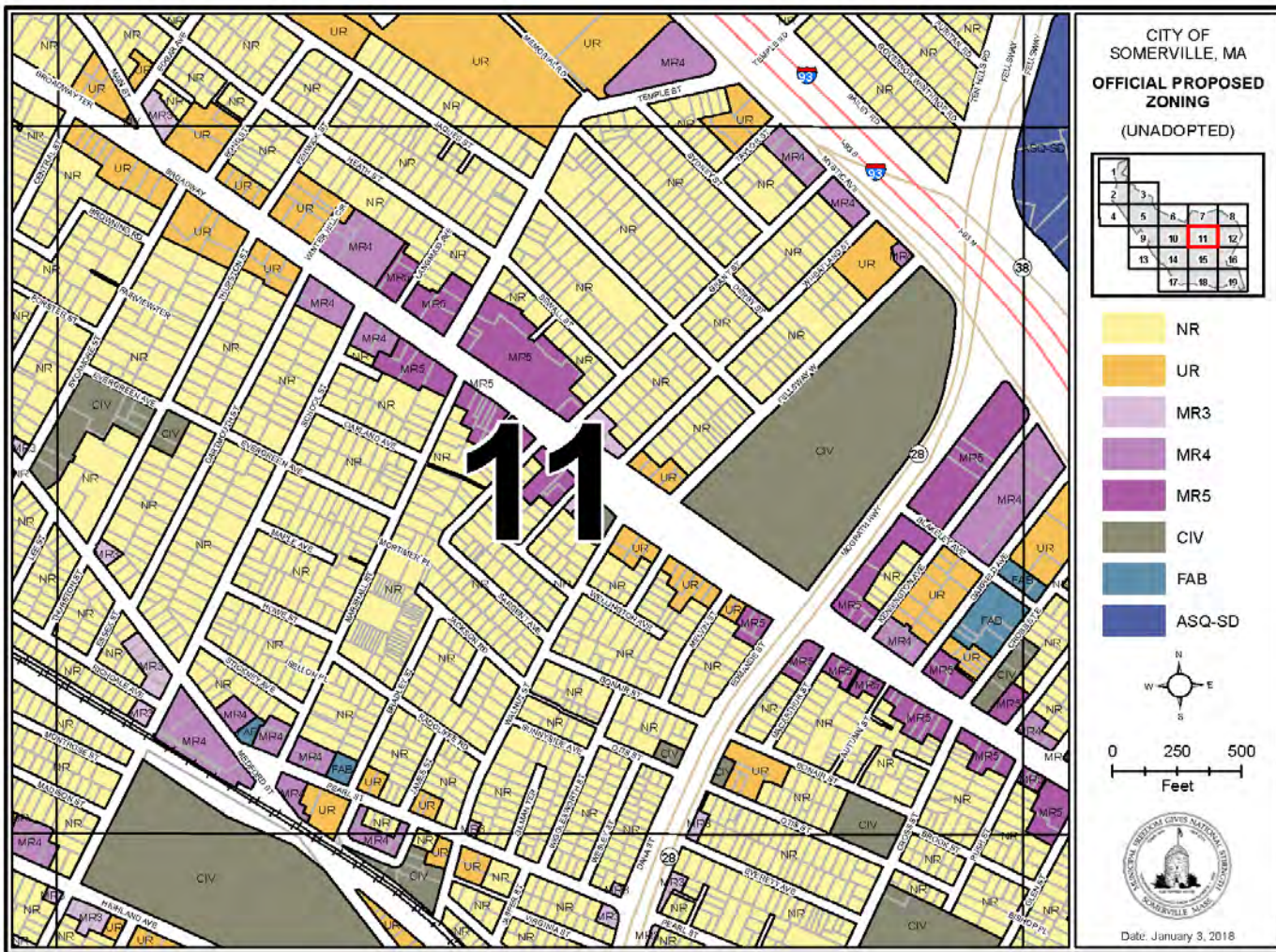






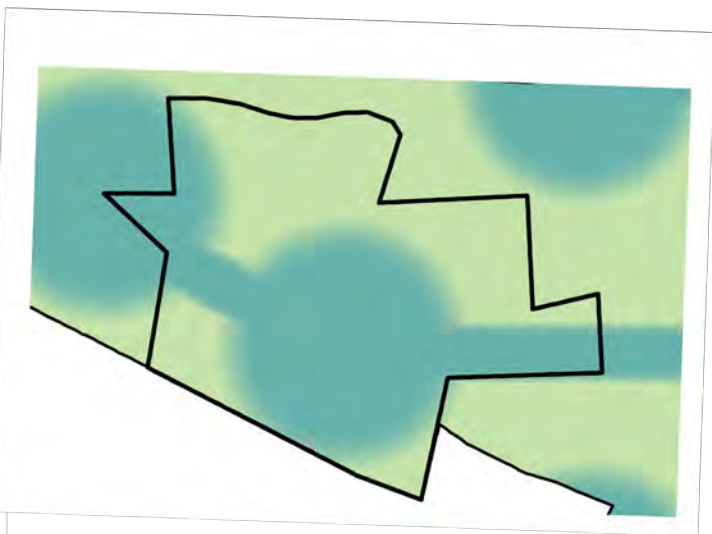
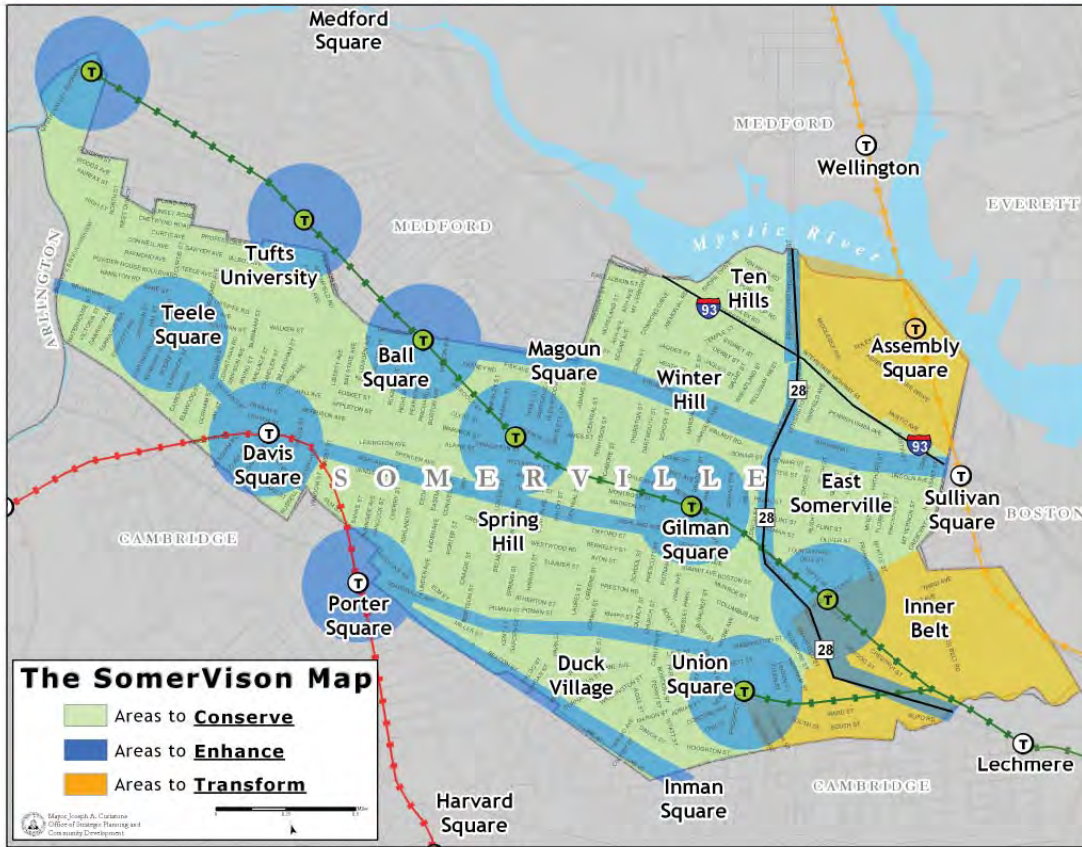






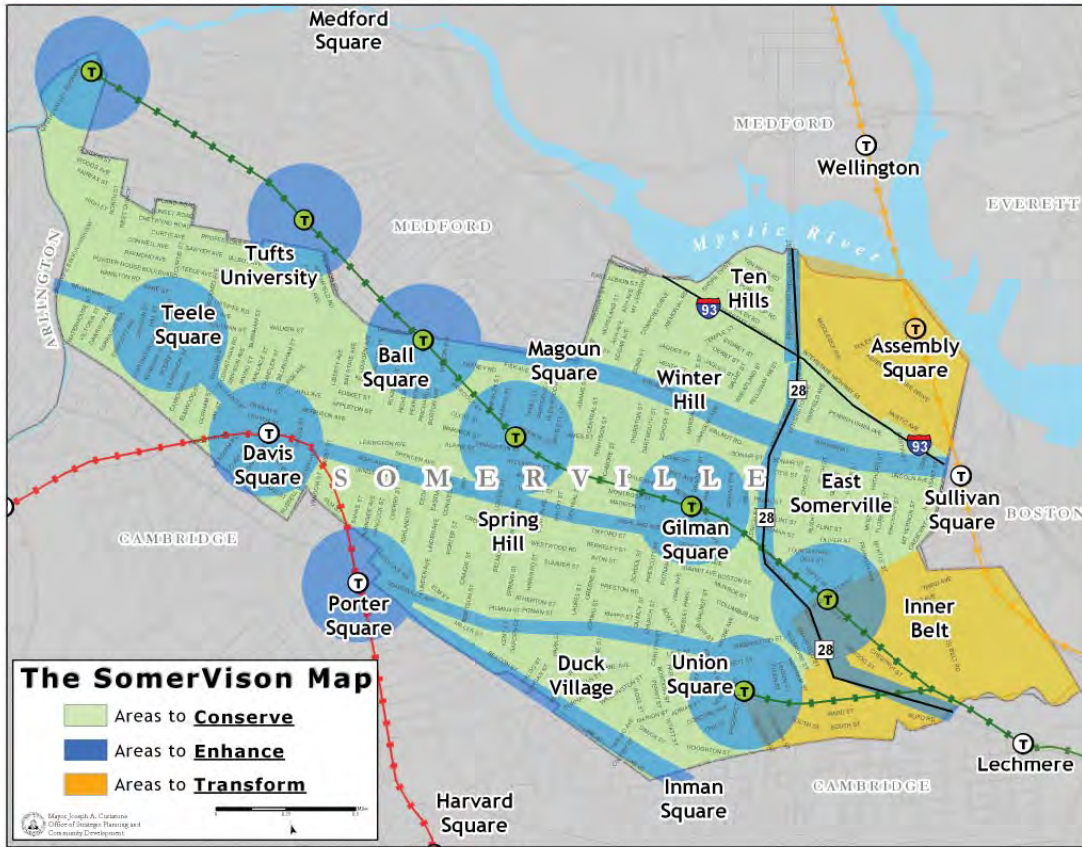






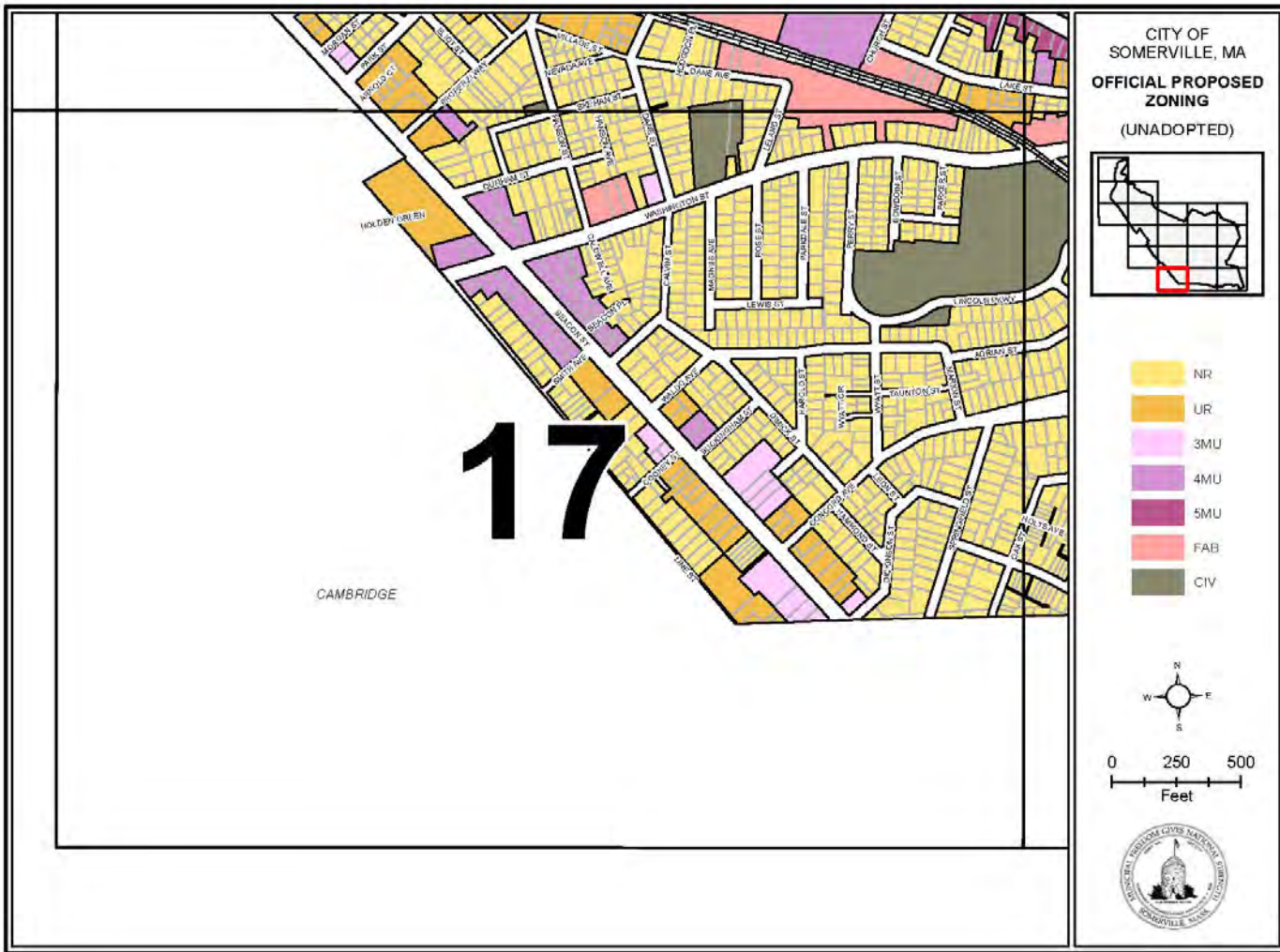
Davis Square

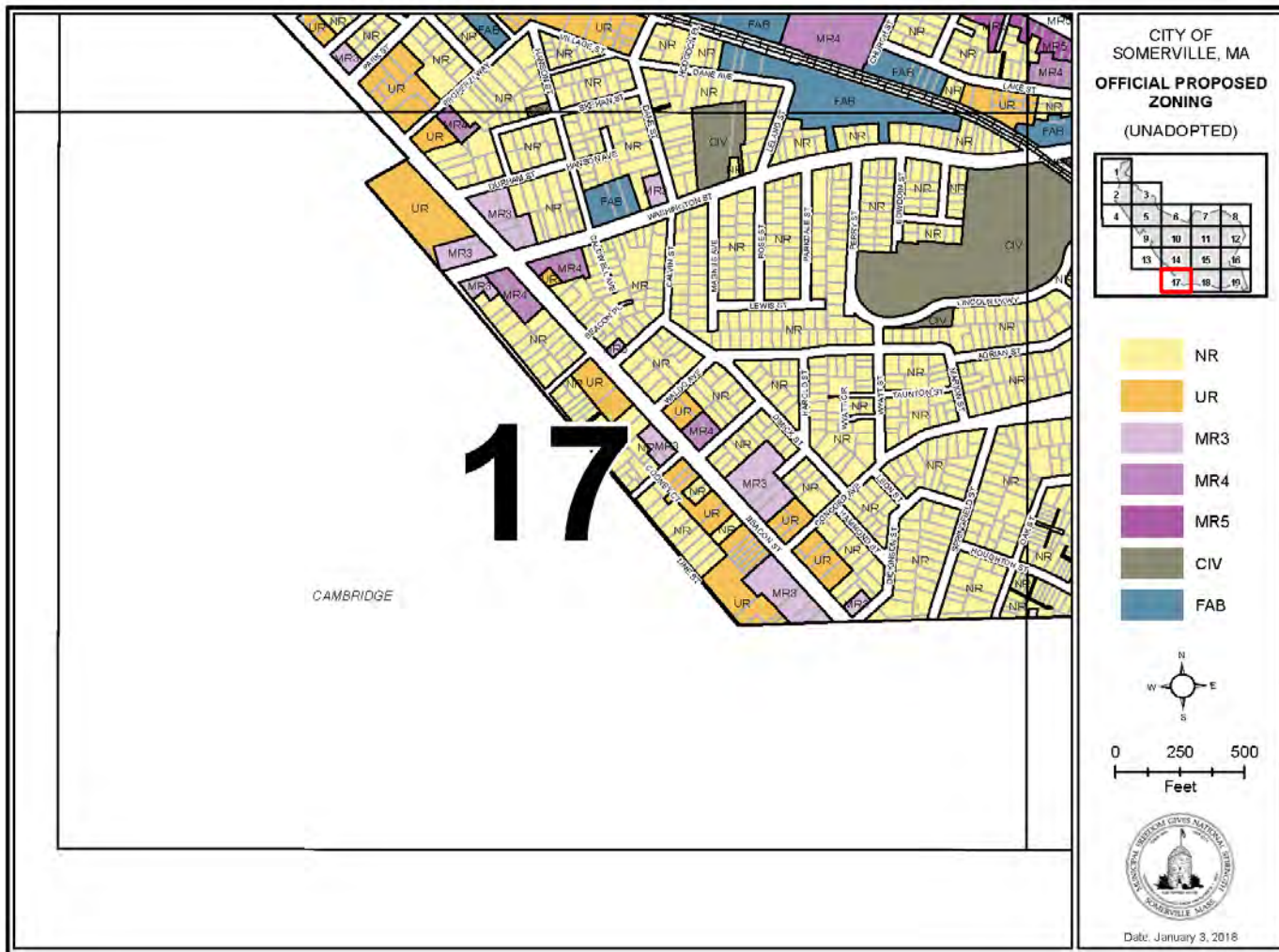




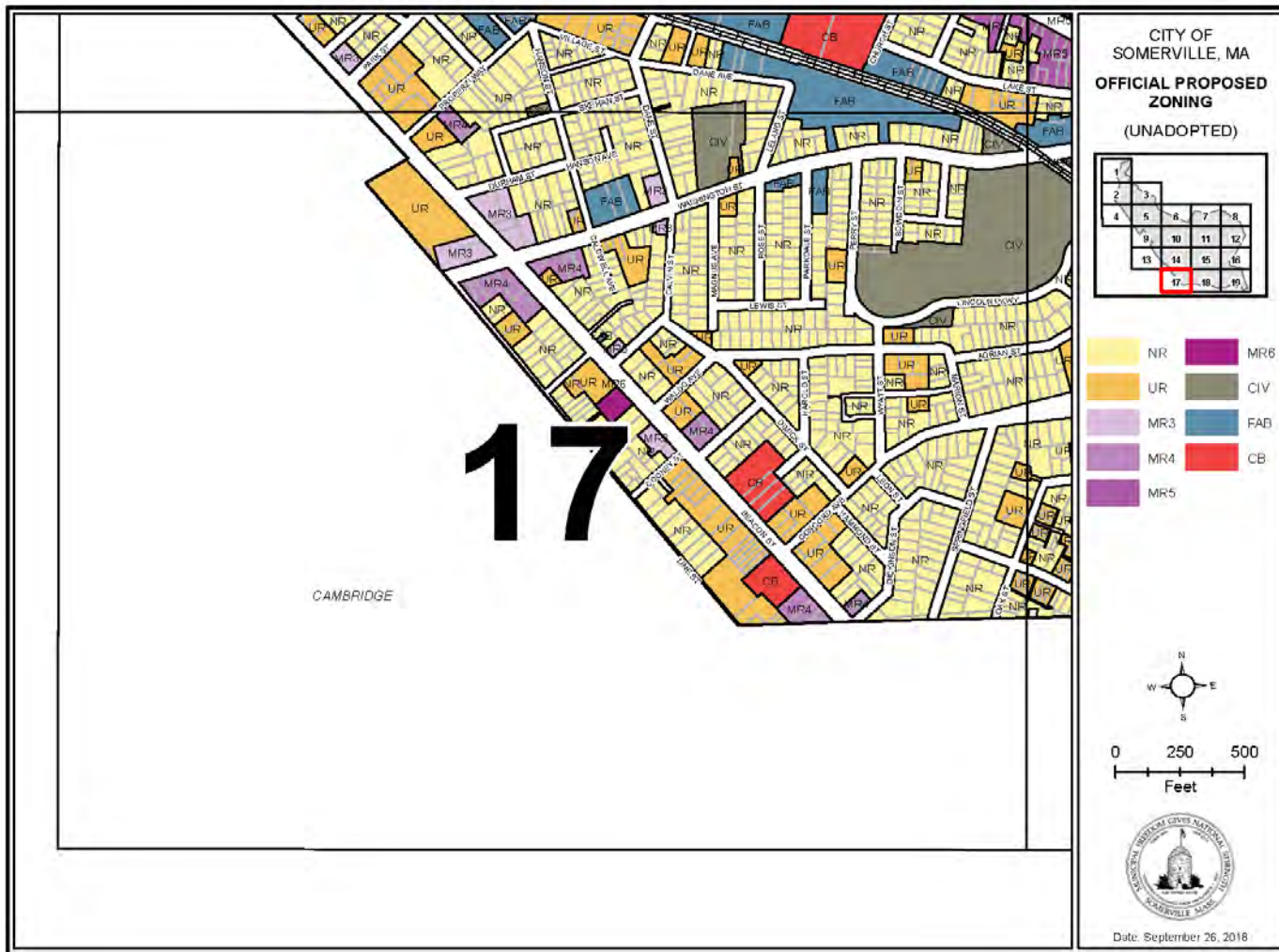
Davis Square











# Landscaping & Green Score

## 10. DEVELOPMENT STANDARDS

### Landscaping

### 10.3 LANDSCAPING

#### 1. Purpose

- To ensure vegetation is properly planted and installed in a timely manner.
- To increase the compatibility of development in adjacent zoning districts, minimize the potential adverse impacts of adjacent land uses, increase privacy, and minimize the trespass of undue sound and light between adjacent properties.
- To protect existing trees and expand the city's mature tree canopy in order to enhance the quality of life within Somerville.
- To promote a healthy urban forest.

#### 2. Applicability

- This section is applicable to all development involving the construction of a new principal building, site improvements, or the construction or reconstruction of a surface parking lot or civic space.
- Modifications to an existing principal building type, the addition of permitted building components and frontages to an existing principal building type, changes in use, and the construction of a new accessory structure are permitted without triggering the standards of this section.
- Normal maintenance of an existing principal building type including, but not limited to painting, roof replacement, re-siding, window replacement, and other improvements deemed to be cosmetic in nature by the Building Official, is permitted without triggering the standards of this section.
- Resealing or re-striping of a parking lot, which does not entail paving, resurfacing, or replacement of the asphalt, concrete, or other surface paving material, is permitted without triggering the standards of this section.
- When compliance is triggered for an existing surface parking lot, the landscape standards of this section take precedence over parking standards found elsewhere in this Ordinance.

#### 3. Landscape Installation

- National Standards
  - Landscape Vegetation and other horticultural materials must be installed in accordance with the latest edition of the American Standard for Nursery Stock published by American Hort.
- Installation Prior to Occupancy
  - All Landscaping required by this Ordinance must be **installed completed** prior to the issuance of a Certificate of Occupancy by the Building Official.
  - If seasonal or abnormally inclement weather conditions preclude complete installation,

the Building Official may grant a Certificate of Occupancy if the applicant provides a bond or other security equal in value the remaining work to be completed as estimated by an accredited landscape professional.

- Complete installation is required within nine (9) months of the issuance of the Certificate of Occupancy or the bond will be forfeited.

#### 4. Landscape Maintenance

- All **landscape vegetation** must be maintained in healthy, growing condition at all times by the property owners (or their designated agents).
- Lawn turf grass** must be mowed and edged; planting beds must mulched, groomed, weeded, and kept free of litter; all trees, hedges, bushes, shrubs, and other vegetation must be trimmed to prevent encroachment by growth that obstructs use of the sidewalk of any public thoroughfare by pedestrians in any way.
- Vegetation that is significantly damaged, missing, infested, disease-ridden, or dead must be replaced within one (1) year or by the next planting season, whichever occurs first.
- Landscape Vegetation** that is deemed hazardous or unsafe or **that** interferes with public utilities must be abated by the property owner as soon as practicable or within thirty (30) days of notice by the Building Official.
- The Building Official may remove any landscaping that is an immediate peril to persons or property summarily, without notice, and at the property owner's expense.

#### 5. Site Landscaping

- Lot-Coverage Ground Treatment**
  - All **non-paved and non-built areas of a site must be stabilized and covered by a means to reduce storm-water runoff, prevent soil erosion, and promote water retention, with the exception of the following areas:** Any portion of a lot **uncovered by structures or impermeable surfaces must be landscaped with one (1) or more of the following treatments:**
    - Land area dedicated to Urban agricultural activities subject to Article 9, Use Provisions;**
    - Trees Seeded or sodded turfgrass maintained until coverage is complete;**
    - Naturally occurring stream beds, rock outcroppings, and similar features typically lacking in vegetation.** Ground covers appropriate for the location that are sized and spaced to provide at least fifty percent (50%) coverage after the first full growing season and complete coverage at maturity.
    - Clay or sand surfaces associated with athletic fields.** **Bushes, shrubs, vines, flowers, and**

## 10. DEVELOPMENT STANDARDS

### Landscaping

- other horticultural materials that are sized and spaced to provide at least fifty percent (50%) coverage at the time of planting with the remaining area covered by coarse grade ground coverage mulch; and**
- Water Features:** Trees;
  - Permeable, pervious, or porous pavements, with appropriate bedding and an aggregate sub-base;**
  - Inorganic surfacing such as crushed stone, gravel, shell, pea gravel, and washed stone covering no more than ten percent (10%) of the uncovered lot area in total.**
  - Trails, naturally occurring stream beds, rock outcroppings, and similar features typically lacking in vegetation, clay or sand surfaces associated with athletic fields, and water features are exempt.**
  - Constructed water features such as fountains and ponds that operate with water recirculation systems must be designed to prevent seepage and leaks;**
- Trees
    - New trees must have a minimum height of ten (10) feet or be **three (3) to (2) inches** in caliper when planted.
    - For trees less than four (4) inches in diameter, caliper is measured six (6) inches from the ground. For trees between four (4) inches and twelve (12) inches in diameter, caliper is measured twelve (12) inches from the ground.**
    - The root flare of new trees must be exposed and planted at grade.
    - New trees may not have a significant negative impact on any abutting properties when fully grown, such as shading a solar collector existing at the time the tree is planted.
  - Soils
    - Vegetation must be planted in soil of sufficient volume, composition, and nutrient balance to sustain health growth.
    - Soils must be appreciably free of gravel, stones, rubble, or trash.
    - All compacted soil, contaminated soil, or road base fill must be removed.
  - Mulch
    - Ground cover mulches certified by the Mulch & Soil Council are highly recommended.**
    - The use of fine grade and shredded soil conditioning mulches as ground cover mulch is inappropriate.**
    - Mulch made from growing season and cypress, cocoa shells, and rubber is prohibited.**
  - Spacing
    - The spacing and placement of plants must be

- adequate and appropriate for the typical size, shape, and habit of the plant species at maturity.
- Weather Protection
    - Landscape areas within six (6) feet of a paved vehicular parking area or roadway of a thoroughfare must be raised or protected by curbing or edging at least six (6) inches in elevation above the finished pavement to protect plantings from traffic, de-icing salts, and snow plowing operations common to the winter season.
  - Water Features
    - Constructed water features such as pools, fountains, and ponds that operate with water recirculation systems must be designed to prevent seepage and leaks.**
  - Restrictions
    - Invasive plant species to the State of Massachusetts **are prohibited** must be removed if **already existing on a development site.**
    - Vegetation with spines, thorns, or needles that may present hazards to pedestrians are prohibited from within two (2) feet of any front lot line.
    - Nothing but ground cover less than six (6) inches in height may be planted or installed within any underground or overhead utility or drainage easement without consent of the utility provider or easement holder and the City of Somerville.
    - Nothing but ground cover less than six (6) inches in height may be planted or installed within three (3) feet of any fire protection system.
    - Artificial plants and artificial turf are prohibited, excluding athletic fields that are subject to intense use and soil compaction that prohibits the establishment of turf grass and areas where paving or grass paving systems will not suffice given the area's purpose and level of use.

#### 6. Landscape Buffers

- General
  - Any lot abutting the side or rear lot line of a lot in the NR district must be screened by a landscape buffer.
- Type
  - Landscape buffers must be designed as a Type A or Type B buffer in accordance with Table 10.4 (a).



# Article 10: Site Development

## 10.3 Landscaping

### 10.3.5.a Ground Treatment

Lot area uncovered by structures or impermeable surfaces must be landscaped with one (1) or more of the following treatments:

1. Urban agricultural activities subject to Article 9. Use Provisions;
2. Seeded or sodded turfgrass maintained until coverage is complete;
3. Ground covers appropriate for the location that are sized and spaced to provide **at least fifty percent (50%) coverage after the first full growing season and complete coverage at maturity**;
4. Bushes, shrubs, vines, flowers, and other horticultural materials that are sized and spaced to provide **at least fifty percent (50%) coverage at the time of planting with the remaining area covered by coarse grade ground coverage mulch**;
5. Trees;
6. Permeable, pervious, or porous pavements with appropriate bedding and an aggregate sub-base;
7. Inorganic surfacing such as crushed stone, gravel, shell, pea gravel, and washed stone covering **no more than ten percent (10%) of the uncovered lot area in total**.



# GROUND COVER MULCH



**Coarse  
Grade:  
  
15mm  
Minimum**





## 10. DEVELOPMENT STANDARDS

Green Factor Score

### 10.4 GREEN FACTOR SCORE

#### 1. Overview

- a. The Green Factor Score of a property is an environmental performance-based landscape standard measured as a ratio of the weighted value of all landscape elements to the total land area (in square feet) of a lot.
- b. Calculation of the green factor score uses a value based system to prioritize/incentivize landscape elements and site design that contributes to the reduction of storm water runoff, the improvement of urban air quality, mitigation of the urban heat island effect, and improved well-being of residents and visitors.
- c. The result of the green factor calculation relates to an increase in the environmental performance and quality of urban landscape features.

#### 2. Applicability

- a. This section is applicable to the construction of a new principal building and to the modification, interior renovation, or both of an existing principal building that exceeds one hundred percent (100%) of the assessed value of the building, as identified on the most recent tax list maintained by the Assessor's Office of the City of Somerville, within any twelve (12) month period.

#### 3. Compliance & Enforcement

- a. Real property must achieve a Green Score as indicated elsewhere in this Ordinance for each building type. Refer to the provisions of each zoning district for more information.
- b. The Building Official shall establish standards for the administration of this Section.

#### 4. Calculation

- a. The Green Factor score is calculated as follows:
  - i. Determine total lot area.
  - ii. Calculate the area of each proposed landscape element for each category identified in the first column of Table 10.3 (a). Certain types of plantings use the number of individual plants multiplied by an equivalent square footage when indicated in the second column of Table 10.3 (a).
  - iii. Multiply the area in square feet, or the equivalent square footage, of each landscape element by the assigned multiplier identified in the second third column of Table 10.3 (a) to determine its weighted square footage.
  - iv. Add the weighted square footage of all landscape elements together.
  - v. Divide the resulting sum by the area of the lot to determine the Green Factor Score.
  - vi. If necessary, redesign the landscape plan to achieve the required Green Score.

TABLE 10.3 (a) Green Score Calculation

Ground/Underground	Credit	Multiplier
Landscaped area (soil depth < 24 inches)	actual sf	0.3
Landscaped area (soil depth ≥ 24 inches)	actual sf	0.6
Pervious Paving (6 to 24 inches of subsurface soil or gravel)	actual sf	0.2
Pervious Paving (more than 24 inches of subsurface soil or gravel)	actual sf	0.5
Rain gardens, bioswales, and stormwater planters,	actual sf	1.0
<b>Vegetation</b>		
Turfgrass, mulch, and inorganic surfacing materials	actual sf	0.1
Vegetation less than two (2) feet tall at maturity	actual sf	0.2
Vegetation at least two (2) feet tall at maturity	12 sf	0.3
Small Tree	50 sf	0.6
Large Tree	450 sf	0.6
Preserved Tree	65 sf	0.8
Vegetated Wall	actual sf	0.7
Green Roof (2'-6" growth medium)	actual sf	0.3
Green Roof (6"-10" growth medium)	actual sf	0.6
<b>Bonus Credits</b>		
Publicly visible landscape	-	0.1
Native species	-	0.1
Biodiverse landscape	-	0.1
50% of irrigation is harvested rainwater	-	0.1
Food cultivation	-	0.1
De-paved lot area	actual sf	0.1



## 10. DEVELOPMENT STANDARDS

Green Score

### 10.4 GREEN SCORE

#### 1. Overview

- Green Score is an performance-based environmental landscape standard measured as a ratio of the weighted value of all landscape elements to the total land area (in square feet) of a lot.
- Calculation of the green score uses a value based system to incentivize landscape elements and site design that contributes to the reduction of storm water runoff, the improvement of urban air quality, mitigation of the urban heat island effect, and improved well-being of residents and visitors.
- The result of the green factor calculation relates to an increase in the environmental performance and quality of urban landscape features.

#### 2. Applicability

- This section is applicable to the construction of a new principal building and to the modification, interior renovation, or both of an existing principal building that exceeds one hundred percent (100%) of the assessed value of the building, as identified on the most recent tax list maintained by the Assessor's Office of the City of Somerville, within any twelve (12) month period.

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  - Multiply the area in square feet, or the equivalent square footage, of each landscape element by the assigned multiplier identified in the third column of Table 10.3 (a) plus any bonus on Table 10.3 (b) to determine the weighted score of each element.
  - Add the weighted score of all landscape elements together.
  - Divide the resulting sum by the area of the lot to determine the final Green Score.
  - If necessary, redesign the landscape plan to achieve the required Green Score.

TABLE 10.3 (a) Green Score Calculation

	Credit	Multiplier
<b>Soils</b>		
Landscaped area with a soil depth < 24 inches	actual sf	0.3
Landscaped area with a soil depth => 24 inches	actual sf	0.6
Pervious Paving with 6 to 24 inches of subsurface soil or gravel	actual sf	0.2
Pervious Paving with more than 24 inches of subsurface soil or gravel	actual sf	0.5
<b>Groundcovers</b>		
Turfgrass, mulch, and inorganic surfacing materials	actual sf	0.1
<b>Plants</b>		
Vegetation less than two (2) feet tall at maturity	actual sf	0.2
Vegetation at least two (2) feet tall at maturity	12 sf	0.3
<b>Trees</b>		
Small Tree	50 sf	0.6
Large Tree	450 sf	0.6
Preserved Tree	65 sf	0.8
<b>Engineered Landscape</b>		
Vegetated Wall	actual sf	0.7
Rain gardens, bioswales, and stormwater planters	actual sf	1.0
Green Roof with up to 6" of growth medium	actual sf	0.2
Green Roof with 6"-10" of growth medium	actual sf	0.4
Green Roof of 10"-24" growth medium	actual sf	0.6
Green Roof of over 24" growth medium	-	per individual landscape elements

## 10. DEVELOPMENT STANDARDS

Green Score

#### b. Bonuses

- Review Boards may establish additional bonuses than those listed on Table 10.3 (b) to achieve other city policy objectives based on the recommendations of the Director of Transportation & Infrastructure.
  - Each additional bonus may have a multiplier up to one-tenth (0.1) for each bonus.

#### 5. Eligibility

- All landscape elements must meet eligibility and quality standards established by the Director of Transportation & Infrastructure to ensure the long-term health, viability, and coverage of plantings.

#### 6. Measurement

- If multiple landscape elements identified in the first column of Table 10.3 (a) occupy the same area, for example groundcover under a tree, the full square footage or equivalent square footage of each element is counted.
- For trees, large shrubs, and large perennials, use the equivalent square footage indicated on Table 10.3 (a) sq. ft.
- For vegetated walls, the area calculated is the height times the width of the area to be covered by vegetation.
- For all elements other than trees, large shrubs, large perennials, and vegetated walls, square footage is calculated as the area of a horizontal plane that is over the landscape element.
- Landscape elements may qualify for bonus credits in addition to the standard green factor categories used to determine the green factor score.

FIGURE 10.3 (c) Stacking Landscape Elements

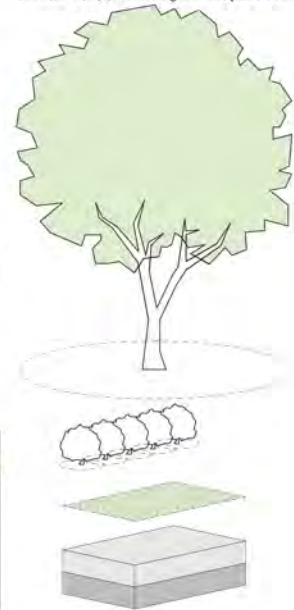


TABLE 10.3 (a) Green Score Bonuses

	Credit	Multiplier
<b>Bonus Credits</b>		
Publicly visible landscape	-	0.1
Native species	-	0.1
High value species	-	0.1
50% of irrigation is harvested rainwater	-	0.1
Food cultivation	-	0.1
De-paved lot area	-	0.1



Lot Area= **10,000**

**Washington DC: Green Area Ratio**

**Seattle: Green Factor**

**Somerville: Green Score**

	Area or Number	Washington DC: Green Area Ratio				Seattle: Green Factor				Somerville: Green Score						
		Sq Ft Credit	Multiplier	Weighted Area		GAR Value	Sq Ft Credit	Multiplier		Weighted Area	GAR Value	Sq Ft Credit		Multiplier	Weighted Area	GAR Value
<b>Ground/Underground</b>																
Depth of soil less than 24"	4,000	actual sq ft	0.3	1200	0.120	36%	actual sq ft	0.1	400	0.040	31%	actual sq ft	0.3	1200	0.120	33%
Depth of soil greater than 24"		actual sq ft	0.6	0	0.000	0%	actual sq ft	0.6	0	0.000	0%	actual sq ft	0.6	0	0.000	0%
<b>Porous pavement</b>																
Shallow (under 24")		actual sq ft	0.4	0	0.000	0%	actual sq ft	0.2	0	0.000	0%	actual sq ft	0.2	0	0.000	0%
Deep (over 24")		actual sq ft	0.5	0	0.000	0%	actual sq ft	0.5	0	0.000	0%	actual sq ft	0.5	0	0.000	0%
Bioswale/Bioretenention		actual sq ft	0.4	0	0.000	0%	actual sq ft	1.0	0	0.000	0%	actual sq ft	1.0	0	0.000	0%
<b>Vegetation</b>																
Mulch, lawn	1,500	actual sq ft	0.2	300	0.030	9%	actual sq ft	0.1	150	0.015	12%	actual sq ft	0.1	150	0.015	4%
groundcovers other plants <2' at maturity	2,500	actual sq ft	0.2	500	0.050	15%	actual sq ft	0.1	0	0.000	0%	actual sq ft	0.2	500	0.050	14%
Plants >2' at maturity	30	g	0.3	81	0.008	2%	12	0.3	108	0.011	8%	12	0.3	108	0.011	3%
<b>New Trees</b>																
Small Tree (<30ft)	2	50	0.5	50	0.005	1%	75	0.3	45	0.005	3%	50	0.6	60	0.006	2%
Small-Medium Tree		-	-	-	-		150	0.3	0	0.000	0%	-	-	-	-	
Medium-Large Tree		-	-	-	-		250	0.4	0	0.000	0%	-	-	-	-	
Large Tree (=>30ft)	2	250	0.6	300	0.030	9%	350	0.4	280	0.028	21%	450	0.6	540	0.054	15%
<b>Preserved Tree</b>																
S (up to 12)		250	0.7	0	0.000	0%	-	-	-	-	0%	-	-	-	-	
M (12-18)		600	0.7	0	0.000	0%	-	-	-	-	0%	-	-	-	-	
L (18-24)	1	1300	0.7	910	0.091	27%	-	-	-	-	0%	-	-	-	-	
XL (24in+)		2000	0.8	0	0.000	0%	-	-	-	-	0%	-	-	-	-	
Variable (enter DBH)	20	-	-	-	-		20	0.8	320	0.032	25%	65	0.8	1040	0.104	29%
Vegetated Wall		actual sq ft	0.6	0	0.000	0%	actual sq ft	0.7	0	0.000	0%	actual sq ft	0.7	0	0.000	0%
<b>Green Roof</b>																
Depth <2 Inches		actual sq ft	0.6	0	0.000	0%	actual sq ft	0.4	0	0.000	0%	actual sq ft	0.3	0	0.000	0%
Depth >2-4 inches		actual sq ft	0.8	0	0.000	0%	actual sq ft	0.7	0	0.000	0%	actual sq ft	0.6	0	0.000	0%

**Bonuses**

**0.334**

**0.130**

**Green Score= 0.360**

Required = 0.350  
Target = 0.400

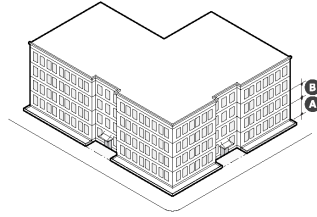
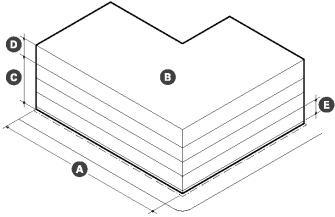
# Sustainability

#### 4. MID-RISE DISTRICTS Mid-Rise 4 (MR4)

##### 7. Apartment Building (continued)

c. Massing & Height

d. Uses & Features



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

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

Use & Occupancy	
<b>Gross Floor Area per DU</b>	–
Lot Area < 5,500 sf	1,500
Lot Area >= 5,500 sf	1,125
Sustainable Building	850
100% Affordable Housing	850
Outdoor Amenity Space (min)	1/DU

“Any building that 1) has no on-site combustion for heating and cooking (all electric systems) and 2) has an energy use intensity that is at least twenty-five percent (25%) below ASHRAE 90.1 2010, meets the requirements of Zero Carbon Certification or higher from the International Living Future Institute, or achieves PHIUS+ Certification from the Passive House Institute US.”

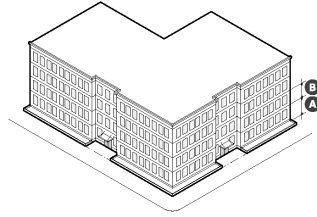
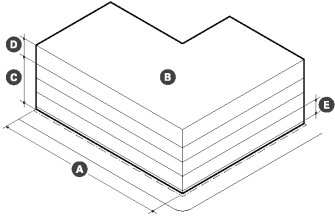
Use & Occupancy	
<b>Gross Floor Area per DU</b>	–
Lot Area < 5,500 sf	1,500
Lot Area >= 5,500 sf	1,125
Sustainable Building	850
100% Affordable Housing	850
Outdoor Amenity Space (min)	1/DU



#### 4. MID-RISE DISTRICTS Mid-Rise 4 (MR4)

##### 7. Apartment Building (continued) c. Massing & Height

##### d. Uses & Features



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

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

Use & Occupancy	
<b>Gross Floor Area per DU</b>	–
Lot Area < 5,500 sf	1,500
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Sustainable Building	850
100% Affordable Housing	850
Outdoor Amenity Space (min)	1/DU

“Any building that 1) has no on-site combustion for heating and cooking (all electric systems) and 2) has an energy use intensity that is at least twenty-five percent (25%) below ASHRAE 90.1 2010, meets the requirements of Zero Carbon Certification or higher from the International Living Future Institute, or achieves PHIUS+ Certification from the Passive House Institute US.”

Use & Occupancy	
<b>Gross Floor Area per DU</b>	–
Lot Area < 5,500 sf	1,500
Lot Area >= 5,500 sf	1,125
<del>Sustainable Building</del>	850
100% Affordable Housing	850
Outdoor Amenity Space (min)	1/DU

“Net-Zero Building”

# Article 11: Parking & Mobility

## 11.2 Motor Vehicle Parking

### 11.2.3 Parking Structures

#### Electric Vehicle Service Equipment (EVSE)

##### 1. Accessory Parking

- Parking structures used for accessory parking must provide electrical capacity capable of supporting Level 2 EVSE to at least twenty-five percent (25%) of parking spaces, rounded up to the next whole number.

##### 2. Commercial Parking

- Parking structures used for commercial parking must provide electrical capacity capable of supporting Level 2 EVSE to at least fifteen percent (15%) of parking spaces, rounded up to the next whole number, and at least five percent (5%) of parking spaces, rounded up to the next whole number, must have an operational Level 2 EVSE installed.
- EVSE capable of simultaneously charging two (2) vehicles is counted as two (2) Level 2 EVSE.

## 2. OVERVIEW & GUIDE

### Standards & Measurements

- components and building frontages.
- iv. Buildings and structures are not permitted to encroach upon any easement or the right-of-way of any public thoroughfare.
- v. Lots that cannot meet tower setback requirements on all sides are not appropriate for tall buildings.
- b. Parking Setbacks
  - i. Unless otherwise specified, all parking, excluding underground parking, must be located at or behind any required parking setback.
- c. Setback Encroachments
  - i. Building components may encroach into required setback as indicated for each type elsewhere in this Ordinance.
  - ii. Cornices, belt courses, sills, buttresses and other architectural features may encroach up to two (2) feet into a required setback, provided that at least two (2) feet is maintained from the vertical plane of any side lot line.
  - iii. Chimneys and flues may encroach up to four (4) feet into a required setback, provided that at least two (2) feet is maintained from the vertical plane of any lot line.
  - iv. Building eaves and roof overhangs may encroach into a required setback, provided that at least two (2) feet is maintained from the vertical plane of any lot line.
  - v. Unenclosed fire escapes or emergency egress stairways may encroach into a required side or rear setback, provided that at least ten (10) feet is maintained from the vertical plane of any lot line.
  - vi. Mechanical equipment associated with residential uses, such as an HVAC unit, is not permitted in the frontage area of a lot, but may encroach into a required side or rear setback, provided that at least two (2) feet or the distance provided in the manufacturer's specifications, whichever is greater, is maintained from the vertical plane of any lot line.
    - a). Air heat pumps and other energy-saving mechanical equipment with a day-night 24-hr average noise level of 55 dB(A) or less may fully encroach into a required setback.
  - vii. Exterior walls are permitted to encroach into front, side, and rear setbacks up to eight inches (8") only for the purpose of adding insulating sheathing to the exterior wall assembly, provided that at least two (2) feet is maintained from the vertical plane of any side lot line.
  - viii. Minor structures accessory to utilities, such as hydrants, manholes, transformers, and other cabinet structures, may fully encroach into a required setback.
  - ix. Terraces, uncovered and unenclosed patios, and structures below and covered by the ground may fully encroach into a required setback.
  - x. Trellises or other structures attached to a building for the sole purpose of growing vines or other vegetation may encroach into a required setback provided that at least two (2) feet is maintained from the vertical plane of any side lot line.
  - xi. Accessory structures, fences and walls, signs, and landscape buffers may encroach as indicated in Article 10: Development Standards.
- d. Frontage Area
  - i. The area of a lot between the façade of a principal building and any front lot line(s) extending fully to

FIGURE 2.2 (c) Parking Setbacks

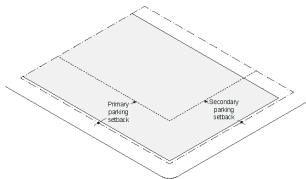
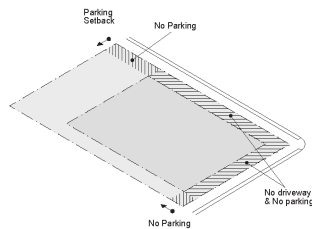


FIGURE 2.2 (d) Frontage Area



## 2. OVERVIEW & GUIDE

Standards & Measurements

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FIGURE 2.2 (c) Parking Setbacks

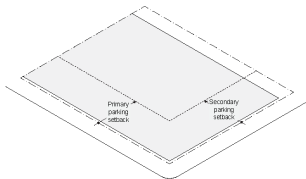
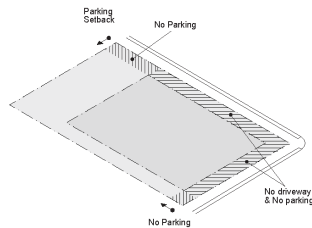


FIGURE 2.2 (d) Frontage Area



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FIGURE 2.2 (c) Parking Setbacks

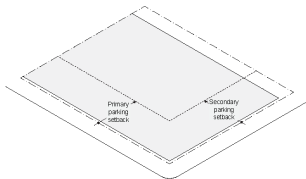
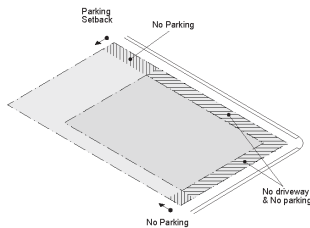


FIGURE 2.2 (d) Frontage Area





**10.9 SUSTAINABLE DEVELOPMENT**

- 1. Green Buildings**
  - a. New construction or alterations between 25,000 and 50,000 SF of gross floor area must be LEED Silver certifiable.
  - b. New construction or alterations greater than 50,000 SF of gross floor area must be LEED Gold certifiable.
  - c. Development subject to the provisions of this Section must meet the standards of the most current LEED building rating system. During the twelve (12) month time period after the adoption of a new version of LEED, permit applications may be submitted demonstrating compliance to either the immediately previous or newly adopted version of the LEED building rating system
  - d. The following submittal materials must be included with a development review application required for development subject to the provisions of this Section:
    - i. A completed LEED checklist for the appropriate LEED building standard to demonstrate how the proposed development is anticipated to meet the standards of this Section.
    - ii. A narrative indicating the mechanisms proposed to achieve each of the credits and prerequisites of the appropriate LEED building standard and demonstrating the anticipated methods by which compliance with the requirements of this Section will be achieved at the time of construction.
    - iii. An affidavit by a LEED-Accredited Professional (LEED-AP) Project Manager or by appropriate consultants stating that to the best of their knowledge, the project has been designed to achieve the stated LEED building standard.
  - e. Prior to the issuance of the first Building Permit and prior to the issuance of the first Certificate of Occupancy, the LEED checklist and narrative description outlining compliance with the certification level required by this Section must be updated to identify any design changes made subsequent to Site Plan Approval and submitted to the Building Official accompanied by an affidavit by a LEED-AP Project Manager or appropriate consultants stating that, to the best of their knowledge, the project has been designed to achieve the stated LEED building standard.
- 2. Green Roofs & Storm Water Management**
  - a. To every extent practicable, storm water should be reused on-site for irrigation and other purposes where appropriate.
  - b. The review boards may authorize the City Engineer to grant a credit to properties, against which any storm water impact fees are imposed, equivalent to the quantity of storm water that is removed from entering

the system through the use of green roofs or other on-site storm water management practices.

**3. Heat Island Reduction**

- a. Applicability
  - i. This section is applicable to all development in any district.
- b. Standards
  - i. Roofs and parking covers must have a Solar Reflectance Index as specified on Table 10.9 (a) for a minimum of seventy five percent (75%) of the roof area or parking spaces.
    - a. Roof area and parking spaces covered by solar collectors and green roofs compliant with the provisions of this Ordinance are exempt.
  - ii. Uncovered surface parking spaces must have a minimum initial solar reflectance of 0.33 or three (3) year aged solar reflectance of 0.28.

**TABLE 10.9 (a) Required Solar Reflectance Index**

	Initial SRI	3 year aged SRI
Flat roofs and roofs pitched at or below nine and one-half degrees (9.5°; 2:12)	82	64
Roofs pitched above nine and one-half degrees (9.5°; 2:12)	39	32
Parking Cover	39	32

**4. Environmental Performance**

- a. The review boards shall establish submittal requirements for development review applications to ensure the following:
  - i. That shadows cast by high-rise buildings do not substantially and adversely limit ground level access to sunlight on sidewalks and Civic Spaces.
  - ii. That by high-rise buildings pedestrian level wind velocities do not exceed acceptable levels for various activities existing or proposed at particular locations.
  - iii. That buildings do not cause visual impairment or discomfort due to reflective spot glare and solar heat buildup in any nearby buildings.

### 3. Heat Island Reduction

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## 10. DEVELOPMENT STANDARDS

Sustainable Development

### 10.9 SUSTAINABLE DEVELOPMENT

1. **Green Buildings**
  - a. New construction or alterations between 25,000 and 50,000 SF of gross floor area must be LEED Silver certifiable.
  - b. New construction or alterations greater than 50,000 SF of gross floor area must be LEED Gold certifiable.
  - c. Development subject to the provisions of this Section must meet the standards of the most current LEED building rating system. During the twelve (12) month time period after the adoption of a new version of LEED, permit applications may be submitted demonstrating compliance to either the immediately previous or newly adopted version of the LEED building rating system.
  - d. The following submittal materials must be included with a development review application required for development subject to the provisions of this Section:
    - i. A completed LEED checklist for the appropriate LEED building standard to demonstrate how the proposed development is anticipated to meet the standards of this Section.
    - ii. A narrative indicating the mechanisms proposed to achieve each of the credits and prerequisites of the appropriate LEED building standard and demonstrating the anticipated methods by which compliance with the requirements of this Section will be achieved at the time of construction.
    - iii. An affidavit by a LEED-Accredited Professional (LEED-AP) Project Manager or by appropriate consultants stating that to the best of their knowledge, the project has been designed to achieve the stated LEED building standard.
  - e. Prior to the issuance of the first Building Permit and prior to the issuance of the first Certificate of Occupancy, the LEED checklist and narrative description outlining compliance with the certification level required by this Section must be updated to identify any design changes made subsequent to Site Plan Approval and submitted to the Building Official accompanied by an affidavit by a LEED-AP Project Manager or appropriate consultants stating that, to the best of their knowledge, the project has been designed to achieve the stated LEED building standard.
2. **Green Roofs & Storm Water Management**
  - a. To every extent practicable, storm water should be reused on-site for irrigation and other purposes where appropriate.
  - b. The review boards may authorize the City Engineer to grant a credit to properties, against which any storm water impact fees are imposed, equivalent to the quantity of storm water that is removed from entering

### 3. Heat Island Reduction

- the system through the use of green roofs or other on-site storm water management practices.
- Applicability
- i. This section is applicable to all development in any district.
- Standards
- i. Roofs and parking covers must have a Solar Reflectance Index as specified on Table 10.9 (a) for a minimum of seventy five percent (75%) of the roof area or parking spaces.
    - a). Roof area and parking spaces covered by solar collectors and green roofs compliant with the provisions of this Ordinance are exempt.
  - ii. Uncovered surface parking spaces must have a minimum initial solar reflectance of 0.33 or three (3) year aged solar reflectance of 0.28.

**TABLE 10.9 (a) Required Solar Reflectance Index**

	Initial SRI	3 year aged SRI
Flat roofs and roofs pitched at or below nine and one-half degrees (9.5°; 2:12)	82	64
Roofs pitched above nine and one-half degrees (9.5°; 2:12)	39	32
Parking Cover	39	32

### 4. Environmental Performance

- a. The review boards shall establish submittal requirements for development review applications to ensure the following:
  - i. That shadows cast by high-rise buildings do not substantially and adversely limit ground level access to sunlight on sidewalks and Civic Spaces.
  - ii. That by high-rise buildings pedestrian level wind velocities do not exceed acceptable levels for various activities existing or proposed at particular locations.
  - iii. That buildings do not cause visual impairment or discomfort due to reflective spot glare and solar heat buildup in any nearby buildings.



# TONIGHT'S AGENDA

1. Summary of what has changed
2. What work still needs done?
  - a) Recently Proposed Amendments
  - b) Affordable Housing
  - c) Neighborhood Meetings
  - d) Design Review
  - e) Transit Areas Map

# Proposed Amendments



# Near Highway Air Pollution







# Civic Space in Overlay Districts






# Marijuana Businesses

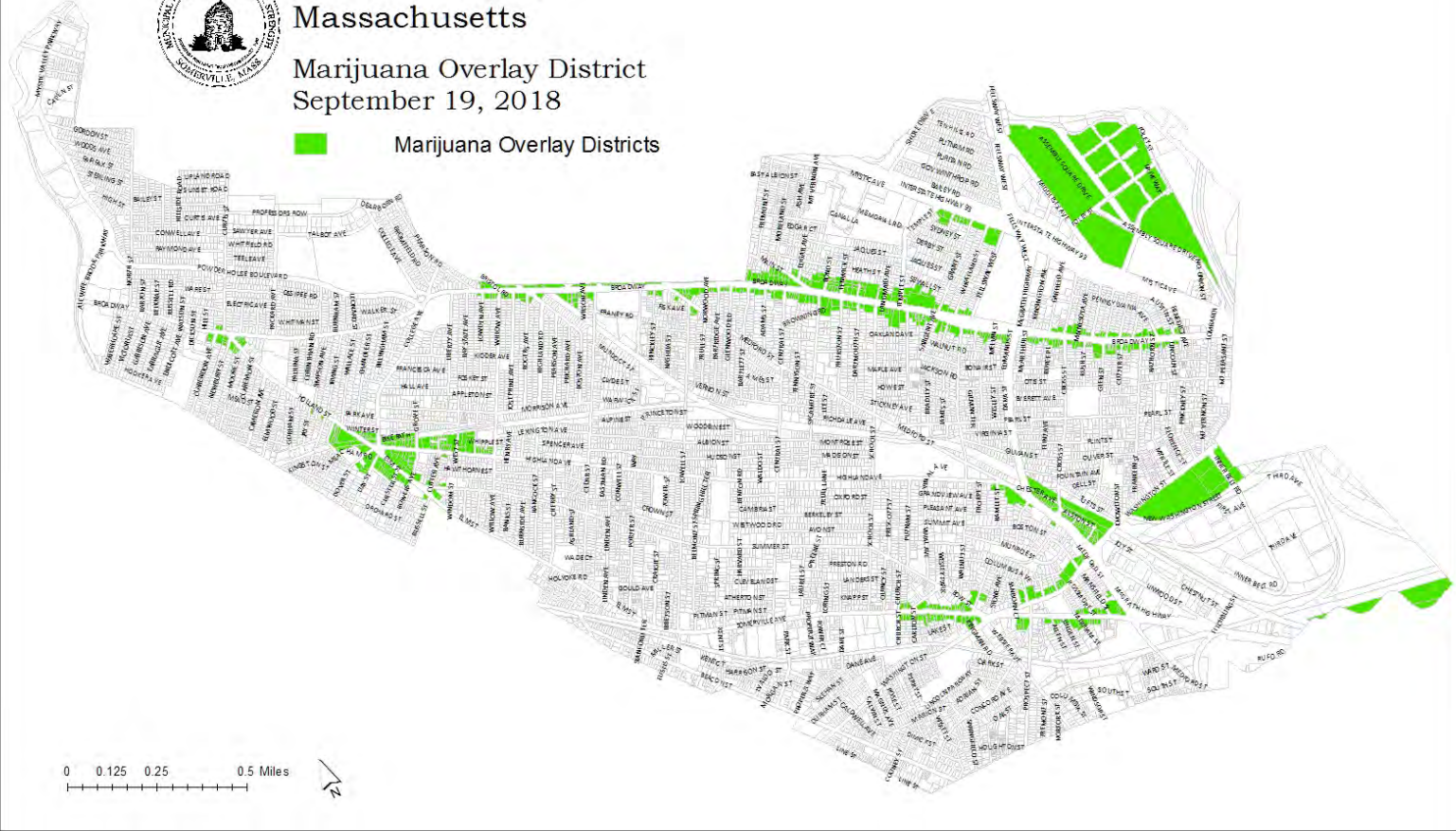




# City of Somerville Massachusetts

## Marijuana Overlay District September 19, 2018

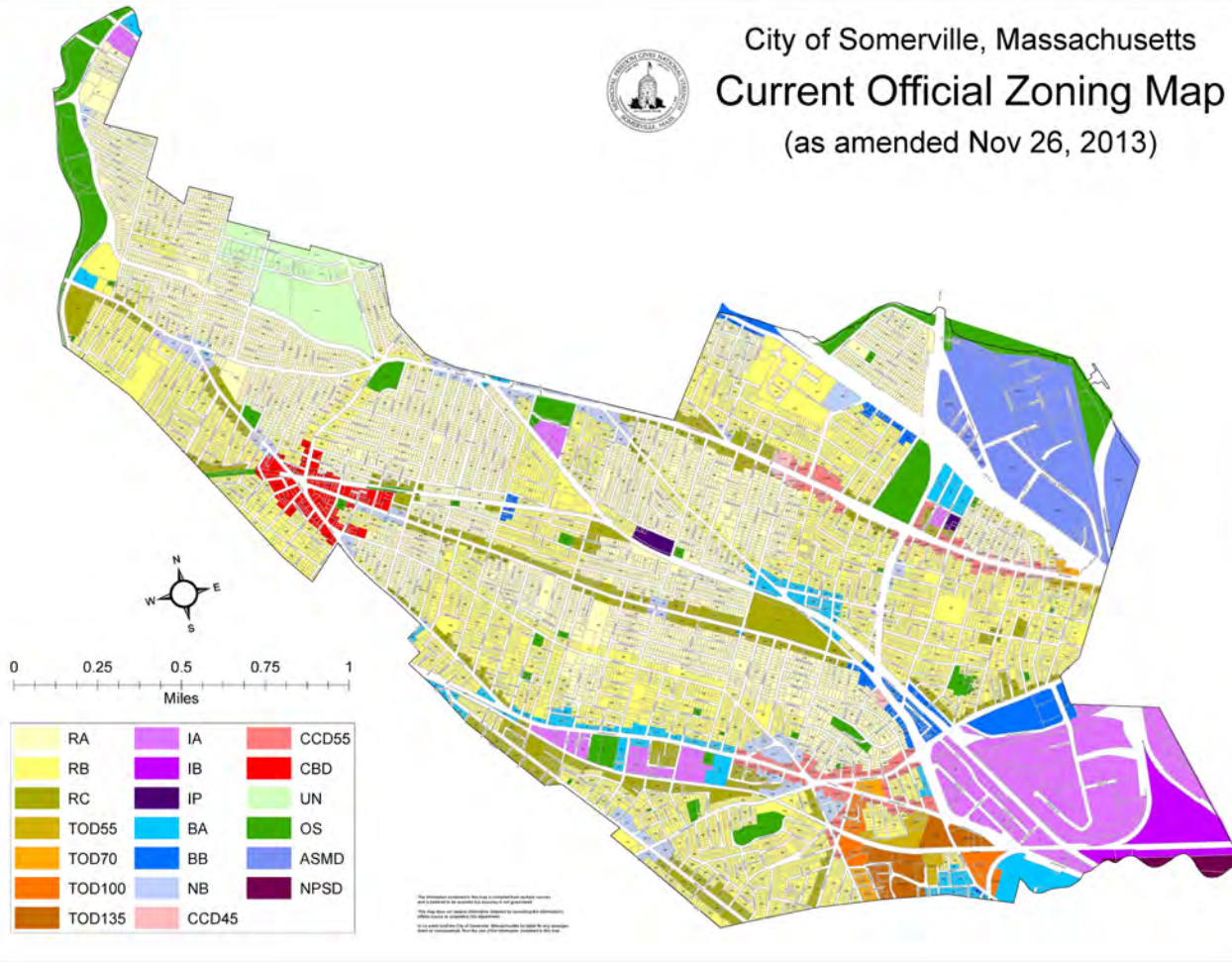
 Marijuana Overlay Districts

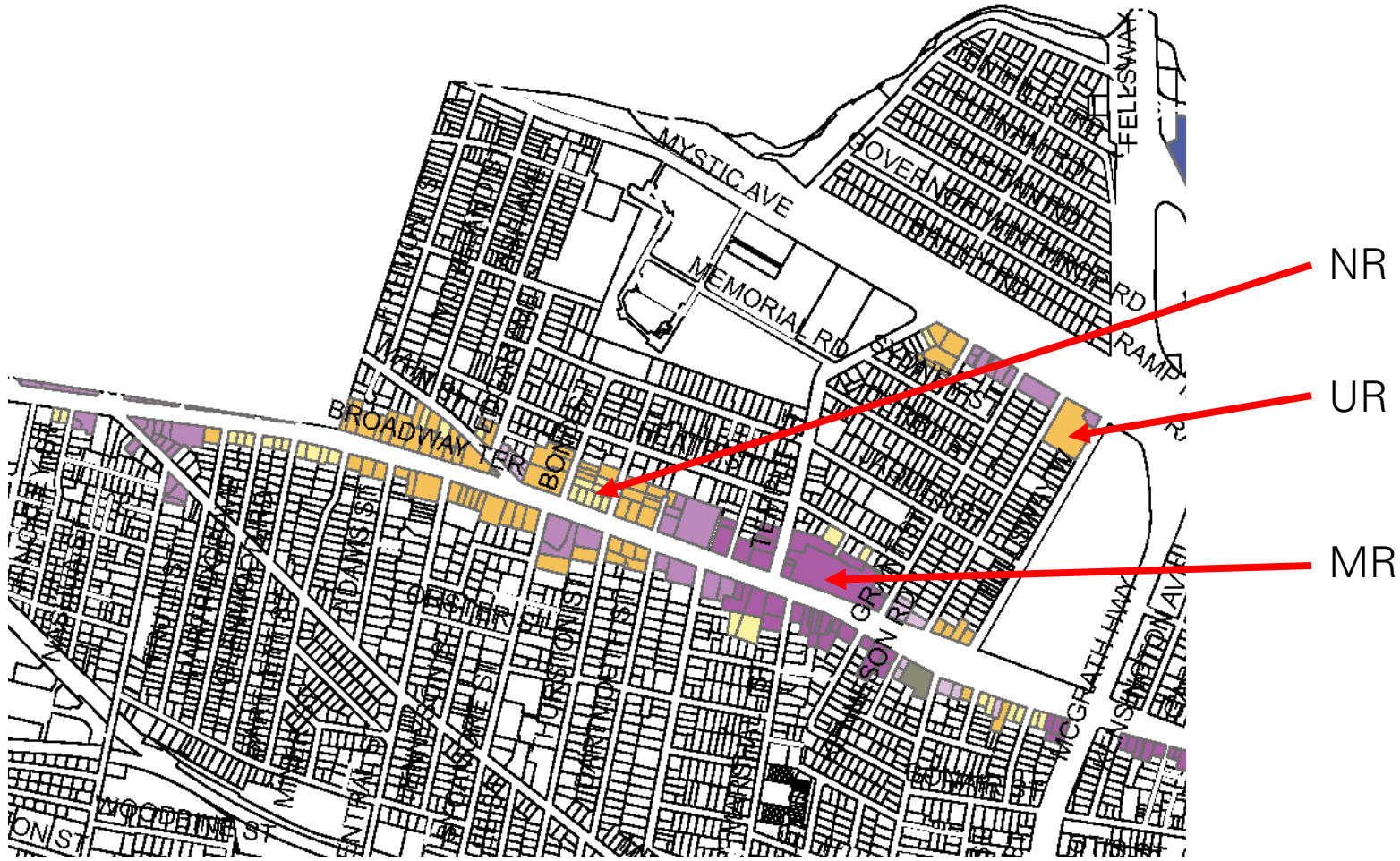






# City of Somerville, Massachusetts Current Official Zoning Map (as amended Nov 26, 2013)







# Affordable Housing

Development - *CONVERSION OR MODIFICATION OF AN EXISTING STRUCTURE OR USE*

FROM: Fred Berman  
 TO: Interested Persons  
 RE: Preliminary Thoughts on Section 13 of Proposed Comprehensive Zoning Ordinance  
 DATE: December 6, 2017

**Section 13. Development Benefits**

**13.1.2 Applicability**  
 Goal: To ensure that inclusionary zoning requirements apply to substantial conversion, and adaptive reuse, as articulated in the Ordinance.

- (1) Historically, Section 13.2 of Ordinance 2016-06 and its predecessor provisions applied to "all residential developments seeking special permits to develop six (6) or more -- formerly eight (8) or more new construction, substantial rehabilitation, Planned Unit Development, or adaptive reuse."
- In effect, however, the 2016 Ordinance only applied to developments involving **more units**, because smaller residential developments do not require a site plan review under the current zoning. (See Section 7.11 of the current zoning ordinance.)
- The proposed new zoning eliminates special permits with site plan review, the six unit threshold that Somerville adopted with Ordinance would apply.

Note to George Proakis and Dan Bartman: Please clarify your intent.

- (2) Despite the stated applicability to projects involving substantial conversion, or adaptive reuse, Ordinance 2016-06 and its predecessor provisions have been applied to projects involving new construction. In order to apply to full range of legislatively covered projects, there needs to be a threshold conditions under which the IZ provisions will apply to residential conversion, or adaptive reuse.

Recommendation: Amend §13.1.2 to add new subpart definition of substantial rehabilitation.

(c) As used in the section, the term "substantial rehabilitation" means as in 24 CFR 266.200(b)(2); that is, any work to the existing facilities of a project that aggregates to at least 15 percent of project's value after the rehabilitation and that results in improvement of the project's economic life, livability, or profitability. Replacement, alteration and/or modification of short-lived building components or mechanical systems may include but not be limited to minor repairs, replacement of short-lived building components, cosmetic work, or new project additions.

Note #2: When this topic was discussed internally, there were concerns that developers might not be fully transparent about the rehabilitation work.

211 CHERRY?  
 REPAIRS TO EXISTING CURB PARKING

100 HOMES & MASS HOUSING FINANCE POLICY

FROM: Fred Berman and Ellen Shachter, on behalf of the Affordable Housing Organizing Committee (AHOC)  
 TO: Members of the Board of Aldermen, Members of the Planning Board, and George Proakis  
 RE: Key Concerns RE: Affordable Housing Provisions (Article 12) of the City's Proposed Comprehensive Zoning Ordinance  
 DATE: March 8, 2018

The following detailed comments pertaining to the affordable housing provisions of the zoning overhaul are being submitted on behalf of the Affordable Housing Organizing Committee (AHOC). Feel free to contact Fred Berman at fred@ahoc.org, 617-501-1404 or Ellen Shachter at eshachter@ahoc.org, 617-603-2731 with any questions.

Thank you for your thoughtful consideration of these comments, and for all the work you are doing to develop a better zoning ordinance and a sustainable community.

**§12.1.2 Applicability**

- (1) The provisions on p.52 (§3.9.e) exempting multiplexes with six units from the affordable housing requirement should be eliminated. **Multiplexes with six units should be required to make the same fractional payment (0.4 units) inclusionary zoning cash contribution as six-unit apartment buildings.**
- (2) Language in prior drafts of the zoning and in Section 13.2 of Ordinance 2016-06 indicating that the inclusionary Zoning (IZ) provisions apply to all residential development at or above the six-unit threshold level -- "whether new construction, substantial rehabilitation, Planned Unit Development, residential conversion, or adaptive reuse" -- has been removed from the current draft. Since so much development involves renovation of existing buildings, the City should reinstate language extending the IZ requirement to projects involving substantial renovation of existing properties involving six or more units. The ordinance should include a definition of "substantial renovation" that eliminates ambiguity about the types of development that would be covered. We recommend using (or slightly updating) the federal definition in 24 CFR 266.200(b)(2).

**Suggested language:**

- Amend §12.1.2.a by replacing the period after the words "Article 8 Overlay Districts" with a comma, and inserting the following language (from the prior draft of the overhaul zoning): "whether new construction, substantial rehabilitation, residential conversion, or adaptive reuse. As used in this section, the term 'substantial renovation' is any combination of the following work: (a) at least 15 percent of project's value after the project's economic life, livability, modernization of building spaces, long-term facilities. Substantial rehabilitation may include but not be limited to minor repairs, replacement of short-lived building components, cosmetic work, or new project additions."

Note: If there is debate about whether the term "substantial renovation" should be defined as a range of "substantially" renovation, which should, by no means.

**§12.1.3 Required Affordable Dwelling Units (ADUs)**

- (1) All fractional buyouts and/or in-lieu cash payment Fund, to ensure maximum transparency and accountability, should be eliminated.
- (2) Language on p. 525 (§12.1.3.c) relative to development resulting in the elimination or discontinuance of an existing ADU needs to be strengthened. Specifically:
  - (a) The term "existing ADU" should be defined to include all residential units deed restricted to ensure affordability, for the duration of the period of affordability defined in the deed restriction.

OFF SITE ADU BENEFITS < COMPARABLE ACCESS COMMERCIAL BENEFITS  
 COMPARABLE IN LANGUAGE  
 WELCOME TENS OF 3 BEDROOM UNITS?

Section 13 of the City's Proposed Comprehensive Zoning Ordinance  
 Issued December 14, 2017

**Benefits**

IZ zoning requirements apply to substantial rehabilitation, residential conversion, and adaptive reuse, as articulated in the Ordinance.

IZ provisions apply to all residential development at or above the six-unit threshold level -- "whether new construction, substantial rehabilitation, Planned Unit Development, residential conversion, or adaptive reuse."

2016 Ordinance only applied to developments involving seven (7) or more residential developments do not require a special permit with a current zoning. (See Section 7.11 Table of Permitted Uses in the Ordinance.)

The proposed new zoning eliminates special permits with site plan review, and so, the six-unit threshold that Somerville adopted with passage of the 2016 IZ Ordinance would apply.

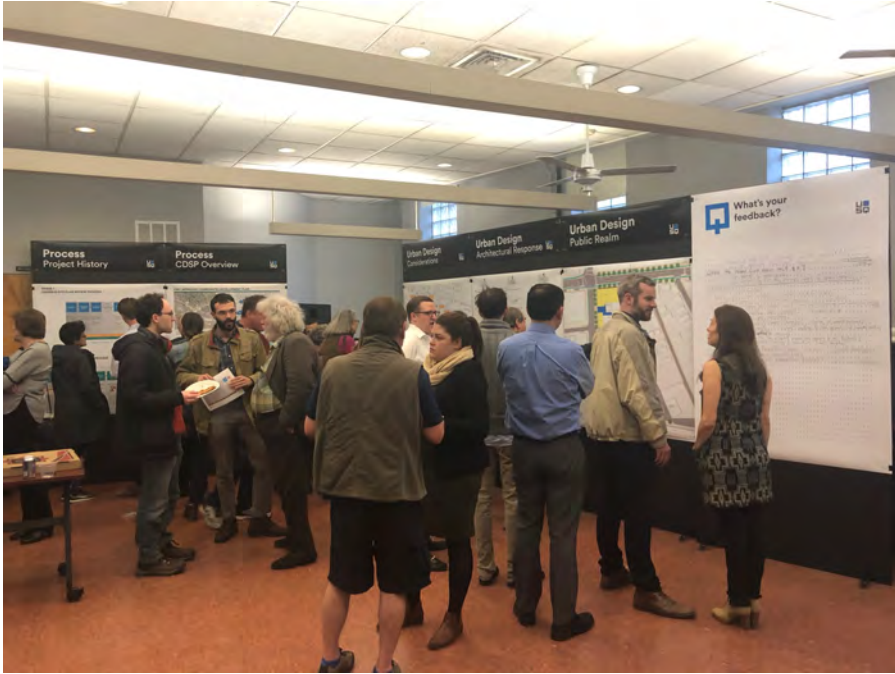
In fact, applicability of the IZ requirement is based on the district type and housing type.

Development types allowed in the NR district (i.e., cottage, detached, semi-detached) are subject to the IZ requirement.

Decks are not subject to the IZ requirement. Although semi-detached and multiplexes may have six units, those building types are also subject to the IZ requirement. Apartment houses and apartment buildings with more than six units must comply with the IZ requirement. A sequence of six or more row houses must comply with the IZ requirement.

Amend the various sections in Article 3 defining IZ districts to specify the same standard of compliance for apartment buildings, and sequences of six or more row houses, and semi-detached. Given that they will not want to limit their income in a small area, an affordable unit, developers will likely choose to comply by paying for .4 units (for a six-unit building) and .6 units (for a seven-unit building). Modest costs should not vary based on the type of building. (Note, however, that the City's current proposal perhaps unintentionally even sets a standard for apartment buildings in UR vs. MR3.)

# Neighborhood Meetings



# Design Review



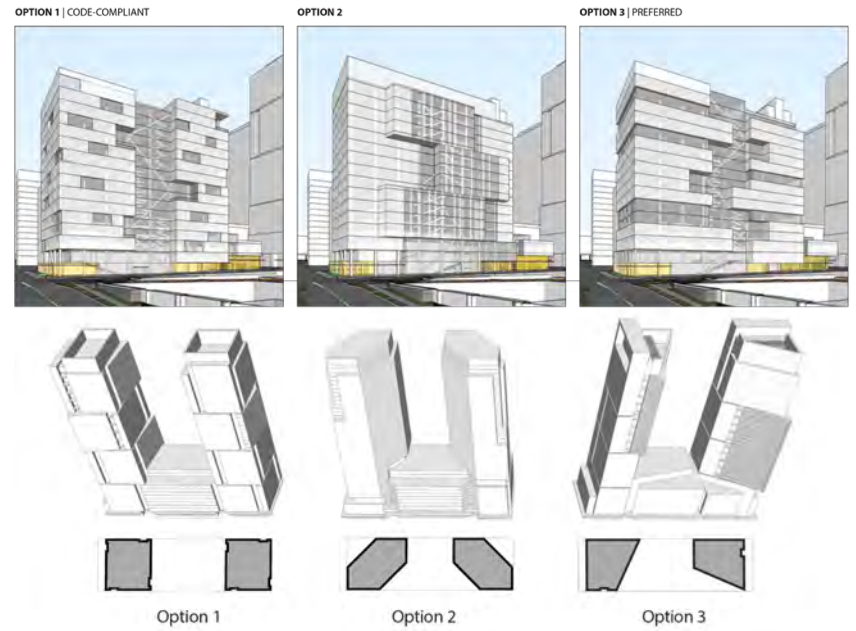
DESIGN REVIEW: EARLY DESIGN GUIDANCE PROPOSAL PACKET CHECKLIST

Section	Information to be included in each Section
8.0 Architectural Massing Concept(s)	<ul style="list-style-type: none"> <li><input type="checkbox"/> 8.1. Three <b>viable</b> alternative architectural massing concepts showing your design thinking process and how the designs respond to the context and design guidelines. Include a code complying scheme with no departures. Graphics for all options should be comparable and generally show the same development objectives. Include proposed site plan/ground floor plan in context showing the proposed structure(s) footprint. Composite ground floor plan desired. Include property lines and dimensions. Indicate preferred massing.</li> <li><input type="checkbox"/> 8.2. If Exceptional Tree(s) is on-site, at least one option must show retention of all those trees and any related departures. If Exceptional Tree(s) are confirmed to be on-site <u>after</u> an EDG meeting, a second EDG is may be required so that massing alternatives preserving the trees may be considered with the other massing options.</li> <li><input type="checkbox"/> 8.3. Include one sheet that compares these options side by side. For each concept, list opportunities and constraints of each option. Express how the urban design analysis has informed these concepts.</li> <li><input type="checkbox"/> 8.4. Include conceptual floor plans, using color to differentiate uses in context with property lines and abutting properties.</li> <li><input type="checkbox"/> 8.5. Show siting, massing, open space, façade treatments, and access.</li> <li><input type="checkbox"/> 8.6. One or more color renderings adequate to depict the overall massing of structures and the design concept. Street level perspectives preferred.</li> <li><input type="checkbox"/> 8.7. Three dimensional studies and sketches (including those at the street level), are optional to better assist the planner and Board in evaluating the design proposal.</li> <li><input type="checkbox"/> 8.8. Include precedent images from the neighborhood or beyond that will inform the design development of the proposed development. Clearly caption each and note the specific relevance of the image to the proposed development.</li> <li><input type="checkbox"/> 8.9. Basic sun/shadow graphical analysis at following times*: March/Sept 21 (combined); June 21; Dec 21; at 9am; noon; 3pm; equinox should be bigger; shadow cast by proposal should be differentiated from existing ones, by darker tone or color. *Show/label any impacts on public parks, plazas or similar; more detailed analysis may be required.</li> </ul>
9.0 Departures	<ul style="list-style-type: none"> <li><input type="checkbox"/> 9.1. Departure summary table for <u>all anticipated</u> development standard departures, including the following:                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Code citation;</li> <li><input type="checkbox"/> Code requirement;</li> <li><input type="checkbox"/> Proposed design departure;</li> <li><input type="checkbox"/> Rationale explaining how the departure results in a project which better meets the intent of specific design guidelines;</li> </ul> </li> <li><input type="checkbox"/> 9.2. Graphics, as needed, to clearly explain the departur(e)s showing code compliant dimension/area and the requested departure with dimensions/sq. ft./% of difference.</li> </ul>

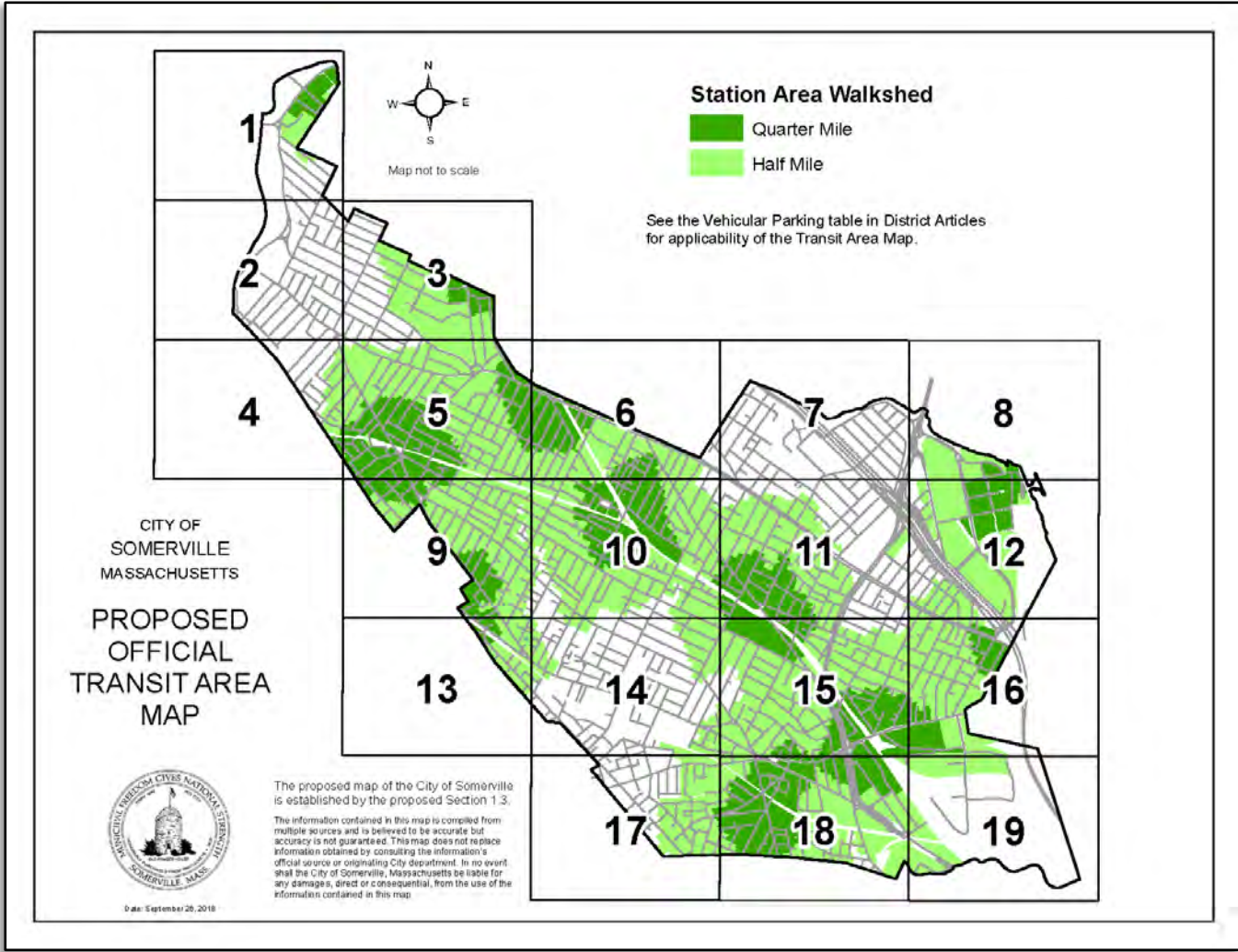


DESIGN REVIEW: EARLY DESIGN GUIDANCE PROPOSAL PACKET CHECKLIST

Section	Information to be included in each Section
8.0 Architectural Massing Concept(s)	<p>Three <b>viable</b> alternative architectural massing concepts showing your design thinking process and how the designs respond to the context and design guidelines. Include a code complying scheme with no departures. Graphics for all options should be comparable and generally show the same development objectives. Include proposed site plan/ground floor plan in context showing the proposed structure(s) footprint. Composite ground floor plan desired. Include property lines and dimensions. Indicate preferred massing.</p>



# Transit Areas Map



# M.G.L. 40R


760 CMR 59.00

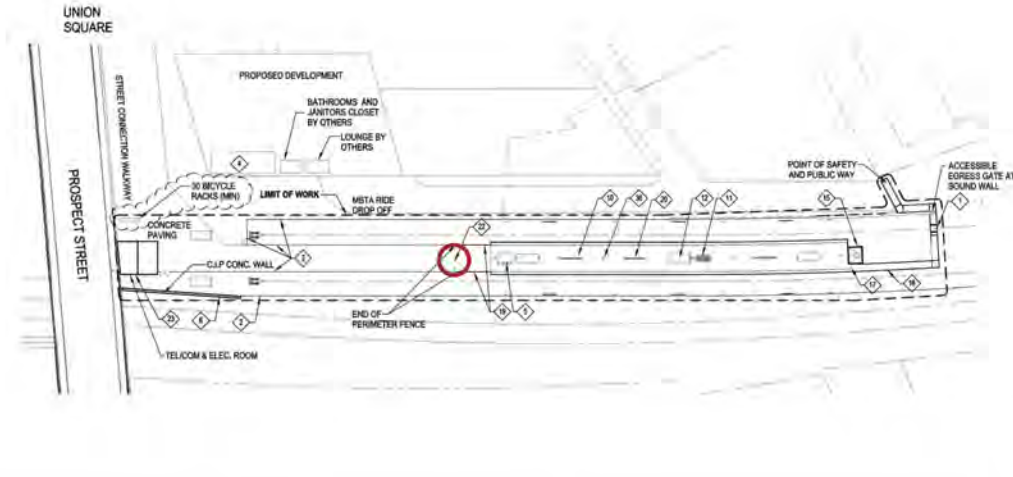
## SMART GROWTH ZONING DISTRICTS AND STARTER HOME ZONING DISTRICTS

### Substantial Transit Access Area

A location that comprises:

1. In the case of a Smart Growth Zoning District, part or all of the land located within ½ mile distance of any rapid transit or commuter rail station, bus or ferry terminal (**measured from the entry point(s) to the passenger platforms**);  
and
2. In the case of a Starter Home Zoning District, part or all of the land located within a one mile distance of any rapid transit or commuter rail station, bus or ferry terminal (measured from the entry point(s) to the passenger platforms).

 Station Locations (as known on 08/27/2018)  
T&J - Viola



1 SITE PLAN  
SCALE: 1/32"=1'-0"

**KEYNOTES**

-  TRACK CROSSING
-  CHANLINK FENCE
-  BICYCLE STORAGE (BY OTHERS)
-  FARE VENDING MACHINES
-  CONCRETE RETAINING WALLS
-  PLATFORM
-  CUSTOMER ASSISTANCE AREA & BENCH
-  SHELTER
-  STARTERS BOOTH
-  EMERGENCY EGRESS SLOPED WALK
-  EMERGENCY EGRESS GATE
-  SLOPED WALKWAY
-  SIGNAGE MAP ASSEMBLY
-  ROLL UP SECURITY GRILL
-  CMU WALL
-  LIGHT POLE

**SHEET NOTES**

1. PLATFORM LENGTH TO BE 220' WITH A POTENTIAL EXTENSION TO 300'
2. ALL BUILDINGS, ROADWORK AND SIDEWALK BY OTHERS
3. SEE PROPERTY LINE DRAWINGS FOR SCOPE OF WORK
4. SEE TECHNICAL PROVISIONS FOR MINIMUM ROOM SIZES AND ROOM REQUIREMENTS
5. DESIGN BUILDER IS RESPONSIBLE FOR ALL STATION SCOPE WITHIN LIMITS OF WORK

NOT FOR CONSTRUCTION

	
1. 03/14/17	03/14/17
2. 03/14/17	03/14/17
3. 03/14/17	03/14/17
4. 03/14/17	03/14/17
5. 03/14/17	03/14/17

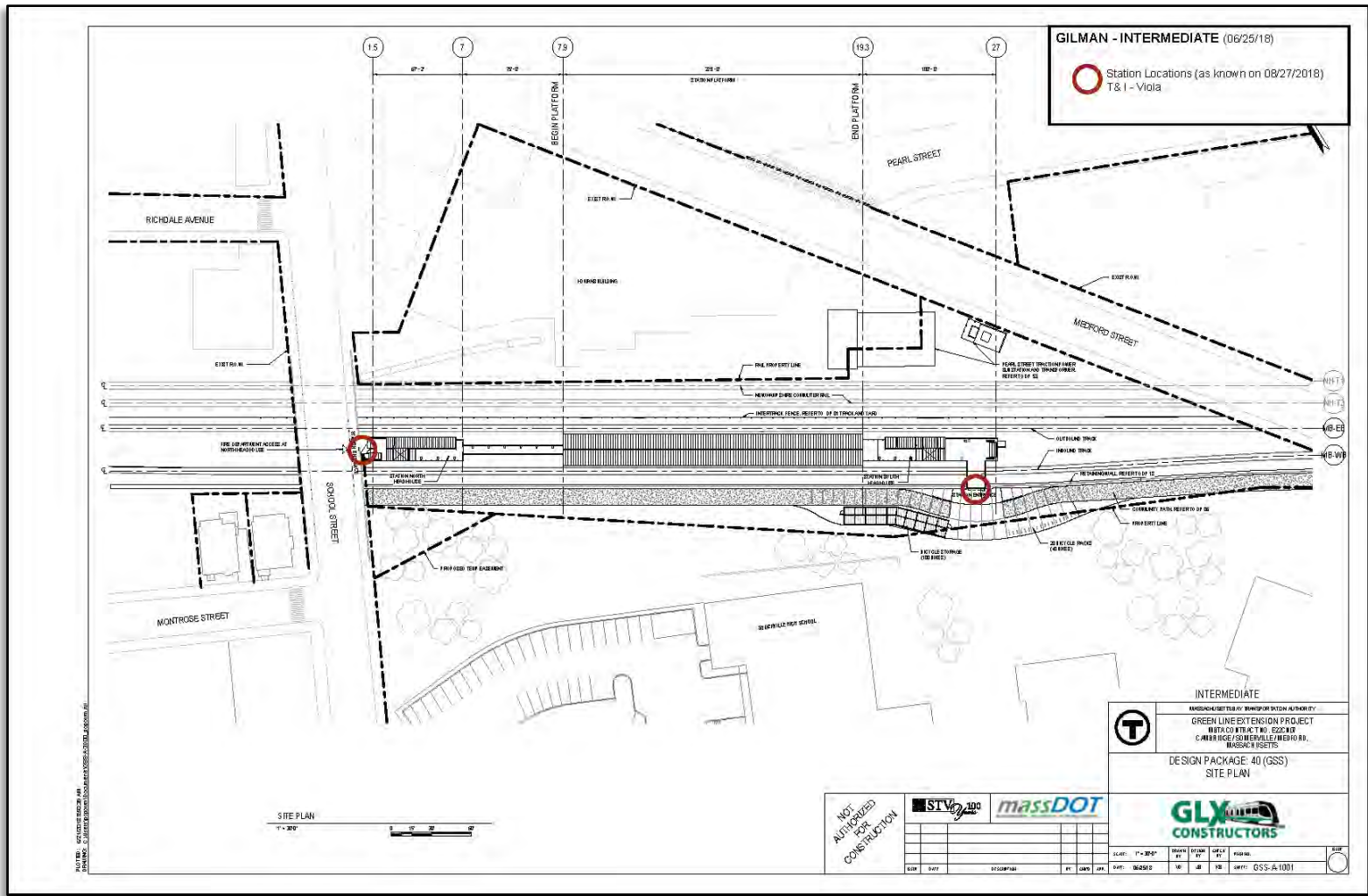
MASSACHUSETTS BAY TRANSPORTATION AUTHORITY  
**T** GREEN LINE EXTENSION PROJECT  
DESIGN BUILD (WITH CONTRACT NO. E20091)  
EXAMINED BY COMPTROLLER GENERAL MASSACHUSETTS

UNION SQUARE STATION  
SITE PLAN

ARUP

DATE: 03/14/17  
SCALE: 1/32"=1'-0"  
PROJECT: UNIS-A-1000  
SHEET: 5





# PUBLIC FEEDBACK



## Proposed Code

The Administration has recently submitted the proposed Zoning Ordinance to the Board of Aldermen. To review a timeline of the steps needed for adoption, see our [Adoption Process Infographic](#).

Please provide your feedback on our [CiviComment page](#), and don't forget to join us in the upcoming public hearings by the Planning Board and the Board of Aldermen Land Use Committee:

- On **Tuesday, February 13, 2018, at 6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, the City Administration will introduce the code, provide an overview, and highlight the differences between the proposed 2018 overhaul and the 2015 version;
- On **Tuesday, March 13, 2018, at 6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, the Planning Board and Land Use Committee will accept public comments;

For those who may be interested, the Land Use Committee and Planning Board will also meet on **Wednesday, January 31, 2018, at 6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, for an introduction by administration staff to the drafting technique, document structure, and other technical items related to the proposed ordinance.

Below is the current draft of the new Somerville Zoning Ordinance. A change log and previous drafts are

Maintained by the City of Somerville's  
Planning Department

Email us your feedback at:  
[planning@somervillema.gov](mailto:planning@somervillema.gov)

### Language Options

EN HT PT ES

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# City of Somerville

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### Proposed Zoning Code - Article 1 - Introductory Provisions

No description available.



### Proposed Zoning Code - Article 2 - Overview & Guide

No description available.

### About

This site is for collecting community feedback  
for the City of Somerville, Massachusetts

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### Proposed Zoning Code - Article 2 - Overview & Guide

No description available.



### Proposed Zoning Code - Article 3 - Residential Districts

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### Proposed Zoning Code - Article 1 - Introductory Provisions

Page: 1 of 6 Download Type to search

Click anywhere in the document to add a comment. Select a bubble to view comments.

## 1 INTRODUCTORY PROVISIONS

<b>1.1 GENERAL.....</b>	<b>3</b>
Title	3
Authority	3
Applicability	3
Purpose	3
Regulatory Scope	4
Compliance	4
Fines and Penalties	4
Conflicting Provisions	4
Meaning & Intent	4
Text & Graphics	5
Severability & Invalidity	5

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<b>1.1 GENERAL.....</b>	<b>3</b>
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### Proposed Zoning Code - Article 1 - Introductory Provisions

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Comments Close

*dbartman* Jan 31 2018 at 9:32AM Answer

This is an example comment by Planning Staff

edit reply delete

## 1 INTRODUCTORY PROVISIONS:

<b>1.1 GENERAL.....</b>	<b>3</b>
Title	3
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Severability & Invalidity	5

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Direct Link

[sommerville.civiccomment.org](https://sommerville.civiccomment.org)

Contact the the Planning Division  
with feedback at:

**planning@somervillema.gov**



City of Somerville

**ZONING OVERHAUL**

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[www.somervillezoning.com](http://www.somervillezoning.com)