



City of Somerville

**ZONING OVERHAUL**

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

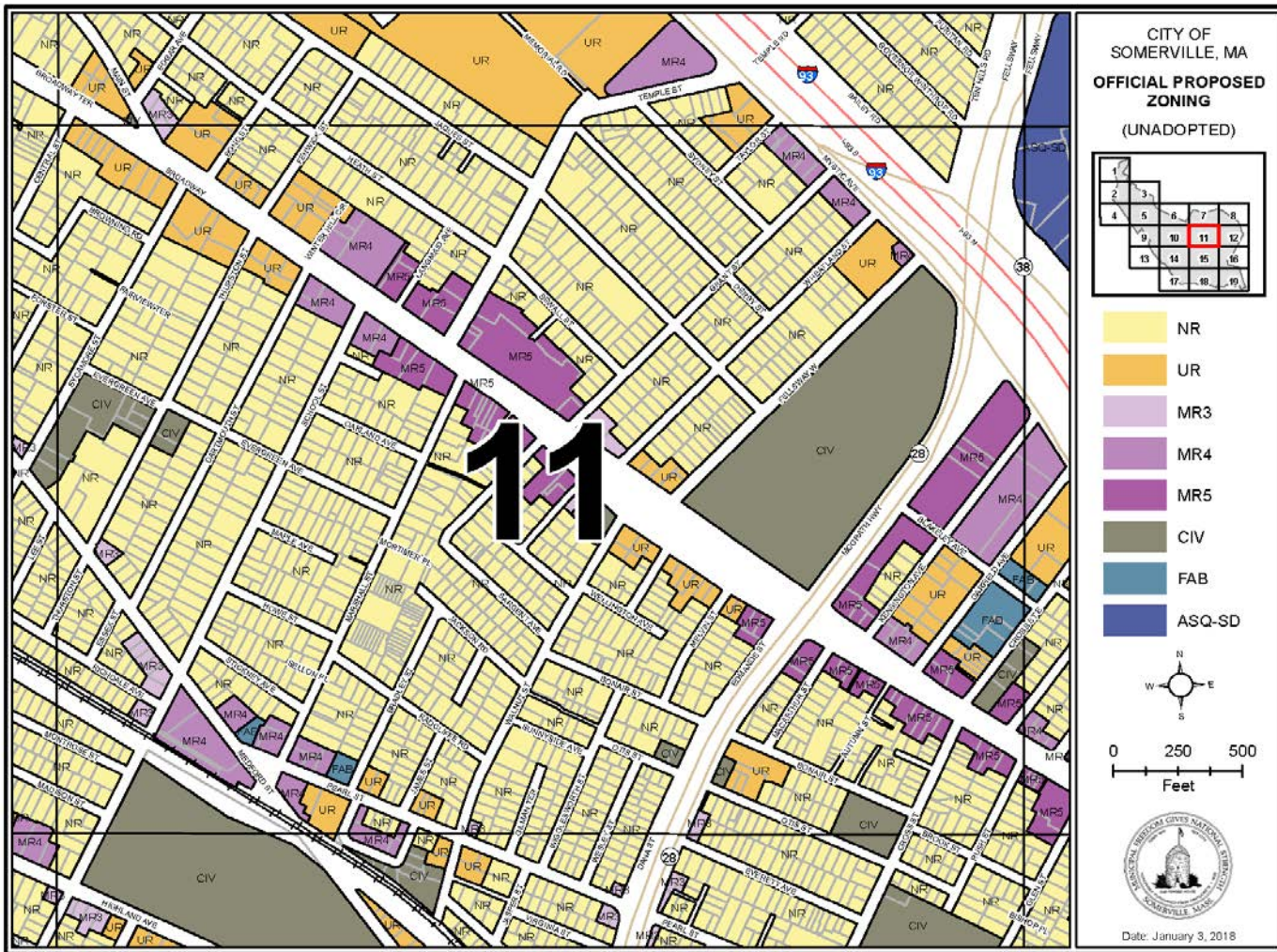
September 19, 2019

Contact the the Planning Division with feedback at:

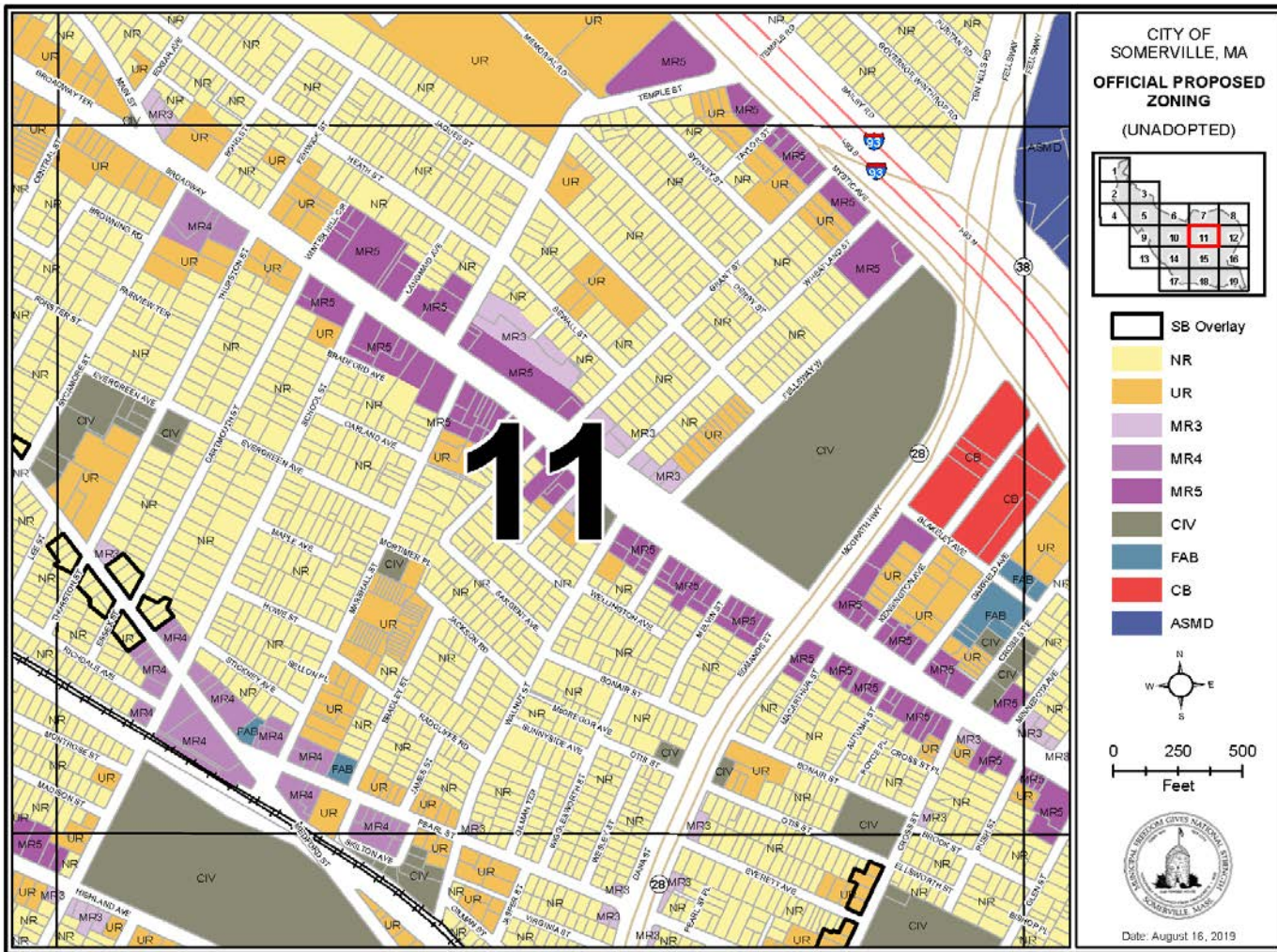
**planning@somervillema.gov**

# TONIGHT'S AGENDA

1. Zoning Atlas Updated
2. District Overview
3. Misc. Version 4 Additions







# TONIGHT'S AGENDA

1. Zoning Atlas Updated
- 2. District Overview**
3. Misc. Version 4 Additions

# Residential Districts

## 3. RESIDENTIAL DISTRICTS Neighborhood Residence (NR)

### 3.1 NEIGHBORHOOD RESIDENCE (NR)

#### 1. Character Description

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



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## 3. RESIDENTIAL DISTRICTS Urban Residence (UR)

### 3.2 URBAN RESIDENCE (UR)

#### 1. Character Description

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



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## SUMMARY

### Buildings

- Most permitted *By Right*
- Carriage house permitted by *Site Plan Approval*
  - Carriage house impacts mitigated through permit conditions

### Uses

- Residential: Household living permitted by right; group living by special permit
- Dorms, chapter houses, homeless shelters, rooming houses prohibited in NR; Dorms, chapter houses, rooming houses by SP in UR (but only dwelling units are permitted)
- Home occupations/urban ag permitted by right
- Limited commercial uses in former purpose built commercial buildings

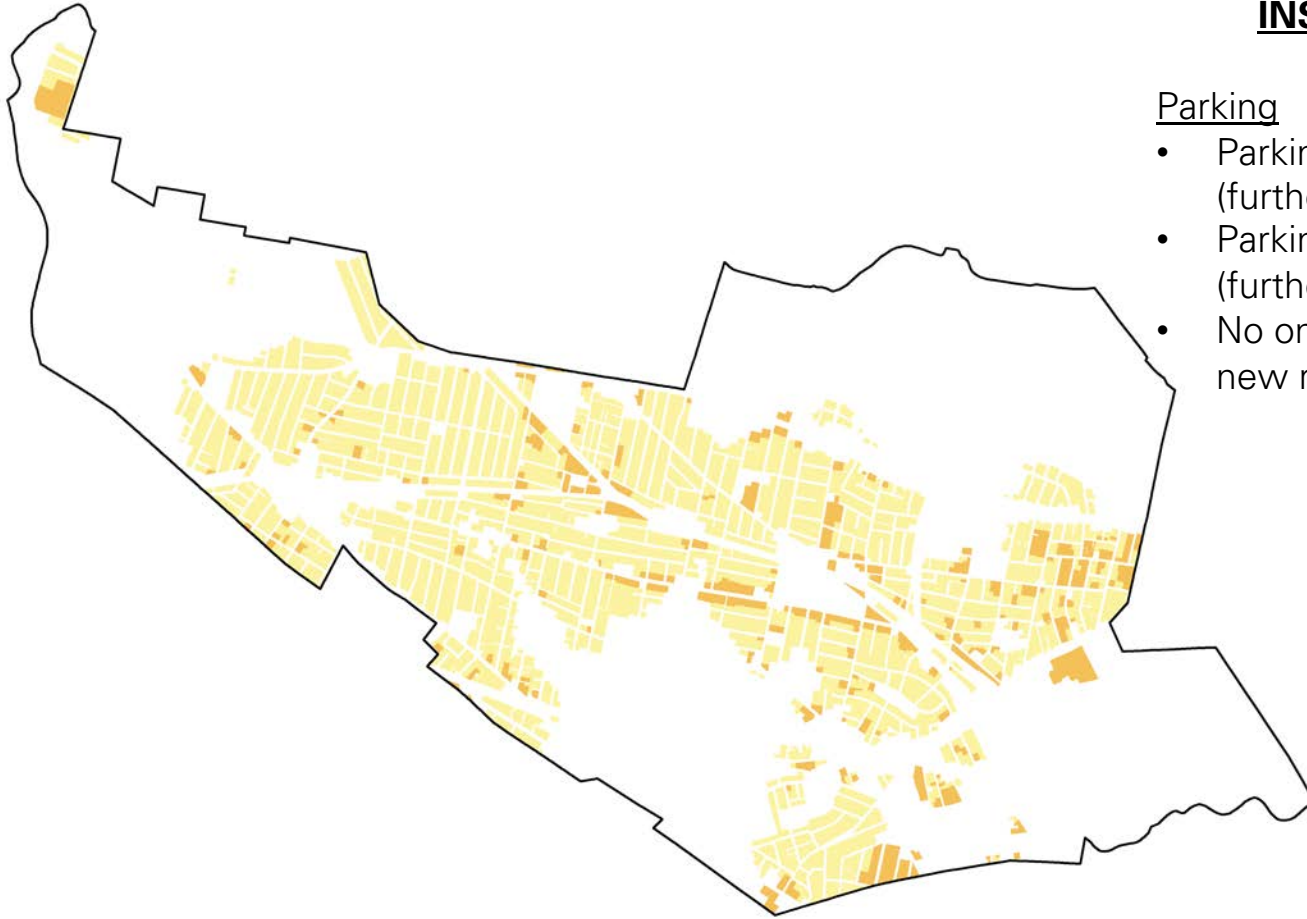
### Parking

- Accessory parking permitted
- Commercial parking prohibited





# Residential Districts

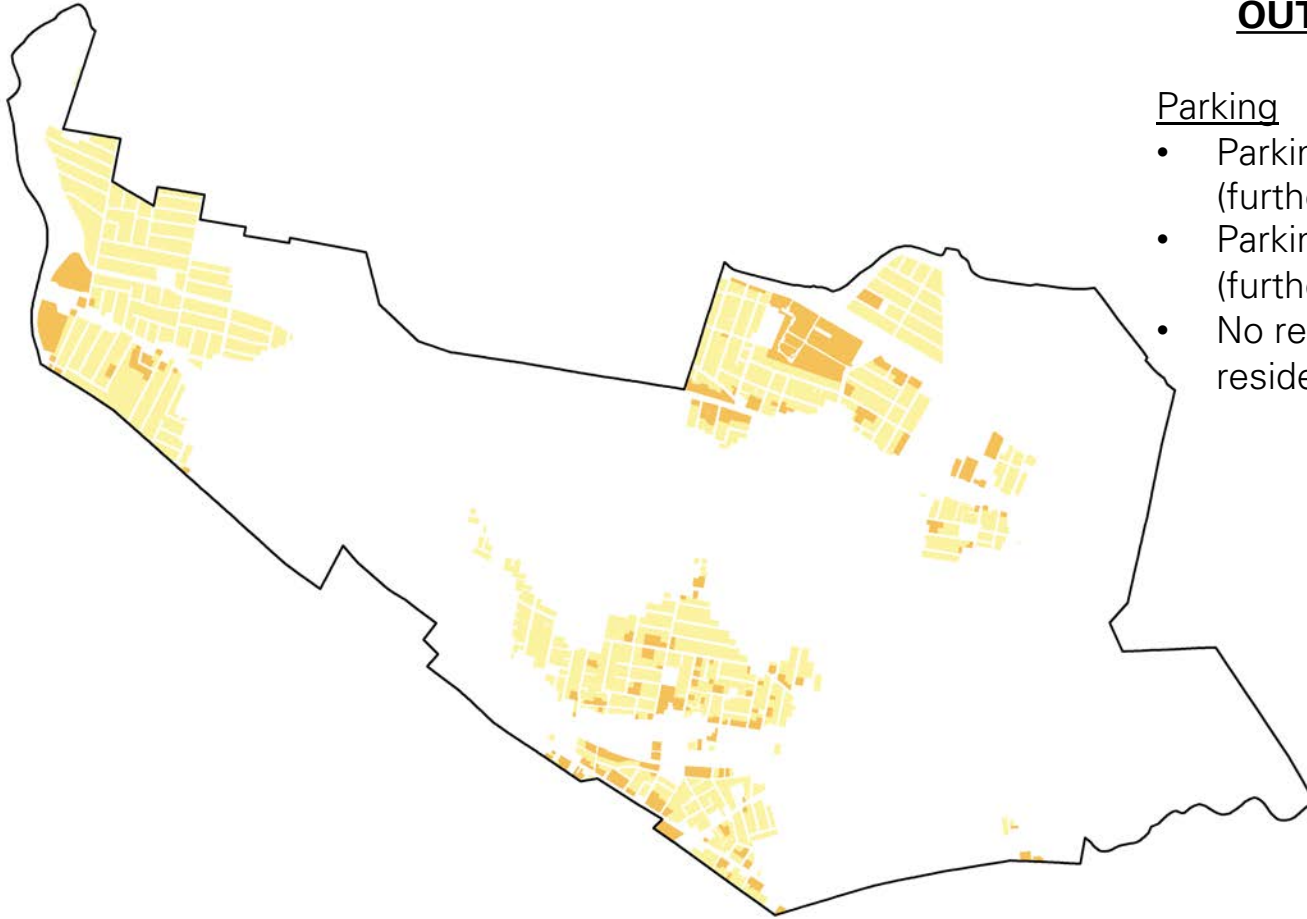


## INSIDE A TRANSIT AREA

### Parking

- Parking **maximum** for residential (further than ½ mile)
- Parking **maximum** for commercial (further than ¼ mile)
- No on-street parking permits for new residents

# Residential Districts



## OUTSIDE A TRANSIT AREA

### Parking

- Parking **minimum** for residential (further than ½ mile)
- Parking **minimum** for commercial (further than ¼ mile)
- No restrictions for on-street resident permits



# Neighborhood Residence

## 3. RESIDENTIAL DISTRICTS Neighborhood Residence (NR)

### 3.1.11 Detached Triple Decker

A moderate floor plate, detached, principal BUILDING TYPE with two (2) to three (3) vertically stacked DWELLING UNITS.

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



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## Triple Decker

- Permitted in certain, uniform circumstances:

“The detached triple decker building type is permitted only on a compliant lot that is either abutting at the side or directly opposite on any thoroughfare from a lot with an existing triple decker building type.”



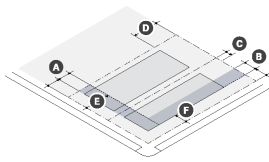
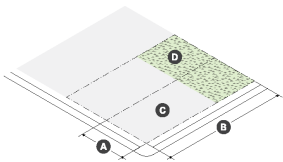
# Neighborhood Residence

## 3. RESIDENTIAL DISTRICTS Neighborhood Residence (NR)

### 3.1.8 Detached House (continued)

a. LOT STANDARDS

b. BUILDING PLACEMENT



LOT DIMENSIONS	
<b>A</b> LOT WIDTH (min)	--
No Driveway Access	32 ft
Side or Rear Driveway Access	32 ft
Front Driveway Access	34 ft
<b>B</b> LOT DEPTH (min)	80 ft

LOT DEVELOPMENT	
<b>C</b> LOT COVERAGE (max)	60%
<b>D</b> GREEN SCORE	--
Minimum	0.35
Ideal	0.40

BUILDING SETBACKS	
<b>A</b> Primary Front Setback <sup>1</sup> (min/max)	10 ft 20 ft
<b>B</b> Secondary Front Setback <sup>1</sup> (min/max)	10 ft 20 ft
<b>C</b> Side Setback (min)	=
No Driveway Access	5 ft
Side or Rear Driveway Access	5 ft
Front Driveway Access	3 ft
Sum of Side Setbacks (min)	=
No Driveway Access	10 ft
Side or Rear Driveway Access	10 ft
Front Driveway Access	12 ft
<b>D</b> Rear Setback (min)	20 ft
<b>E</b> Building Separation (min)	10 ft

PARKING SETBACKS	
<b>F</b> Primary Front Setback (min)	20 ft
<b>G</b> Secondary Front Setback (min)	10 ft

<sup>1</sup> See §3.1.13.a Contextual Front Setbacks

## Adjusted Setbacks (all principal building types)

- Lots with front driveways; building set t one side
  - 3 ft side setback, 12 ft sum of side setbacks
- Lots without front driveways; building centered on lot
  - 5 ft side setback; 10 ft sum of side setbacks
- Building Separation - 10 ft 'forcefield' from all structures

BUILDING SETBACKS	
<b>A</b> Primary Front Setback <sup>1</sup> (min/max)	10 ft 20 ft
<b>B</b> Secondary Front Setback <sup>1</sup> (min/max)	10 ft 20 ft
<b>C</b> Side Setback (min)	=
No Driveway Access	5 ft
Side or Rear Driveway Access	5 ft
Front Driveway Access	3 ft
Sum of Side Setbacks (min)	=
No Driveway Access	10 ft
Side or Rear Driveway Access	10 ft
Front Driveway Access	12 ft
<b>D</b> Rear Setback (min)	20 ft
<b>E</b> Building Separation (min)	10 ft



# Side Setbacks

<u>Distance from <b>nearest</b> lot line</u>	<u># of Lots</u>	<u>% of total (11,733)</u>
0 - 2 feet (0 feet exactly)	7,289 (4,814)	61.91% (40.89%)
2 feet - 4 feet	2,406	20.44%
4 feet - 6 feet	1,272	10.80%
6 feet - 8 feet	477	4.05%
8 feet - 10 feet	192	1.63%
10 feet - 12 feet	64	0.54%
12 feet - 14 feet	39	0.33%
14+ feet	34	0.29%

# Neighborhood Residence

## 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

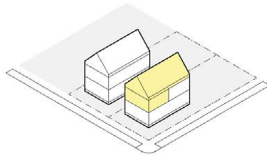
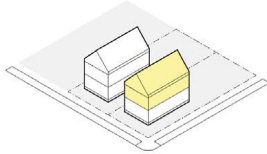
### 3.1.8 Detached House (continued)

- e. Housing
  - i. **Multiple** DWELLING UNITS within a detached house BUILDING TYPE must be, generally, stacked one over the other. Common examples are shown in Figure 3.1.8.(a). DWELLING UNITS that are side-by-side or front-to-back in orientation are not permitted.
- f. **Development Benefits**
  - i. Development is subject to the provisions of Article 12: Development Benefits of this Ordinance. Where the provisions of this section conflict with those of Article 12, the provisions of Article 12 apply.
  - ii. Development of a detached house principal building must provide AFFORDABLE DWELLING UNITS as specified on Table 3.1.8. (a).
  - iii. Required ADUs must be priced as a Tier 3 ADU.

Table 3.1.8 Required ADUs

Dwelling Units per Lot	Required ADUs
0 to 2 units	None
3 units	1 unit

Figure 3.1.8 DWELLING UNIT Orientation Options



## Tier 3 Affordable 3<sup>rd</sup> Unit

- House
- Triple Decker

Table 3.1.8 Required ADUs

Dwelling Units per Lot	Required ADUs
0 to 2 units	None
3 units	1 unit

### 3.1.8 Detached House (continued)

- e. Housing
  - i. **Multiple** DWELLING UNITS within a detached house BUILDING TYPE must be, generally, stacked one over the other. Common examples are shown in Figure 3.1.8.(a). DWELLING UNITS that are side-by-side or front-to-back in orientation are not permitted.
- f. **Development Benefits**
  - i. Development is subject to the provisions of Article 12: Development Benefits of this Ordinance. Where the provisions of this section conflict with those of Article 12, the provisions of Article 12 apply.
  - ii. Development of a detached house principal building must provide AFFORDABLE DWELLING UNITS as specified on Table 3.1.8. (a).
  - iii. Required ADUs must be priced as a Tier 3 ADU.



# Neighborhood Residence

## 3. RESIDENTIAL DISTRICTS Neighborhood Residence (NR)

### 3.1.12 Carriage House

A small FLOOR PLATE, detached, accessory building type typically providing space for one (1) small DWELLING UNIT, a home occupation, creative studio space, shed, storage, a playhouse for children, or vehicular parking.

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



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## Carriage Houses

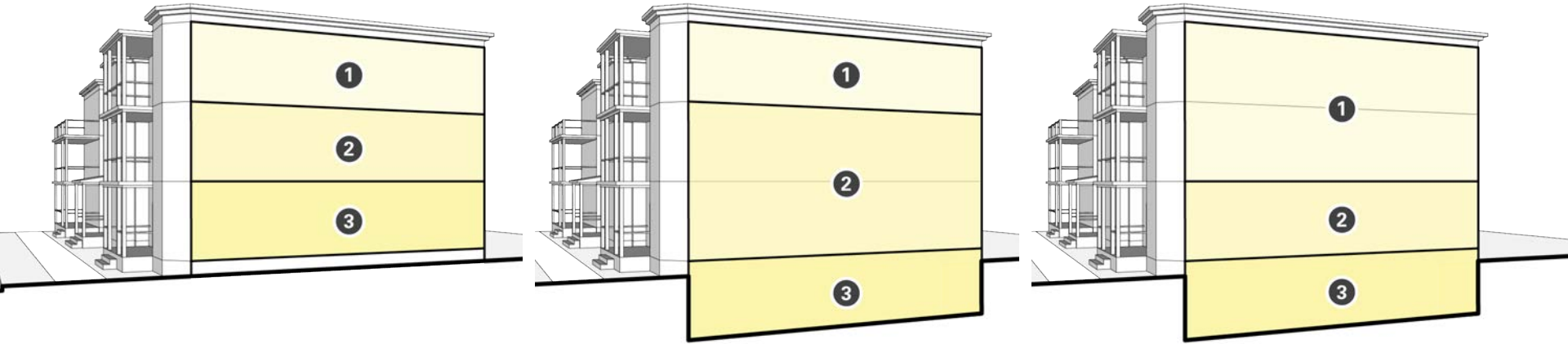
- Permitted by *Site Plan Approval*
- Carriage house impacts mitigated through permit conditions

Use & Occupancy	
DWELLING UNITS per LOT (max)	per PRINCIPAL BUILDING
<u>Dwelling Units (max)</u>	1

BUILDING Setbacks	
<b>A</b> Primary Front Setback (min)	60 ft
<b>B</b> Secondary Front Setback (min)	10 ft
<b>C</b> Side Setback (min)	3 ft
<b>E</b> Rear Setback (min)	3 ft
ALLEY	3 or 20 ft
No ALLEY	3 ft
<b>E</b> <u>Building Separation (min)</u>	<u>10 ft</u>

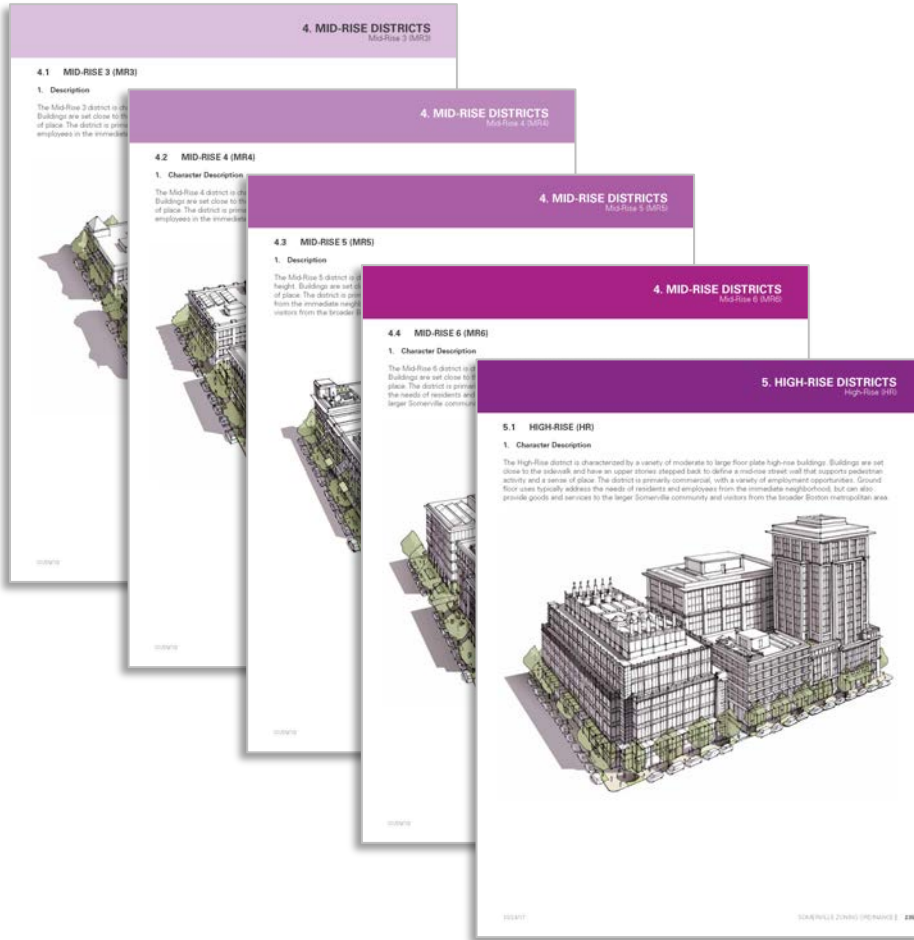
# Neighborhood Residence

## Unit Orientation Examples





# Mid-Rise & High-Rise Districts



## SUMMARY

### Buildings

- Permitted by *Site Plan Approval*
  - Impacts are mitigated through permit conditions

### Uses

- Residential permitted by Special Permit

### Open Space

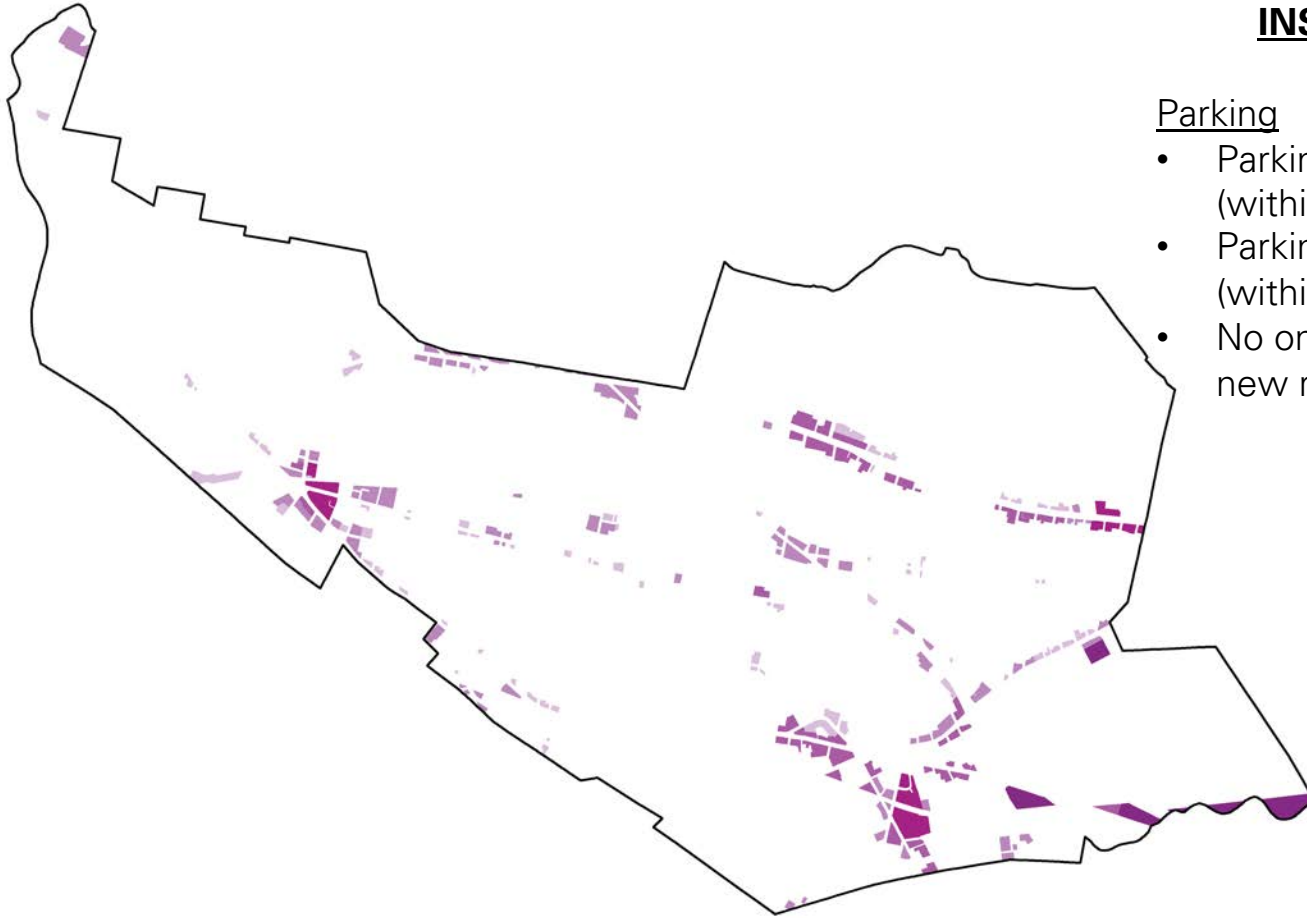
- On site 'open space' required
  - Payment in lieu of open space permitted

### Parking

- MR3, MR4, MR5: Accessory parking permitted
- MR 5, MR6, HR: Accessory parking **prohibited**
- All Districts: Commercial parking permitted



# Mid-Rise & High-Rise Districts

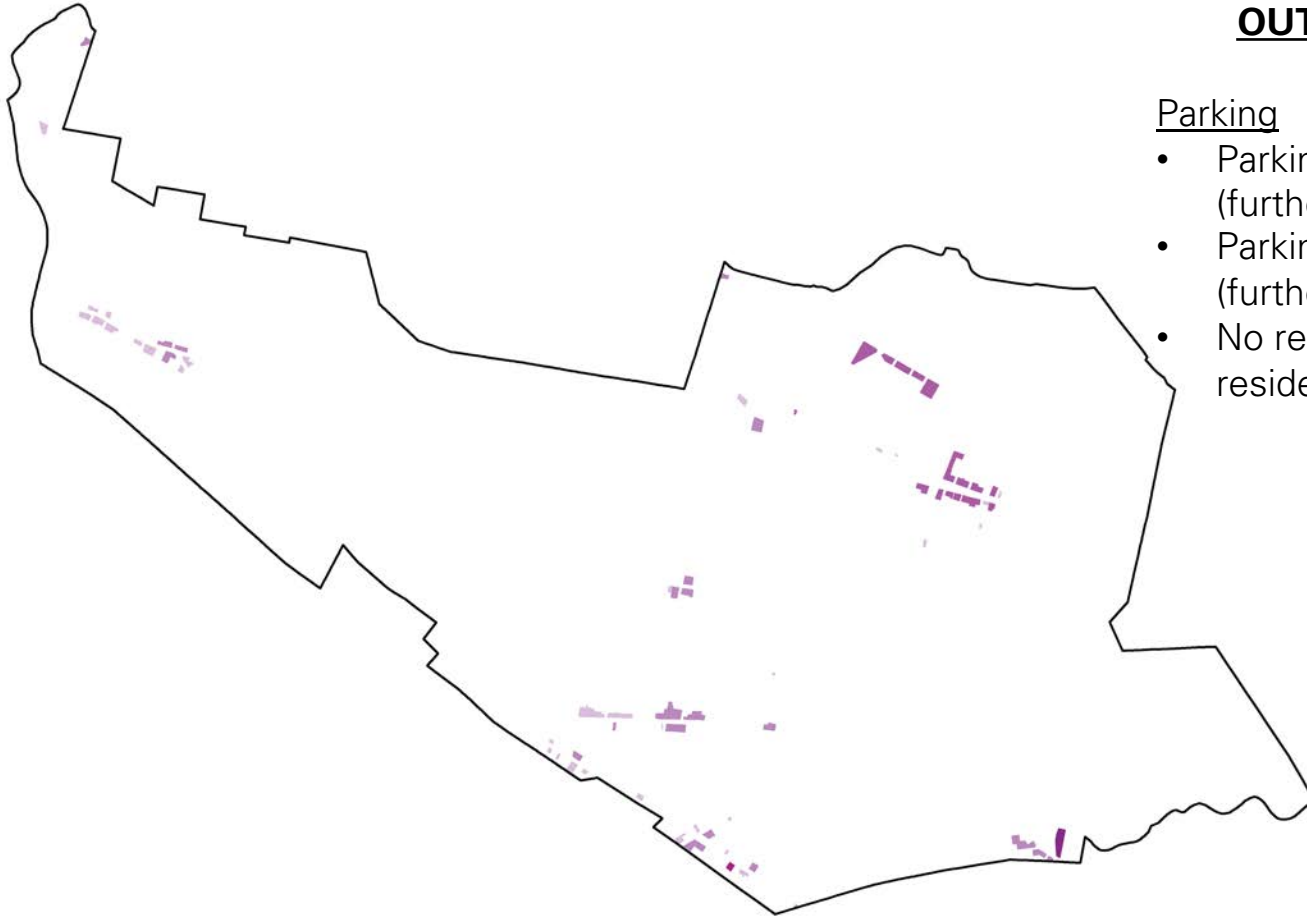


## INSIDE A TRANSIT AREA

### Parking

- Parking **maximum** for commercial (within 1/4 mile)
- Parking **maximum** for residential (within 1/2 mile)
- No on-street parking permits for new residents

# Mid-Rise & High-Rise Districts



## OUTSIDE A TRANSIT AREA

### Parking

- Parking **minimum** for commercial (further than 1/4 mile)
- Parking **minimum** for residential (further than 1.2 mile)
- No restrictions for on-street resident permits

# Mid-Rise & High-Rise Districts

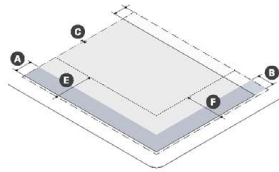
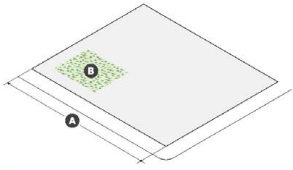
## 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

### 4.2.8. General BUILDINGS (continued)

a. LOT STANDARDS

b. BUILDING PLACEMENT



LOT DIMENSIONS	
A Lot Width (min)	30 ft

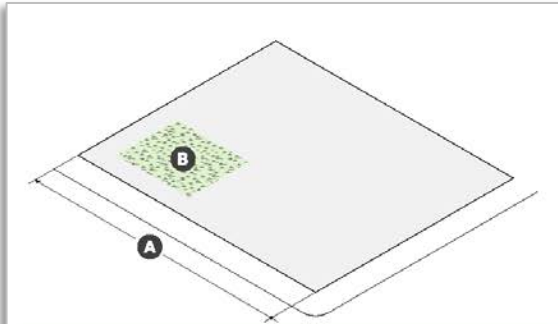
LOT DEVELOPMENT	
Lot Coverage (max)	90%
GREEN SCORE	--
Minimum	0.25
Ideal	0.30
B Open Space (min)	15%

BUILDING SETBACKS	
A Primary Front Setback (min/max)	2 ft 15 ft
B Secondary Front Setback (min/max)	2 ft 15 ft
C Side Setback (min)	0 ft
Side Setback ABUTTING NR or LHD (min)	10 ft
D Rear Setback (min)	--
Alley	0 ft
No Alley	10 ft
No Alley & Abutting NR or LHD	15 ft

PARKING SETBACKS	
A Primary Front Setback (min)	--
SURFACE PARKING	30 ft
STRUCTURED PARKING	30 ft
B Secondary Front Setback (min)	--
SURFACE PARKING	10 ft
STRUCTURED PARKING	2 ft

## Open Space

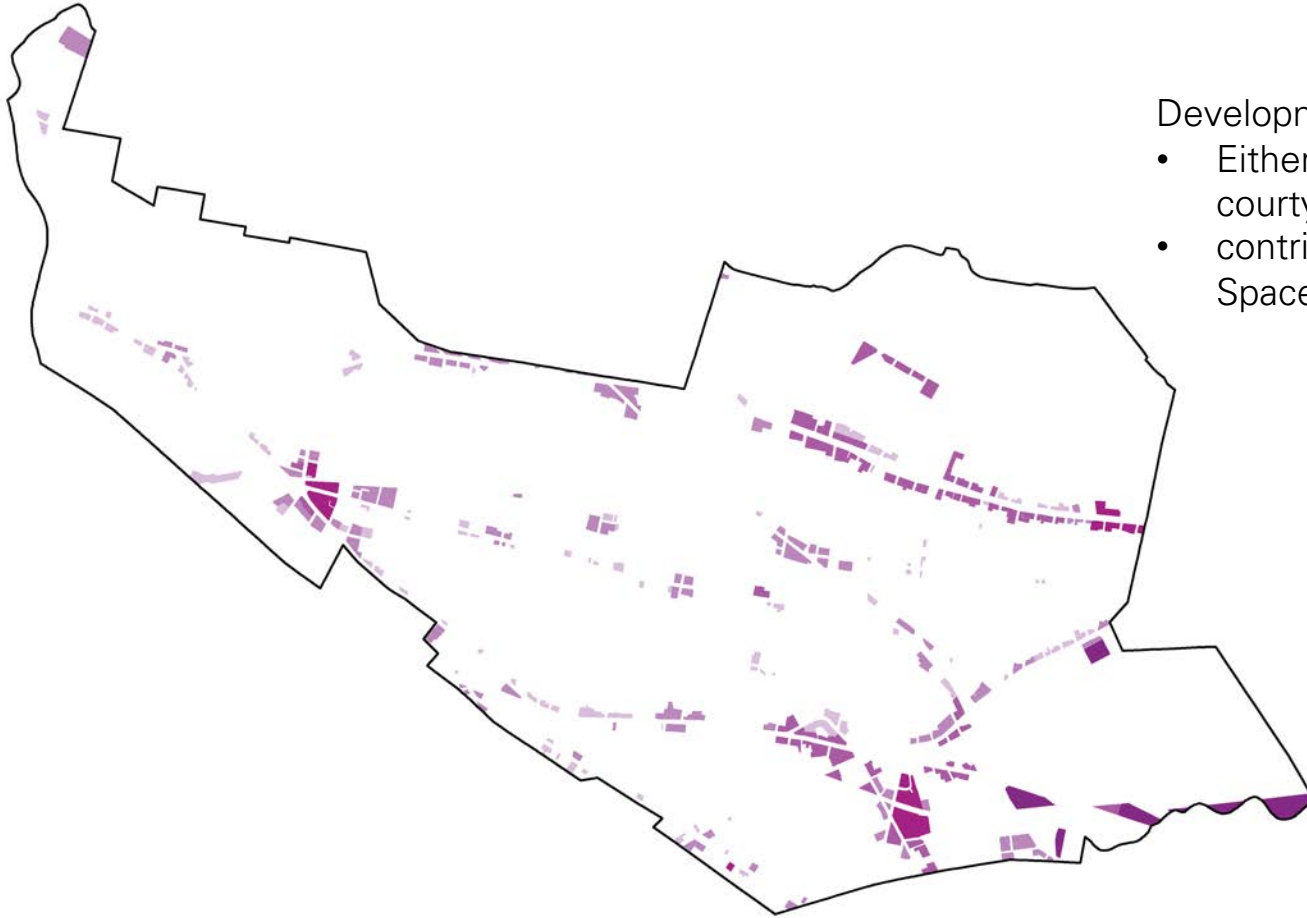
- 15% 'Open Space' required on site (yards, forecourts, courtyards, green roofs)
- In-lieu payment permitted for up to 100% of requirement



LOT DIMENSIONS	
A Lot Width (min)	30 ft

LOT DEVELOPMENT	
Lot Coverage (max)	90%
GREEN SCORE	--
Minimum	0.25
Ideal	0.30
B Open Space (min)	15%

# Mid-Rise & High-Rise Districts



## Open Space

Development in MR & HR will:

- Either build yards, forecourts, courtyards, green roofs; or
- contribute funds to the Public Space Acquisition Fund.

# Mid-Rise & High-Rise Districts

## 4. MID-RISE DISTRICTS

Mid-Rise 3 (MR3)

### 4.1.8. General Building (continued)

- e. **Development Benefits**
  - i. **Development is subject to the provisions of Article 12, Development Benefits of this Ordinance.** *Where the provisions of this section conflict with those of Article 12, the provisions of Article 12 apply.*
  - ii. **Development of a general building must provide AFFORDABLE DWELLING UNITS as specified on Table 4.1.8 (a).**
  - iii. **Development of a general building must provide linkage payments as specified on Table 4.1.8 (b).**
- f. **Design Guidelines**
  - i. PENETRATION patterns and window configurations should break the direct line of sight between neighboring properties to every extent practicable. Translucent glass on the bottom half of windows or strategically placed landscape elements should be utilized if it is not practical to offset windows in ways that minimize privacy impacts.
  - ii. Outdoor amenity spaces that are elevated, such as roof decks, fully projecting balconies, and UPPER STORY rear porches should provide sight-obscuring visual screening at the sides to increase privacy, security, and to limit views of ADJACENT properties from elevated vantage points.

Table 4.1.8. (a) Required ADUs

Total Dwelling Units	Required ADUs
0 to 5 units	None
6 units	1 unit OR fractional buyout for 0.4 units
7 units	1 unit OR fractional buyout for 0.6 units
8 to 17 units	175% of units
18 or more units	20% of units

Table 4.1.8 (b) Linkage

Commercial Gross Floor Area	Affordable Housing Linkage	Employment Linkage
30,000 sf or less	None	None
Over 30,000 sf	\$10/sf	\$2.46/sf

## Development Benefits

- Standards for ADUs and Linkage added to the pages for each building type.

Table 4.1.8. (a) Required ADUs

Total Dwelling Units	Required ADUs
0 to 5 units	None
6 units	1 unit OR fractional buyout for 0.4 units
7 units	1 unit OR fractional buyout for 0.6 units
8 to 17 units	175% of units
18 or more units	20% of units

Table 4.1.8 (b) Linkage

Commercial Gross Floor Area	Affordable Housing Linkage	Employment Linkage
30,000 sf or less	None	None
Over 30,000 sf	\$10/sf	\$2.46/sf



# Development Benefits

## 12. DEVELOPMENT BENEFITS Affordable Housing

### 12.1 AFFORDABLE HOUSING

#### 1. Purpose

- a. To implement the housing policy objectives of the COMPREHENSIVE PLAN of the City of Somerville by increasing the supply of affordable housing available to existing and future residents.
- b. To create a stock of affordable housing that is available to qualifying households over the long-term.
- c. To stabilize the cost of housing, including utilities, parking, and on-site amenities for households that are unable to afford market-rate housing prices without becoming COST BURDENED.
- d. To ensure that fractional buyouts and in-lieu payments compensate for the additional costs of acquisition, design, DEVELOPMENT, operations, and maintenance in addition to the value of an AFFORDABLE DWELLING UNIT.
- e. To recapture a public benefit from the increased value of land resulting from the adoption of this Ordinance.

#### 2. Applicability

- a. This Section is applicable to all DEVELOPMENT required to provide one (1) or more AFFORDABLE DWELLING UNITS (ADUs) and to any SUBDIVISION or LOT SPLIT that results in two or more LOTS intended for residential use, sale, legacy, or DEVELOPMENT at any time.
- b. DEVELOPMENT may not be segmented or phased in any manner and APPLICANTS may not establish surrogate or subsidiary entities to avoid compliance with this Section.
- c. Residential uses owned by an educational institution for occupancy exclusively by its students, faculty, and staff are exempt.
- d. 100% AFFORDABLE HOUSING buildings are exempt.

#### 3. Enforcement

- a. The Director of Housing may establish additional standards and procedures for the administration enforcement of this Section.

#### 4. Required ADUs

- a. Unless otherwise specified, ADUs must be provided as specified in Article 3: Residential Districts, Article 4: Mid-Rise Districts, Article 5: High-Rise Districts, Article 7: Special Districts, and Article 8: Overlay Districts.
- b. When the calculation for AFFORDABLE DWELLING UNITS results in a fractional value, the fractional value is either rounded up to the next whole number and regarded as a whole unit or, alternatively, a buyout may be paid for the fractional value in accordance with §12.1.8 Buyouts & Payments.
- c. Applicants may request to make a payment in lieu of providing one (1) or more required ADUs in accordance with §12.1.8 Buyouts & Payments.

- d. DEVELOPMENT that results in elimination or discontinuance of an existing ADU is required to replace the unit(s) on a one-for-one basis or provide the number required ADUs for the subject building type, whichever is more.

#### 5. ADU Price

- a. Unless otherwise specified, ADUs required by this Ordinance must be priced as specified on Table 12.1.4 (a) ADU Price Tiers.

Table 12.1.5 (a) ADU Price Tiers

ADU	Price Tier
1st ADU	Tier 1
2nd ADU	Tier 2
3rd ADU	Tier 1
4th ADU	Tier 2
5th ADU	Tier 3
6th ADU	Tier 1
7th ADU	Tier 2
8th ADU	Tier 1
9th ADU	Tier 3
10th ADU	Tier 2
11th ADU	Tier 1
12th ADU	Tier 2
13th ADU	Tier 3

- b. The Director of Housing shall calculate, publish on the City website, and annually update the following:
  - i. The maximum rent and maximum sales price for each ADU price tier.
  - ii. Standard deductions for condominium fees, homeowners insurance, private mortgage insurance, real estate taxes, and parking fees for ownership ADUs.
  - iii. Standard deductions for utilities, parking, and amenities for rental ADUs.
- c. The maximum affordable rent for each rental ADU price tier is calculated as follows:
  - i. The Median Family Income (MFI) for the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area published annually by the U.S. Department of Housing and Urban Development (HUD) is multiplied by the percentage specified on Table 12.1.5 (b) for the price tier and BEDROOM count of the subject ADU to determine the base price before deductions.

“Unless otherwise specified, ADUs must be provided as specified in Article 3: Residential Districts, Article 4: Mid-Rise Districts, Article 5: High-Rise Districts, Article 7: Special Districts, and Article 8: Overlay Districts.”

Table 4.1.8. (a) Required ADUs

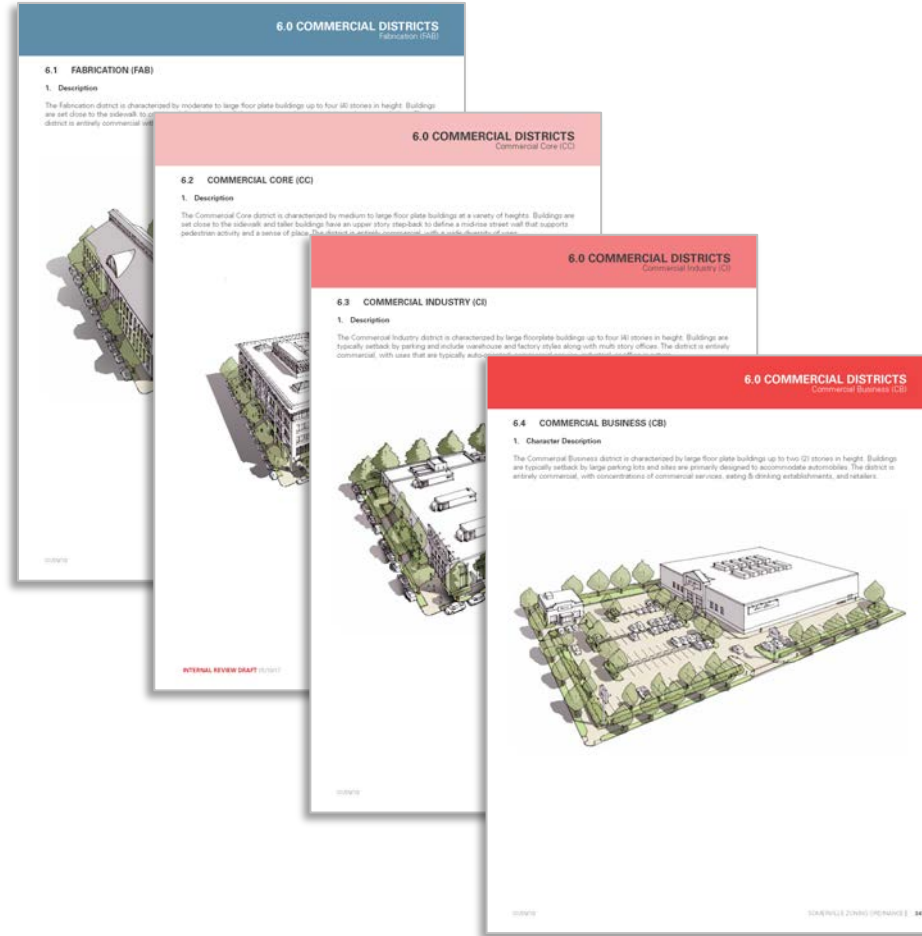
Total Dwelling Units	Required ADUs
0 to 5 units	None
6 units	1 unit OR fractional buyout for 0.4 units
7 units	1 unit OR fractional buyout for 0.6 units
8 to 17 units	17.5% of units
18 or more units	20% of units

Table 4.1.8 (b) Linkage

Commercial Gross Floor Area	Affordable Housing Linkage	Employment Linkage
30,000 sf or less	None	None
Over 30,000 sf	\$10/sf	\$2.46/sf



# Commercial Districts



## SUMMARY

### Buildings

- Permitted by *Site Plan Approval*
  - Impacts are mitigated through permit conditions

### Uses

- Residential **prohibited**

### Open Space

- CC: On site 'open space' required
  - Payment in lieu of open space permitted

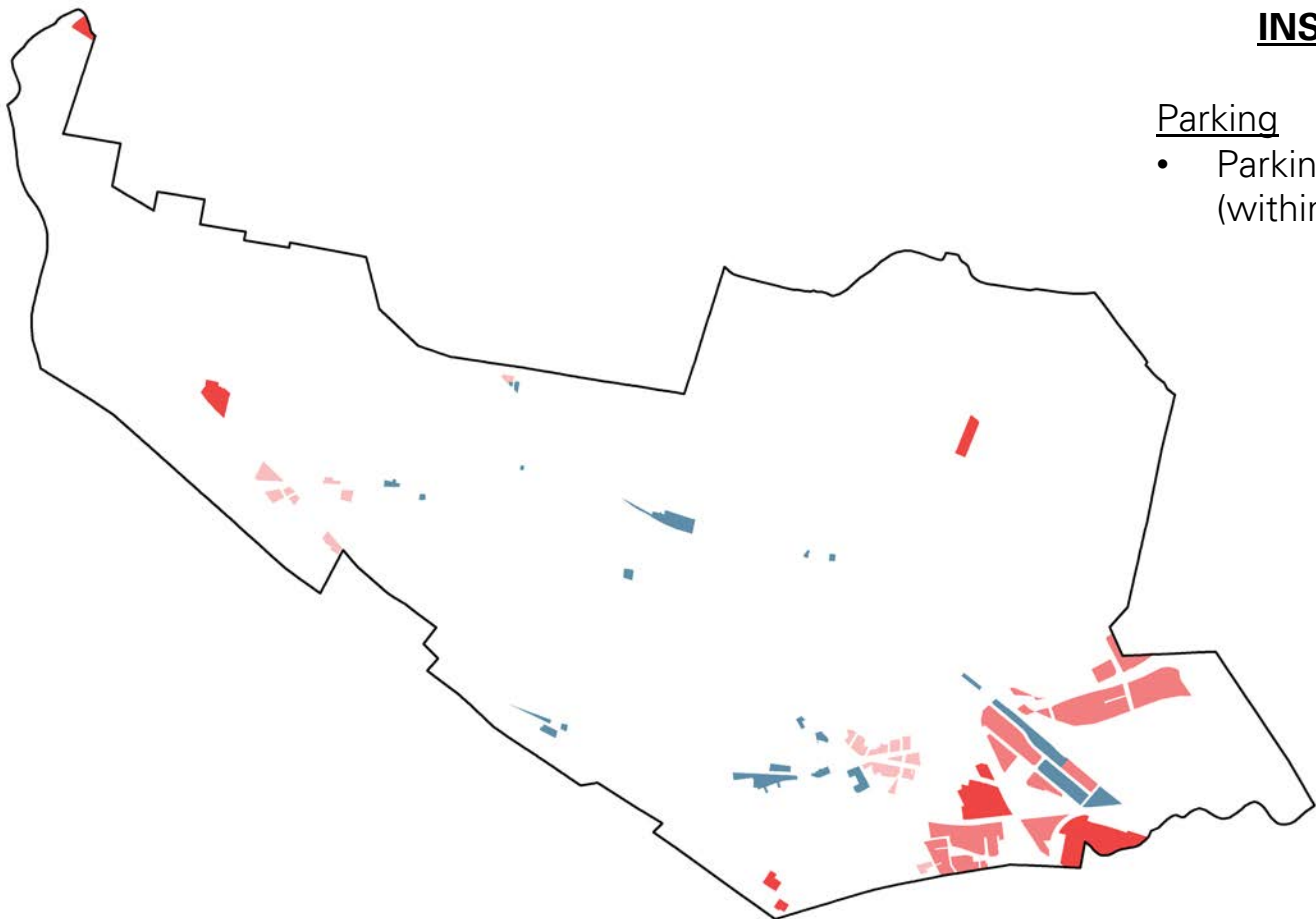
### Parking

- CC: Accessory parking prohibited; commercial parking permitted
- FAB, CI, CB: Accessory parking permitted, commercial parking permitted





# Commercial Districts



## INSIDE A TRANSIT AREA

### Parking

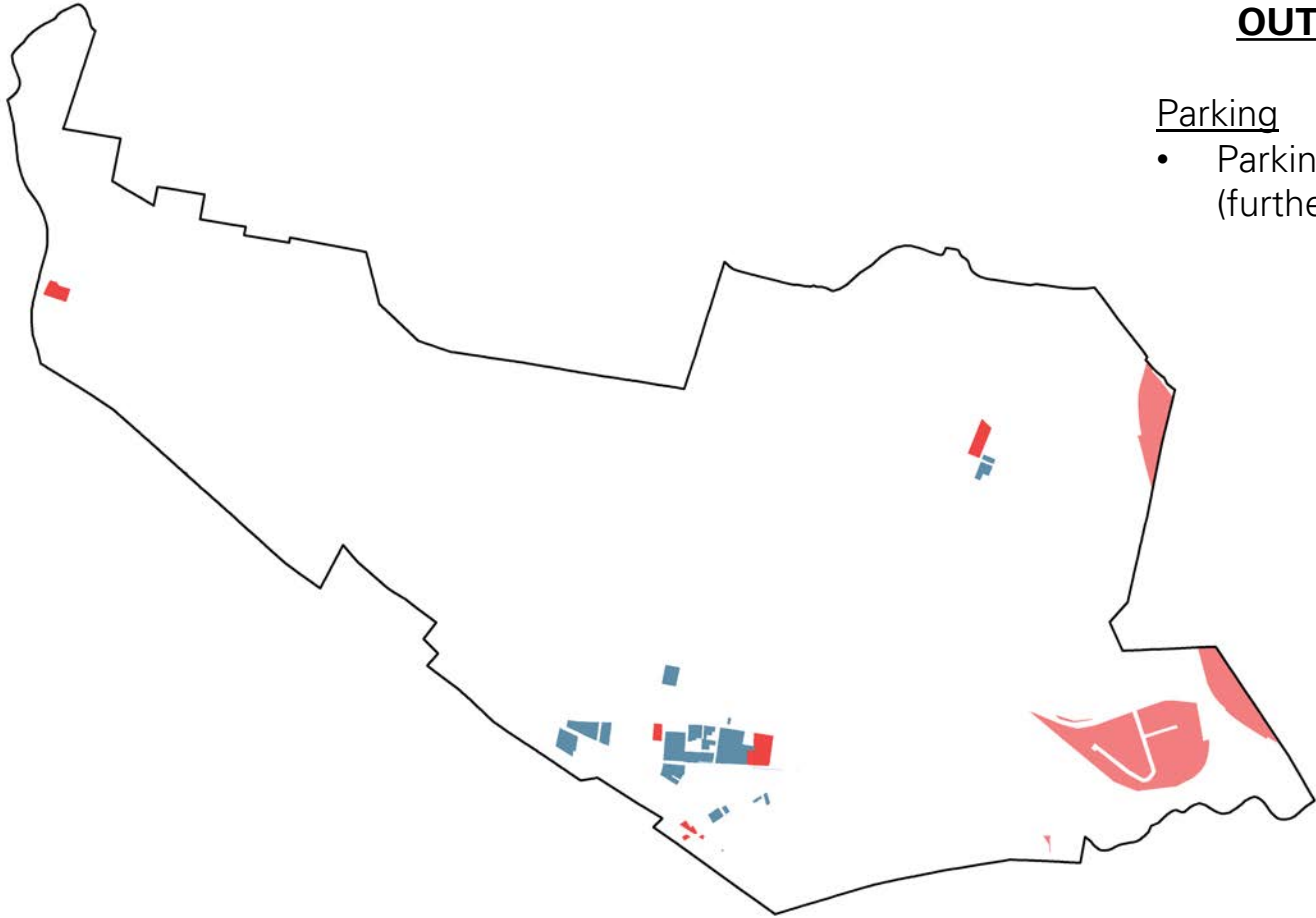
- Parking **maximum** for commercial (within ¼ mile)

# Commercial Districts

## OUTSIDE A TRANSIT AREA

### Parking

- Parking **minimum** for commercial (further than ¼ mile)



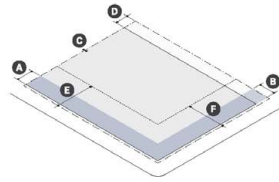
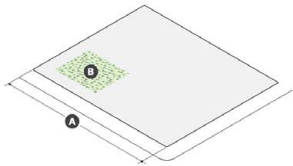
# Mid-Rise & High-Rise Districts

## 6.0 COMMERCIAL DISTRICTS Commercial Core (CC)

### 6.2.7. Commercial BUILDING (continued)

a. LOT Standards

b. BUILDING Placement



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

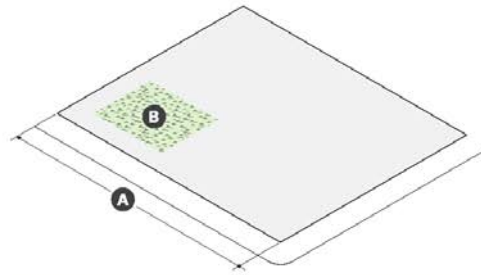
Lot Coverage	
Lot Coverage (max)	100%
<b>GREEN SCORE</b>	=
Minimum	0.20
Ideal	0.25
<b>B</b> Open Space (min)	25%

Building Setbacks		
<b>A</b> Primary Front Setback (min/max)	2 ft	15 ft
<b>B</b> Secondary Front Setback	2 ft	15 ft
<b>C</b> Side Setback (min)	0 ft	
Side Setback ABUTTING NR or LHD (min)	10 ft	
<b>D</b> Rear Setback (min)	-	
Alley	0 ft	
No Alley	10 ft	
No Alley & Abutting NR or LHD	15 ft	

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

## Open Space

- 25% 'Open Space' required on site (yards, forecourts, courtyards, green roofs)
- In-lieu payment permitted for up to 100% of requirement



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

Lot Coverage	
Lot Coverage (max)	100%
<b>GREEN SCORE</b>	=
Minimum	0.20
Ideal	0.25
<b>B</b> Open Space (min)	25%



# Special Districts & Overlay Districts

## 7 SPECIAL DISTRICTS

<b>7.1 CIVIC (CIV)</b> .....	<b>357</b>	<b>7.4 ASSEMBLY SQUARE MIXED-USE (ASMD)</b> .....	<b>371</b>
Character Description	357	Description	371
Intent	358	Intent	372
Purpose	358	Purpose	372
Applicability	358	Applicability	372
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## 8 OVERLAY DISTRICTS

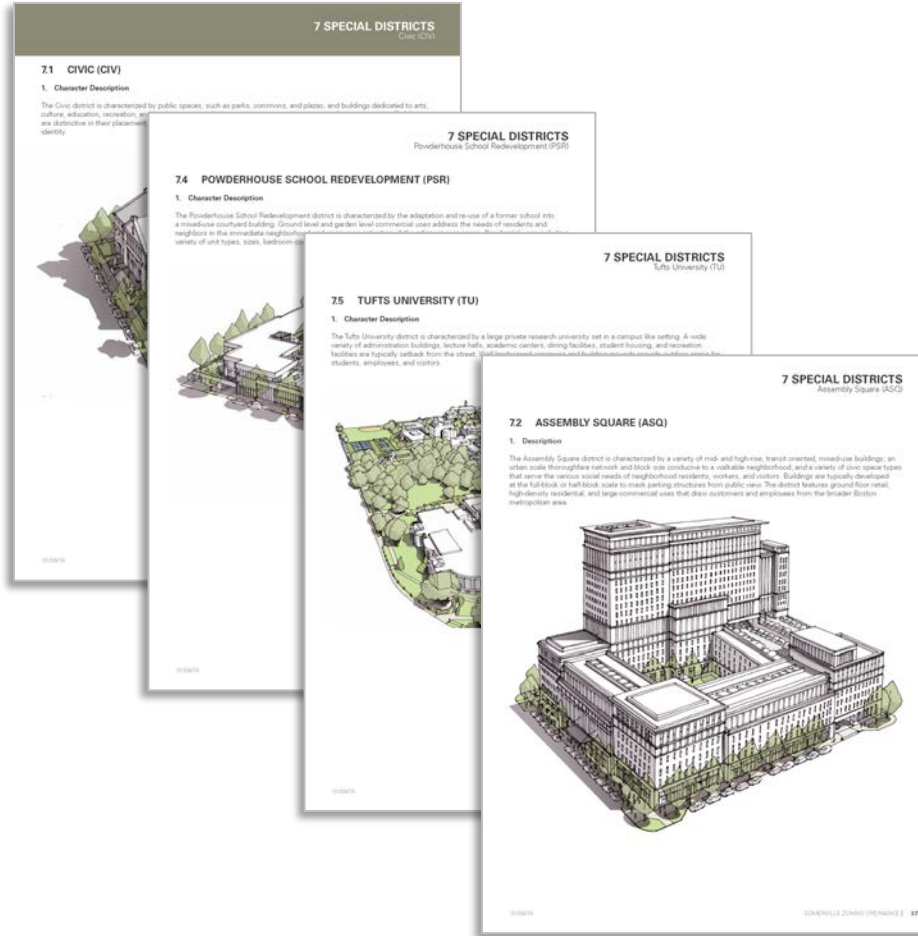
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REORGANIZED

REWRITTEN



# Special Districts



## SUMMARY

Special districts are custom written to produce specific outcomes:

Civic	Governs municipal or state owned land; primarily to preserve public spaces
Powderhouse	Redevelopment of former school
Tufts	Educational campus
Assembly Square	Former PUD



# Special Districts



## TRANSIT AREA?

### Parking

- Requirements specific to each special district regardless of transit area

# Overlay Districts

## 8. OVERLAY DISTRICTS

Small Business (SB)

Table 8.1.4 Permitted Uses

Use Category Specific Use	SB	Use Specific Standards
<b>Arts &amp; Creative Enterprises</b>		
Artisanal Production	P	\$9.2.2.a
Arts Exhibition	P	\$9.2.2.b
Arts Sales & Services	P	\$9.2.2.c
Design Services	P	
Shared Workspaces & Arts Education	P	\$9.2.2.f
<b>Civic &amp; Institutional</b>		
Private Non-Profit Club or Lodge	SP	
<b>Commercial Services</b>		
Animal Services (as noted below)	--	
Pet Grooming	P	
Veterinarian	SP	
Building & Home Repair Services	SP	\$9.2.5.e
Business Support Services	P	
Day Care Service (as noted below)	--	\$9.2.5.h
Adult Day Care Center	P	\$9.2.5.h.i
Child Day Care Center	P	\$9.2.5.h.ii
Maintenance & Repair of Consumer Goods	P	\$9.2.5.j
Personal Services (except as noted below)	P	\$9.2.5.k
Body-Art Services	SP	\$9.2.5.k.i
Fitness Services	P	\$9.2.5.k.ii
Funeral Services	SP	\$9.2.5.k.iii
Health Care Services	SP	\$9.2.5.k.iv
Formula Personal Services	SP	\$9.2.5.l

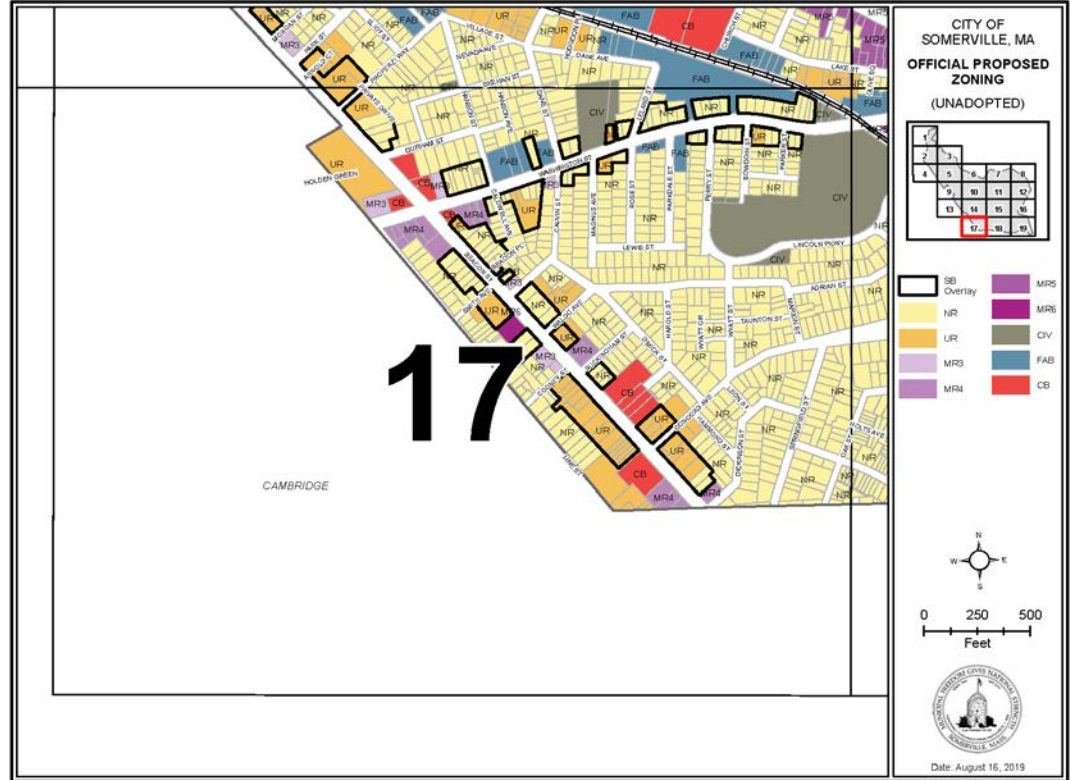
P - Permitted SP - Special Permit Required N - Not Permitted

Table 8.1.4 Permitted Uses (continued)

Use Category Specific Use	SB	Use Specific Standards
<b>Food &amp; Beverage Services</b>		
Bar, Restaurant or Tavern	SP	\$9.2.6.a
Bakery, Café, or Coffee Shop	SP	\$9.2.6.b
Formula Food & Beverage Services	SP	\$9.2.6.c
<b>Retail Sales</b>		
Building or Home Supplies & Equipment	SP	\$9.2.11.a
Consumer Goods (except as follows)	P	\$9.2.11.b
Alcohol Sales	SP	\$9.2.11.b.i
Firearms Sales	N	\$9.2.11.b.ii
Pet Store	SP	\$9.2.11.b.v
Formula Retail Sales	SP	\$9.2.11.c
Fresh Food Market or Grocery Store	P	\$9.2.10.d
Farm or Vendor Market	P	\$9.2.10.e

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

## Small Business (SB)



# Overlay Districts

## 8. OVERLAY DISTRICTS

### Master Planned Development (MPD)

#### 8.3 MASTER PLANNED DEVELOPMENT (MPD)

##### 1. Intent

- To implement recommendations of *SomerVision* for transformational development.
- To implement design-based neighborhood and station area plans called for by *SomerVision*.

##### 2. Purpose

- To require a Master Plan Special Permit for all development requiring subdivision.
- To require a Master Plan Special Permit for the coordinated development of two or more lots.
- To permit real property that is not subject to an approved Master Plan Special Permit to develop by Special Permit.
- To permit development in accordance with zoning districts or dimensional standards that would not otherwise be available to real property outside of the MPD overlay.
- To require thoroughfares and civic space developed in each sub area to be dedicated to the public.
- To require buildings developed in each sub area to be environmental sustainable.
- To require that any off-street motor vehicle parking be provided in underground commercial parking structures.

##### 3. Applicability

- The section is applicable to all real property within the Master Planned Development (MPD) overlay district as shown on the maps of the Official Zoning Atlas of the City of Somerville.
- The provisions of this Section supplement or supersede the provisions of the districts upon which it is superimposed. Where the provisions of this Section conflict with those found elsewhere in this Ordinance, the provisions of this Section apply.

##### 4. Urban Design

- The Planning Board shall adopt an Urban Design Framework for each sub-area specified in this Section. An Urban Design Framework may be adopted as part of a more comprehensive neighborhood plan.
- An Urban Design Framework must include, but may not be limited to, the intended alignment and connectivity of thoroughfares, ideal location and type of civic spaces, and identification of advantageous sites for different building types permitted by the regulatory maps for each sub-area.

##### 5. Development Review

- General
  - Development review is subject to the provisions of Article 15: Administration of this Ordinance.

- 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.

##### b. Master Planned Development

- Proposed development involving the subdivision of a development site or the development of two (2) or more lots requires a Master Plan Special Permit as a prerequisite to the development review for the subdivision or individual lot.

- In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a Master Plan Special Permit:
  - Consistency with the approved Urban Design Framework for the sub-area where the development site is located.

- The proposed alignment and connectivity of the thoroughfare network.
- The gross floor area allocated to different use categories.

- Mitigation proposed to alleviate any adverse impacts on utility infrastructure.
- Proposed development parking.
- Proposed on-street parking to address demand by customers of Retail Sales, Food & Beverage, or Commercial Services Principal Uses.

- Following the approval of a Master Plan Special Permit, development of individual lots is permitted in accordance with the zoning districts shown on the regulatory maps for each sub-area.

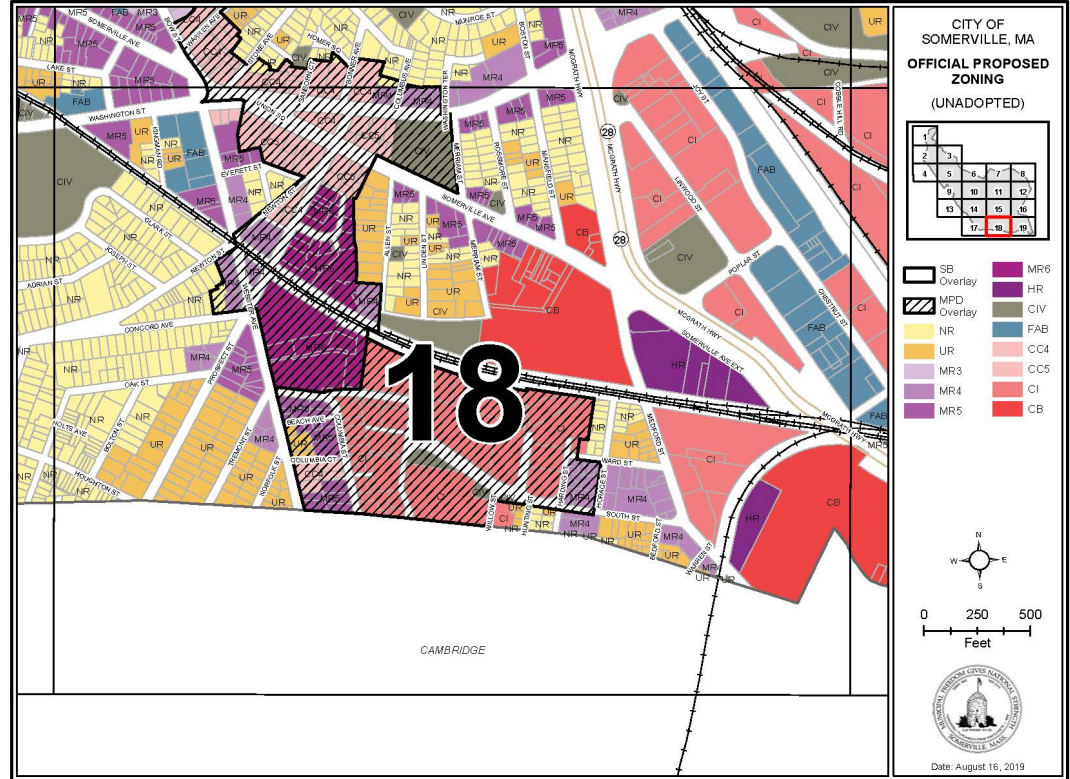
- Previously permitted development may be included in a development site, provided that the date of the first certificate of occupancy for the subject real property is within two (2) years of the submittal date of the development review application.

- Changes to a development review application subject to an approved Master Plan Special Permit are subject to §15.2.4 Plan Revision.

- Contributing Lots
  - Unless otherwise specified, real property that is not subject to an approved Master Plan Special Permit may be developed in accordance with the zoning districts shown on the regulatory maps for each sub-area by Special Permit.

- In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering
  - Consistency with the approved Urban Design Framework for the sub-area where the development site is located.

# Master Planned Development (MPD)





## 8. OVERLAY DISTRICTS

Master Planned Development (MPD)

### 11. Boynton Yards (BY) Sub-Area

- Intent**
- To implement the Boynton Yards Urban Design Framework adopted by the Planning Board.
- Purpose**
- To permit denser development than would otherwise be permitted in the Mid-Rise district.
  - To permit taller and denser development than would otherwise be permitted in the High-Rise district.
  - To require a minimum percentage of developed floor space to be set aside for occupancy by non-residential principal uses.
  - To constrain the supply of motor vehicle parking spaces to encourage the use of public transit, bicycles, and walking in lieu of driving.
- Applicability**
- The section is applicable to all real property shown on Map 8.3.12 (a).
  - Zoning districts shown on map 8.3.12 (a) supercede those shown on the maps of the Official Zoning Atlas of the City of Somerville for development complying with the provisions of the BY sub-area.
- Thoroughfare Network**
- Required and recommended thoroughfares are shown on Map 8.3.12 (b).
- The center line of any required thoroughfare may be moved up to twenty (25) feet, so long as:
    - the center line of West Ward Street is at least one hundred and forty (140) feet from both reference points along the MBTA right-of-way;
    - West Ward Street intersects with Webster Avenue in the west and Harding Street in the east;
    - the center line of South Street is at least one hundred and forty (140) feet from both reference points along the municipal boundary with Cambridge;
    - South Street intersects with Webster Avenue in the west;
    - all required thoroughfares intersect with other thoroughfares, forming a network; and
    - all intersections are at least one hundred (100) feet from any other intersection, unless granted a waiver by the Planning Board.
- Build Out Standards**
- General
    - Development sites subject to approved Master Plan Special Permit may comply with the following standards in aggregate rather than for each individual lot by Master Plan Special Permit.

Map 8.3.11 (a) BY Sub-Area Boundary and Superceding Zoning Districts



## BOYNTON YARDS SUB AREA

### Requirements

- Minimum 6 Stories
- **Underground Parking**
- **Net Zero or LEED Platinum**
- 20% Civic Space (about 3 acres)
- 1,500 space District Parking Maximum
- Minimum 60% Commercial; 5% Arts & Creative
- 10-20K sf. Community Center

### Master Plan

- Two or more lots; subdivision (creation of new streets)
- May aggregate requirements across multiple lots
- In-lieu payment for up to 10% of the required Civic Space

### Contributing Lot

- Requires a Special Permit
- In-lieu payment for up to 100% of the required Civic Space
- In-lieu payment for up to 100% of the required non-residential floor area

# Overlay Districts

## 8. OVERLAY DISTRICTS Master Planned Development (MPD)

- (2) year basis for real property in any HR district shown on Map 8.3.11 (a) by Special Permit.
- a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing an interim SURFACE PARKING LOT:
- Documented on-net demand for parking;
  - The development schedule and phasing for development subject to a Master Plan Special Permit;
  - The capacity of the local THOROUGHFARE network providing access to the site; and
  - The impact of the PARKING LOT on pedestrian, bicycle, and motor vehicle traffic and circulation patterns in the neighborhood.

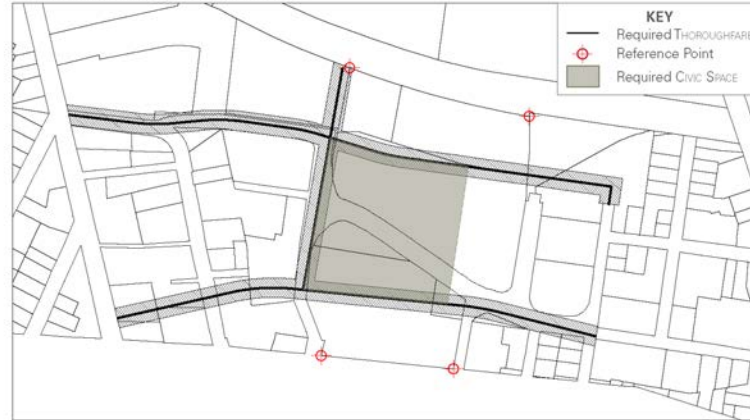
**Table 8.3.11 Superseding Dimensional Standards**

Lot Standards	MHS	HR
Open Space (min)	none	none
<b>Massing &amp; Height</b>		
Building Height, Stories (min)	--	6 stories
<b>Building Height, Stories &amp; Feet (max)</b>		
General Building	--	none
Commercial Building	--	none
Lab Building	--	none
Mid-Rise Podium Tower	--	--
Point Tower	--	none
Block Building	--	--
Tower(a)	--	none
<b>Building Height, Feet (max)</b>		
General Building	--	none
Commercial Building	--	none
Lab Building	--	none
Mid-Rise Podium Tower	--	--
Point Tower	--	none
Block Building	--	--
Podium	--	--
Tower(a)	--	none
<b>Uses &amp; Features</b>		
GROSS FLOOR AREA per DU (min)	none	none

## BOYNTON YARDS SUB AREA

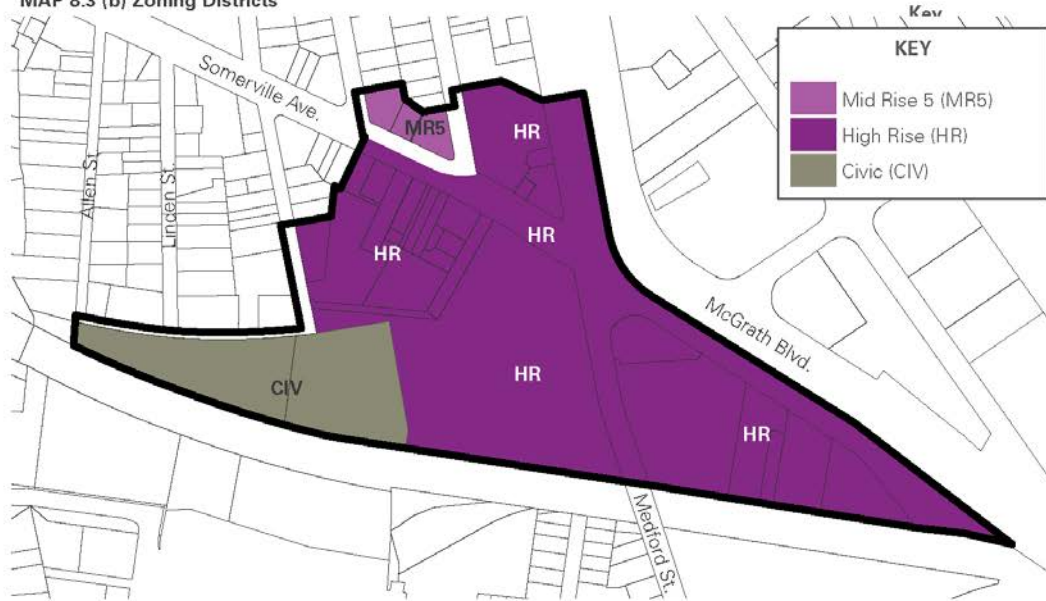
- Building based open space requirement exempted
- Height & density limitations exempted
- Location of required new streets specified
- At least 52,000 sf (1.19 ac.) civic space required in the specified location

**Map 8.3.11 (b) Thoroughfars & Civic Spaces**



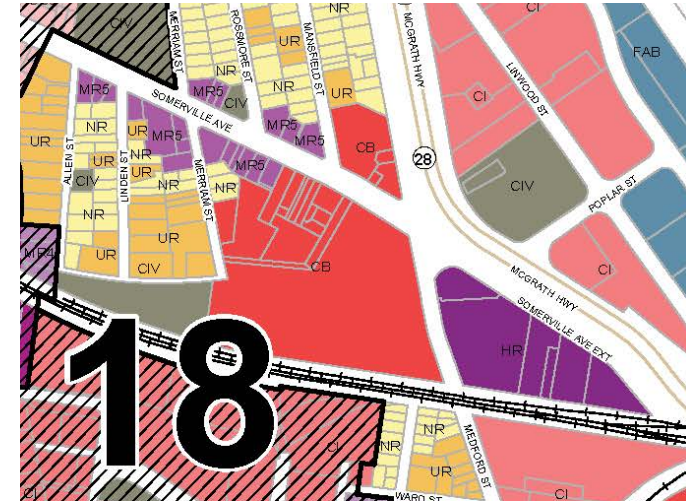
# Overlay Districts

MAP 8.3 (b) Zoning Districts



## UNION SQUARE EAST

- Removed for v4
- Additional Planning requested
- Staff has begun reaching out to property owners



# TONIGHT'S AGENDA

1. Zoning Atlas Updated
2. District Overview
- 3. Misc. Additions**

# Misc. Additions

## 10. DEVELOPMENT STANDARDS

### Steep Slopes

#### 10.10 STEEP SLOPES

##### 1. Intent

- a. To minimize storm water runoff and soil erosion problems incurred by the grading of STEEP SLOPES.
- b. To maintain the natural topography and drainage patterns of land.
- c. To help protect real property at the base of a STEEP SLOPE from damage caused by erosion, mudslides, rock slides, falling trees, and other harms.

##### 2. Purpose

- a. To require discretion in the permitting of development on any property with a STEEP SLOPE.

##### 3. Applicability

- a. This section is applicable to REAL PROPERTY in all zoning districts.

##### 4. Development Review

- a. Development on any LOT with a STEEP SLOPE requires a special permit, except for the following:
  - i. Modifications to a BUILDING TYPE that do not increase the cumulative FLOOR PLATE (MAIN MASS plus components) by more than two-hundred and fifty (250) square feet, as identified by Building Permit records maintained by the Inspection Services Department of the City of Somerville, within any twelve (12) month period.
  - ii. Site improvements, excluding excavation, to any LOT that do not exceed five hundred (500) square feet, as identified by Building Permit records maintained by the Inspection Services Department of the City of Somerville, within any twelve (12) month period.
- b. In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing development on any LOT with a STEEP SLOPE:
  - i. Consistency of site disturbance with the intent and purpose of this Section.
  - ii. Geo-technical, structural engineering, and arboreal best practices for successfully and safely stabilizing STEEP SLOPES.

## Building Separation

on all sides are not appropriate for tall buildings.

- b. Building Separation
  - i. Any principal or accessory building must be separated from any other principal or accessory building on the same lot or on an abutting lot by the building separation distance specified for each building type.
  - ii. Building separation is measured parallel from the face of the exterior walls of a principal or accessory building, excluding a party wall.
  - iii. Building components and the structural walls of window wells are included in the calculation of building separation.

## Zero-Step Entrances

- d). All residential buildings developed after the adoption date of this Ordinance must provide at least one (1) zero step entrance at the front, side, or rear of the building. Per Article VI of the Code of Ordinances of the City of Somerville, reasonable accomodation may be requested to comply with this standard.
- e). Light wells may be provided within the



Contact the the Planning Division with feedback at:

**planning@somervillema.gov**



City of Somerville

**ZONING OVERHAUL**