

Proposed Somerville Zoning Ordinance v4: Errata and Corrections (10/21/2019)

Text to be removed is ~~crossed-out~~ and new text is underlined.

Page	Article	Subsection	Change	Reasoning						
26	2.4 Standards & Measurements	§2.4.2.c.iii	<p>b). <u>When the OPEN SPACE requirement results in eight thousand (8,000) square feet or less, an in lieu payment in accordance with Section 12.3 Buyouts & Payments may be made for up to one hundred percent (100%) of the required OPEN SPACE, in whole or in part.</u></p> <p>c). <u>When the OPEN SPACE requirement results in eight thousand (8,000) square feet or more, the OPEN SPACE must be provided on the lot.</u></p>	Inadvertant omission; Reorganization						
31	2.4 Standards & Measurements	§2.4.5.b.ii	a). GROUND STORY DWELLING UNITS must have a <u>habitable room space</u> at least twenty (20) feet in depth, measured as the distance from the FACADE towards the interior of the BUILDING.	Clarification/Correction						
31	2.4 Standards & Measurements	§2.4.5.b.vii	b). The maximum number of DWELLING UNITS permitted for a BUILDING TYPE is equal to the total GROSS FLOOR AREA of the BUILDING, <u>minus the GROSS FLOOR AREA of any underground structured parking and minus the NET FLOOR AREA of any above ground structured parking minus the NET FLOOR AREA of any parking</u> , divided by the GFA/DU indicated for each BUILDING TYPE.	Clarification/Correction						
36	3 - Residential Districts	§3.1.5.c.i	i. The Zoning Board of Appeals is the decision making authority for all DEVELOPMENT that requires <u>Site Plan Approval</u> , a Special Permit, or a HARDSHIP Variance in the Neighborhood Residence district.	Inadvertant omission						
170, 174, 178	4 - Mid Rise Districts	§4.3.7 Apartment Building §4.3.8 General Building §4.3.9 Commercial Building	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #800080; color: white;"> <th colspan="2" style="text-align: left; padding: 5px;">Parking Setbacks</th> </tr> </thead> <tbody> <tr> <td style="width: 10%; text-align: center; vertical-align: middle;">E</td> <td style="padding: 5px;"><u>Primary Front Setback (min)</u> <u>30 ft</u></td> </tr> <tr> <td style="width: 10%; text-align: center; vertical-align: middle;">F</td> <td style="padding: 5px;"><u>Secondary Front Setback (min)</u> <u>30 ft</u></td> </tr> </tbody> </table>	Parking Setbacks		E	<u>Primary Front Setback (min)</u> <u>30 ft</u>	F	<u>Secondary Front Setback (min)</u> <u>30 ft</u>	Correction to corrolate with MR5 district requirement for structured parking (if parking is provided)
Parking Setbacks										
E	<u>Primary Front Setback (min)</u> <u>30 ft</u>									
F	<u>Secondary Front Setback (min)</u> <u>30 ft</u>									

Page	Article	Subsection	Change	Reasoning						
198, 202, 206	4 - Mid Rise Districts	§4.4.7 Apartment Building §4.4.8 General Building §4.4.9 Commercial Building §4.4.10 Lab Building	<table border="1"> <thead> <tr> <th colspan="2">Parking Setbacks</th> </tr> </thead> <tbody> <tr> <td>E</td> <td>Primary Front Setback (min) 30 ft</td> </tr> <tr> <td>F</td> <td>Secondary Front Setback (min) 30 ft</td> </tr> </tbody> </table>	Parking Setbacks		E	Primary Front Setback (min) 30 ft	F	Secondary Front Setback (min) 30 ft	Correction to corrolate with MR6 district requirement for structured parking (if parking is provided)
Parking Setbacks										
E	Primary Front Setback (min) 30 ft									
F	Secondary Front Setback (min) 30 ft									
	5 - High Rise Districts	§5.1.7 General Building §5.1.8 Commercial Building §5.1.9 Lab Building	<table border="1"> <thead> <tr> <th colspan="2">Parking Setbacks</th> </tr> </thead> <tbody> <tr> <td>E</td> <td>Primary Front Setback (min) 30 ft</td> </tr> <tr> <td>F</td> <td>Secondary Front Setback (min) 30 ft</td> </tr> </tbody> </table>	Parking Setbacks		E	Primary Front Setback (min) 30 ft	F	Secondary Front Setback (min) 30 ft	Correction to corrolate with HR district requirement for structured parking (if parking is provided)
Parking Setbacks										
E	Primary Front Setback (min) 30 ft									
F	Secondary Front Setback (min) 30 ft									
	6 - Commercial Districts	§6.2.7 Commercial Building §6.2.8 Lab Building	<table border="1"> <thead> <tr> <th colspan="2">Parking Setbacks</th> </tr> </thead> <tbody> <tr> <td>E</td> <td>Primary Front Setback (min) 30 ft</td> </tr> <tr> <td>F</td> <td>Secondary Front Setback (min) 30 ft</td> </tr> </tbody> </table>	Parking Setbacks		E	Primary Front Setback (min) 30 ft	F	Secondary Front Setback (min) 30 ft	Correction to corrolate with CC district requirement for structured parking (if parking is provided)
Parking Setbacks										
E	Primary Front Setback (min) 30 ft									
F	Secondary Front Setback (min) 30 ft									
	4 - Mid-Rise Districts 5 - High Rise Districts 6 - Commercial Districts	Driveways	<ul style="list-style-type: none"> i. New driveways require a permit from the City Engineer <u>in accordance with Chapter 11, Article II, Sec. 11-33 Driveway Construction of The Code of Ordinances, City of Somerville, Massachusetts.</u> ii. Driveways must be compliant with all City Ordinances and constructed in accordance with all standards established by relevant City Departments. iii. ... iv. Driveways may be no wider than up to twelve twenty four (12 24) feet <u>in width in the frontage area of a lot.</u> 	Correcting all instances						
369	7 - Special Districts	§7.3.9.b	v. The USE of real property is permitted as an educational service, including all facilities customarily provided by educational service <u>principal</u> uses in directly serving the needs of faculty, staff, students, and visitors, as deemed necessary by Tufts University, in accordance with the provisions of Article 9: Use Provisions <u>Section 9.2 Use Definitions & Standards.</u>	Errata						
369	7 - Special Districts	§7.3.9.c	vi. The design of all motor vehicle parking is subject to §11.1 Bicycle Parking and §11.2 MOTOR VEHICLE PARKING of this Ordinance.	Errata						

Page	Article	Subsection	Change	Reasoning
388	8 - Overlay Districts MPD overlay district	§8.3.5. vii	vii. Previously permitted DEVELOPMENT may be included in a DEVELOPMENT SITE, provided that the date of the first certificate of occupancy, <u>civic space permit, or thoroughfare permit</u> for the subject real property is within two (2) years of the <u>submittal decision</u> date of the development review application <u>master plan special permit</u> .	Clarification of intent
392	8 - Overlay Districts	§8.3.11	a. <u>Master Plan Standards</u> a). <u>At least five percent (5%) of the total commercial floor area included in the proposed build out or twenty thousand (20,000) square feet, whichever is less, and no less than ten thousand (10,000) square feet must be dedicated to a Community Center PRINCIPAL USE.</u> f. Build Out Standards iii. Commercial Floor Area c). <u>At least five percent (5%) of the total commercial floor area required by §8.3.11.e.ii or twenty thousand (20,000) square feet, whichever is less, and no less than ten thousand (10,000) square feet must be dedicated to a Community Center PRINCIPAL USE.</u>	Text location correction
393	8 - Overlay Districts	§8.3.11.e.iii.e)	b). Any DEVELOPMENT SITE <u>that includes</u> LOT MBL 96/A/6 must provide at least one hundred thousand (100,000) <u>LEASABLE SQUARE FEET</u> of <u>COMMERCIAL</u> space dedicated to Arts & Creative Enterprise <u>PRINCIPAL USES</u> .	Clarification
431	9 - Use Provisions	§9.2.11.a.i	c). <u>The number of motor vehicle parking spaces proposed for development within a Transit Area.</u>	Inadvertant omission The number of parking spaces proposed for any Household Living principal use located within a Transit Area should be one of the things considered by the Review Boards in their discretion to approved or deny a required Special Permit for such use.

Page	Article	Subsection	Change	Reasoning
431	9 - Use Provisions	§9.2.11.b.i	d). <u>The number of motor vehicle parking spaces proposed for development within a Transit Area.</u>	Inadvertant omission The number of parking spaces proposed for any Group Living principal use located within a Transit Area should be one of the things considered by the Review Boards in their disgression to approved or deny a required Special Permit for such use.
447	10 - Development Standards	§10.4.5	a. GREEN 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 10.4.1. Certain types of plantings USE the number of individual plants multiplied by an equivalent square footage when indicated in the second column of Table 10.4.1. iii. Multiply the <u>area in square feet actual square footage</u> , or the equivalent square footage, of each landscape element by the <u>assigned multiplier identified specified for each landscape element</u> in the third column of Table 10.4.1 plus any bonus on Table 10.4.2 to determine the weighted score of each element. iv. Add the weighted score of all landscape elements together. v. Divide the resulting sum by the area of the LOT to determine the final GREEN SCORE. vi. If necessary, redesign the landscape plan to achieve the required GREEN SCORE.	Clarification
451	10 - Development Standards	§10.6.1.a	vii. Fence posts or supporting rails must face inward toward the property being fenced and the finished face must be oriented towards the abutting property <u>or thoroughfare.</u>	Inadvertant omission
480	11 - Parking & Mobility	§11.2.1.f	a). When twenty (20) or more spaces are required, up to twenty percent (20%) of those spaces may be designed as parking for compact cars with the minimum stall length reduced to sixteen (16) feet and minimum stall width reduced to seven and one half (7.5) feet. Compact spaces must be clearly identified with a pavement marking and signage:	Effant text from a previous version of the proposed ordinance

Page	Article	Subsection	Change	Reasoning
534	15 - Administration	§15.1.7.d	<p>d. Posted Notice...</p> <p>viii. ...</p> <p>ix. ...</p> <p>x. The Director of Planning & Zoning Applicants shall post notice of a DEVELOPMENT review public hearing in a conspicuous place at the subject property no less than fourteen (14) days in advance of the scheduled meeting date.</p> <p>e. Appeal for Improper Notice</p> <p>i. Any aggrieved party may appeal the decision of any review board or official when claiming improper notice of a DEVELOPMENT review public hearing or meeting required by M.G.L. Chapter 40A in accordance with to the procedures of §15.5.3 Judicial Appeal.</p>	Correction of responsible party; clarification