

6.2 COMMERCIAL CORE (CC)

1. Description

The Commercial Core district is characterized by medium to large FLOOR PLATE buildings at a variety of heights. Buildings are set close to the sidewalk and taller buildings have an UPPER STORY STEP-BACK to define a mid-rise STREET wall that supports pedestrian activity and a sense of place. The district is entirely commercial, with a wide diversity of uses.



6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

2. Intent

- a. To implement the objectives of the COMPREHENSIVE PLAN of the City of Somerville for commercial DEVELOPMENT.
- b. To create, maintain, and enhance areas appropriate for moderately-scaled single- and multi-USE commercial buildings; neighborhood-, community-, and region-serving USES; and a wide variety of employment opportunities.

3. Purpose

- a. To permit the DEVELOPMENT of mid- and HIGH-RISE single- and multi-USE commercial buildings.
- b. To provide quality GROUND STORY commercial spaces and permit small and medium-scale, neighborhood-, community-, and region-serving commercial USES.

4. Applicability

- a. The section is applicable to all real property within the Commercial Core district as shown on the Official Zoning Map of the City of Somerville.
- b. The Commercial Core district is a family of sub districts where the CC zone classification is followed by a number associated with which differ only in the permitted building height on the zoning map.
- c. On the maps of the Official Zoning Atlas, the CC zone classification is followed by a number associated with the number of stories permitted for the sub-district.

5. Development Review

- a. DEVELOPMENT review is subject to the provisions of Article 15: Administration of this Ordinance.
- b. 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.
- c. Proposed DEVELOPMENT may or may not necessitate the need for SUBDIVISION Plan Approval, Site Plan Approval, a Special Permit, or a Hardship Variance based on the nature of the proposal. In such cases, additional DEVELOPMENT review is required in accordance with Article 15: Administration.
 - i. The Planning Board is the decision making authority for all DEVELOPMENT that requires Site Plan Approval or a Special Permit.
 - ii. The Zoning Board of Appeals is the Review Board for all Hardship Variances.
- d. Upon verification that no additional DEVELOPMENT review is necessary, or completion of the required DEVELOPMENT review, the BUILDING OFFICIAL shall issue a Zoning Compliance Certificate to certify compliance with the

provisions and procedures of this Ordinance.

6. Building Types

- a. One (1) PRINCIPAL BUILDING TYPE is permitted on each LOT.
- b. The following BUILDING TYPES are permitted by Site Plan Approval in the Commercial Core district:
 - i. Commercial Building
 - ii. Lab Building
 - iii. Commercial BLOCK Building
- c. ACCESSORY structures are regulated according to Article 10: DEVELOPMENT Standards of this Ordinance.

6.2.7. Commercial Building

A multi-STORY PRINCIPAL BUILDING TYPE purpose built for OCCUPATION by commercial uses on all floors. GROUND STORY commercial space is primarily occupied by commercial service, food & beverage service, or retail sales PRINCIPAL USES. Floor space on upper stories may be occupied by retail uses that do not rely on the visibility of a storefront at sidewalk level.

The following images are examples of the commercial BUILDING TYPE and are intended only for illustrative purposes.

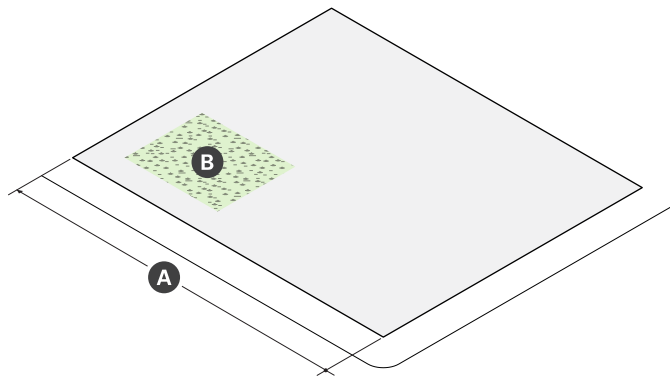


6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

6.2.7. Commercial Building (continued)

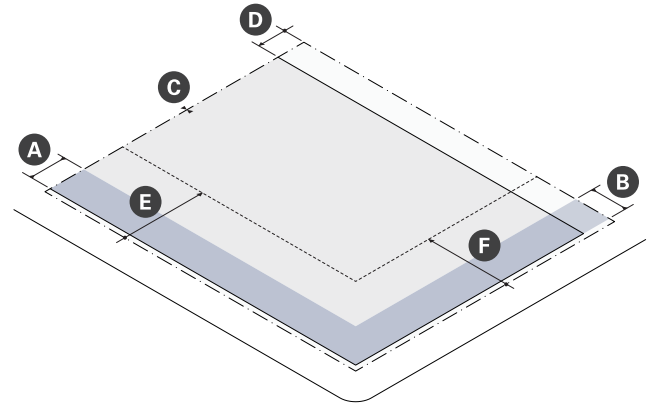
a. LOT Standards



Lot Dimensions	
A LOT WIDTH (min)	30 ft

LOT Coverage	
LOT Coverage (max)	100%
GREEN SCORE	--
Minimum	0.20
Ideal	0.25
B OPEN SPACE (min)	25%

b. BUILDING Placement

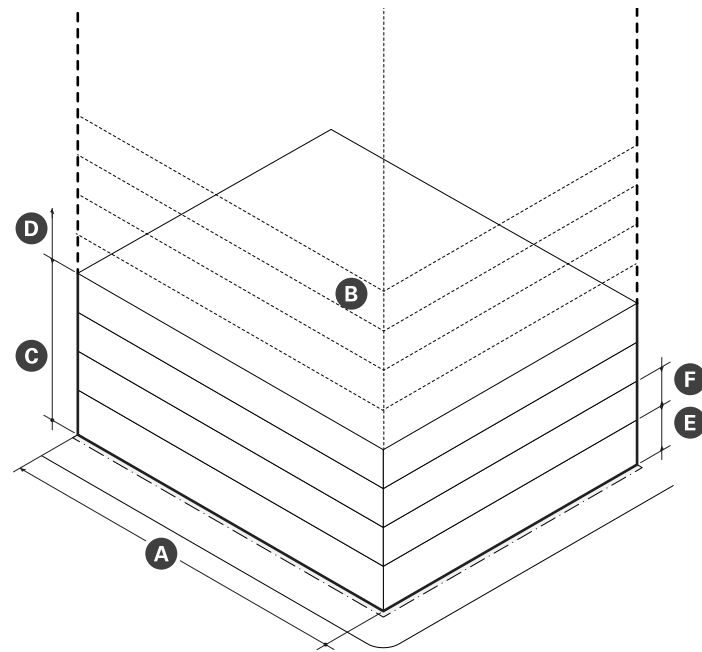


Building Setbacks		
A Primary Front SETBACK (min/max)	2 ft	15 ft
B Secondary Front SETBACK	2 ft	15 ft
C Side SETBACK (min)	--	
Abutting an Alley or R-ROW	0 ft	
Abutting any non-NR or -LHD	0 ft	
1st - 3rd Story abutting NR or LHD	10 ft	
4th - 10th Story abutting NR or LHD	30 ft	
D Rear Setback (min)	--	
Abutting an Alley or R-ROW	0 ft	
Abutting any non-NR or -LHD	10 ft	
1st - 3rd Story abutting NR or LHD	20 ft	
4th - 10th Story abutting NR or LHD	30 ft	

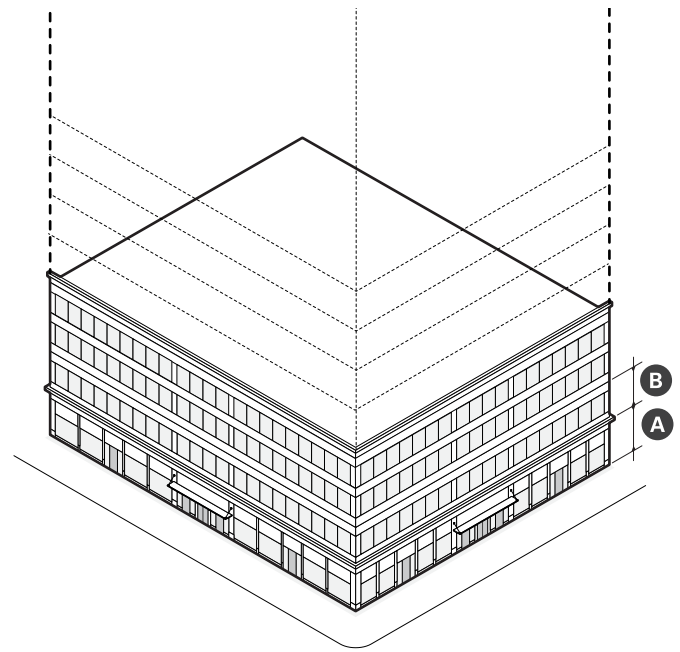
Parking Setbacks	
E Primary Front Setback (min)	30 ft
F Secondary Front Setback (min)	30 ft

6.2.7. Commercial Building (continued)

c. Height & Massing



d. Uses & Features



Main Mass	
A Width (max)	200 ft
FACADE Build Out (min)	--
Primary Frontage	80%
Secondary Frontage	65%
FLOOR PLATE (max)	30,000 sf
B GROUND STORY Height (min)	18 ft
C UPPER STORY Height (min)	10 ft
D BUILDING Height, Stories (min)	--
Primary Frontage	4 stories
Secondary Frontage	3 stories
E BUILDING Height, Stories (max)	Varies by Map Designation
F BUILDING Height, Feet (max)	--
3 STORY	50 ft
4 STORY	55 ft
5 STORY	70 ft
7 STORY	100 ft
10 STORY	150 ft
Roof Type	Flat

Facade Composition	
A GROUND STORY FENESTRATION (min)	70%
B UPPER STORY FENESTRATION (min/max)	15% 70%
BLANK WALL (max)	20 ft

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

6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

6.2.7. Commercial 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 commercial building must provide linkage payments as specified on Table 6.2.7.

Table 6.2.7 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

6.2.8. Lab Building

A large FLOOR PLATE, multi-STORY PRINCIPAL BUILDING TYPE purpose built for occupation by laboratory and research & DEVELOPMENT PRINCIPAL USES. Floor space is typically custom designed as complex, technically sophisticated, and mechanically intensive wet or dry labs or vivariums for animal research.

The following images are examples of the lab BUILDING TYPE and are intended only for illustrative purposes.

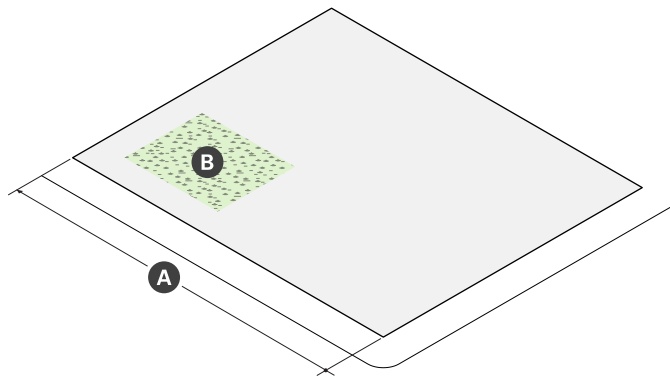


6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

6.2.8. Lab Building (continued)

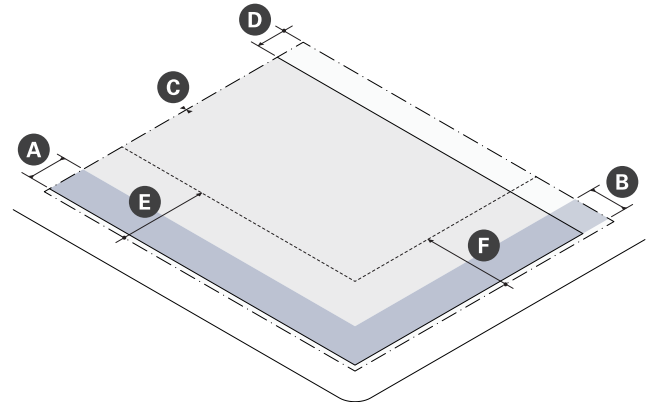
a. LOT Standards



Lot Dimensions	
A LOT WIDTH (min)	30 ft

LOT Coverage	
LOT Coverage (max)	100%
GREEN SCORE	--
Minimum	0.20
Ideal	0.25
B OPEN SPACE (min)	25%

b. BUILDING Placement

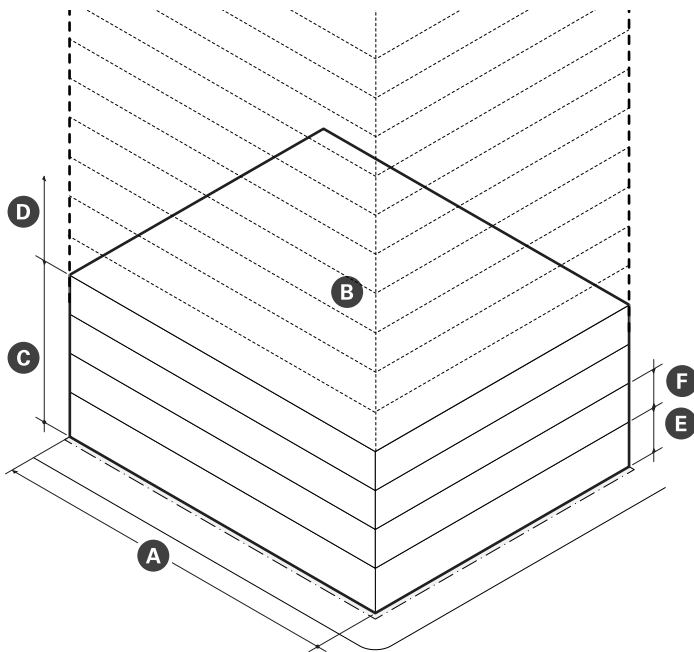


Building Setbacks		
A Primary Front SETBACK (min/max)	2 ft	15 ft
B Secondary Front SETBACK	2 ft	15 ft
C Side SETBACK (min)	--	
Abutting an Alley or R-ROW	0 ft	
Abutting any non-NR or -LHD	0 ft	
1st - 3rd Story abutting NR or LHD	10 ft	
4th - 10th Story abutting NR or LHD	30 ft	
D Rear Setback (min)	--	
Abutting an Alley or R-ROW	0 ft	
Abutting any non-NR or -LHD	10 ft	
1st - 3rd Story abutting NR or LHD	20 ft	
4+ Stories abutting NR or LHD	30 ft	

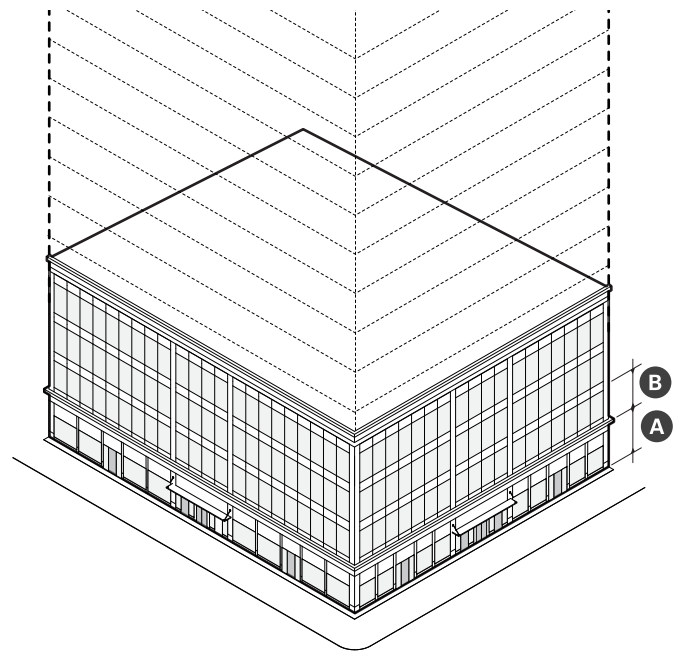
Parking Setbacks	
E Primary Front Setback (min)	30 ft
F Secondary Front Setback (min)	30 ft

6.2.8. Lab Building (continued)

c. Height & Massing



d. Uses & Features



Main Mass	
A Width (max)	240 ft
FACADE Build Out (min)	--
Primary Frontage	80%
Secondary Frontage	65%
FLOOR PLATE	35,000 sf
B GROUND STORY Height (min)	18 ft
C UPPER STORY Height (min)	10 ft
D BUILDING Height, Stories (min)	--
Primary Frontage	4 stories
E BUILDING Height, Stories (max)	Varies by Map Designation
F BUILDING Height, Feet (max)	--
3 STORY	50 ft
4 STORY	65 ft
5 STORY	80 ft
7 STORY	110 ft
10 STORY	155 ft
Roof Type	Flat

Facade Composition	
A GROUND STORY FENESTRATION (min)	70%
B UPPER STORY FENESTRATION (min/max)	15% 70%
BLANK WALL (max)	20 ft

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

6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

6.2.8. Lab 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 linkage payments as specified on Table 6.2.8.

Table 6.2.8 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

6.2.9. Commercial Block Building

A very large FLOOR PLATE, multi-STORY, PRINCIPAL BUILDING TYPE composed of a three (3) to six (6) STORY PODIUM and one (1) or more UPPER STORY TOWERS with commercial uses on all stories. A BLOCK building occupies either an entire BLOCK or half of a BLOCK, on a LOT that fronts onto at least three (3) THOROUGHFARES or CIVIC SPACES. BLOCK buildings are designed to appear as an assembly of attached buildings, each with its own massing, proportions, and detailing.

The following images are examples of the BLOCK BUILDING TYPE and are intended only for illustrative purposes.

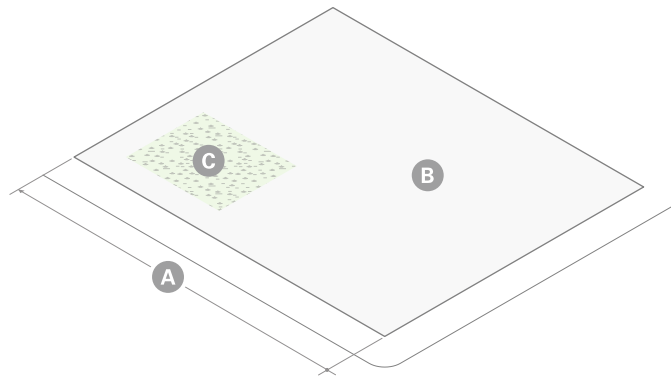


6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

6.2.9. Commercial Block Building (continued)

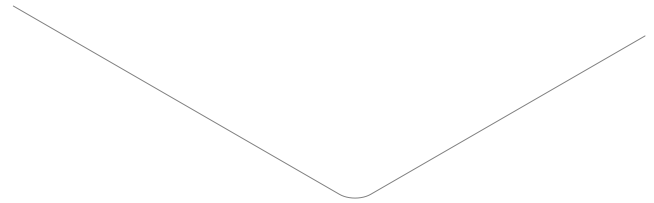
a. LOT Standards



Lot Dimensions	
A LOT WIDTH (min)	200 ft
Depth (min)	250 ft

Lot Development	
LOT Coverage (max)	100%
GREEN SCORE	--
Minimum	0.20
Ideal	0.25
B OPEN SPACE (min)	25%

b. BUILDING Placement



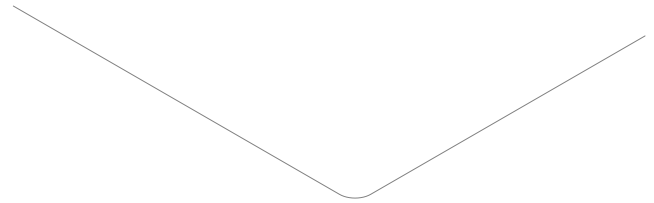
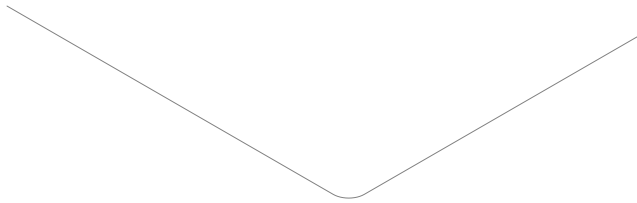
Building Setbacks		
A Primary Front SETBACK (min/max)	2 ft	15 ft
B Secondary Front SETBACK	2 ft	15 ft
C Side SETBACK (min)	--	
Podium abutting an Alley or R-ROW	0 ft	
Podium abutting any non-NR or -LHD	0 ft	
1st - 3rd Story abutting NR or LHD	10 ft	
4th - 6th Story abutting NR or LHD	30 ft	
Tower(s)	30 ft	
Tower(s) Abutting NR or LHD	60 ft	
D Podium Rear Setback (min)	--	
Abutting an Alley or R-ROW	0 ft	
Abutting any non-NR or -LHD	10 ft	
1st - 3rd Story abutting NR or LHD	20 ft	
4th - 6th Story abutting NR or LHD	30 ft	
Tower(s) Rear Setback	30 ft	
ABUTTING NR or LHD	60 ft	

Parking Setbacks	
E Primary Front SETBACK (min)	30 ft
F Secondary Front SETBACK (min)	30 ft

6.2.9. Commercial Block Building (continued)

c. Massing & Height

d. Uses & Features



Main Mass	
A BUILDING WIDTH (max)	500 ft
FACADE Build Out (min)	--
Primary Front	100%
Secondary Front	100%
FLOOR PLATE (max)	--
PODIUM	n/a
TOWER(S)	30,000 sf
B GROUND STORY Height (min)	18 ft
C UPPER STORY Height (min)	10 ft
D Number of Stories (min)	3 stories
Number of Stories (max)	--
E PODIUM	6 stories
F TOWER(S)	10 stories
G Building Height (min)	10 ft
PODIUM	80 ft
TOWER	140 ft
Roof Type	Flat

Facade Composition	
A GROUND STORY FENESTRATION (min)	70%
B UPPER STORY FENESTRATION (min/max)	15% 70%
BLANK WALL (max)	20 ft

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

6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

6.2.9. Block 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 BLOCK building must provide AFFORDABLE DWELLING UNITS as specified on Table 5.1.11 (a).
 - iii. DEVELOPMENT of a BLOCK building must provide linkage payments as specified on Table 5.1.11 (b).
- f. Building Design Standards
 - i. The FACADE of any BLOCK building greater than two hundred (200) feet in width must be divided vertically and designed as two (2) or more separate and distinct facades of differing architectural treatment so that the building appears to be multiple buildings. See Figure 5.1.11 (a). The differentiation between facade designs must include the following:
 - a). a change in CORNICE, roof eave, or parapet;
 - b). a change in wall material; and
 - c). a pilaster or column on either side of the division between each facade.
 - ii. One (1) GROUND STORY commercial space is required per seventy (70) feet of building width, including vehicular entrances, for each BLOCK FACE.
 - iii. One (1) lobby entrance is permitted per BLOCK FACE and each TOWER must have an individual lobby

Table 6.2.9 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

- entrance serving the UPPER STORY USES.
- g. DEVELOPMENT Standards
 - i. Loading facilities and services areas must be located within the building and set back from any FACADE by at least thirty (30) feet. Transformer and fire suppression rooms are exempt.
- h. Parking & Mobility
 - i. One (1) vehicular entrance is permitted per BLOCK FACE, and up to two (2) vehicular entrances per BLOCK building are permitted in total.
- i. PUBLIC REALM
 - i. BLOCK buildings occupying an entire BLOCK must provide a covered ALLEY internal to the building.

Figure 6.2.9 Appearance of Two Buildings



10. Building Components

- a. Building components are ACCESSORY elements attached to the main mass of a building.
- b. Building components are permitted by Site Plan Approval as specified on Table 6.1.8.
 - i. At least one (1) storefront is required for each GROUND STORY commercial space.
- c. Building components not identified on Table 5.1.8 are prohibited.
- d. Unless otherwise specified, building components may attach to other building components to create assemblies of components.

Table 6.1.8 Building Components

	General Building	Commercial Building	Lab Building	Mid-Rise Podium Tower	BLOCK Building
Awning	P	P	P	P	P
Entry Canopy	P	P	P	P	P
Lobby Entrance	P	P	P	P	P
Storefront	P	P	P	P	P
Bay Window	P	P	P	P	P
Arcade	P	P	P	P	P

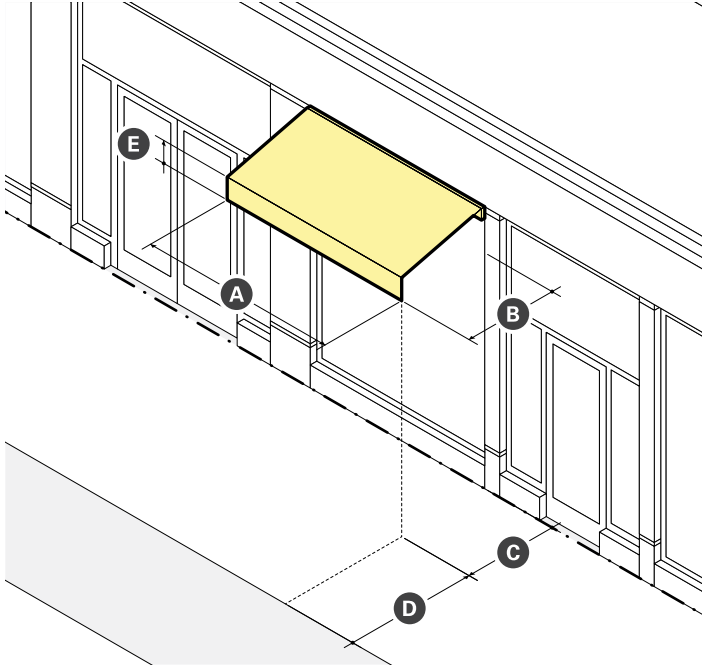
P - Permitted SP - Special Permit Required N - Not Permitted

6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

e. Awning

- i. An awning is a wall mounted frame covered with fabric or other material that provides shade and weather protection over a storefront or BUILDING entrance.

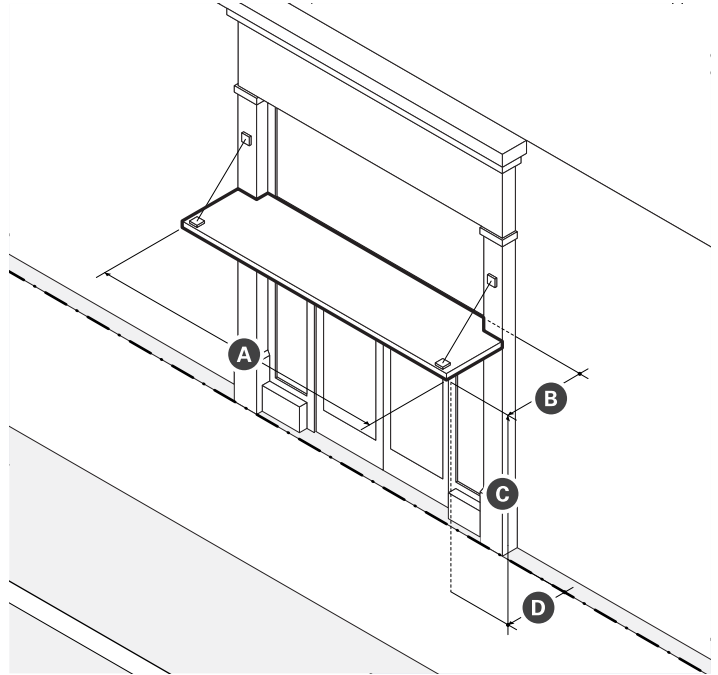


Dimensions	
A Width (min)	See ii Standards
B Projection (min)	3 ft
C CLEARANCE (min)	8 ft
Front SETBACK ENCROACHMENT (max)	100%
D SETBACK from Curb (min)	2 ft
E Valance Height (max)	12 in

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

f. Entry Canopy

- i. An entry canopy is a wall-mounted STRUCTURE that provides shade and weather protection over a storefront or BUILDING entrance.

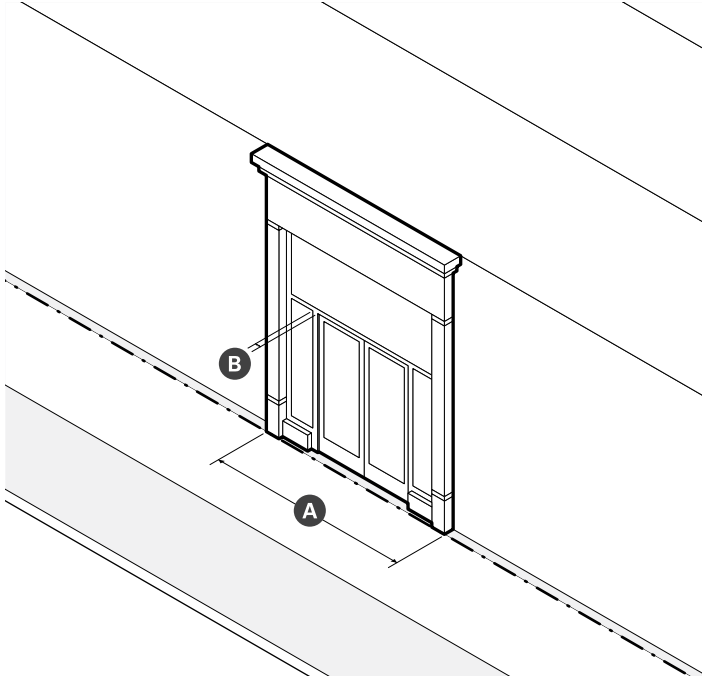


Dimensions	
A Width (min)	See ii Standards
B Projection (min)	3 ft
C CLEARANCE (min)	8 ft
D Front SETBACK ENCROACHMENT (max)	100%
SETBACK from Curb (min)	2 ft

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

g. Lobby Entrance

- i. A lobby entrance is a non-load bearing assembly of entry doors and windows providing ACCESS and light to the lobby of a BUILDING.

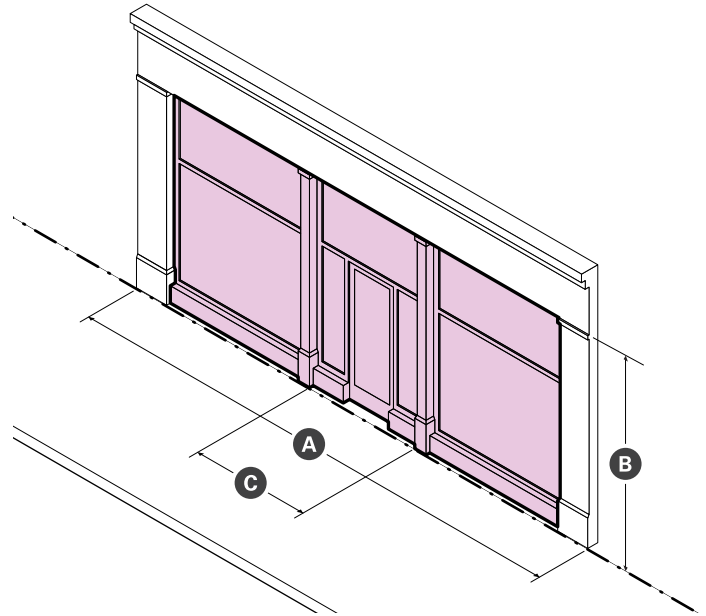


Dimensions		
A Width (min/max)	15 ft	30 ft
B Height (min)	80% of GROUND STORY Height	
Recessed Entrance Width (max)	15 ft	
Recessed Entrance Depth (max)	5 ft	

- ii. Standards
 - a). When a lobby entrance is set back from the FRONT LOT LINE, the FRONTAGE AREA must be paved.

h. Storefront

- i. A storefront is a non-load bearing assembly of commercial entry doors and windows providing ACCESS and light to a commercial space and a place to display goods, services, and SIGNS.



Dimensions		
A Width (min/max)	15 ft	30 ft
B Height (min)	80% of GROUND STORY Height	
Display Window Height (min)	8 ft	
Recessed Entrance Width (max)	15 ft	
Recessed Entrance Depth (max)	5 ft	

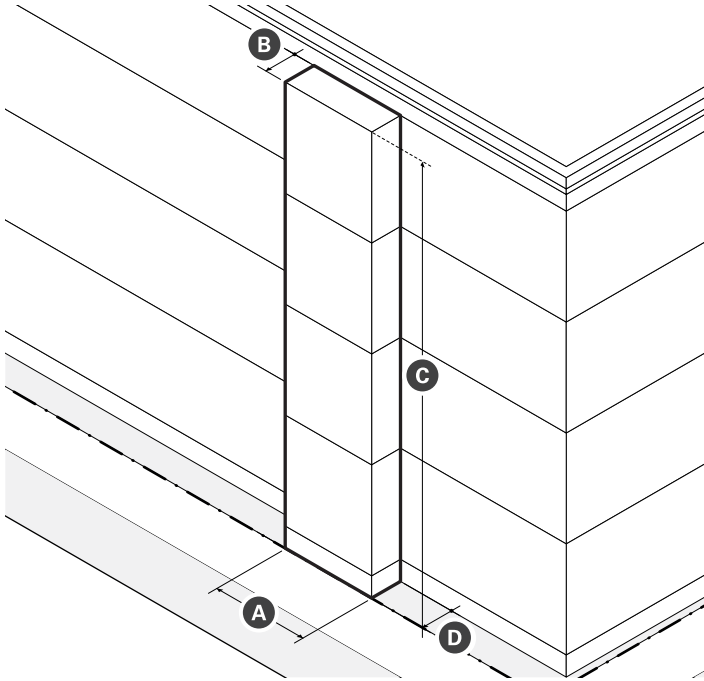
- ii. Standards
 - a). An unobstructed view of the interior space or a lighted and maintained merchandise display(s) must be provided for a depth of at least four (4) feet behind storefront display windows.
 - b). When storefronts are set back from the FRONT LOT LINE, the FRONTAGE AREA must be paved.
 - c). When present, awnings and canopies must be mounted between columns, PILASTERS, OR PIERS; above doorways and display windows; and below the SIGN BAND.
 - d). Exterior security grilles, gates, and roll-down security doors and windows are prohibited.

6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

i. Bay Window

- i. A bay window is an assembly of multiple windows that projects from a BUILDING to provide additional HABITABLE space, increased light, multi-directional views, and ARTICULATION to an exterior wall.

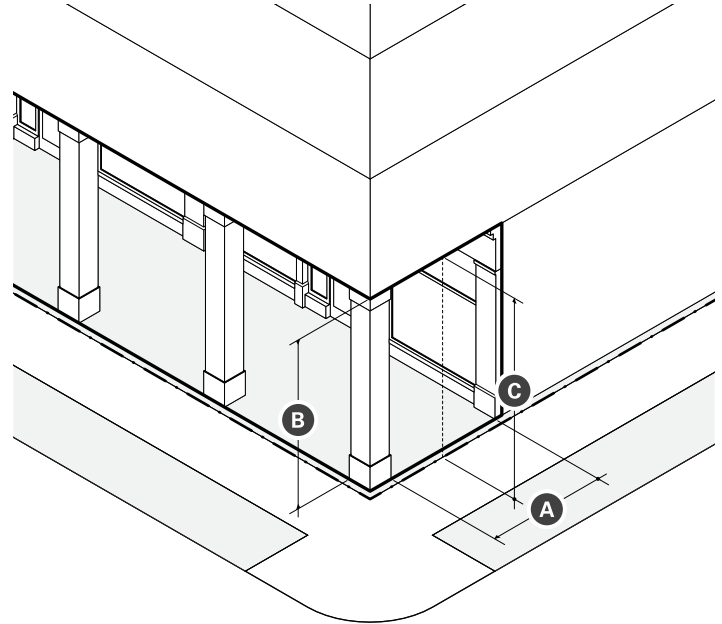


Dimensions	
A Width (max)	16 ft
B Projection (max)	3 ft
C Height (max)	Height of BUILDING in Stories
D Front SETBACK ENCROACHMENT (max)	3 ft
FENESTRATION (min)	60%

- ii. Standards
 - a). Bay windows, including box and bow windows, must include at least three (3) windows.
 - b). The cumulative width of multiple bays may equal up to fifty percent (50%) of the width of the exterior wall from which the bays project.
 - c). Bays projecting over the sidewalk of a public THOROUGHFARE must have at least two (2) stories of CLEARANCE and be compliant with all City Ordinances.

j. Arcade

- i. An arcade is a frontage type featuring a pedestrian walkway covered by the upper floors of a BUILDING. The GROUND STORY FACADE IS SETBACK and upper floors are supported by a colonnade or supports.



Dimensions		
A Depth (min/max)	10 ft	15 ft
B Height (max)	1 STORY	
C CLEARANCE (min/max)	14 ft	24 ft

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

11. Facade Design

- a. FACADES must provide solid material framing each storefront and lobby entrance as follows:
 - i. PILASTERS or columns supporting a horizontal lintel and CORNICE;
 - ii. a spandrel positioned between PILASTERS or columns that extend from upper stories of the building to the ground; or
 - iii. flat wall above and to either side of a void or punched opening.
- b. Storefronts and lobby entrances must be set within the resulting frame provided for each by the FACADE.
- c. Materials framing each storefront or lobby entrance may be integrated into the design of the FACADE or customized for individual storefronts and lobby entrances. Mechanical louvers necessary for venting purposes are not permitted in the required frame, but may be incorporated into any storefront or lobby entrance system.
- d. FACADES must differentiate the GROUND STORY of the building from the upper stories through horizontal ARTICULATION, a change in material, or a change window size or pattern to create a distinct base to the building FACADE. The entire height of the GROUND STORY must be included in the FACADE base.
- e. The FACADE of buildings with five (5) or more stories should include, at least, the entire height of the first two (2) stories in the design of the required base. The design of the base may not shift up or down across the

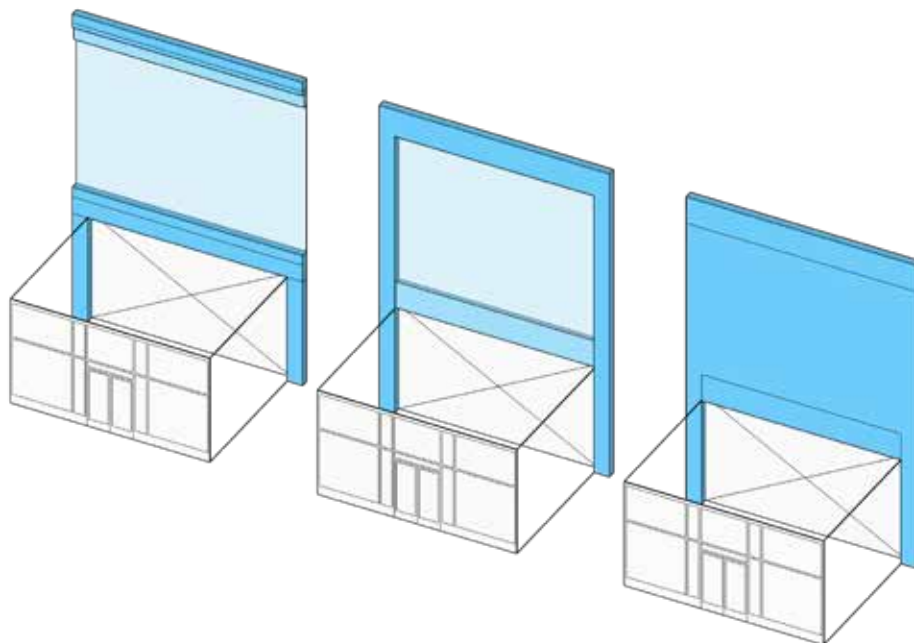
width of the FACADE.

- f. For buildings with more than one FACADE, the design of the base must align horizontally at the corner.
- g. FACADES must provide surface relief from the average plane of the FACADE by at least four (4) inches, through the USE of architectural elements such as bay windows, columns, CORNER BOARDS, CORNICES, door and window surrounds, moldings, PIERS, PILASTERS, recessed storefronts or lobby entrances, seat walls, sills, wall depth, and recessed or projecting windows.

12. Architectural Design Guidelines

- a. FACADES
 - i. FACADES should be visually divided into a series of ARCHITECTURAL BAYS that are derived, in general, from the building's structural bay spacing.
 - ii. PIERS, PILASTERS, or other features defining each ARCHITECTURAL BAY should either extend all the way to the ground or terminate at any horizontal ARTICULATION defining the base of the building.
 - iii. ARCHITECTURAL BAYS should align, in general, with individual or groups of storefronts and lobby entrances.
 - iv. PIERS, PILASTERS, or other features defining each ARCHITECTURAL BAY should always project forward and be uninterrupted by any horizontal articulation, excluding any horizontal ARTICULATION USED to differentiate the base of the building.
 - v. The FACADE of buildings with five (5) or more stories should be visually divided into, at least, a horizontal

Figure 5.1.13 Storefront Framing



6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

- tripartite division (a base, middle, and top). The horizontal divisions may not shift up or down across the width of the FACADE.
- vi. Vents, exhausts, and other utility features on building FACADES should be architecturally integrated into the design of the building and should be located to minimize adverse effects on pedestrian comfort along sidewalks and within OPEN SPACES.
 - vii. Buildings at TERMINATED VISTAS should be ARTICULATED with design features that function as focal points.
- b. FENESTRATION
- i. FENESTRATION glazing should be inset from the plane of exterior wall surfaces.
 - ii. RIBBON WINDOWS should be avoided.
- c. Storefronts & Lobby Entrances
- i. Monotonous and repetitive storefront or lobby systems, awnings, canopies, SIGN types, colors, or designs should be avoided.
 - ii. Storefronts and lobby entrances should include awnings or canopies to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended and operable.
 - iii. Lobby entrances for UPPER STORY USES should be optimally located, well defined, clearly visible, and separate from the entrance for other GROUND STORY USES.
 - iv. Lobbies should be limited in both width and total area to preserve floor space and frontage for other GROUND STORY USES. Buildings should USE any combination of FACADE ARTICULATION, a double-height ceiling, a distinctive doorway, a change in wall material, a change in paving material within the FRONTAGE AREA, or some other architectural element(s) to make lobbies visual and materially distinctive.
- d. Materials
- i. The selection of materials, FENESTRATION, and ornamentation should result in a consistent and harmonious composition that appears as a unified whole rather than a collection of unrelated parts.
 - ii. The type and color of materials should be kept to a minimum, preferably three (3) or fewer.
 - iii. Two (2) or more wall materials should be combined only one above the other, except for bay windows.
 - iv. Wall materials appearing heavier in weight should be USED below wall materials appearing lighter in weight (wood and metal above brick, and all three above stone)
 - v. Horizontal or vertical board siding or shingles, regardless of material, should be avoided.
 - vi. Architectural details and finish materials for the base of a building should be constructed of architectural concrete or pre-cast cementitious panels, natural or cast stone, heavy gauge metal panels, glazed or unglazed architectural terracotta, or brick.
- vii. Exterior Insulation and Finish Systems (EIFS) should be avoided.

13. Use Provisions

- a. General
 - i. The USE of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
 - ii. USE categories are permitted according to Table 6.2.13.
 - iii. All USES must comply with any USE-specific standards applicable for each USE in §9.2 Use Definitions & Limitations.
 - iv. USES permitted by Special Permit require additional DEVELOPMENT review in accordance with §15.2.1 Special Permits.
 - v. USE categories not identified on Table 6.2.13 are prohibited.
- b. USE Limitations
 - i. The USE of any GROUND STORY commercial space fronting a PEDESTRIAN STREET, excluding lobbies for UPPER STORY USES, is limited to the following PRINCIPAL USE categories:
 - a). Arts & Creative Enterprise
 - b). Food & Beverage Service
 - c). Retail Sales
 - d). Civic & Institutional
- c. Required USES
 - i. A minimum of five percent (5%) of the GROSS FLOOR AREA of any Commercial BUILDING or Lab BUILDING must be provided as LEASABLE FLOOR AREA for USES from the Arts & Creative Enterprise USE category.

Table 6.2.13 Permitted Uses

Use Category Specific Use	CC
Arts & Creative Enterprise	
Artisinal Production	P
Arts Exhibition	P
Arts Sales & Services	P
Co-Working	P
Design Services	P
Shared Workspaces & Arts Education	P
Cannabis Establishment	
Cannabis Cultivation	P
Cannabis Retail Sales	SP
Cannabis Research & Development	P
Cannabis Testing Laboratory	P
Civic & Institutional	
Community Center	P
Hospital	SP
Library	P
Minor Utility Facility	SP
Museum	P
Private Non-Profit Club or Lodge	SP
Public Service	P
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P

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

6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

Table 6.2.13 Permitted Uses (continued)

Use Category Specific Use	CC
Commercial Services	
Animal Services (as noted below)	--
Commercial Kennel	SP
Pet Grooming	P
Pet Daycare & Training	SP
Veterinarian	SP
Assembly or Entertainment	SP
Banking & Financial Services (except as follows)	P
Personal Credit	SP
Broadcast and/or Recording Studio	P
Building & Home Repair Services	SP
Business Support Services	P
Caterer/Wholesale Food Production	SP
Day Care Service (as noted below)	--
Adult Day Care Center	P
Child Day Care Center	P
Educational Services	P
Maintenance & Repair of Consumer Goods	P
Personal Services (except as noted below)	P
Body-Art Services	SP
Funeral Services	SP
Fitness Services	P
Health Care Services	SP
Formula Personal Services	SP
Recreation Services	SP
Vehicle Parking (as noted below)	P
Bike Share Parking	P
Car Share Parking (3 or fewer spaces)	P
Car Share Parking (4 or more spaces)	P
Commercial Parking	P
Food and Beverage Service	
Bar/Restaurant/Tavern	P

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

Table 6.2.13 Permitted Uses (continued)

Use Category Specific Use	CC
Bakery/Café/Coffee Shop	P
Formula Food & Beverage Service	SP
Lodging	
Bed & Breakfast	SP
Hotel or Hostel	SP
Office	
General Office	P
Research and Development or Laboratory	P
Retail Sales	
Building/Home Supplies & Equipment	SP
Consumer Goods (except as follows)	P
Alcohol Sales	SP
Firearms Sales	N
Pet Store	SP
Formula Retail	SP
Fresh Food Market or Grocery Store	P
Farm/Vendor Market	P
Urban Agriculture	
Farming (as noted below)	--
Commercial Farming	P
Community Farming	P
Community Gardening	P
Accessory Uses	
Urban Agriculture (as noted below)	--
Commercial Farming	P

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

14. Development Standards

- a. General
 - i. DEVELOPMENT is subject to the provisions of Article 10 SITE DEVELOPMENT of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. SIGNS
 - i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
 - a). Each GROUND STORY non-residential USE must identify the STREET address either on the PRINCIPAL ENTRANCE door or above or beside the PRINCIPAL ENTRANCE of the USE.
 - b). All residential BUILDING TYPES must identify the STREET address either on the PRINCIPAL ENTRANCE door, above or beside the PRINCIPAL ENTRANCE, or on a mailbox.
 - ii. Address SIGNS must be made easily visible through the USE of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the THOROUGHFARE that the BUILDING faces.
 - iii. Address SIGNS must be twelve (12) inches in height or less and may include the name of the occupant.

15. Parking & Mobility

- a. General
 - i. DEVELOPMENT is subject to the provisions of Article 11: Parking & Mobility of this Ordinance. Where the provisions of this section conflict with those of Article 11, the provisions of Article 11 apply.
 - ii. Vehicular parking must be provided as specified on Table 6.2.15, except as follows:
 - a). Non-residential USES with five thousand (5,000) square feet or less of GROSS LEASABLE FLOOR AREA are exempt from any minimum requirements of Table 6.2.15.
 - b). Any CHANGE IN USE within a non-residential STRUCTURE constructed before the effective date of this Ordinance, provided that the change is to a permitted USE, is exempt from any minimum requirements of Table 6.2.15.
 - iii. There are no parking requirements for ACCESSORY USES.
 - iv. MOTOR VEHICLE PARKING spaces may be shared between USES on the same LOT and buildings on the same BLOCK in accordance with §11.3 SHARED PARKING.
- b. Type
 - i. MOTOR VEHICLE PARKING may be provided as above ground STRUCTURED PARKING or underground STRUCTURED PARKING. SURFACE PARKING is prohibited.
- c. Driveways

- i. New driveways require a permit from the City Engineer.
- ii. Driveways must be compliant with all City Ordinances and constructed in accordance with all standards established by relevant City Departments.
- iii. Driveways are not permitted in the FRONTAGE AREA between a BUILDING and the FRONT LOT LINE.
- iv. Driveways may be no wider than twenty four (24) feet in the FRONTAGE AREA of a LOT.
- v. Driveways may provide ACCESS in whole or in part on or across an ABUTTING LOT(s), provided that an ACCESS EASEMENT exists between all PROPERTY OWNERS.
- d. Parking Design
 - i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 MOTOR VEHICLE PARKING of this Ordinance.
- e. Parking Location
 - i. Required vehicular parking, excluding any required handicapped parking, may be provided on a contiguous LOT under the same ownership as the LOT that the parking will serve as follows:
 - a). Pedestrian ACCESS to off-SITE vehicular parking must be via a paved sidewalk or walkway.
 - b). A lease, recorded covenant, or other comparable legal instrument guaranteeing long term USE of the SITE must be provided to the review board or BUILDING OFFICIAL and executed and filed with the Registry of Deeds.
 - ii. For real property located in more than one municipality, MOTOR VEHICLE PARKING need not be located within the City of Somerville.
- f. Unbundled Parking
 - i. MOTOR VEHICLE PARKING spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a DWELLING UNIT or non-residential floor space.
 - ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.
- g. Parking Relief
 - i. Relief from the parking standards of Table 6.2.15 requires a 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 relief from the parking standards of Table 4.4 (d):
 - i). The supply and demand of on-STREET parking in the neighborhood, as determined through a parking study.
 - ii). MOBILITY MANAGEMENT programs and

6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

Table 6.2.15 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a TRANSIT AREA ¹ (max)	Outside of a TRANSIT AREA ¹ (min)
Arts & Creative Enterprise				
All Permitted Uses	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Cannabis Establishment				
Cannabis Retail Sales	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf
Cannabis Research & Development	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf
Cannabis Testing Laboratory	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf
Civic & Institutional				
Community Center	1 / 10,000 sf	4 / 10,000 sf	1 / 1,800 sf	1 / 600 sf
Educational Facility	1.0 / classroom	4.0 / classroom	1.5 / classroom	3.0 / classroom
Hospital	10 per entrance	1 / 5,000 sf	1 / 200 sf	1 / 1,000 sf
Library	1 / 3,000 sf	1 / 5,000 sf	1 / 800 sf	1 / 500 sf
Minor Utility Facility	n/a	n/a	n/a	n/a
Museum	1 / 2,000 sf	1 / 10,000 sf	1 / 800 sf	1 / 500 sf
Private Non-Profit Club or Lodge	1 / 2,000 sf	1 / 10,000 sf	1 / 200 sf	1 / 1,000 sf
Commercial Services				
Animal Services (as noted below)	–	–	–	–
Commercial Kennel	1 / 2,500 sf	1 / 10,000 sf	1 / 500 sf	1 / 500 sf
Pet Grooming	1 / 2,500 sf	none	1 / 500 sf	1 / 500 sf
Pet Day Care or Training	1 / 2,500 sf	none	1 / 500 sf	1 / 500 sf
Veterinarian	1 / 2,500 sf	1 / 5,000 sf	1 / 500 sf	1 / 500 sf
Assembly or Entertainment	1 / 40 seats	1 / 10,000 sf	1 / 6 seats	1 / 6 seats
Banking & Financial Services (except as noted below)	1 / 2,000 sf	1 / 10,000 sf	1 / 450 sf	1 / 400 sf
Broadcast and/or Recording Studio	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 600 sf
Building & Home Repair Services	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 2,000 sf
Business Support Services	1 / 2,500 sf	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Caterer/Wholesale Food Production	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 1,000 sf
Day Care Service	2	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Maintenance & Repair of Consumer Goods	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Personal Services (except as noted below)	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Health Care Services	1 / 2,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 300 sf
Recreation Services	1 / 2,500 sf	1 / 10,000 sf	–	–

sf - Gross Leasable Square Footage

DU - Dwelling Unit RU - Rooming Unit

¹ See the Transit Area Map

Table 6.2.15 Vehicular Parking (continued)

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a TRANSIT AREA ¹ (max)	Outside of a TRANSIT AREA ¹ (min)
Food and Beverage Service				
All Permitted Uses	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
Lodging				
Bed & Breakfast	1 / 20 rooms	1 / 10 rooms	1 / DU + 1 / 4 guest rooms	1 / DU + 1 / 4 guest rooms
Hotel or Hostel	1 / 20 rooms	1 / 10 rooms	1 / 2 guest rooms	1 / 2 guest rooms
Short Term Rental	1 / 20 rooms	1 / 10 rooms	n/a	n/a
Office				
Co-Working	1 / 20,000 sf	1 / 3,000 sf	1 / 1,200 sf	1 / 800 sf
General Office	1 / 20,000 sf	1 / 3,000 sf	1 / 900 sf	1 / 650 sf
Research and Development or Laboratory	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf
Retail Sales				
Building/Home Supplies & Equipment	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 1,000 sf
Consumer Goods (except as follows)	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf
Formula Retail	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf
Fresh Food Market or Grocery Store	1 / 1,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 1,500 sf
Farm/Vendor Market	n/a	n/a	n/a	1 / 1,500 sf

sf - Gross Leasable Square Footage DU - Dwelling Unit RU - Rooming Unit

¹ See the Transit Area Map

6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

services provided by the APPLICANT to reduce the demand for parking.

- iii). That parking provided in excess of any maximum permitted does not result in the increase in impervious LOT AREA.

16. Public Realm

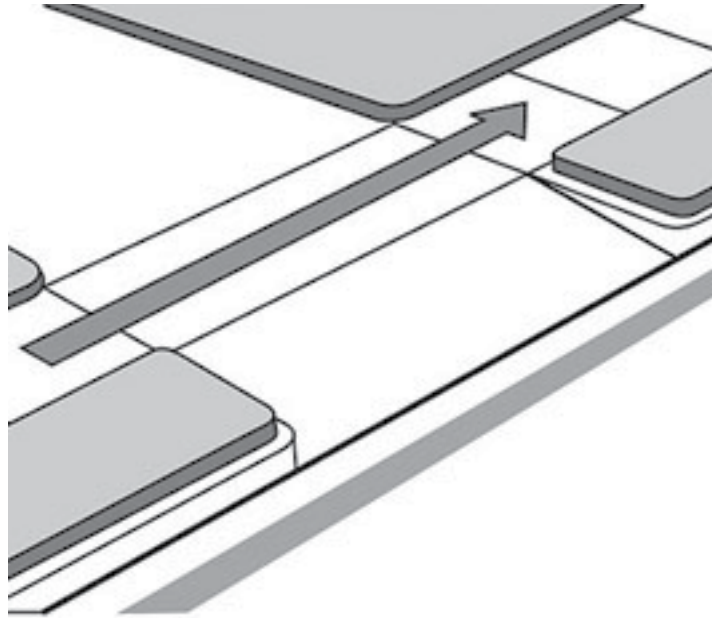
a. Sidewalks

- i. When DEVELOPMENT OCCURS on any LOT ABUTTING a sidewalk that is less than twelve (12) feet in total width, the BUILDING must be set-back an additional distance to accommodate expansion of the ABUTTING sidewalk to a width of at least twelve (12) feet. The minimum and maximum front SETBACKS for each BUILDING TYPE are increased accordingly.

b. Sidewalk CURB CUTS

- i. A CURB CUT requires a permit from the City Engineer and must be compliant with all City Ordinances.
- ii. Unless otherwise specified, the City Engineer may not permit more than one (1) CURB CUT per FRONT LOT LINE, up to two (2) CURB CUTS per LOT.
- iii. CURB CUTS are prohibited along all THOROUGHFARES designated as a PEDESTRIAN STREET.
- iv. CURB CUTS must be located to minimize conflicts with pedestrians and bicyclists and must have a clear distance from fire hydrants, STREET TREES, utility poles, and other furnishings as deemed necessary by the City Engineer.
 - a). CURB CUTS for commercial or high-volume driveways should be at least one-hundred (100) feet from an UNSIGNALIZED or SIGNALIZED intersection.
 - b). CURB CUTS for residential driveways should be at least twenty (20) feet from an UNSIGNALIZED intersection and at least forty (40) feet from a SIGNALIZED intersection.
 - c). Multiple CURB CUTS serving the same LOT or BUILDING must be at least one hundred and fifty (150) feet apart from one another.
- v. The interior width of a CURB CUT (between curb stones) may be no wider than the driveway,

Figure 6.2.16 Sidewalk Curb Cuts



vehicular entrance, or loading facility it serves.

- vi. A DRIVEWAY APRON may be installed only within the furnishing zone of a sidewalk and must be constructed in accordance with all standards established by relevant City Departments.
- vii. The grade, cross slope, and clear width of the walkway of a sidewalk must be maintained between the DRIVEWAY APRON and the ABUTTING driveway. The appearance of the walkway (ie. scoring pattern or paving material) must indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.

6.3 COMMERCIAL INDUSTRY (CI)

1. Description

The Commercial Industry district is characterized by large FLOOR PLATE buildings up to four (4) stories in height. Buildings are typically SETBACK by parking and include warehouse and factory styles along with multi STORY offices.

The district is entirely commercial, with uses that are typically auto-oriented, commercial service, industrial, or office in nature.



6.0 COMMERCIAL DISTRICTS

Commercial Industry (CI)

2. Intent

- a. To maintain industrial and commercial activities that provide employment opportunities and business-to-business commerce.
- b. To maintain already existing areas appropriate for moderate- and large-scale, low-rise and mid-rise buildings and community- and region-serving commercial uses that do not readily assimilate into other zoning districts.

3. Purpose

- a. To permit the DEVELOPMENT of moderate-scale low- and mid-rise buildings.
- b. To provide quality commercial spaces and permit light & moderate industrial and large commercial USES.

4. Applicability

- a. The section is applicable to all real property within the Commercial Industry district as shown on the Official Zoning Map of the City of Somerville.

5. Development Review

- a. DEVELOPMENT review is subject to the provisions of Article 15: Administration of this Ordinance.
- b. 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.
- c. Proposed DEVELOPMENT may or may not necessitate the need for SUBDIVISION Plan Approval, Site Plan Approval, a Special Permit, or a Hardship Variance based on the nature of the proposal. In such cases, additional DEVELOPMENT review is required in accordance with Article 15: Administration.
 - i. The Zoning Board of Appeals is the decision making authority for all DEVELOPMENT in the Commercial Business district.
- d. Upon verification that no additional DEVELOPMENT review is necessary, or completion of the required DEVELOPMENT review, the BUILDING OFFICIAL shall issue a Zoning Compliance Certificate to certify compliance with the

provisions and procedures of this Ordinance.

6. Building Types

- a. One (1) PRINCIPAL BUILDING TYPE is permitted on each LOT.
- b. The following BUILDING TYPES are permitted by Site Plan Approval in the Commercial Core district:
 - i. Commercial Building
- c. ACCESSORY structures are regulated according to Article 10: DEVELOPMENT Standards of this Ordinance.

6.3.7. Commercial Building

A single to multi-STORY BUILDING TYPE purpose built for OCCUPATION by commercial USES on all floors.

The following images are examples of the commercial BUILDING TYPE and are intended only for illustrative purposes.

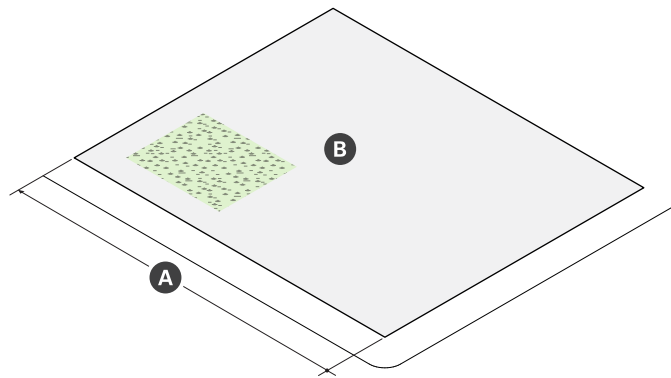


6.0 COMMERCIAL DISTRICTS

Commercial Industry (CI)

6.3.7. Commercial Building (continued)

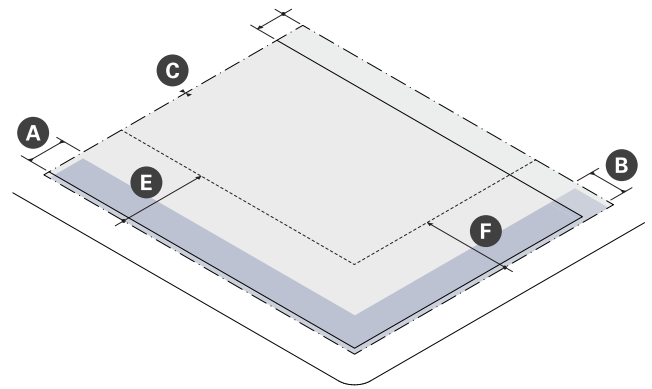
a. Lot Standards



Lot Dimensions	
A Lot WIDTH (min)	30 ft

Lot Coverage	
Lot Coverage (max)	100%
Green Factor (min)	0.20

b. BUILDING Placement



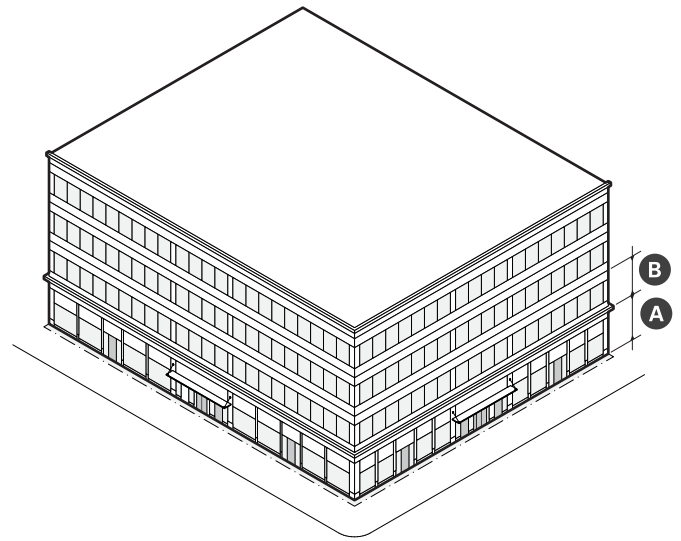
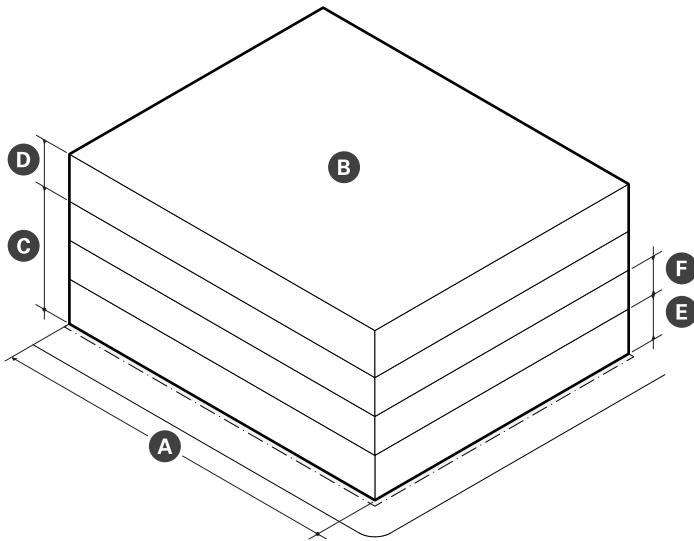
Building Setbacks		
A Primary Front SETBACK (min)		0 ft
B Secondary Front SETBACK (min)		0 ft
C Side SETBACK (min)		0 ft
	Side SETBACK ABUTTING NR or LHD (min)	10 ft
D Rear SETBACK (min)		10 ft
	Rear SETBACK ABUTTING NR (min)	15 ft

Parking Setbacks		
E Primary Front SETBACK (min)		10 ft
F Secondary Front SETBACK (min)		--
	SURFACE PARKING	10 ft
	STRUCTURED PARKING	10 ft

6.3.7. Commercial Building (continued)

c. Height & Massing

d. Uses & Features



Main Mass	
A Width (max)	300 ft
FACADE Build Out (min)	--
Primary Frontage	80%
Secondary Frontage	65%
B FLOOR PLATE	50,000 sf
C GROUND STORY Height (min)	14 ft
D UPPER STORY Height (min)	10 ft
E Number of Stories (max)	4 stories
F BUILDING Height, Feet (max)	65 feet
Roof Type	Flat

Facade Composition	
A GROUND STORY FENESTRATION (min)	15%
B UPPER STORY FENESTRATION (min)	15%
BLANK WALL (max)	50 ft

6.0 COMMERCIAL DISTRICTS

Commercial Industry (CI)

6.3.7. Commercial 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 linkage payments as specified on Table 6.3.7.

Table 6.3.7 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

8. Building Components

- a. BUILDING COMPONENTS are ACCESSORY elements attached to the main mass of a PRINCIPAL BUILDING.
- b. Building components are permitted by Site Plan Approval as specified on Table 6.1.8.
 - i. At least one (1) storefront is required for each GROUND STORY commercial space.
- c. BUILDING COMPONENTS not identified on Table 5.1.8 are prohibited.
- d. Unless otherwise specified, BUILDING COMPONENTS may attach to other BUILDING COMPONENTS to create assemblies of components.

Table 6.1.8 Building Components

	General Building	Commercial Building	Lab Building	Mid-Rise Podium Tower	Block Building
Awning	P	P	P	P	P
Entry Canopy	P	P	P	P	P
Lobby Entrance	P	P	P	P	P
Storefront	P	P	P	P	P

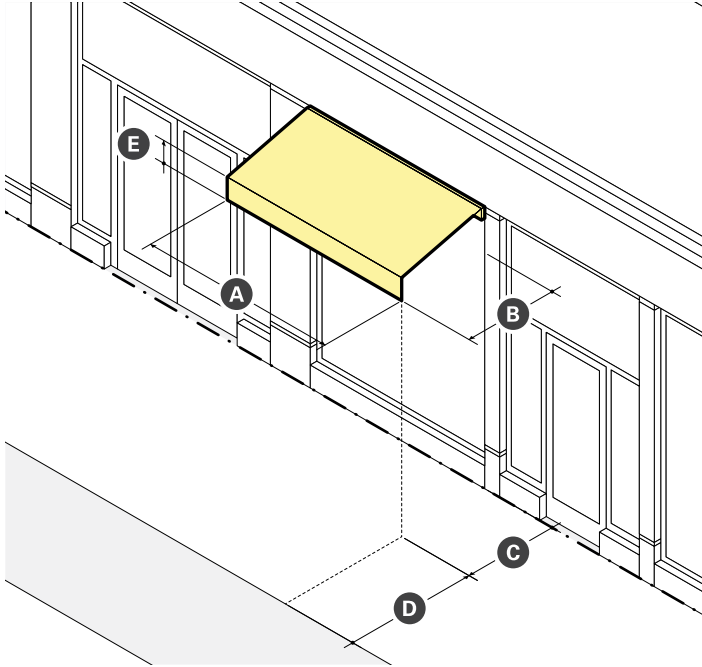
P - Permitted SP - Special Permit Required N - Not Permitted

6.0 COMMERCIAL DISTRICTS

Commercial Industry (CI)

e. Awning

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

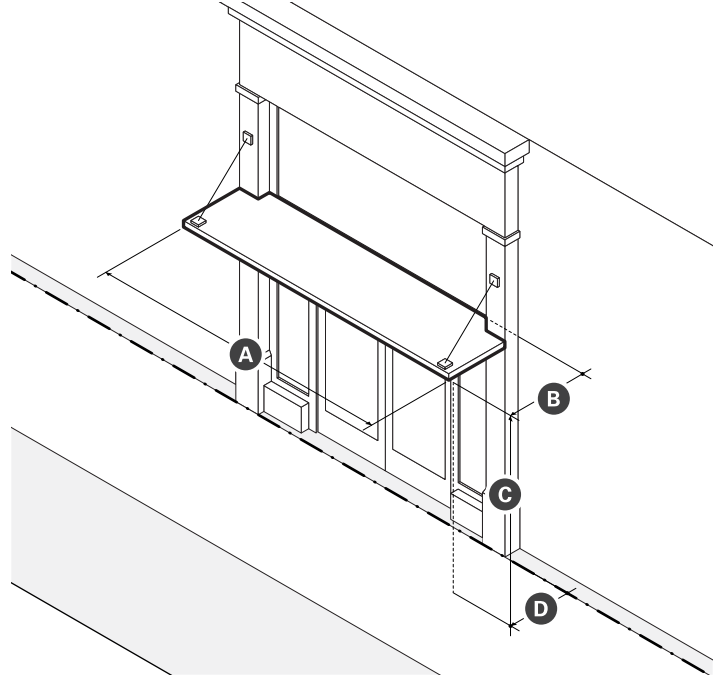


Dimensions	
A Width (min)	See §X
B Projection (min)	3 ft
C CLEARANCE (min)	8 ft clear
D SETBACK from Curb (min)	1.5 ft
E Valance Height (max)	12 in

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

f. Entry Canopy

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

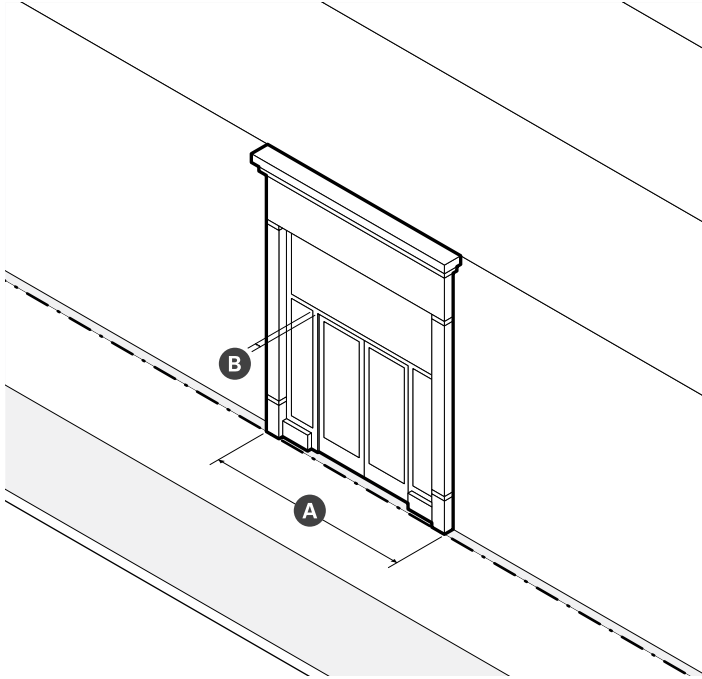


Dimensions	
A Width (min)	See §X
B Depth (max)	3 ft
C CLEARANCE (min)	8 ft clear
D Permitted SETBACK ENCROACHMENT (max)	100%

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

g. Lobby Entrance

- i. A lobby entrance is a non-load bearing assembly of entry doors and windows providing ACCESS and light to the lobby of a BUILDING.

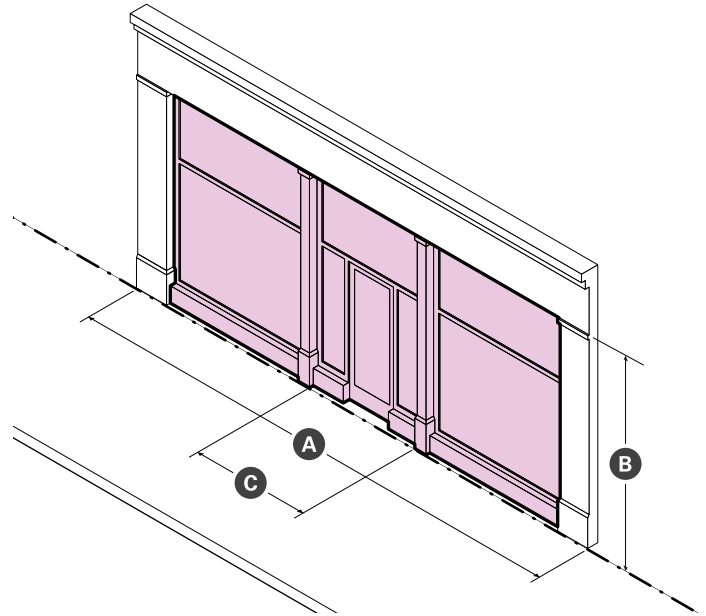


Dimensions		
A Width (min/max)	15 ft	30 ft
Recessed Entrance Width (max)	15 ft	
Recessed Entrance Depth (max)	5 ft	

- ii. Standards
 - a). When a lobby entrance is set back from the FRONT LOT LINE, the FRONTAGE AREA must be paved.

h. Storefront

- i. A storefront is a non-load bearing assembly of commercial entry doors and windows providing ACCESS and light to a commercial space and a place to display goods, services, and SIGNS.



Dimensions		
A Width (min/max)	15 ft	30 ft
B Display Window Height (min)	8 ft	
Recessed Entrance Width (max)	15 ft	
Recessed Entrance Depth (max)	5 ft	

- ii. Standards
 - a). An unobstructed view of the interior space or a lighted and maintained merchandise display(s) must be provided for a depth of at least four (4) feet behind storefront display windows.
 - b). When storefronts are set back from the FRONT LOT LINE, the FRONTAGE AREA must be paved.
 - c). When present, awnings and canopies must be mounted between columns, PILASTERS, OR PIERS; above doorways and display windows; and below the SIGN BAND.
 - d). Exterior security grilles, gates, and roll-down security doors and windows are prohibited.

6.0 COMMERCIAL DISTRICTS

Commercial Industry (CI)

9. Facade Design

- a. FACADES must provide solid material framing each storefront and lobby entrance as follows:
 - i. PILASTERS or columns supporting a horizontal lintel and CORNICE;
 - ii. a spandrel positioned between PILASTERS or columns that extend from upper stories of the building to the ground; or
 - iii. flat wall above and to either side of a void or punched opening.
- b. Storefronts and lobby entrances must be set within the resulting frame provided for each by the FACADE.
- c. Materials framing each storefront or lobby entrance may be integrated into the design of the FACADE or customized for individual storefronts and lobby entrances. Mechanical louvers necessary for venting purposes are not permitted in the required frame, but may be incorporated into any storefront or lobby entrance system.
- d. FACADES must provide horizontal ARTICULATION or a change in window size or pattern from the upper stories to create a distinct base that includes the entire height of the of the GROUND STORY of the building.
- e. The FACADE of buildings with five (5) or more stories should include, at least, the entire height of the first two (2) stories in the design of the required base. The design of the base may not shift up or down across the

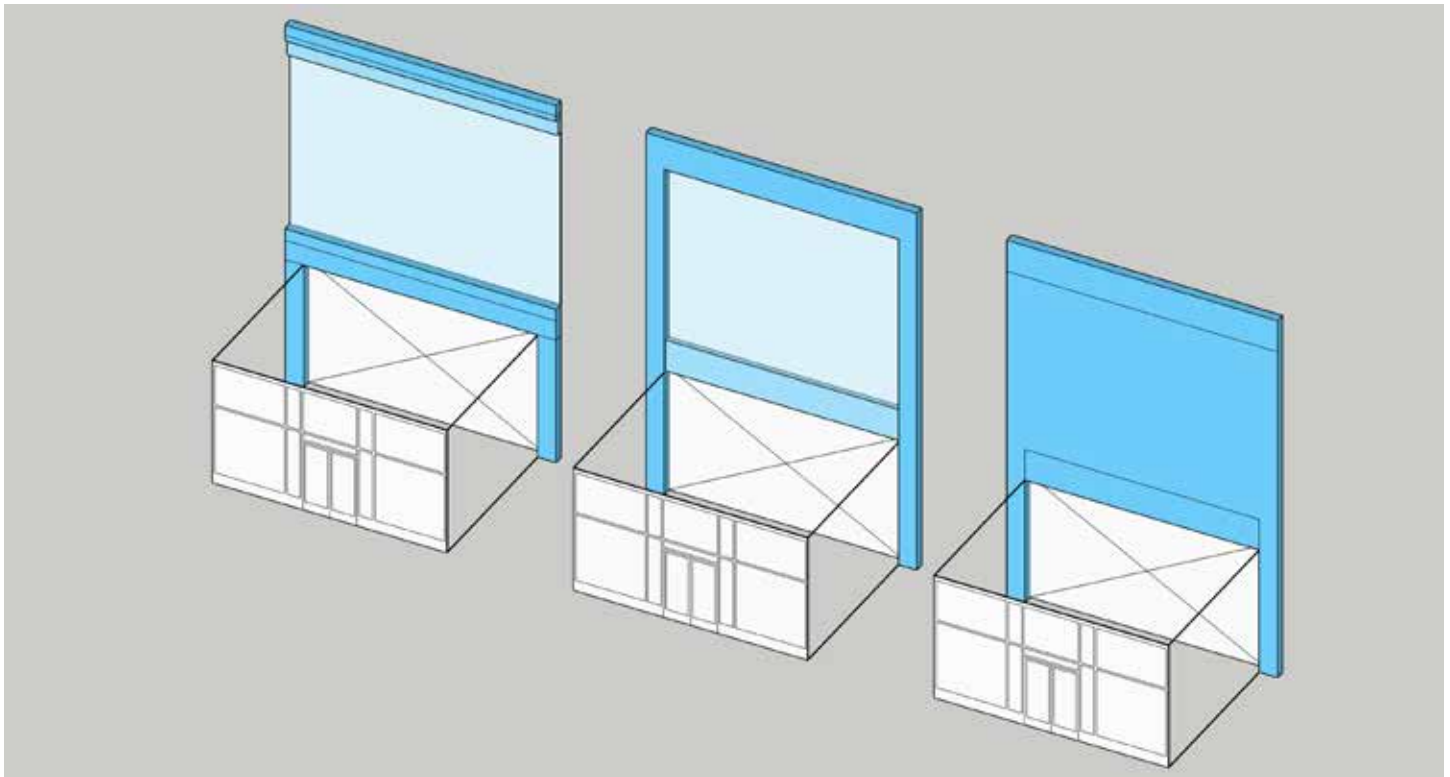
width of the FACADE.

- f. For buildings with more than one FACADE, the design of the base must align horizontally at the corner.
- g. FACADES must provide surface relief from the average plane of the FACADE by at least four (4) inches, through the USE of architectural elements such as bay windows, columns, CORNER BOARDS, CORNICES, door and window surrounds, moldings, PIERS, PILASTERS, recessed storefronts or lobby entrances, seat walls, sills, wall depth, and recessed or projecting windows.

10. Architectural Design Guidelines

- i. Reserved

Figure 5.1.13 Storefront Framing



11. Use Provisions

- a. General
 - i. The USE of real property is subject to the provisions of Article 9: USE Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
 - ii. USE categories are permitted according to Table 6.3.11.
 - iii. All USES must comply with any USE-specific standards applicable for each USE in §9.2 USE Definitions & Limitations.
 - iv. USES permitted by Special Permit require additional DEVELOPMENT review in accordance with §15.2.1 Special Permits.
 - v. USE categories not identified on Table 6.3.11 are prohibited.

Table 6.3.11 Permitted Uses

Use Category Specific Use	CI
Arts & Creative Enterprise	
Artisinal Production	P
Arts Exhibition	P
Arts Sales & Services	P
Co-Working	P
Design Services	P
Shared Workspaces & Arts Education	P
Auto-Oriented	
Commercial Vehicle Repair or Maintenance	SP
Dispatch Service (except as follows)	P
Towing Service	SP
Motor Vehicle Parking (as noted below)	--
Off-Site Accessory Parking	P
Personal Vehicle Repair or Maintenance	SP
Vehicle Sales	SP
Cannabis Establishment	
Cannabis Cultivation	P
Cannabis Product Manufacturing	P
Cannabis Retail Sales	SP
Cannabis Research & Development	P
Cannabis Testing Laboratory	P
Civic & Institutional	
Hospital	SP
Minor Utility Facility	SP
Public Service	P
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P

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

6.0 COMMERCIAL DISTRICTS

Commercial Industry (CI)

Table 6.3.11 Permitted Uses (continued)

Use Category Specific Use	CI
Commercial Services	
Animal Services (as noted below)	--
Commercial Kennel	P
Pet Grooming	P
Pet Daycare & Training	P
Veterinarian	P
Assembly or Entertainment	SP
Banking & Financial Services (except as follows)	P
Personal Credit	SP
Broadcast and/or Recording Studio	P
Building & Home Repair Services	P
Business Support Services	P
Caterer/Wholesale Food Production	P
Day Care Service (as noted below)	--
Adult Day Care Center	P
Child Day Care Center	P
Educational Services	P
Maintenance & Repair of Consumer Goods	P
Personal Services (except as follows)	P
Body-Art Services	P
Fitness Services	P
Funeral Services	P
Health Care Services	SP
Formula Personal Services	SP
Recreation Services	P
Vehicle Parking (as noted below)	--
Bike Share Parking	P
Car Share Parking (3 or fewer spaces)	P
Car Share Parking (4 or more spaces)	P
Commercial Parking	P

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

Table 6.3.11 Permitted Uses (continued)

Use Category Specific Use	CI
Food and Beverage Service	
Bar/Restaurant/Tavern	P
Bakery/Café/Coffee Shop	P
Formula Food & Beverage Service	SP
Industrial	
Dry Cleaning or Laundry Services	SP
Data Center	SP
Manufacturing	P
Moving and/or Self Storage (except as follows)	P
Self Storage	SP
Recycling Collection	SP
Trucking and Transportation Depot	SP
Wholesale Trade & Distribution	P
Lodging	
Hotel or Hostel	SP
Office	
General Office	P
Research and Development or Laboratory	P
Retail Sales	
Building/Home Supplies & Equipment	P
Consumer Goods (except as follows)	P
Alcohol Sales	SP
Firearms Sales	N
Pet Store	SP
Formula Retail	SP
Fresh Food Market or Grocery Store	SP
Farm/Vendor Market	P
Urban Agriculture	
Farming (as noted below)	--
Commercial Farming	P
Community Farming	P
Community Gardening	P

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

Table 6.3.11 Permitted Uses (continued)

Use Category Specific Use	CI
Accessory Uses	
Urban Agriculture (as noted below)	--
Commercial Farming	P
Vehicle Parking, Accessory (except as follows)	P
Home Business Vehicle Parking	N

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

12. Development Standards

- a. General
 - i. DEVELOPMENT is subject to the provisions of Article 10 SITE DEVELOPMENT of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. SIGNS
 - i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
 - a). Each GROUND STORY non-residential USE must identify the STREET address either on the PRINCIPAL ENTRANCE door or above or beside the PRINCIPAL ENTRANCE of the USE.
 - b). All residential BUILDING TYPES must identify the STREET address either on the PRINCIPAL ENTRANCE door, above or beside the PRINCIPAL ENTRANCE, or on a mailbox.
 - ii. Address SIGNS must be made easily visible through the USE of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the THOROUGHFARE that the BUILDING faces.
 - iii. Address SIGNS must be twelve (12) inches in height or less and may include the name of the occupant.

6.0 COMMERCIAL DISTRICTS

Commercial Industry (CI)

Parking & Mobility

- c. General
 - i. DEVELOPMENT is subject to the provisions of Article 11: Parking & Mobility of this Ordinance. Where the provisions of this section conflict with those of Article 11, the provisions of Article 11 apply.
 - ii. Vehicular parking must be provided as specified on Table 6.3.13, except as follows:
 - a). Non-residential USES with five thousand (5,000) square feet or less of GROSS LEASABLE FLOOR AREA are exempt from any minimum requirements of Table 6.3.13.
 - b). Any CHANGE IN USE within a non-residential STRUCTURE constructed before the effective date of this Ordinance, provided that the change is to a permitted USE, is exempt from any minimum requirements of Table 6.3.13.
 - iii. There are no parking requirements for ACCESSORY USES.
 - iv. MOTOR VEHICLE PARKING spaces may be shared between USES on the same LOT and buildings on the same BLOCK in accordance with §11.3 SHARED PARKING.
- d. Type
 - i. MOTOR VEHICLE PARKING may be provided as SURFACE PARKING, above ground STRUCTURED PARKING, or underground STRUCTURED PARKING.
- e. Driveways
 - i. New driveways require a permit from the City Engineer.
 - ii. Driveways must be compliant with all City Ordinances and constructed in accordance with all standards established by relevant City Departments.
- iii. Driveways are not permitted in the FRONTAGE AREA between a BUILDING and the FRONT LOT LINE.
- iv. Driveways may be no wider than twenty four (24) feet in the FRONTAGE AREA of a LOT.
- v. Driveways may provide ACCESS in whole or in part on or across an ABUTTING LOT(s), provided that an ACCESS EASEMENT exists between all PROPERTY OWNERS.
- f. Parking Design
 - i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 MOTOR VEHICLE PARKING of this Ordinance.
- g. Parking Location
 - i. Required vehicular parking, excluding any required handicapped parking, may be provided on a contiguous LOT under the same ownership as the LOT that the parking will serve as follows:
 - a). Pedestrian ACCESS to off-SITE vehicular parking must be via a paved sidewalk or walkway.
 - b). A lease, recorded covenant, or other comparable legal instrument guaranteeing long term USE of the SITE must be provided to the review board or BUILDING OFFICIAL and executed and filed with the Registry of Deeds.
 - ii. For real property located in more than one municipality, MOTOR VEHICLE PARKING need not be located within the City of Somerville.
- h. Loading Facilities
 - i. All DEVELOPMENT is exempt from §11.2.5.b.i.
- i. Unbundled Parking
 - i. MOTOR VEHICLE PARKING spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a DWELLING UNIT OR

Table 6.3.13 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a TRANSIT AREA ¹ (max)	Outside of a TRANSIT AREA ¹ (min)
Arts & Creative Enterprise				
All Permitted Uses	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Cannabis Establishment				
Cannabis Product Manufacturing	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Cannabis Retail Sales	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf
Cannabis Research & Development	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf
Cannabis Testing Laboratory	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit RU - Rooming Unit

¹ See the Transit Area Map

Table 6.3.13 Vehicular Parking (continued)

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a TRANSIT AREA ¹ (max)	Outside of a TRANSIT AREA ¹ (min)
Civic & Institutional				
Community Center	1 / 10,000 sf	4 / 10,000 sf	1 / 1,800 sf	1 / 600 sf
Educational Facility	1.0 / classroom	4.0 / classroom	1.5 / classroom	3.0 / classroom
Hospital	10 per entrance	1 / 5,000 sf	1 / 200 sf	1 / 1,000 sf
Library	1 / 3,000 sf	1 / 5,000 sf	1 / 800 sf	1 / 500 sf
Minor Utility Facility	n/a	n/a	n/a	n/a
Museum	1 / 2,000 sf	1 / 10,000 sf	1 / 800 sf	1 / 500 sf
Private Non-Profit Club or Lodge	1 / 2,000 sf	1 / 10,000 sf	1 / 200 sf	1 / 1,000 sf
Commercial Services				
Animal Services (as noted below)	–	–	–	–
Commercial Kennel	1 / 2,500 sf	1 / 10,000 sf	1 / 500 sf	1 / 500 sf
Pet Grooming	1 / 2,500 sf	none	1 / 500 sf	1 / 500 sf
Pet Day Care or Training	1 / 2,500 sf	none	1 / 500 sf	1 / 500 sf
Veterinarian	1 / 2,500 sf	1 / 5,000 sf	1 / 500 sf	1 / 500 sf
Assembly or Entertainment	1 / 40 seats	1 / 10,000 sf	1 / 6 seats	1 / 6 seats
Banking & Financial Services (except as noted below)	1 / 2,000 sf	1 / 10,000 sf	1 / 450 sf	1 / 400 sf
Broadcast and/or Recording Studio	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 600 sf
Building & Home Repair Services	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 2,000 sf
Business Support Services	1 / 2,500 sf	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Caterer/Wholesale Food Production	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 1,000 sf
Day Care Service	2	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Maintenance & Repair of Consumer Goods	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Personal Services (except as noted below)	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Health Care Services	1 / 2,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 300 sf
Recreation Services	1 / 2,500 sf	1 / 10,000 sf	–	–
Food and Beverage Service				
All Permitted Uses	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
Industrial				
Dry Cleaning or Laundry Services	–	–	–	1 / 1,200 sf
Data Center	–	–	–	1 / 1,200 sf

sf - Gross Leasable Square Footage DU - Dwelling Unit RU - Rooming Unit

¹ See the Transit Area Map

6.0 COMMERCIAL DISTRICTS

Commercial Industry (CI)

Table 6.3.13 Vehicular Parking (continued)

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a TRANSIT AREA ¹ (max)	Outside of a TRANSIT AREA ¹ (min)
Manufacturing	--	1 / 10,000 sf	--	1 / 1,200 sf
Moving and/or Self Storage (except as follows)	--	--	--	1 / 1,200 sf
Self Storage	--	--	--	1 / 1,200 sf
Recycling Collection	--	--	--	1 / 1,200 sf
Trucking and Transportation Depot	--	--	--	1 / 1,200 sf
Wholesale Trade & Distribution	--	1 / 40,000 sf	--	1 / 1,200 sf
Lodging				
Bed & Breakfast	1 / 20 rooms	1 / 10 rooms	1 / DU + 1 / 4 guest rooms	1 / DU + 1 / 4 guest rooms
Hotel or Hostel	1 / 20 rooms	1 / 10 rooms	1 / 2 guest rooms	1 / 2 guest rooms
Office				
Co-Working	1 / 20,000 sf	1 / 3,000 sf	1 / 1,200 sf	1 / 800 sf
General Office	1 / 20,000 sf	1 / 3,000 sf	1 / 900 sf	1 / 650 sf
Research and Development or Laboratory	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf
Residential				
Household Living	0.1 / DU	1.0 / DU	1.0 / DU	1.0 / DU
Group Living (except as follows)	0.05 / room	0.5 / room	--	--
Community or Group Residence	--	--	--	--
Dormitory, Fraternity or Sorority	0.1 / room	0.5 / room	.05 / bed	1.0 / 4 beds
Homeless Shelter	--	--	4.0	4.0
Nursing Home/Assisted Living Facility	--	--	1 / 6 beds	1 / 6 beds
Single Room Occupancy Housing	--	--	1 / 6 beds	1 / 4 beds
Retail Sales				
Building/Home Supplies & Equipment	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 1,000 sf
Consumer Goods (except as follows)	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf
Formula Retail	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf
Fresh Food Market or Grocery Store	1 / 1,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 1,500 sf
Farm/Vendor Market	n/a	n/a	n/a	1 / 1,500 sf

sf - Gross Leasable Square Footage

DU - Dwelling Unit RU - Rooming Unit

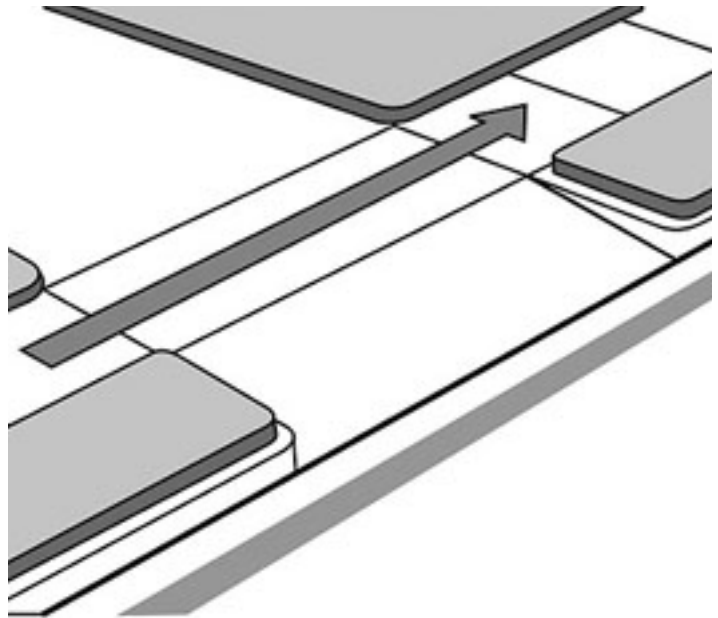
¹ See the Transit Area Map

- ii. non-residential floor space.
- ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.
- j. Parking Relief
 - i. Relief from the parking standards of Table 6.3.13 requires a 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 relief from the parking standards of Table 6.3.13:
 - i). The supply and demand of on-STREET parking in the neighborhood, as determined through a parking study.
 - ii). MOBILITY MANAGEMENT programs and services provided by the APPLICANT to reduce the demand for parking.
 - iii). That parking provided in excess of any maximum permitted does not result in the increase in impervious LOT AREA.

13. Public Realm

- a. Sidewalk CURB CUTS
 - i. A CURB CUT requires a permit from the City Engineer and must be compliant with all City Ordinances.
 - ii. Unless otherwise specified, the City Engineer may not permit more than two (2) CURB CUTS per FRONT LOT LINE of a LOT.
 - iii. CURB CUTS are prohibited along all THOROUGHFARES designated as a PEDESTRIAN STREET.
 - iv. CURB CUTS must be located to minimize conflicts with pedestrians and bicyclists and must have a clear distance from fire hydrants, STREET TREES, utility poles, and other furnishings as deemed necessary by the City Engineer.
 - a). CURB CUTS should be at least one-hundred (100) feet from an UNSIGNALIZED or SIGNALIZED intersection.
 - b). Multiple CURB CUTS providing ACCESS to the same LOT must be at least one hundred and fifty (150) feet from one another.
 - v. The interior width of a CURB CUT (between curb stones) may be no wider than the driveway, vehicular entrance, or loading facility it serves.
 - vi. A DRIVEWAY APRON may be installed only within the furnishing zone of a sidewalk and must be constructed in accordance with all standards established by relevant City Departments.
 - vii. The grade, cross slope, and clear width of the walkway of a sidewalk must be maintained between the DRIVEWAY APRON and the ABUTTING

Figure 6.3.14 Sidewalk Curb Cuts



driveway. The appearance of the walkway (ie. scoring pattern or paving material) must indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.

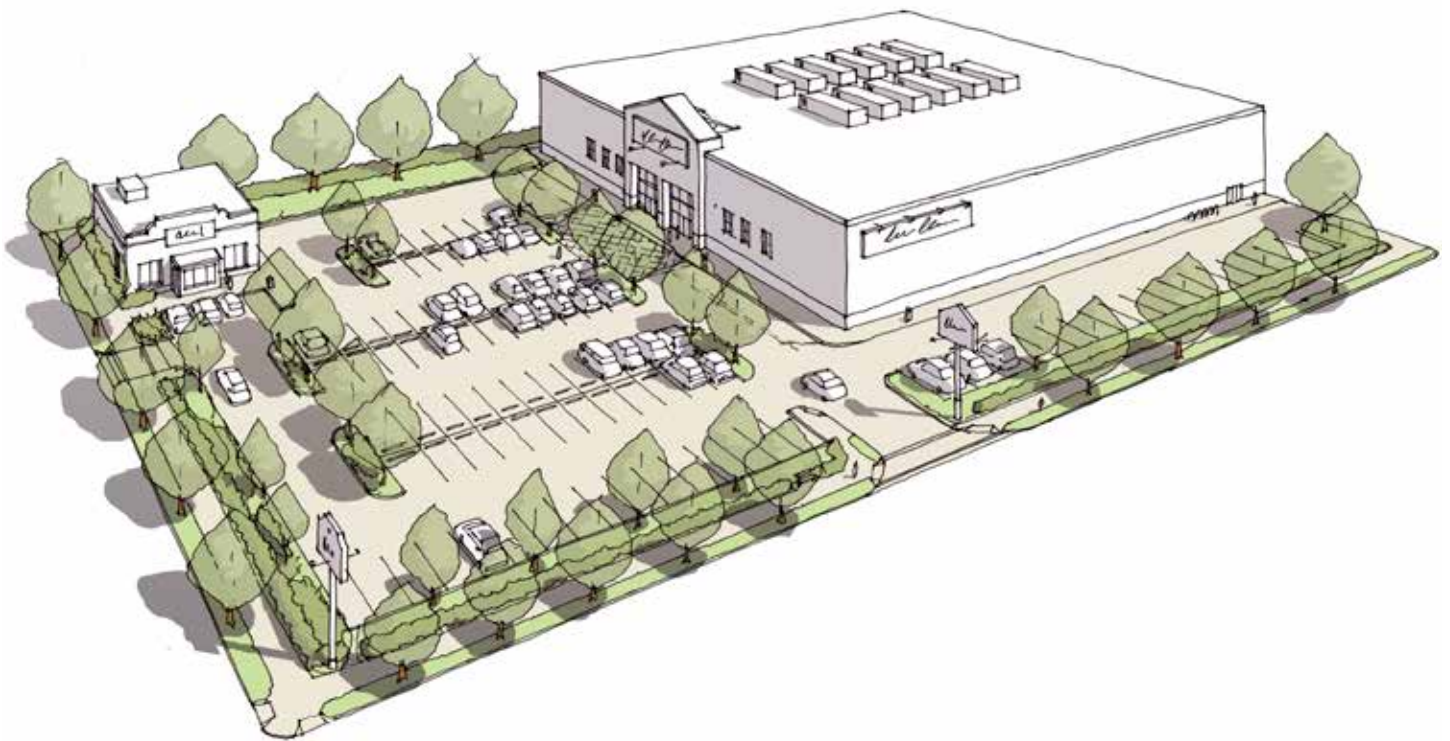
6.0 COMMERCIAL DISTRICTS

Commercial Industry (CI)

6.4 COMMERCIAL BUSINESS (CB)

1. Character Description

The Commercial Business district is characterized by large FLOOR PLATE buildings up to two (2) stories in height. Buildings are typically SETBACK by large PARKING LOTS and SITES are primarily designed to accommodate automobiles. The district is entirely commercial, with concentrations of commercial services, food & beverage services, and retailers.



6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

2. Intent

- a. To maintain commercial activities that are primarily ACCESSED by motor vehicles.
- b. To maintain already existing areas appropriate for moderate- and large-scale, low-rise buildings and community- and region-serving commercial USES that do not readily assimilate into other zoning districts.

3. Purpose

- a. To permit the DEVELOPMENT of moderate- and large-scale low-rise buildings.
- b. To provide quality commercial spaces and permit commercial USES.

4. Applicability

- a. The section is applicable to all real property within the Commercial Business district as shown in the Official Zoning Atlas of the City of Somerville.

5. Standards & Measurements

- a. General
 - i. Notwithstanding the defined terms of Article 16: Definitions, the Director of Planning & Zoning shall designate the FACADE of any PRINCIPAL BUILDING TYPE.
 - ii. If such a designation CAUSES a BUILDING to orient away from the THOROUGHFARE its LOT IS ABUTTING, the front and rear SETBACKS are also reoriented.

6. Development Review

- a. DEVELOPMENT review is subject to the provisions of Article 15: Administration of this Ordinance.
- b. 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.
- c. Proposed DEVELOPMENT may or may not necessitate the need for SUBDIVISION Plan Approval, Site Plan Approval, a Special Permit, or a Hardship Variance based on the nature of the proposal. In such cases, additional DEVELOPMENT review is required in accordance with Article 15: Administration.
 - i. The Zoning Board of Appeals is the decision making authority for all DEVELOPMENT in the Commercial Business district.
- d. Upon verification that no additional DEVELOPMENT review is necessary, or completion of the required DEVELOPMENT review, the BUILDING OFFICIAL shall issue a Zoning Compliance CERTIFICATE to certify compliance with the

provisions and procedures of this Ordinance.

7. Building Types

- a. One (1) PRINCIPAL BUILDING TYPE is permitted on each LOT.
- b. The following BUILDING TYPES are permitted by Site Plan Approval in the HIGH-RISE district:
 - i. Box BUILDING
 - ii. Strip Commerce
 - iii. Pad Commerce
- c. ACCESSORY STRUCTURES are regulated according to Article 10: DEVELOPMENT Standards of this Ordinance.

6.4.8. Box Building

A free-standing, low-rise, large FLOOR PLATE, usually single tenant PRINCIPAL BUILDING TYPE that is frequently SETBACK by motor vehicle parking.

The following images are examples of the box BUILDING TYPE and are intended only for illustrative purposes.



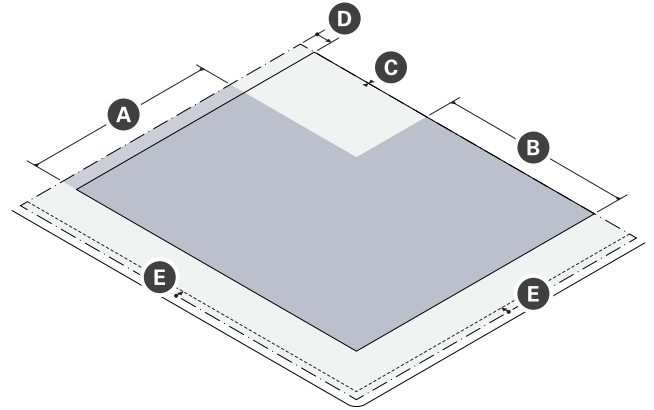
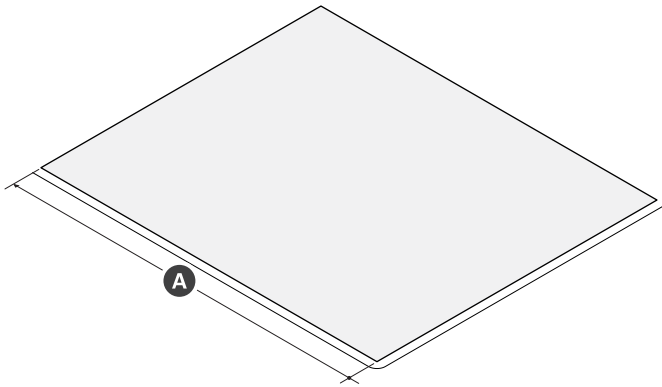
6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

6.4.8. Box Building (continued)

a. LOT Standards

b. BUILDING Placement



Lot Dimensions	
A Lot WIDTH (max)	800 ft

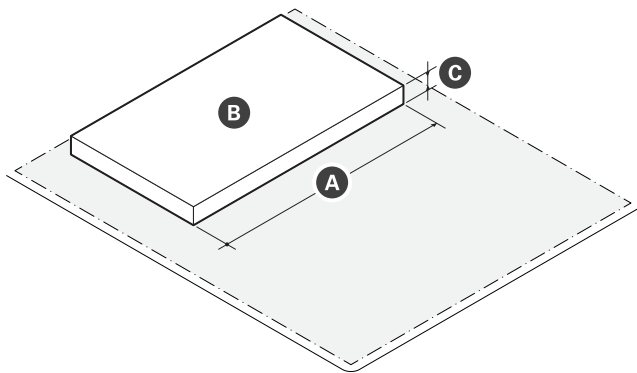
Lot Development	
B Lot Coverage (max)	75%
C Green Factor (min)	0.20

Building Setbacks		
A Primary Front SETBACK (min/max)	60 ft	300 ft
B Secondary Front SETBACK (min/max)	10 ft	300 ft
C Side SETBACK (min)	0 ft	
Side SETBACK ABUTTING NR or LHD (min)	50 ft	
D Rear SETBACK (min)	20 ft	
Rear SETBACK ABUTTING NR or LHD (min)	50 ft	

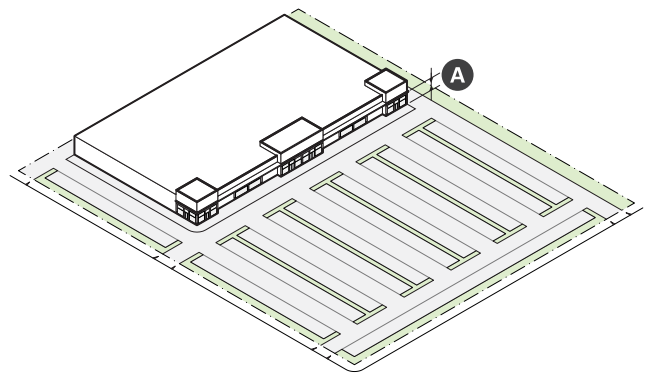
Parking Setbacks	
E Front SETBACK (min)	10 ft

6.4.8. Box Building (continued)

c. Height & Massing



d. Uses & Features



Main Mass	
A BUILDING WIDTH (max)	400 ft
B FLOOR PLATE (max)	65,000 sf
C Number of Stories (max)	1 STORY
BUILDING Height, Feet (max)	50 ft

Facade Composition	
A GROUND STORY FENESTRATION (min)	50%
BLANK WALL (max)	50 ft

Use & Occupancy	
GROUND STORY Entrance Spacing (max)	200 ft

6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

6.4.8. Box 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 box building must provide linkage payments as specified on Table 6.4.8.
- f. Building Design Standards
 - i. Reserved
- g. Architectural Design Guidelines
 - i. Reserved

Table 6.4.8 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

6.4.9. Strip Commerce

A low rise, large FLOOR PLATE, multi-tenant BUILDING TYPE that is frequently SETBACK by MOTOR VEHICLE PARKING. Commercial tenants, typically retail or office uses, are oriented side-by-side. Second floors are uncommon, but permitted.

The following images are examples of the strip commerce BUILDING TYPE and are intended only for illustrative purposes.

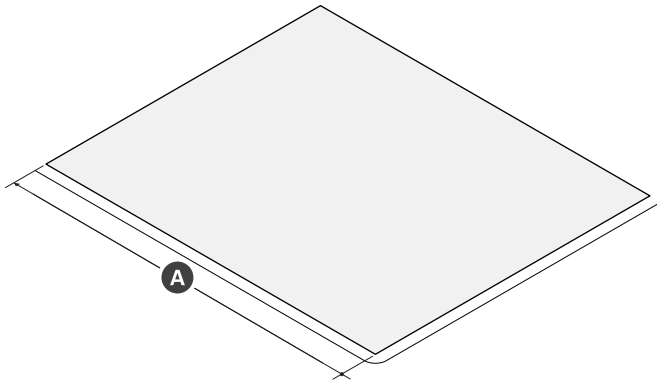


6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

6.4.9. Strip Commerce (continued)

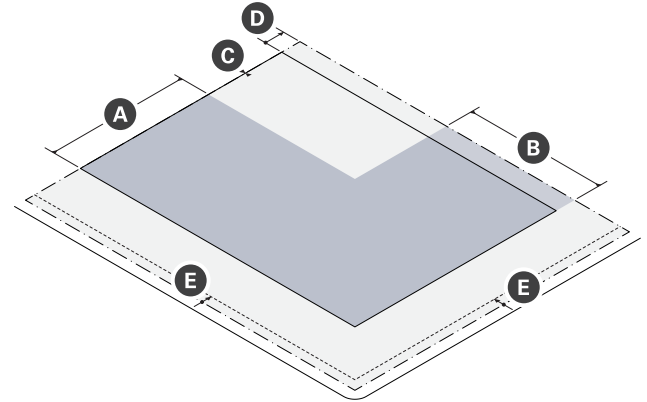
a. LOT Standards



Lot Dimensions	
A Lot WIDTH (max)	400 ft

Lot Development	
B Lot Coverage (max)	75%
C Green Factor (min)	0.20

b. BUILDING Placement



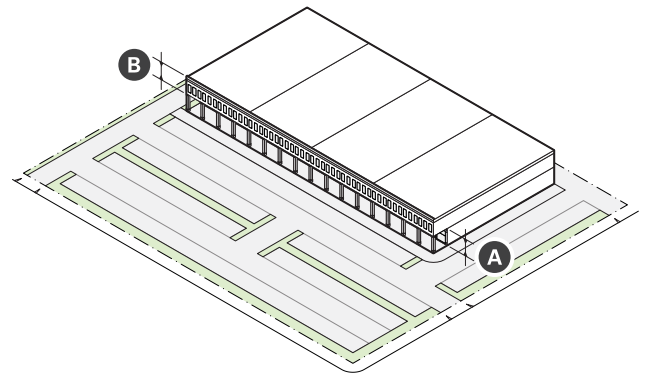
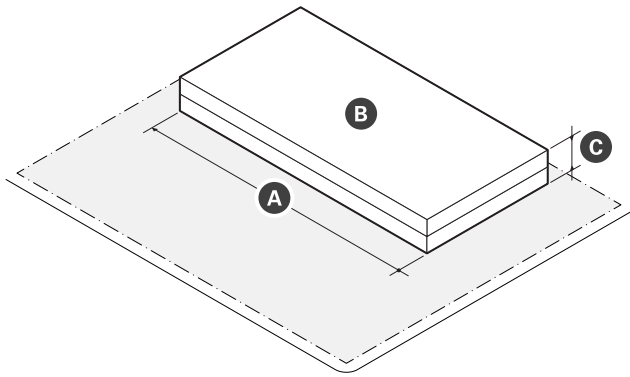
Building Setbacks		
A Primary Front SETBACK (min/max)	60 ft	200 ft
B Secondary Front SETBACK (min/max)	10 ft	200 ft
C Side SETBACK (min)	0 ft	
Side SETBACK ABUTTING NR or LHD (min)	50 ft	
D Rear SETBACK (min)	20 ft	
Rear SETBACK ABUTTING NR or LHD (min)	50 ft	

Parking Setbacks	
E Front SETBACK (min)	10 ft

6.4.9. Strip Commerce (continued)

c. Height & Massing

d. Uses & Features



Main Mass

A	BUILDING WIDTH (max)	400 ft
B	FLOOR PLATE (max)	65,000 sf
C	BUILDING HEIGHT, Stories (max)	2 stories
	BUILDING HEIGHT, Feet (max)	50 ft

Facade Composition

A	GROUND STORY FENESTRATION (min)	50%
B	UPPER STORY FENESTRATION (min/max)	15% 70%
	BLANK WALL (max)	20 ft

Use & Occupancy

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

6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

6.4.9. Strip Commerce (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 linkage payments as specified on Table 6.4.9.
- f. Building Design Standards
 - i. Reserved
- g. Architectural Design Guidelines
 - i. Reserved

Table 6.4.9 Linkage

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

6.4.10. Pad Commerce

A low-rise, small FLOOR PLATE, one- to two-tenant BUILDING TYPE on a freestanding LOT typically located in front or to the side of a box BUILDING or strip commerce BUILDING TYPE.

The following images are examples of the pad commerce BUILDING TYPE and are intended only for illustrative purposes.

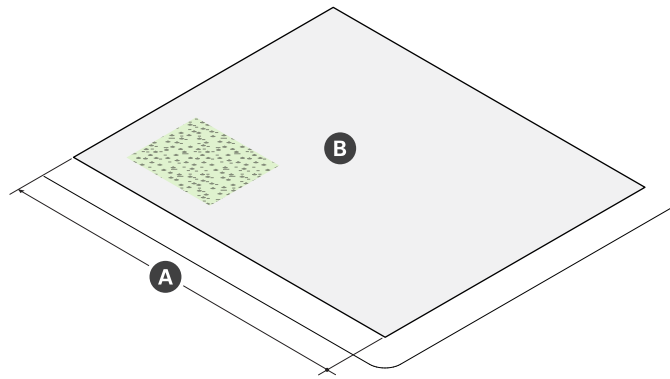


6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

6.4.10. Pad Commerce (continued)

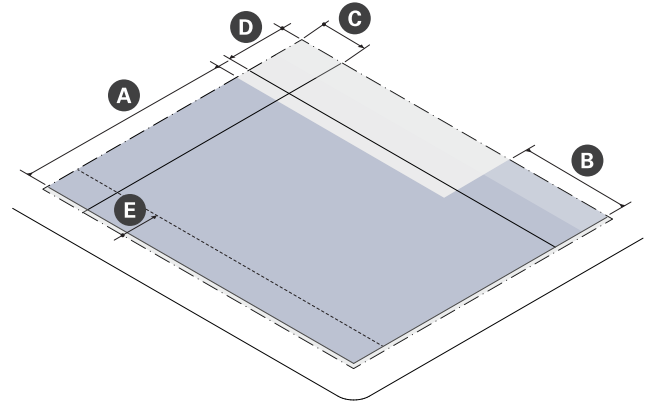
a. LOT Standards



Lot Dimensions	
A Lot WIDTH (max)	250 ft

Lot Development	
Lot Coverage (max)	75%
B Green Factor (min)	0.20

b. BUILDING Placement



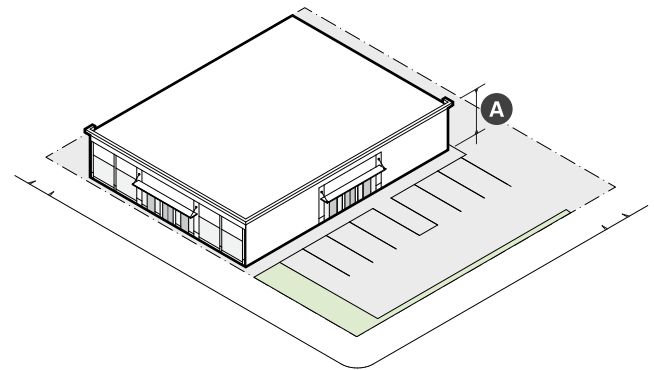
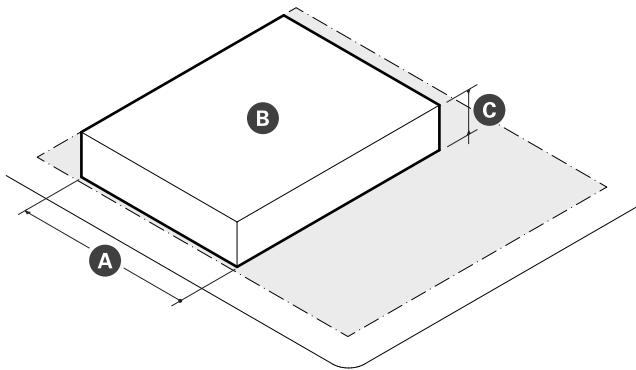
Building Setbacks		
A Primary Front SETBACK (min/max)	2 ft	75 ft
B Secondary Front SETBACK (min/max)	2 ft	40 ft
C Side SETBACK (min)	15 ft	
Side SETBACK ABUTTING NR or LHD (min)	50 ft	
D Rear SETBACK (min)	20 ft	
Rear SETBACK ABUTTING NR or LHD (min)	50 ft	

Parking Setbacks	
E Front SETBACK (min)	10 ft

6.4.10. Pad Commerce (continued)

c. Height & Massing

d. Uses & Features



Main Mass	
A BUILDING WIDTH (max)	100 ft
B FLOOR PLATE (max)	10,000 sf
C BUILDING Height, Stories (max)	1 STORY
BUILDING Height, Feet (max)	25 ft

Facade Composition	
A GROUND STORY FENESTRATION (min)	70%
BLANK WALL (max)	20 ft

6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

6.4.10. Pad Commerce (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 linkage payments as specified on Table 6.4.10.
- f. Building Design Standards
 - i. Reserved
- g. Architectural Design Guidelines
 - i. Reserved

Table 6.4.10 Linkage

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

11. Building Components

- a. Building components are ACCESSORY elements attached to the main mass of a building.
- b. Building components are permitted by Site Plan Approval as specified on Table 6.1.8.
 - i. At least one (1) storefront is required for each GROUND STORY commercial space.
- c. Building components not identified on Table 5.1.8 are prohibited.
- d. Unless otherwise specified, BUILDING COMPONENTS may attach to other BUILDING COMPONENTS to create assemblies of components.

Table 6.1.8 Building Components

	General Building	Commercial Building	Lab Building	Mid-Rise Podium Tower	Block Building
Awning	P	P	P	P	P
Entry Canopy	P	P	P	P	P
Lobby Entrance	P	P	P	P	P
Storefront	P	P	P	P	P

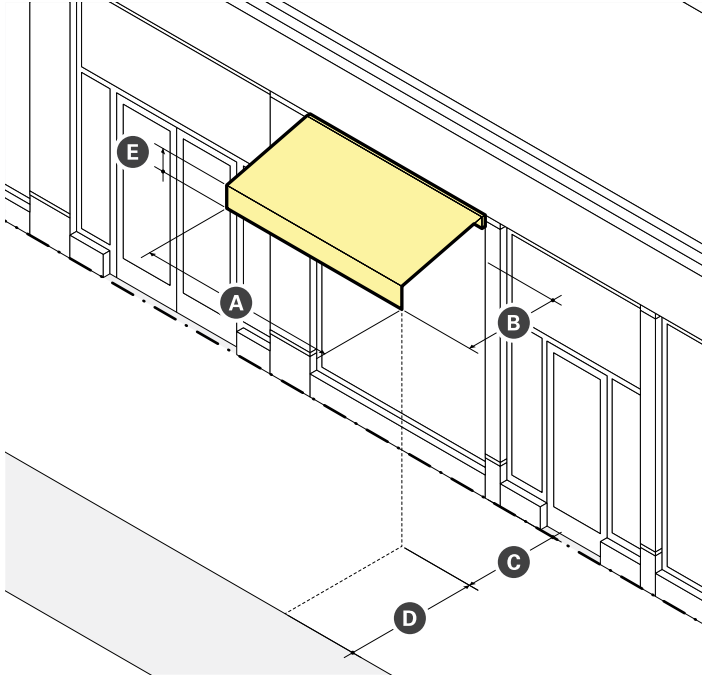
P - Permitted SP - Special Permit Required N - Not Permitted

6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

e. Awning

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

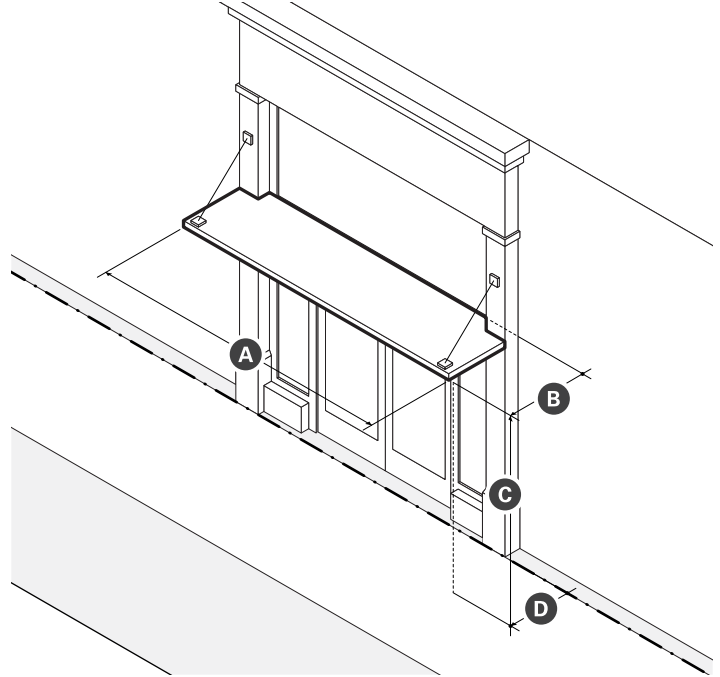


Dimensions	
A Width (min)	See §X
B Projection (min)	3 ft
C CLEARANCE (min)	8 ft clear
D SETBACK from Curb (min)	1.5 ft
E Valance Height (max)	12 in

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

f. Entry Canopy

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

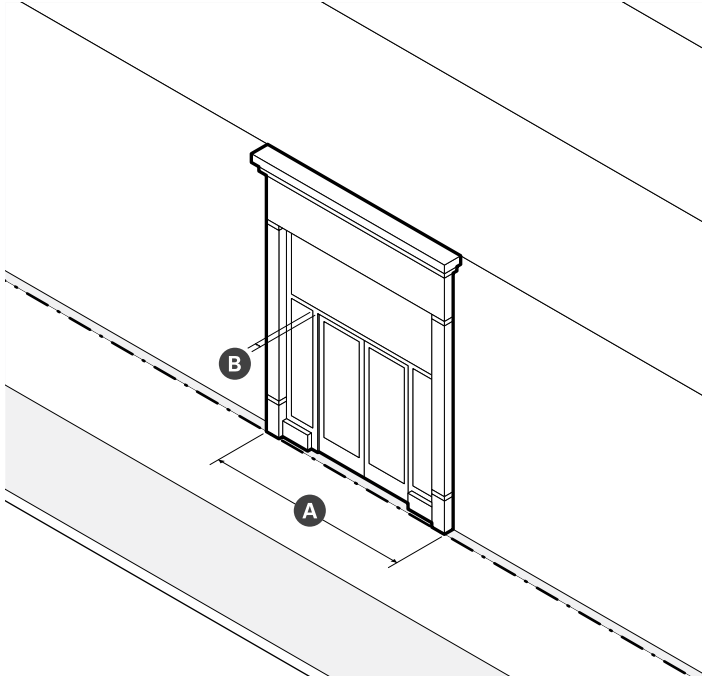


Dimensions	
A Width (min)	See §X
B Depth (max)	3 ft
C CLEARANCE (min)	8 ft clear
D Permitted SETBACK ENCROACHMENT (max)	100%

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

g. Lobby Entrance

- i. A lobby entrance is a non-load bearing assembly of entry doors and windows providing ACCESS and light to the lobby of a BUILDING.

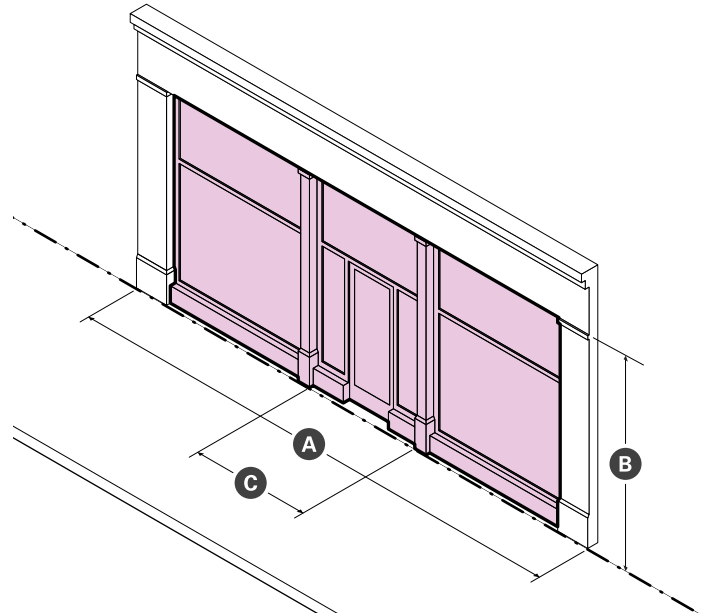


Dimensions		
A Width (min/max)	15 ft	30 ft
Recessed Entrance Width (max)	15 ft	
Recessed Entrance Depth (max)	5 ft	

- ii. Standards
 - a). When a lobby entrance is set back from the FRONT LOT LINE, the FRONTAGE AREA must be paved.

h. Storefront

- i. A storefront is a non-load bearing assembly of commercial entry doors and windows providing ACCESS and light to a commercial space and a place to display goods, services, and SIGNS.



Dimensions		
A Width (min/max)	15 ft	30 ft
B Display Window Height (min)	8 ft	
Recessed Entrance Width (max)	15 ft	
Recessed Entrance Depth (max)	5 ft	

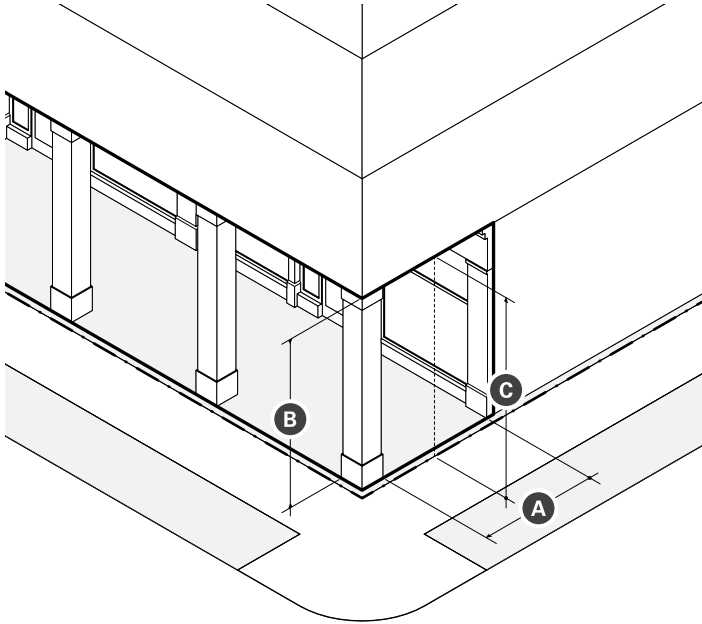
- ii. Standards
 - a). An unobstructed view of the interior space or a lighted and maintained merchandise display(s) must be provided for a depth of at least four (4) feet behind storefront display windows.
 - b). When storefronts are set back from the FRONT LOT LINE, the FRONTAGE AREA must be paved.
 - c). When present, awnings and canopies must be mounted between columns, PILASTERS, OR PIERS; above doorways and display windows; and below the SIGN BAND.
 - d). Exterior security grilles, gates, and roll-down security doors and windows are prohibited.

6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

i. Arcade

- i. An arcade is a frontage type featuring a pedestrian walkway covered by the upper floors of a BUILDING. The GROUND STORY FACADE IS SETBACK and upper floors are supported by a colonnade or supports.



Dimensions		
A Depth (min/max)	10 ft	15 ft
B Height (max)	1 STORY	
C CLEARANCE (min/max)	14 ft	24 ft

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

12. Facade Design

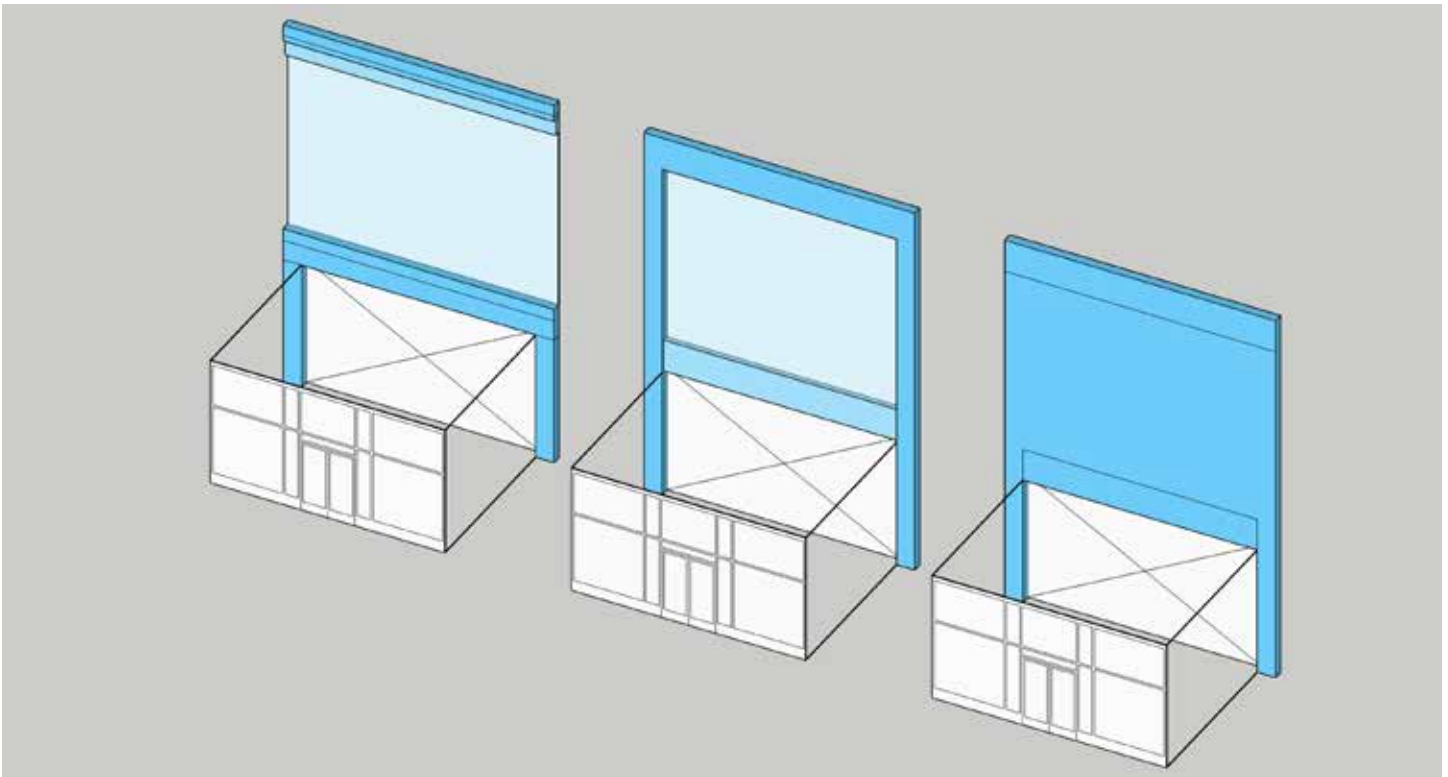
- a. FACADES must provide solid material framing each storefront and lobby entrance as follows:
 - i. PILASTERS or columns supporting a horizontal lintel and CORNICE;
 - ii. a spandrel positioned between PILASTERS or columns that extend from upper stories of the building to the ground; or
 - iii. flat wall above and to either side of a void or punched opening.
- b. Storefronts and lobby entrances must be set within the resulting frame provided for each by the FACADE.
- c. Materials framing each storefront or lobby entrance may be integrated into the design of the FACADE or customized for individual storefronts and lobby entrances. Mechanical louvers necessary for venting purposes are not permitted in the required frame, but may be incorporated into any storefront or lobby entrance system.
- d. FACADES must provide horizontal ARTICULATION or a change in window size or pattern from the upper stories to create a distinct base that includes the entire height of the of the GROUND STORY of the building.
- e. For buildings with more than one FACADE, the design of the base must align horizontally at the corner.
- f. FACADES must provide surface relief from the average plane of the FACADE by at least four (4) inches, through

the USE of architectural elements such as bay windows, columns, CORNER BOARDS, CORNICES, door and window surrounds, moldings, PIERS, PILASTERS, recessed storefronts or lobby entrances, seat walls, sills, wall depth, and recessed or projecting windows.

13. Architectural Design Guidelines

- a. Reserved

Figure 5.1.13 Storefront Framing



6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

14. Use Provisions

- a. Permitted Uses
 - i. The USE of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
 - ii. USE categories are permitted as specified on Table 6.4.14.
 - iii. USE categories not identified on Table 6.4.14 are prohibited.
 - iv. All USES must comply with any USE-specific standards applicable for each USE in §9.2 Use Definitions & Limitations.
 - v. USES permitted by Special Permit require additional DEVELOPMENT review in accordance with §15.2.1 Special Permits.
- b. Required Uses
 - i. A minimum of five percent (5%) of the GROSS FLOOR AREA of any Commercial BUILDING or Lab BUILDING must be provided as LEASABLE FLOOR AREA for USES from the Arts & Creative Enterprise USE category.

Table 6.4 (a) Permitted Uses

Use Category Specific Use	CB
Arts & Creative Enterprise	
Artisinal Production	P
Arts Exhibition	P
Arts Sales & Services	P
Co-Working	P
Design Services	P
Shared Workspaces & Arts Education	P
Auto-Oriented	
Commercial Vehicle Repair or Maintenance	SP
Dispatch Service (except as follows)	P
Towing Service	SP
Motor Vehicle Parking (as noted below)	--
Off-Site Accessory Parking	P
Personal Vehicle Repair or Maintenance	SP
Vehicle Sales	SP
Cannabis Establishment	
Cannabis Cultivation	P
Cannabis Retail Sales	SP
Cannabis Research & Development	P
Cannabis Testing Laboratory	P
Civic & Institutional	
Minor Utility Facility	SP
Public Service	P
Religious & Educational Uses Protected by M.G.L. 40A. SEc. 3	P

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

Table 6.4 (a) Permitted Uses

Use Category Specific Use	CB
Commercial Services	
Animal Services (as noted below)	--
Commercial Kennel	P
Pet Grooming	P
Pet Day Care or Training	P
Veterinarian	P
Assembly or Entertainment	SP
Banking & Financial Services (except as follows)	P
Personal Credit	SP
Broadcast and/or Recording Studio	P
Building & Home Repair Services	P
Business Support Services	P
Caterer/Wholesale Food Production	P
Day Care Service (as noted below)	--
Adult Day Care Center	P
Child Day Care Center	P
Educational Services	P
Maintenance & Repair of Consumer Goods	P
Personal Services (except as follows)	P
Body-Art Services	P
Fitness Services	P
Funeral Services	P
Health Care Services	SP
Formula Personal Services	SP
Recreation Services	P
Vehicle Parking (as noted below)	--
Bike Share Parking	P
Car Share Parking (3 or less)	P
Car Share Parking (4 or more)	P
Commercial Parking	P

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

Table 6.4 (a) Permitted Uses

Use Category Specific Use	CB
Food and Beverage Service	
Bar/Restaurant/Tavern	P
Bakery/Café/Coffee Shop	P
Formula Food & Beverage Service	P
Industrial	
Moving and/or Self Storage (except as follows)	N
Self Storage	SP
Lodging	
Hotel or Hostel	SP
Office	
General Office	P
Research and Development or Laboratory	P
Retail Sales	
Building/Home Supplies & Equipment	P
Consumer Goods (except as follows)	P
Alcohol Sales	SP
Firearms Sales	N
Pet Store	SP
Formula Retail	P
Fresh Food Market or Grocery Store	P
Farm/Vendor Market	P
Urban Agriculture	
Farming (as noted below)	--
Commercial Farming	P
Community Farming	P
Community Gardening	P
Accessory Uses	
Urban Agriculture (as noted below)	--
Commercial Farming	P
Vehicle Parking, Accessory (except as follows)	P
Home Business Vehicle Parking	N

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

6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

15. Development Standards

- a. General
 - i. DEVELOPMENT is subject to the provisions of Article 10: DEVELOPMENT Standards of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. SIGNS
 - i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
 - a). Each GROUND STORY non-residential USE must identify the STREET address either on the PRINCIPAL ENTRANCE door or above or beside the PRINCIPAL ENTRANCE of the USE.
 - b). All residential BUILDING TYPES must identify the STREET address either on the PRINCIPAL ENTRANCE door, above or beside the PRINCIPAL ENTRANCE, or on a mailbox.
 - ii. Address SIGNS must be made easily visible through the USE of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the THOROUGHFARE that the BUILDING faces.
 - iii. Address SIGNS must be twelve (12) inches in height or less and may include the name of the occupant.

16. Parking & Mobility

- a. General
 - i. DEVELOPMENT is subject to the provisions of Article 11: Parking & Mobility of this Ordinance. Where the provisions of this section conflict with those of Article 11, the provisions of Article 11 apply.
 - ii. Vehicular parking must be provided as specified on Table 6.4.14, except as follows:
 - a). Non-residential uses with five thousand (5,000) square feet or less of gross LEASABLE FLOOR AREA are exempt from any minimum requirements of Table 6.4.14.
 - b). Any CHANGE IN USE within a non-residential STRUCTURE constructed before the effective date of this Ordinance, provided that the change is to a permitted USE, is exempt from any minimum requirements of Table 6.4.14.
 - iii. There are no parking requirements for ACCESSORY USES.
 - iv. MOTOR VEHICLE PARKING spaces may be shared between USES on the same LOT and buildings on the same BLOCK in accordance with §11.3 SHARED PARKING.
- b. Type
 - i. MOTOR VEHICLE PARKING may be provided as SURFACE PARKING, above ground STRUCTURED PARKING, OR underground STRUCTURED PARKING.
- c. Driveways
 - i. New driveways require a permit from the City Engineer.
 - ii. Driveways must be compliant with all City Ordinances and constructed in accordance with all standards established by relevant City Departments.
 - iii. Driveways are not permitted in the FRONTAGE AREA between a BUILDING and the FRONT LOT LINE.
 - iv. Driveways may be no wider than twenty four (24) feet in the FRONTAGE AREA of a LOT.
 - v. Driveways may provide ACCESS in whole or in part on or across an ABUTTING LOT(s), provided that an ACCESS EASEMENT exists between all PROPERTY OWNERS.
- d. Parking Design
 - i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 MOTOR VEHICLE PARKING of this Ordinance.
- e. Parking Location
 - i. Required vehicular parking, excluding any required handicapped parking, may be provided on a contiguous LOT under the same ownership as the LOT that the parking will serve as follows:
 - a). Pedestrian ACCESS to off-SITE vehicular parking must be via a paved sidewalk or walkway.
 - b). A lease, recorded covenant, or other comparable legal instrument guaranteeing long

Table 6.4.14 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a TRANSIT AREA ¹ (max)	Outside of a TRANSIT AREA ¹ (min)
Arts & Creative Enterprise				
All Permitted Uses	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Cannabis Establishment				
Cannabis Product Manufacturing	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Cannabis Retail Sales	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf
Cannabis Research & Development	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf
Cannabis Testing Laboratory	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf
Civic & Institutional				
Community Center	1 / 10,000 sf	4 / 10,000 sf	1 / 1,800 sf	1 / 600 sf
Educational Facility	1.0 / classroom	4.0 / classroom	1.5 / classroom	3.0 / classroom
Hospital	10 per entrance	1 / 5,000 sf	1 / 200 sf	1 / 1,000 sf
Library	1 / 3,000 sf	1 / 5,000 sf	1 / 800 sf	1 / 500 sf
Minor Utility Facility	n/a	n/a	n/a	n/a
Museum	1 / 2,000 sf	1 / 10,000 sf	1 / 800 sf	1 / 500 sf
Private Non-Profit Club or Lodge	1 / 2,000 sf	1 / 10,000 sf	1 / 200 sf	1 / 1,000 sf
Commercial Services				
Animal Services (as noted below)	--	--	--	--
Commercial Kennel	1 / 2,500 sf	1 / 10,000 sf	1 / 500 sf	1 / 500 sf
Pet Grooming	1 / 2,500 sf	none	1 / 500 sf	1 / 500 sf
Pet Day Care or Training	1 / 2,500 sf	none	1 / 500 sf	1 / 500 sf
Veterinarian	1 / 2,500 sf	1 / 5,000 sf	1 / 500 sf	1 / 500 sf
Assembly or Entertainment	1 / 40 seats	1 / 10,000 sf	1 / 6 seats	1 / 6 seats
Banking & Financial Services (except as noted below)	1 / 2,000 sf	1 / 10,000 sf	1 / 450 sf	1 / 400 sf
Broadcast and/or Recording Studio	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 600 sf
Building & Home Repair Services	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 2,000 sf
Business Support Services	1 / 2,500 sf	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Caterer/Wholesale Food Production	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 1,000 sf
Day Care Service	2	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Maintenance & Repair of Consumer Goods	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Personal Services (except as noted below)	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Health Care Services	1 / 2,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 300 sf

sf - Gross Leasable Square Footage DU - Dwelling Unit RU - Rooming Unit

¹ See the Transit Area Map

6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

Table 6.4.14 Vehicular Parking (continued)

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

sf - Gross Leasable Square Footage

DU - Dwelling Unit RU - Rooming Unit

¹ See the Transit Area Map

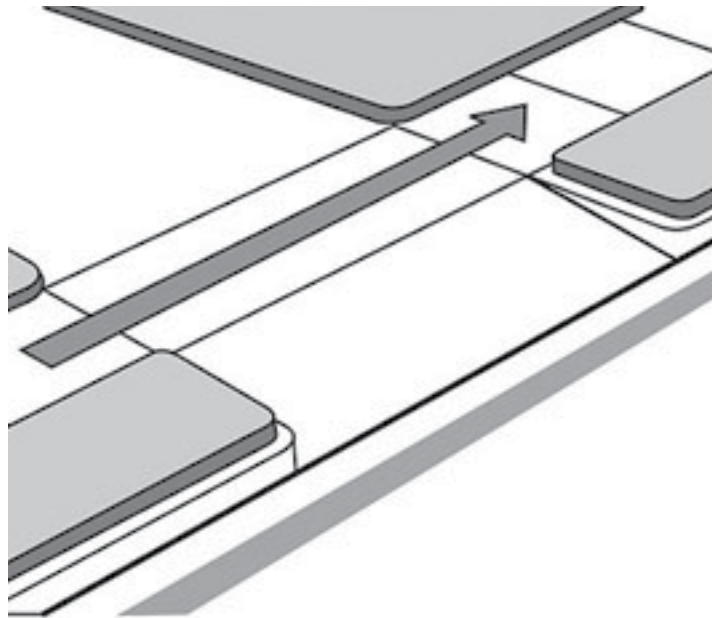
term USE of the SITE must be provided to the review board or BUILDING OFFICIAL and executed and filed with the Registry of Deeds.

- ii. For real property located in more than one municipality, MOTOR VEHICLE PARKING need not be located within the City of Somerville.
- f. Unbundled Parking
 - i. MOTOR VEHICLE PARKING spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a DWELLING UNIT or non-residential floor space.
 - ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.
- g. Parking Relief
 - i. Relief from the parking standards of Table 6.4.14 requires a 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 relief from the parking standards of Table 4.4 (d):
 - i). The supply and demand of on-STREET parking in the neighborhood, as determined through a parking study.
 - ii). MOBILITY MANAGEMENT programs and services provided by the APPLICANT to reduce the demand for parking.
 - iii). That parking provided in excess of any maximum permitted does not result in the increase in impervious LOT AREA.

17. Public Realm

- a. Sidewalk CURB CUTS
 - i. A CURB CUT requires a permit from the City Engineer and must be compliant with all City Ordinances.
 - ii. Unless otherwise specified, the City Engineer may not permit more than one (1) CURB CUT per FRONT LOT LINE of a LOT.
 - iii. CURB CUTS are prohibited along all THOROUGHFARES designated as a PEDESTRIAN STREET.
 - iv. CURB CUTS must be located to minimize conflicts with pedestrians and bicyclists and must have a clear distance from fire hydrants, STREET TREES, utility poles, and other furnishings as deemed necessary by the City Engineer.
 - a). CURB CUTS should be at least one-hundred (100) feet from an UNSIGNALIZED or SIGNALIZED intersection.
 - b). Multiple CURB CUTS providing ACCESS to the same LOT must be at least one hundred and fifty (150) feet from one another.

Figure 6.4.15 Sidewalk Curb Cuts



- v. The interior width of a CURB CUT (between curb stones) may be no wider than the driveway, vehicular entrance, or loading facility it serves.
- vi. A DRIVEWAY APRON may be installed only within the furnishing zone of a sidewalk and must be constructed in accordance with all standards established by relevant City Departments.
- vii. The grade, cross slope, and clear width of the walkway of a sidewalk must be maintained between the DRIVEWAY APRON and the ABUTTING driveway. The appearance of the walkway (ie. scoring pattern or paving material) must indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.

6.0 COMMERCIAL DISTRICTS

Commercial Business (CB)

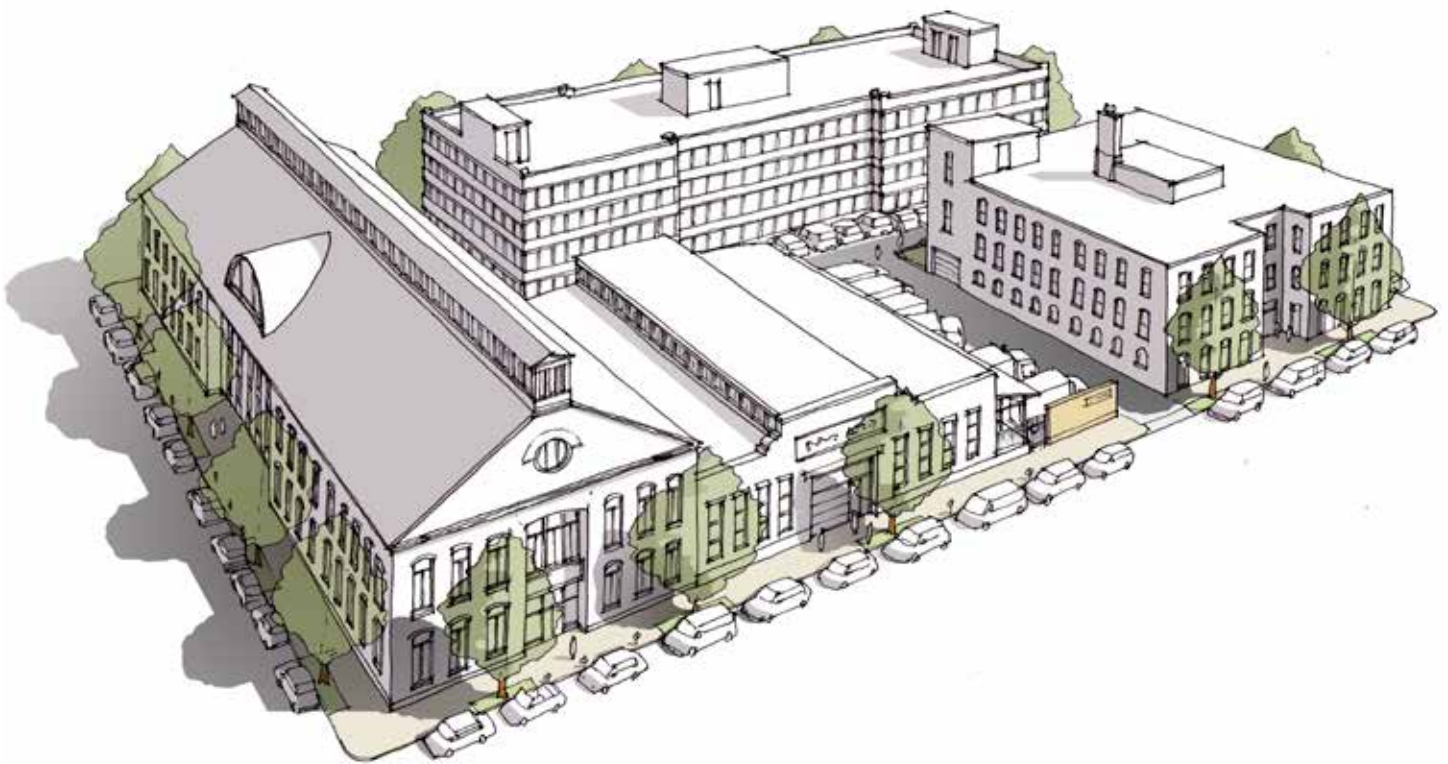
6 COMMERCIAL DISTRICTS

6.1 FABRICATION (FAB)	267	6.4 COMMERCIAL BUSINESS (CB).....	329
Description	267	Character Description	329
Intent	268	Intent	330
Purpose	268	Purpose	330
Applicability	268	Applicability	330
Development Review	268	Standards & Measurements	330
Building Types	268	Development Review	330
Building Components	273	Building Types	330
Facade Design	277	Building Components	343
Architectural Design Guidelines	277	Facade Design	347
Use Provisions	279	Architectural Design Guidelines	347
Development Standards	280	Use Provisions	348
Parking & Mobility	281	Development Standards	350
Public Realm	281	Parking & Mobility	350
		Public Realm	353
6.2 COMMERCIAL CORE (CC)	285		
Description	285		
Intent	286		
Purpose	286		
Applicability	286		
Development Review	286		
Building Types	286		
Building Components	299		
Facade Design	303		
Architectural Design Guidelines	303		
Use Provisions	305		
Development Standards	307		
Parking & Mobility	307		
Public Realm	310		
6.3 COMMERCIAL INDUSTRY (CI)	311		
Description	311		
Intent	312		
Purpose	312		
Applicability	312		
Development Review	312		
Building Types	312		
Building Components	317		
Facade Design	320		
Architectural Design Guidelines	320		
Use Provisions	321		
Development Standards	323		
Public Realm	327		

6.1 FABRICATION (FAB)

1. Description

The Fabrication district is characterized by moderate to large FLOOR PLATE buildings up to four (4) stories in height. Buildings are set close to the sidewalk to create a defined STREET wall that supports pedestrian activity and a sense of place. The district is entirely commercial with buildings typically designed or retrofitted to support multiple tenants.



6.0 COMMERCIAL DISTRICTS

Fabrication (FAB)

2. Intent

- a. To implement the objectives of the COMPREHENSIVE PLAN of the City of Somerville related to the arts & creative economy.
- b. To protect buildings that are key assets to the creative economy of Somerville from residential conversion, preserve existing work space, and retain incubator spaces for start-up, entry-, and mid-level businesses.
- c. To create, maintain, and enhance areas appropriate for small- and moderate-scale, single- and multi-use buildings; activities common to the arts & creative economy and supporting commercial activities; and a variety of employment opportunities in the arts & creative enterprises.

3. Purpose

- a. To permit the DEVELOPMENT of single- and multi-use buildings that do not exceed four (4) stories in height.
- b. To provide quality commercial spaces and permit a mix of USES common to the arts & creative economy and supporting commercial activities.
- c. To prohibit residential PRINCIPAL USES.

4. Applicability

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

5. Development Review

- a. DEVELOPMENT review is subject to the provisions of Article 15: Administration of this Ordinance.
- b. 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.
- c. Proposed DEVELOPMENT may or may not necessitate the need for SUBDIVISION Plan Approval, Site Plan Approval, a Special Permit, or a Hardship Variance based on the nature of the proposal. In such cases, additional DEVELOPMENT review is required in accordance with Article 15: Administration.
 - i. The Planning Board is the decision making authority for all DEVELOPMENT that requires Site Plan Approval or a Special Permit.
 - ii. The Zoning Board of Appeals is the Review Board for all Hardship Variances.
- d. Upon verification that no additional DEVELOPMENT review is necessary, or completion of the required DEVELOPMENT review, the BUILDING OFFICIAL shall issue a Zoning Compliance CERTIFICATE to certify compliance with the

provisions and procedures of this Ordinance.

6. Building Types

- a. One (1) PRINCIPAL BUILDING TYPE is permitted on each LOT.
- b. The following BUILDING TYPES are permitted by Site Plan Approval in the Fabrication district:
 - i. Fabrication BUILDING
- c. ACCESSORY STRUCTURES are regulated according to Article 10: DEVELOPMENT Standards of this Ordinance.

6.1.7. Fabrication Building

A moderate to large FLOOR PLATE, multi-STORY BUILDING TYPE typically designed with tall ceilings, expansive windows, wide corridors, service elevators, and loading docks. Fabrication buildings are sometimes naturally lit with a monitor, clerestory, or sawtooth roofs.

The following images are examples of the fabrication BUILDING TYPE and are intended only for illustrative purposes.

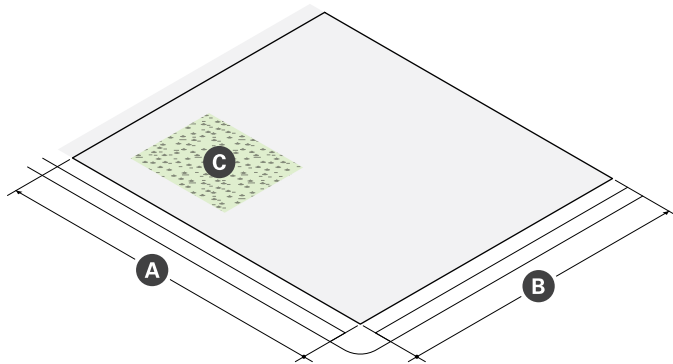


6.0 COMMERCIAL DISTRICTS

Fabrication (FAB)

6.1.7. Fabrication Building (continued)

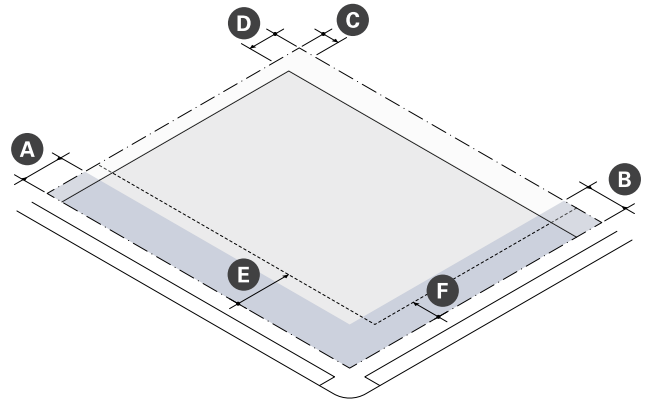
a. Lot Standards



Lot Dimensions	
A Lot Width (min)	30 ft

Lot Coverage	
Lot Coverage (max)	100%
Green Factor (min)	0.20

b. BUILDING Placement



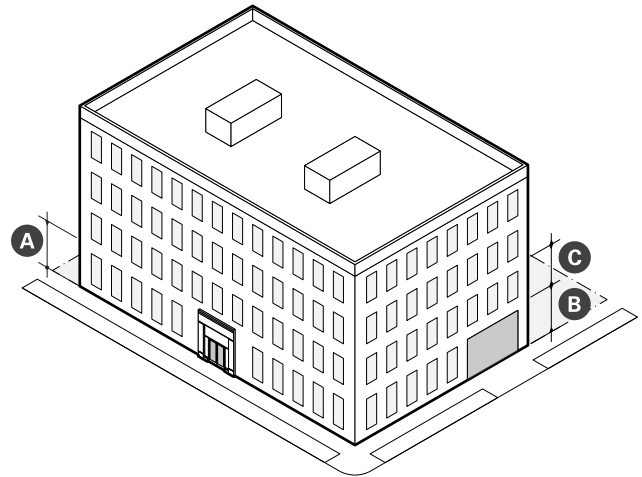
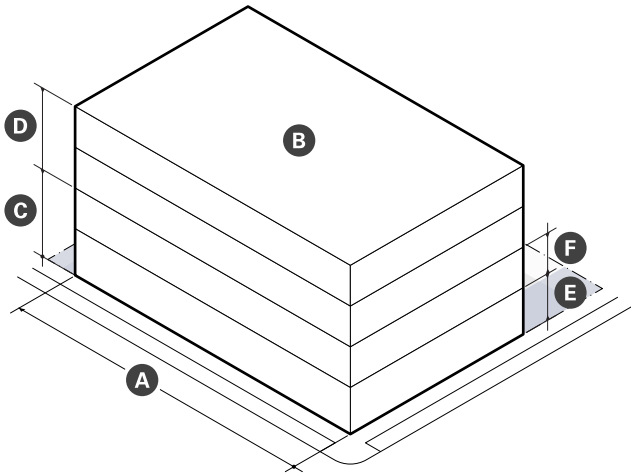
Building Setbacks		
A Primary Front SETBACK (min/max)	2 ft	15 ft
B Secondary Front SETBACK (min/max)	2 ft	15 ft
C Side SETBACK (min)	0 ft	
Abutting an Alley or R-ROW	0 ft	
Abutting any non-NR or -LHD	0 ft	
1st - 3rd Story abutting NR or LHD	10 ft	
4th Story abutting NR or LHD	30 ft	
D Rear Setback (min)	--	
Abutting an Alley or R-ROW	0 ft	
Abutting any non-NR or -LHD	10 ft	
1st - 3rd Story abutting NR or LHD	20 ft	
4th Story abutting NR or LHD	30 ft	

Parking Setbacks	
E Primary Front SETBACK (min)	--
SURFACE PARKING	20 ft
STRUCTURED PARKING	20 ft
F Secondary Front SETBACK (min)	--
SURFACE PARKING	10 ft
STRUCTURED PARKING	2 ft

6.1.7. Fabrication Building (continued)

c. Height & Massing

d. Uses & Features



Main Mass	
A BUILDING WIDTH (max)	n/a
FACADE Build Out	
Primary Front (min)	65%
Secondary Front (min)	65%
B FLOOR PLATE (max)	30,000 sf
C GROUND STORY Height (min)	15 ft
D UPPER STORY Height (min)	10 ft
E Number of Stories (min/max)	2 4
F BUILDING Height, Feet (max)	60 ft
Roof Type	n/a

Facade Composition	
GROUND STORY FENESTRATION (min)	
A Primary Front	50%
B Secondary Front	15%
C UPPER STORY FENESTRATION (min/max)	15% 70%
BLANK WALL (max)	50 ft

Use & Occupancy	
GROUND STORY Entrance Spacing (max)	n/a
Commercial Space Depth (min)	30 ft

6.0 COMMERCIAL DISTRICTS

Fabrication (FAB)

6.1.7. Fabrication 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 fabrication building must provide linkage payments as specified on Table 6.1.7.

Table 6.1.7 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

8. Building Components

- a. BUILDING COMPONENTS are ACCESSORY elements attached to the main mass of a BUILDING.
- b. Building components are permitted by Site Plan Approval as specified on Table 6.1.8.
 - i. At least one (1) storefront is required for each GROUND STORY commercial space.
- c. BUILDING COMPONENTS not identified on Table 5.1.8 are prohibited.
- d. Unless otherwise specified, BUILDING COMPONENTS may attach to other BUILDING COMPONENTS to create assemblies of components.

Table 6.1.8 Building Components

	General BUILDING	Commercial BUILDING	LAB BUILDING	Mid-Rise Podium Tower	Block BUILDING
Awning	P	P	P	P	P
Entry Canopy	P	P	P	P	P
Lobby Entrance	P	P	P	P	P
Storefront	P	P	P	P	P
Bay Window	P	P	P	P	P
Arcade	P	P	P	P	P

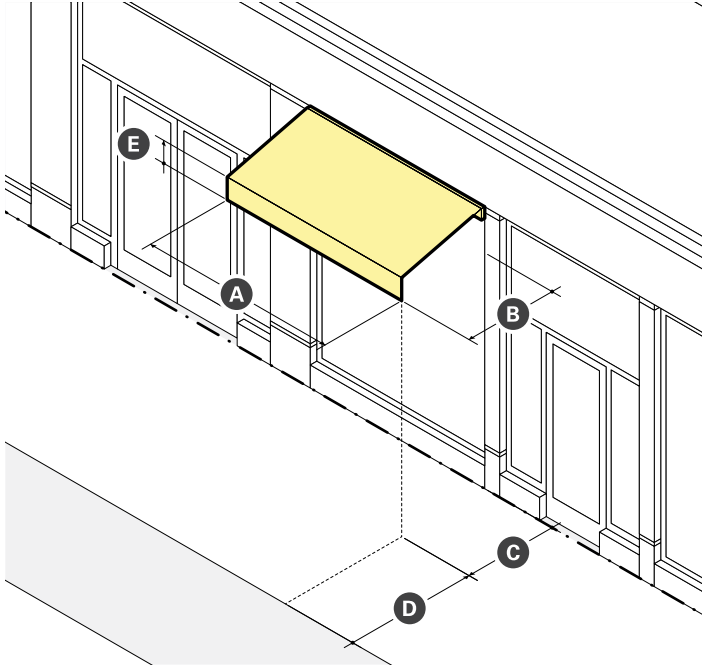
P - Permitted SP - Special Permit Required N - Not Permitted

6.0 COMMERCIAL DISTRICTS

Fabrication (FAB)

e. Awning

- i. An awning is a wall mounted frame covered with fabric or other material that provides shade and weather protection over a storefront or BUILDING entrance.

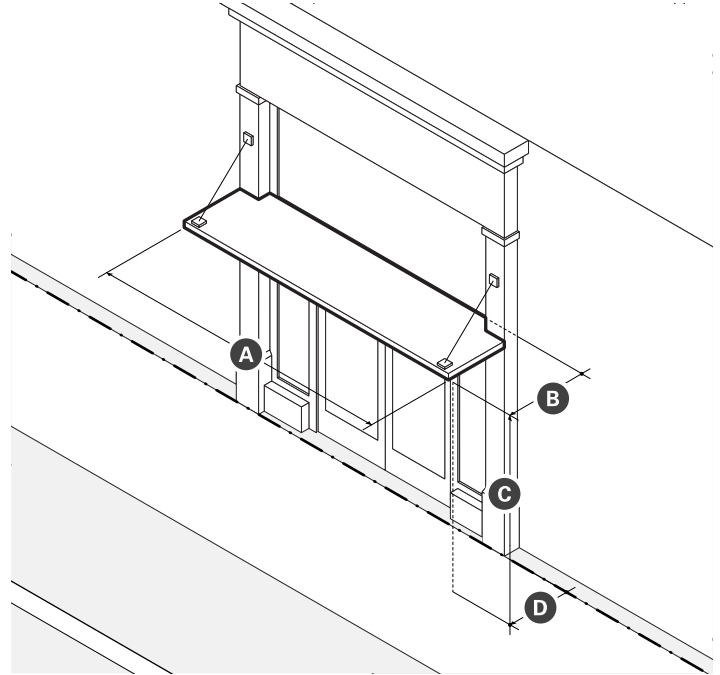


Dimensions	
A Width (min)	See ii Standards
B Projection (min)	3 ft
C CLEARANCE (min)	8 ft
Front SETBACK ENCROACHMENT (max)	100%
D SETBACK from Curb (min)	2 ft
E Valance Height (max)	12 in

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

f. Entry Canopy

- i. An entry canopy is a wall-mounted STRUCTURE that provides shade and weather protection over a storefront or BUILDING entrance.

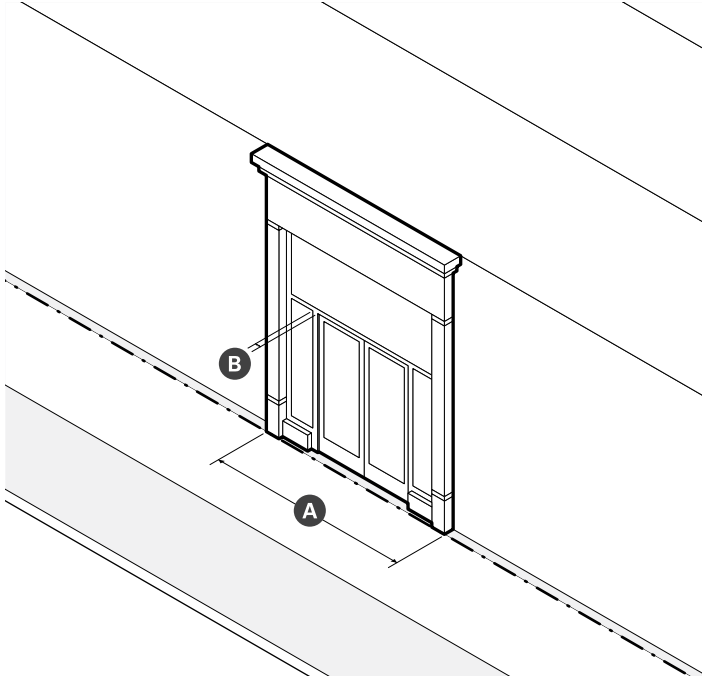


Dimensions	
A Width (min)	See ii Standards
B Projection (min)	3 ft
C CLEARANCE (min)	8 ft
D Front SETBACK ENCROACHMENT (max)	100%
SETBACK from Curb (min)	2 ft

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

g. Lobby Entrance

- i. A lobby entrance is a non-load bearing assembly of entry doors and windows providing ACCESS and light to the lobby of a BUILDING.

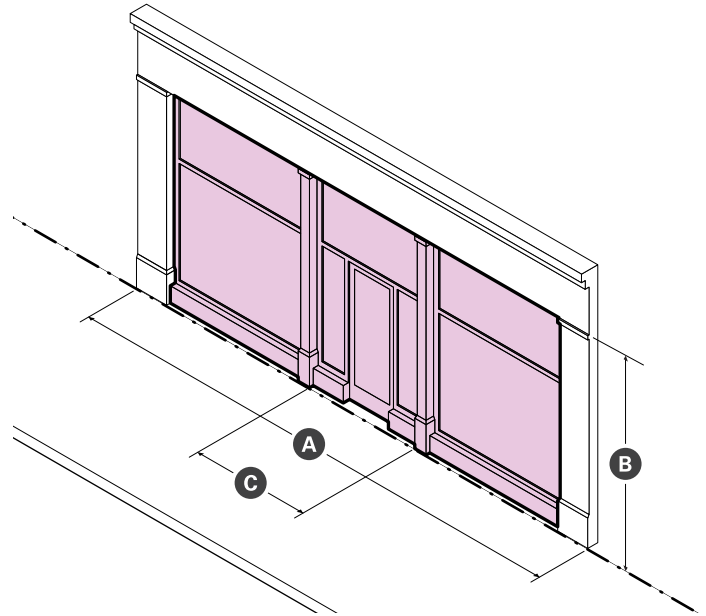


Dimensions		
A Width (min/max)	15 ft	30 ft
B Height (min)	80% of Ground Story Height	
Recessed Entrance Width (max)	15 ft	
Recessed Entrance Depth (max)	5 ft	

- ii. Standards
 - a). When a lobby entrance is set back from the FRONT LOT LINE, the FRONTAGE AREA must be paved.

h. Storefront

- i. A storefront is a non-load bearing assembly of commercial entry doors and windows providing ACCESS and light to a commercial space and a place to display goods, services, and SIGNS.



Dimensions		
A Width (min/max)	15 ft	30 ft
B Height (min)	80% of Ground Story Height	
Display Window Height (min)	8 ft	
Recessed Entrance Width (max)	15 ft	
Recessed Entrance Depth (max)	5 ft	

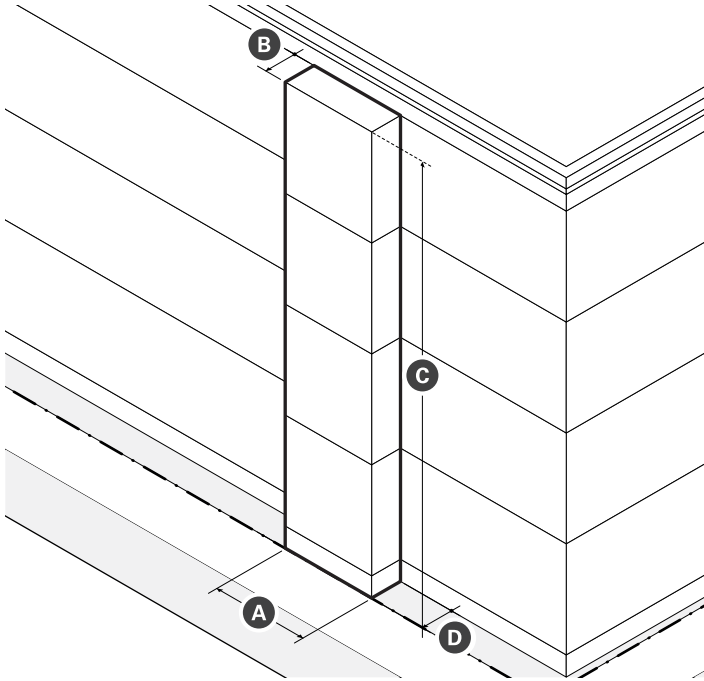
- ii. Standards
 - a). An unobstructed view of the interior space or a lighted and maintained merchandise display(s) must be provided for a depth of at least four (4) feet behind storefront display windows.
 - b). When storefronts are set back from the FRONT LOT LINE, the FRONTAGE AREA must be paved.
 - c). When present, awnings and canopies must be mounted between columns, PILASTERS, OR PIERS; above doorways and display windows; and below the SIGN BAND.
 - d). Exterior security grilles, gates, and roll-down security doors and windows are prohibited.

6.0 COMMERCIAL DISTRICTS

Fabrication (FAB)

i. Bay Window

- i. A bay window is an assembly of multiple windows that projects from a BUILDING to provide additional HABITABLE space, increased light, multi-directional views, and ARTICULATION to an exterior wall.

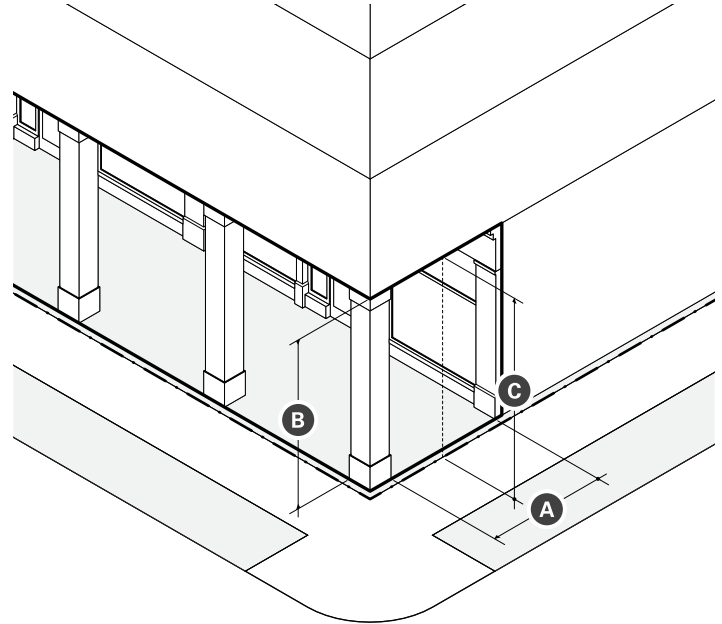


Dimensions	
A Width (max)	16 ft
B Projection (max)	3 ft
C Height (max)	Height of BUILDING in Stories
D Front SETBACK ENCROACHMENT (max)	3 ft
FENESTRATION (min)	60%

- ii. Standards
 - a). Bay windows, including box and bow windows, must include at least three (3) windows.
 - b). The cumulative width of multiple bays may equal up to fifty percent (50%) of the width of the exterior wall from which the bays project.
 - c). Bays projecting over the sidewalk of a public THOROUGHFARE must have at least two (2) stories of CLEARANCE and be compliant with all City Ordinances.

j. Arcade

- i. An arcade is a frontage type featuring a pedestrian walkway covered by the upper floors of a BUILDING. The GROUND STORY FACADE IS SETBACK and upper floors are supported by a colonnade or supports.



Dimensions		
A Depth (min/max)	10 ft	15 ft
B Height (max)	1 STORY	
C CLEARANCE (min/max)	14 ft	24 ft

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

9. Facade Design

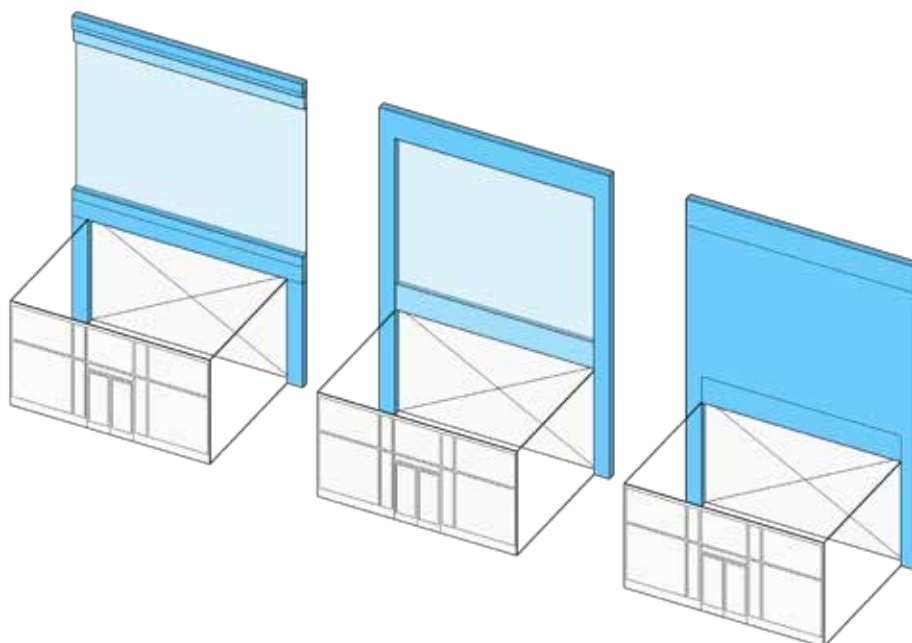
- a. FACADES must provide solid material framing each storefront and lobby entrance as follows:
 - i. PILASTERS or columns supporting a horizontal lintel and CORNICE;
 - ii. a spandrel positioned between PILASTERS or columns that extend from upper stories of the building to the ground; or
 - iii. flat wall above and to either side of a void or punched opening.
- b. Storefronts and lobby entrances must be set within the resulting frame provided for each by the FACADE.
- c. Materials framing each storefront or lobby entrance may be integrated into the design of the FACADE or customized for individual storefronts and lobby entrances.
- d. Mechanical louvers necessary for venting purposes are not permitted in the required frame, but may be incorporated into any storefront or lobby entrance system.

10. Architectural Design Guidelines

- a. FACADES should be visually divided into a series of ARCHITECTURAL BAYS that are derived, in general, from the building's structural bay spacing.
- b. PIERS, PILASTERS, or other features defining each ARCHITECTURAL BAY should either extend all the way to the ground or terminate at any horizontal ARTICULATION defining the base of the building.
- c. ARCHITECTURAL BAYS should align, in general, with

- individual or groups of storefronts and lobby entrances.
- d. PIERS, PILASTERS, or other features defining each ARCHITECTURAL BAY should always project forward and be uninterrupted by any horizontal articulation.
- e. Vents, exhausts, and other utility features on building FACADES should be architecturally integrated into the design of the building and should be located to minimize adverse effects on pedestrian comfort along sidewalks and within OPEN SPACES.
- f. Buildings at TERMINATED VISTAS should be ARTICULATED with design features that function as focal points.
- g. FENESTRATION glazing should be inset from the plane of exterior wall surfaces.
- h. RIBBON WINDOWS should be avoided.
- i. Monotonous and repetitive storefront or lobby systems, awnings, canopies, SIGN types, colors, or designs should be avoided.
- j. Storefronts and lobby entrances should include awnings or canopies to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended and operable.
- k. Lobby entrances for UPPER STORY USES should be optimally located, well defined, clearly visible, and separate from the entrance for other GROUND STORY USES.
- l. Lobbies should be limited in both width and total area to preserve floor space and frontage for other GROUND STORY USES. Buildings should use any combination of FACADE ARTICULATION, a double-height ceiling, a distinctive doorway, a change in wall material, a change in paving material within the FRONTAGE AREA, or some other

Figure 5.1.13 Storefront Framing



6.0 COMMERCIAL DISTRICTS

Fabrication (FAB)

architectural element(s) to make lobbies visual and materially distinctive.

- m. The selection of materials, FENESTRATION, and ornamentation should result in a consistent and harmonious composition that appears as a unified whole rather than a collection of unrelated parts.
- n. The type and color of materials should be kept to a minimum, preferably three (3) or fewer.
- o. Two (2) or more wall materials should be combined only one above the other, except for bay windows.
- p. Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight (wood and metal above brick, and all three above stone)
- q. Horizontal or vertical board siding or shingles, regardless of material, should be avoided.
- r. Architectural details and finish materials for the base of a building should be constructed of architectural concrete or pre-cast cementitious panels, natural or cast stone, heavy gauge metal panels, glazed or unglazed architectural terracotta, or brick.
- s. Exterior Insulation and Finish Systems (EIFS) should be avoided.

11. Use Provisions

- a. General
 - i. The USE of real property is subject to the provisions of Article 9: USE Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
 - ii. USE categories are permitted as specified on Table 6.1.11. USE categories not identified on Table 6.1.11 are prohibited.
 - iii. All USES must comply with any USE-specific standards applicable for each USE in §9.2 USE Definitions & Limitations.
 - iv. USES permitted by Special Permit require additional DEVELOPMENT review in accordance with §15.2.1 Special Permits.
- b. USE Limitations
 - i. The USE of any GROUND STORY commercial space fronting a PEDESTRIAN STREET, excluding lobbies for UPPER STORY USES, is limited to the following PRINCIPAL USE categories:
 - a). Arts & Creative Enterprise
 - b). Food & Beverage Service
 - c). Retail Sales
 - d). Civic & Institutional
- c. Required USES
 - i. A minimum of five percent (5%) of the gross leasable commercial floor space in any BUILDING must be provided as LEASABLE FLOOR AREA for USES from the Arts & Creative Enterprise USE category.

Table 6.1.11 Permitted Uses

Use Category Specific Use	FAB
Arts & Creative Enterprise	
Artisinal Production	P
Arts Exhibition	P
Arts Sales & Services	P
Co-working	P
Design Services	P
Shared Workspaces & Arts Education	P
Work/Live Creative Studio	SP
Cannabis Establishment	
Cannabis Cultivation	P
Cannabis Product Manufacturing	P
Civic & Institutional	
Community Center	P
Library	P
Minor Utility Facility	SP
Museum	P
Public Service	P
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P

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

6.0 COMMERCIAL DISTRICTS

Fabrication (FAB)

Table 6.1.11 Permitted Uses (continued)

Use Category Specific Use	FAB
Commercial Services	
Broadcast and/or Recording Studio	P
Caterer/Wholesale Food Production	P
Day Care Service (as noted below)	--
Child Day Care Center	P
Educational Services	P
Personal Services (except as follows)	N
Body-Art Services	P
Fitness Services	P
Funeral Services	N
Health Care Services	N
Formula Personal Services	SP
Recreation Services	SP
Vehicle Parking (as noted below)	--
Bike Share Parking	P
Car Share Parking (3 or fewer spaces)	P
Car Share Parking (4 or more spaces)	P
Commercial Parking	P
Industrial	
Manufacturing	P
Wholesale Trade & Distribution	P
Urban Agriculture	
Farming (as noted below)	--
Commercial Farming	P
Community Farming	P
Community Gardening	P
Accessory Uses	
Urban Agriculture (as noted below)	--
Commercial Farming	P
Vehicle Parking, Accessory (except as follows)	P
Home Business Vehicle Parking	P

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

12. Development Standards

- a. General
 - i. DEVELOPMENT is subject to the provisions of Article 10 SITE DEVELOPMENT of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. SIGNS
 - i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
 - a). Each GROUND STORY non-residential USE must identify the STREET address either on the PRINCIPAL ENTRANCE door or above or beside the PRINCIPAL ENTRANCE of the USE.
 - b). All residential BUILDING TYPES must identify the STREET address either on the PRINCIPAL ENTRANCE door, above or beside the PRINCIPAL ENTRANCE, or on a mailbox.
 - ii. Address SIGNS must be made easily visible through the USE of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the THOROUGHFARE that the BUILDING faces.
 - iii. Address SIGNS must be twelve (12) inches in height or less and may include the name of the occupant.

13. Parking & Mobility

- a. General
 - i. Vehicular parking must be provided as specified on Table 6.1 (d), except as follows:
 - a). Non-residential USES with five thousand (5,000) square feet or less of GROSS LEASABLE FLOOR AREA are exempt from any minimum requirements of Table 6.1.13.
 - b). Any CHANGE IN USE within a non-residential STRUCTURE constructed before the effective date of this Ordinance, provided that the change is to a permitted USE, is exempt from any minimum requirements of Table 6.1.13.
 - ii. There are no parking requirements for ACCESSORY USES.
 - iii. MOTOR VEHICLE PARKING spaces may be shared between USES on the same LOT and buildings on the same BLOCK in accordance with §11.3 SHARED PARKING.
- b. Type
 - i. MOTOR VEHICLE PARKING may be provided as above ground STRUCTURED PARKING or underground STRUCTURED PARKING. SURFACE PARKING spaces are prohibited.
- c. Driveways
 - i. New driveways require a permit from the City Engineer.
 - ii. Driveways must be compliant with all City Ordinances and constructed in accordance with all standards established by relevant City Departments.
 - iii. Driveways are not permitted in the FRONTAGE AREA between a BUILDING and the FRONT LOT LINE.
 - iv. Driveways may be no wider than twenty four (24) feet in the FRONTAGE AREA of a LOT.
 - v. Driveways may provide ACCESS in whole or in part on or across an ABUTTING LOT(s), provided that an ACCESS EASEMENT exists between all PROPERTY OWNERS.
- d. Parking Design
 - i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 MOTOR VEHICLE PARKING of this Ordinance.
- e. Parking Location
 - i. Required vehicular parking, excluding any required handicapped parking, may be provided on a contiguous LOT under the same ownership as the LOT that the parking will serve as follows:
 - a). Pedestrian ACCESS to off-SITE vehicular parking must be via a paved sidewalk or walkway.
 - b). A lease, recorded covenant, or other comparable legal instrument guaranteeing long term USE of the SITE must be provided to the review board or BUILDING OFFICIAL and executed and filed with the Registry of Deeds.
 - ii. For real property located in more than one municipality, MOTOR VEHICLE PARKING need not be located within the City of Somerville.
- f. Unbundled Parking
 - i. MOTOR VEHICLE PARKING spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a DWELLING UNIT or non-residential floor space.
 - ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.
- g. Parking Relief
 - i. Relief from the parking standards of Table 6.1.13 requires a 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 relief from the parking standards of Table 6.1.13:
 - i). The supply and demand of on-STREET parking in the neighborhood, as determined through a parking study.
 - ii). MOBILITY MANAGEMENT programs and services provided by the APPLICANT to reduce the demand for parking.
 - iii). That parking provided in excess of any maximum permitted does not result in the increase in impervious LOT AREA.

14. Public Realm

- a. Sidewalks
 - i. When DEVELOPMENT OCCURS on any LOT ABUTTING a sidewalk that is less than twelve (12) feet in total width, the BUILDING must be set-back an additional distance to accommodate expansion of the ABUTTING sidewalk to a width of at least twelve (12) feet. The minimum and maximum front SETBACKS for each BUILDING TYPE are increased accordingly.
- b. Sidewalk CURB CUTS
 - i. A CURB CUT requires a permit from the City Engineer and must be compliant with all City Ordinances.
 - ii. Unless otherwise specified, the City Engineer may not permit more than one (1) CURB CUT per FRONT LOT LINE of a LOT.
 - iii. CURB CUTS are prohibited along all THOROUGHFARES designated as a PEDESTRIAN STREET.
 - iv. CURB CUTS must be located to minimize conflicts with pedestrians and bicyclists and must have a clear distance from fire hydrants, STREET TREES, utility poles, and other furnishings as deemed necessary by the City Engineer.
 - a). CURB CUTS for commercial or high-volume

6.0 COMMERCIAL DISTRICTS

Fabrication (FAB)

Table 6.1.13 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a TRANSIT AREA ¹ (max)	Outside of a TRANSIT AREA ¹ (min)
Arts & Creative Enterprise				
ALL PERMITTED USES	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Cannabis Establishment				
Cannabis Product Manufacturing	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
Civic & Institutional				
COMMUNITY CENTER	1 / 10,000 sf	4 / 10,000 sf	1 / 1,800 sf	1 / 600 sf
Educational Facility	1.0 / classroom	4.0 / classroom	1.5 / classroom	3.0 / classroom
LIBRARY	1 / 3,000 sf	1 / 5,000 sf	1 / 800 sf	1 / 500 sf
MINOR UTILITY FACILITY	n/a	n/a	n/a	n/a
MUSEUM	1 / 2,000 sf	1 / 10,000 sf	1 / 800 sf	1 / 500 sf
Private Non-Profit Club or Lodge	1 / 2,000 sf	1 / 10,000 sf	1 / 200 sf	1 / 1,000 sf
Commercial Services				
Broadcast and/or Recording Studio	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 600 sf
Caterer/Wholesale Food Production	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 1,000 sf
Day Care Service	2	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Recreation Services	1 / 2,500 sf	1 / 10,000 sf	–	–
Industrial				
MANUFACTURING	1 / 10,000 sf	1 / 3,000 sf	1 / 900 sf	1 / 1,200 sf
Wholesale Trade & Distribution	1 / 40,000 sf	1 / 3,000 sf	1 / 900 sf	1 / 1,200 sf
Office				
GENERAL OFFICE	1 / 20,000 sf	1 / 3,000 sf	1 / 900 sf	1 / 650 sf
Research and Development or Laboratory	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf

sf - Gross Leasable Square Footage

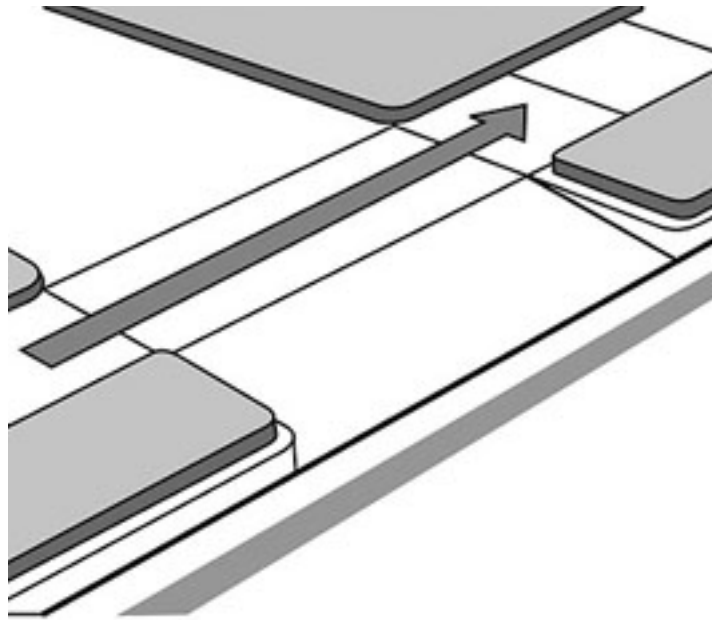
DU - DWELLING UNIT

¹ See the TRANSIT AREA Map

driveways should be at least one-hundred (100) feet from an UNSIGNALIZED or SIGNALIZED intersection.

- b). CURB CUTS for residential driveways should be at least twenty (20) feet from an UNSIGNALIZED intersection and at least forty (40) feet from a SIGNALIZED intersection.
- v. The interior width of a CURB CUT (between curb stones) may be no wider than the driveway, vehicular entrance, or loading facility it serves.
- vi. A DRIVEWAY APRON may be installed only within the furnishing zone of a sidewalk and must be constructed in accordance with all standards established by relevant City Departments.
- vii. The grade, cross slope, and clear width of the walkway of a sidewalk must be maintained between the DRIVEWAY APRON and the ABUTTING driveway. The appearance of the walkway (ie. scoring pattern or paving material) must indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.

Figure 6.1.14 Sidewalk Curb Cuts



6.0 COMMERCIAL DISTRICTS

Fabrication (FAB)