

7 SPECIAL DISTRICTS

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7.1 CIVIC (CIV)

1. Character Description

The Civic district is characterized by public spaces, such as parks, commons, and plazas, and buildings dedicated to arts, culture, education, recreation, and local government that serve as necessary components of any community. Buildings are distinctive in their placement, orientation, and design and occupy prominent locations that reinforce community identity.



7 SPECIAL DISTRICTS

Civic (CIV)

2. Intent

- a. To implement the objectives of the COMPREHENSIVE PLAN of the City of Somerville.
- b. To preserve already established SITES as CIVIC SPACE.
- c. To accommodate facilities of a public nature such as municipal buildings, libraries, and police & fire stations; governmental uses; and public or private utility services that support the community.

3. Purpose

- a. To permit the DEVELOPMENT of buildings that serve a public purpose for the community.
- b. To permit the DEVELOPMENT of CIVIC SPACES throughout the city.
- c. The permit DEVELOPMENT by Site Plan Approval so that any impacts to ABUTTING properties can be properly mitigated.

4. Applicability

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

5. Development Review

- a. 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, Construction Permit, or Certificate of Occupancy.
- c. Proposed DEVELOPMENT may or may not necessitate the need for Subdivision Plan Approval, 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 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. 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

Table 7.1.7 Permitted Uses

| Use Category Specific Use | CIV |
|---|-----|
| Civic & Institutional | |
| MINOR UTILITY FACILITY | SP |
| Public Services | P |
| Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3 | P |
| Commercial Services | |
| Recreation Services | P |
| Vehicle Parking (as noted below) | -- |
| Bike Share Parking | P |
| Car Share Parking (3 or less) | N |
| Car Share Parking (4 or more) | N |
| COMMERCIAL PARKING | N |
| Urban Agriculture | |
| Farming (as noted below) | -- |
| Commercial Farming | N |
| Community Farming | P |
| Community Gardening | P |

- ii. those of Article 9, the provisions of Article 9 apply.
- iii. USE categories are permitted as specified on Table 7.1.6. (a).
- iv. USE categories that are not identified on Table 7.1.6. (a) are prohibited.
- v. All USES must comply with any USE-specific standards applicable for each USE in §9.2 Use Definitions & Limitations.
- vi. USES permitted by Special Permit require additional DEVELOPMENT review in accordance with §15.2.1 Special Permits.

7. Development Standards

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

8. Parking & Mobility

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

9. Public Realm

- a. CIVIC SPACES existing prior to the adoption date of this Ordinance are exempt from Article 13: PUBLIC REALM of this Ordinance.

7.2 POWDERHOUSE SCHOOL (PS)

1. Character Description

The Powderhouse School district is characterized by the adaptation and re-use of a former school into a mixed-use COURTYARD BUILDING. Ground level and garden level commercial uses address the needs of residents and neighbors in the immediate neighborhood and encourage activation of the adjacent CIVIC SPACE. Residential uses include a variety of unit types, sizes, BEDROOM counts, and affordability.



7 SPECIAL DISTRICTS

Powderhouse School (PS)

2. Intent

- a. To accommodate reDEVELOPMENT the former Powderhouse Community School as an inclusive and diverse mix of complimentary urban USES and intergenerational housing options that is respectful of the surrounding neighborhood.

3. Purpose

- a. To permit the reDEVELOPMENT reUSE of the former Powderhouse Community School.
- b. To require a minimum amount of commercial activity fronting onto Broadway.
- c. To USE discretion in the permitting of residential USES.

4. Applicability

- a. The section is applicable to all real property within the Powderhouse School ReDEVELOPMENT district as shown on the maps of the Official Zoning Atlas of the City of Somerville.
- b. Unless otherwise specified, where the provisions of this Section conflict with those found elsewhere in this Ordinance, the provisions of this Section apply.

5. Development Review

- a. 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, Construction 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 Standards

- a. Construction or reconstruction of a PRINCIPAL BUILDING is permitted by Site Plan Approval in accordance with Table 7.2.6 Dimensional Standards.
- b. ACCESSORY STRUCTURES are regulated according to Article 10: DEVELOPMENT Standards of this Ordinance.

Table 7.2.6 Dimensional Standards

| | |
|-------------------------------|-------------------------------|
| LOT AREA/DWELLING UNIT (min) | 1,000 sq. ft. (43.56/acre) |
| Maximum Height, Stories (max) | 3 |
| Maximum Height, Feet (max) | 50 ft. |
| Maximum GROUND COVERAGE (max) | 95% |
| Landscaped Area (min) | 15% |
| PERVIOUS AREA (min) | 5% |

7. Use Provisions

- a. General
 - i. The USE of real property is subject to the provisions of Article 9.0 Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9.0, the provisions of Article 4.0 apply.
 - ii. USE categories are permitted as specified on Table 7.2.7 Permitted USES.
 - iii. USE categories not identified on Table 7.4.7 are prohibited.
 - iv. All USES must comply with any USE-specific standards applicable for each USE in §9.2 Use Definitions & Limitations.
 - v. USES permitted by Special Permit require additional DEVELOPMENT review in accordance with §15.2.1 Special Permits.
- b. Required USES
 - i. A minimum of ten thousand (10,000) gross square feet must be provided as one or more commercial USES.
 - ii. Commercial space must front onto Broadway for a minimum of one hundred (100) feet in width.

Table 7.2.7 Permitted Uses

| Use Category Specific Use | PSR |
|--|-----|
| Arts & Creative Enterprise | |
| ARTISINAL PRODUCTION | P |
| ARTS EXHIBITION | P |
| Arts Sales & Services | P |
| Civic & Institutional | |
| COMMUNITY CENTER | P |
| LIBRARY | P |
| MINOR UTILITY FACILITY | P |
| MUSEUM | P |
| Public Service | P |
| Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3 | P |
| Commercial Services | |
| ASSEMBLY OR ENTERTAINMENT | P |
| Day Care Service (as noted below) | -- |
| ADULT DAY CARE CENTER | P |
| CHILD DAY CARE CENTER | P |
| Maintenance & Repair of CONSUMER GOODS | P |
| PERSONAL SERVICES (except as follows) | P |
| Body-Art Services | SP |
| Fitness Services | P |
| Funeral Services | N |
| Health Care Services | SP |
| Formula Personal Services | SP |
| Vehicle Parking (except as follows) | -- |
| Bike Share Parking | P |
| Car Share Parking (3 or less) | P |
| Car Share Parking (4 or more) | P |
| Public Parking | P |

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

Table 7.2.7 Permitted Uses

| Use Category Specific Use | PSR |
|---|-----|
| Food and Beverage Service | |
| Bar/Restaurant/Tavern | SP |
| Bakery/Café/Coffee Shop | P |
| Office | |
| GENERAL OFFICE | P |
| Research and DEVELOPMENT and Laboratory | P |
| Residential | |
| HOUSEHOLD LIVING | SP |
| GROUP LIVING (except as follows) | SP |
| COMMUNITY OR GROUP RESIDENCE | P |
| DORMITORY OR CHAPTER HOUSE | N |
| HOMELESS SHELTER | N |
| Nursing Home/Assisted Living Facility | N |
| Rooming House | N |
| Retail Sales | |
| CONSUMER GOODS (except as follows) | P |
| ALCOHOL SALES | P |
| FIREARMS SALES | N |
| PET STORE | SP |
| FRESH FOOD MARKET OR GROCERY STORE | 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

7 SPECIAL DISTRICTS

Powderhouse School (PS)

Table 7.2.7 Permitted Uses

| Use Category Specific Use | PSR |
|---|-----|
| ACCESSORY USES | |
| HOME OCCUPATIONS (as noted below) | -- |
| CREATIVE STUDIO | P |
| HOBBY KENNEL | N |
| HOME-BASED BUSINESS | P |
| Home Day Care | P |
| HOME OFFICE | P |
| Tourist Home | P |
| Urban Agriculture (as noted below) | -- |
| APICULTURE | P |
| AVICULTURE | P |
| COMMERCIAL FARMING | P |
| Residential Gardening | P |
| Vehicle Parking, ACCESSORY (except as follows) | N |
| Home Business Vehicle Parking | N |

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

8. Development Standards

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

the THOROUGHFARE that the building faces.

- iii. Address SIGNS must be twelve (12) inches in height or less and may include the name of the occupant.

9. Parking & Mobility

- a. General
 - i. DEVELOPMENT is subject to the provisions of Article 11: Parking & Mobility of this Ordinance.
 - ii. The total parking requirement in the PS district is as follows:
 - a). A minimum of forty-eight (48) motor vehicle parking spaces must be provided on-SITE.
 - b). A minimum of one hundred (100) bicycle parking spaces must be provided on-SITE.
- b. Parking Type
 - i. Motor vehicle parking may be provided as above ground STRUCTURED PARKING or underground STRUCTURED PARKING.
- c. Parking Design
 - i. Bicycle and motor vehicle parking is subject to §11.1 Parking Design of this Ordinance except as follows:
 - a). Parking spaces may be seven (7) feet six (6) inches in width.
 - b). Two (2) way maneuvering aisles may be eighteen (18) feet in width.
- d. Loading Facilities
 - i. Loading facilities are not required for any USES.

10. Development Benefits

- a. 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.
- b. DEVELOPMENT must provide AFFORDABLE DWELLING UNITS as specified on Table 7.4.10 (a).

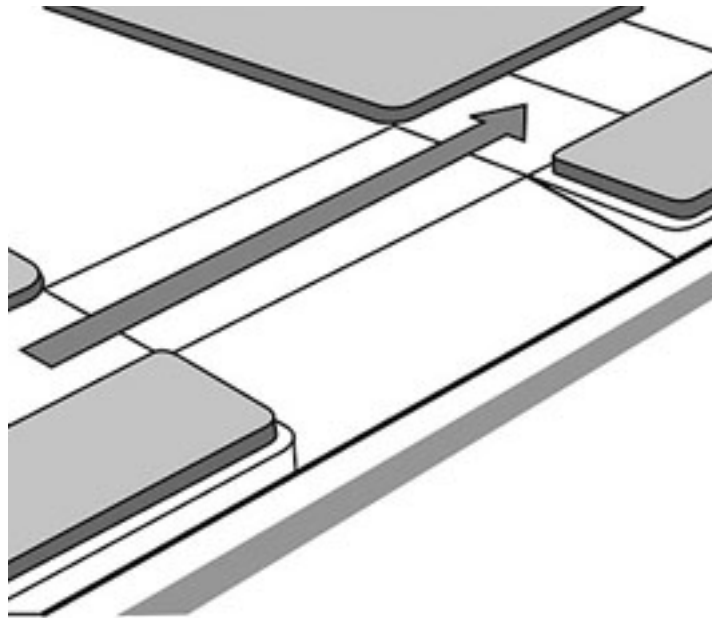
Table 7.4.10 (a) Required ADUs

| Total DWELLING UNITS | Required ADUs |
|----------------------|---------------|
| 0 to 3 units | None |
| 4 or more units | 20% of units |

11. Public Realm

- a. General
 - i. DEVELOPMENT is subject to the provisions of Article 13: PUBLIC REALM of this Ordinance. Where the provisions of this section conflict with those of Article 13, the provisions of Article 13 apply.
- b. Sidewalk CURB CUTS
 - 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 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 7.2.11 Sidewalk Curb Cuts



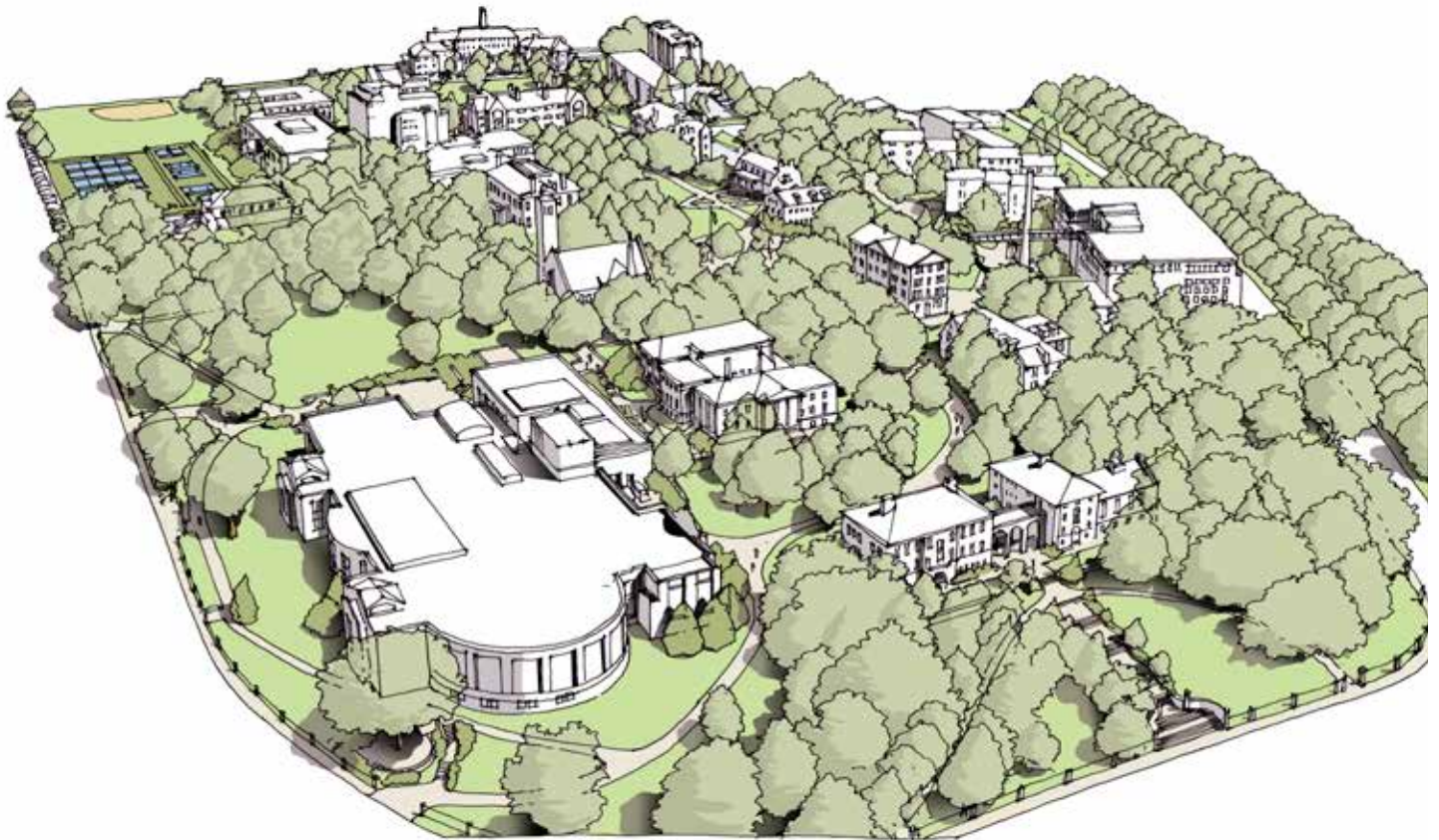
7 SPECIAL DISTRICTS

Powderhouse School (PS)

7.3 TUFTS UNIVERSITY (TU)

1. Character Description

The Tufts University district is characterized by a large private research university set in a campus like setting. A wide variety of administration buildings, lecture halls, academic centers, dining facilities, student housing, and recreation facilities are typically SETBACK from the STREET. Well landscaped commons and BUILDING grounds provide outdoor space for students, employees, and visitors.



7 SPECIAL DISTRICTS

Tufts University (TU)

2. Intent

- a. To maintain an area of the city for the campus of a educational institution.
- b. To preserve land areas primarily dedicated to collegiate Education Services PRINCIPAL USES protected by M.G.L., Chapter 40A, Section 3 and other USES necessary to maintain an academic campus.

3. Purpose

- a. To reduce the impact of higher intensity educational USES on surrounding residential properties by reducing the height of buildings at the edge of the campus and locate taller buildings toward the center of the campus.
- b. To distribute the coverage and floor area of buildings across the quadrants of the district in a generally even distribution as to not overly cluster DEVELOPMENT.

4. Applicability

- a. The section is applicable to all real property within the Tufts University district as shown on the maps of the Official Zoning Atlas of the City of Somerville.
- b. The provisions of this Section are applicable only to the portion(s) of any BUILDING within the City of Somerville and are not applicable to any portion(s) located within the City of Medford.
- c. Unless otherwise specified, where the provisions of this Section conflict with those found elsewhere in this Ordinance, the provisions of this Section apply.

5. Development Review

- a. General
 - i. DEVELOPMENT review is subject to the provisions of Article 15: Administration of this Ordinance.
 - ii. All DEVELOPMENT, excluding NORMAL MAINTENANCE, requires the submittal of a development review application to the BUILDING OFFICIAL and the issuance of a Certificate of Zoning Compliance prior to the issuance of a SITE Disturbance Permit, BUILDING Permit, or Certificate of Occupancy.
 - iii. 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.
- b. Authority
 - i. The Zoning Board of Appeals is the decision making authority for all DEVELOPMENT in the TU district.
- c. Special Permits
 - i. Review Criteria
 - a). In 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 any Special Permit required by this section:

- i). Impact on surrounding residential properties.
- ii). Impact on the experience of the PUBLIC REALM that would result from strict compliance to the standards of this Ordinance.

6. Lots

- a. DEVELOPMENT is exempt from Section 10.1 Land Platting of this Ordinance and all real property within the TU district, including portions of campus situated in whole or in part within the City of Medford, is considered a single DEVELOPMENT SITE.

7. Building Standards

- a. General
 - i. Multiple principal buildings are permitted on each LOT.
- b. Existing STRUCTURES
 - i. The BUILDING OFFICIAL shall deem all buildings and structures to be in compliance with the building standards of this section.
- c. BUILDING Placement
 - i. All buildings and STRUCTURES must be located at or behind the following SETBACKS:
 - a). Twenty (20) feet from the FRONT LOT LINE ABUTTING College Avenue between Talbot Avenue and Powder House Boulevard, Powder House Boulevard from College Avenue to Packard Avenue, and Packard Avenue from Powder House Boulevard to Talbot Avenue.
 - b). Fifteen (15) feet from the FRONT LOT LINE ABUTTING Dearborn Road and Curtis Street northwesterly of Sawyer Avenue.
 - ii. Within the portion of the Tufts University district which lies on the southwesterly side of Sawyer Avenue between Packard Avenue and Curtis Street,
 - a). where BUILDING length is less than thirty (30) feet, the SETBACK is calculated as follows, with a minimum of fifteen (15) feet required for front yards and a minimum of twenty (20) feet required for rear yards:
 - i). $SETBACK = height + length$ (facing front/REAR LOT LINE) 4
 - b). and where BUILDING length is more than thirty (30) feet, the SETBACK is calculated as follows:
 - i). $SETBACK = height + length$ (facing front/REAR LOT LINE) 3
 - c). and each BUILDING must be separated from all other buildings by at least seventeen (17) feet.

Map 7.3.7(a) Tufts University Height Map



d. Building Height

- i. Maximum BUILDING height is permitted as specified on Table 7.3.7 and shown on Map 7.3.7(a) for the following areas:
 - a). The Blue Band comprises the land within one hundred (100) feet of the following:
 - i). the center line of Dearborn Road,
 - ii). the center line of College Avenue,
 - iii). the center line of Powder House Boulevard,
 - iv). the center line of that portion of Packard Avenue between Powder House Boulevard and the southwesterly line of Sawyer Avenue, or
 - v). the center line of Curtis Street between Sawyer Avenue and the City line, or
 - vi). lies southwesterly of the center line of Sawyer Avenue between Packard Avenue and Curtis Street.
 - b). The Red Band comprises the land within the Tufts University district which is not included in

Table 7.3.7 Building Height

| Location | Stories | Feet |
|------------------------|---------|------|
| With the Blue Band | 2.5 | 35 |
| Within the Red Band | 4 | 56 |
| Within the Yellow Band | 6 | 72 |
| Within the Green Band | 8 | 98 |

- the Blue Band and is within two hundred (200) feet of the following:
 - i). the center line of Dearborn Road,
 - ii). the center line of College Avenue,
 - iii). the center line of Powder House Boulevard,
 - iv). the center line of that portion of Packard Avenue between Powder House Boulevard and the southwesterly line of Talbot Avenue, or
 - v). the center line of Curtis Street between Sawyer Avenue and the City line, or

7 SPECIAL DISTRICTS

Tufts University (TU)

Map 7.3.7 (b) Tufts University Measuring PARCELS



- vi). is within one hundred (100) feet of the center line of Sawyer Avenue, between the Red Band measured from Curtis Street and the Red Band measured from Packard Avenue.
- c). The Yellow Band comprises the land within the Tufts University district which is not included in the Blue Band or the Red Band and is
 - i). within the BLOCK bounded by Sawyer Avenue, Curtis Street, Professors Row and Packard Avenue, or
 - ii). within the area bounded by Professors Row, Curtis Street, the City Line and a line parallel to and three hundred fifty (350) feet southeasterly from Curtis Street.
- d). The Green Band comprises the land within the Tufts University district which is not included in the Blue Band, the Red Band, or the Yellow Band.
- e. BUILDING MASSING
 - i. DEVELOPMENT SITES must be equal to one (1) of the measuring PARCELS shown on Map 7.3.7(a) established for the following areas:
 - a). MP-1: The land bounded by Professors Row, College Avenue, Powder House Boulevard and Packard Avenue.
 - b). MP-2: The land bounded by Curtis Street, Professors Row, Packard Avenue, and the Tufts University district line running from Packard Avenue to Curtis Street between Sawyer Avenue and Whitfield Road.
 - c). MP-3: The land bounded by Boston Avenue, College Avenue, Professors Row, Curtis Street, Winthrop STREET, the northeasterly side line of Capen STREET Extension, and the westerly sidelines of University Avenue extended to Capen STREET Extension.
 - d). MP-4: The land bounded by Boston Avenue, Dearborn Road and College Avenue.
 - ii. Development review applications must identify the total land area, total LOT coverage, total NET FLOOR AREA, and total floor area ratio for all structures

- within the subject measuring PARCEL.
- iii. The maximum LOT coverage for each measuring PARCEL is sixty-five percent (65%).
- iv. The maximum floor area ratio for each measuring PARCEL is 2.0.
- v. The maximum FLOOR PLATE of any individual building is fifteen thousand (15,000) gross square feet.

8. Use Provisions

- a. General
 - i. The USE of real property is subject to the provisions of Article 9.0 USE Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9.0, the provisions of Article 9 apply.
- b. Permitted Uses
 - i. The USE of real property is permitted as an educational service principal use, including all facilities customarily provided by educational service USES in directly serving the needs of faculty, staff, students, and visitors, as deemed necessary by Tufts University, in accordance with the provisions of Section 9.2 Use Definitions & Standards.

9. 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 7.3.9 (a) based on the total number of persons in the Tufts University campus population, including faculty, staff, students, and visitors. The total number of motor vehicle parking spaces provided on the Tufts University campus must be equal to the sum of the products for each row of Table 7.3.9 (a).
- b. Type
 - i. MOTOR VEHICLE PARKING may be provided as SURFACE PARKING spaces, above ground STRUCTURED PARKING, underground STRUCTURED PARKING, and on STREET

- parking spaces which are owned or controlled by Tufts University.
- c. Parking Design
 - i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 MOTOR VEHICLE PARKING of this Ordinance.
 - ii. PARKING LOTS located within the red, yellow, or green bands as shown on Map 7.3.7(a) are exempt from §11.2.2.b.iv.
- d. Parking Location
 - i. MOTOR VEHICLE PARKING may be located anywhere on or within five hundred (500) feet of the Tufts University campus and need not be located within the City of Somerville.
 - ii. To ensure that motor vehicle parking spaces are reasonably distributed throughout the Tufts University campus, a minimum and maximum percentage of the required motor vehicle parking spaces must be located as specified on Table 7.3.9(b).
- e. Parking ACCESS
 - i. Tufts University shall establish and administer a parking permit program for motor vehicle parking spaces provided on the Tufts University campus.
 - ii. Parking permits may be issued only to Tufts University faculty, staff, or students and to visitors having a need for parking for temporary USE.
 - iii. Parking permits may be issued for general USE of motor vehicle parking spaces or for limited USE of specific parking spaces or for limited time periods.
- f. Annual Reporting
 - i. Tufts University shall submit an annual report to the Director of Mobility within sixty (60) days after September 1st in each year that identifies the following:
 - a). The number and location of motor vehicle parking spaces provided by Tufts University to faculty, staff, students, and visitors.
 - b). The average number of persons in the Tufts University campus population, including faculty, staff, students, and visitors, organized

Table 7.3.9 (a) Required Parking Spaces

| | Multiplier |
|------------------------------|-------------------|
| Full Time Faculty & Staff | 0.47 |
| Part Time Faculty & Staff | 0.37 |
| Campus Resident Students | 0.12 |
| Non Campus Resident Students | 0.24 |
| Other | 0.44 |

Table 7.3.9 (b) Parking Space Location

| Location | Min | Max |
|--|------------|------------|
| Area between Professors Row - Dearborn Road in Somerville and Boston Avenue in Medford | 25% | 75% |
| Area southwesterly of Professors Row in Somerville | 10% | 50% |
| Area easterly of Boston Avenue in Medford: minimum | 10% | 60% |

7 SPECIAL DISTRICTS

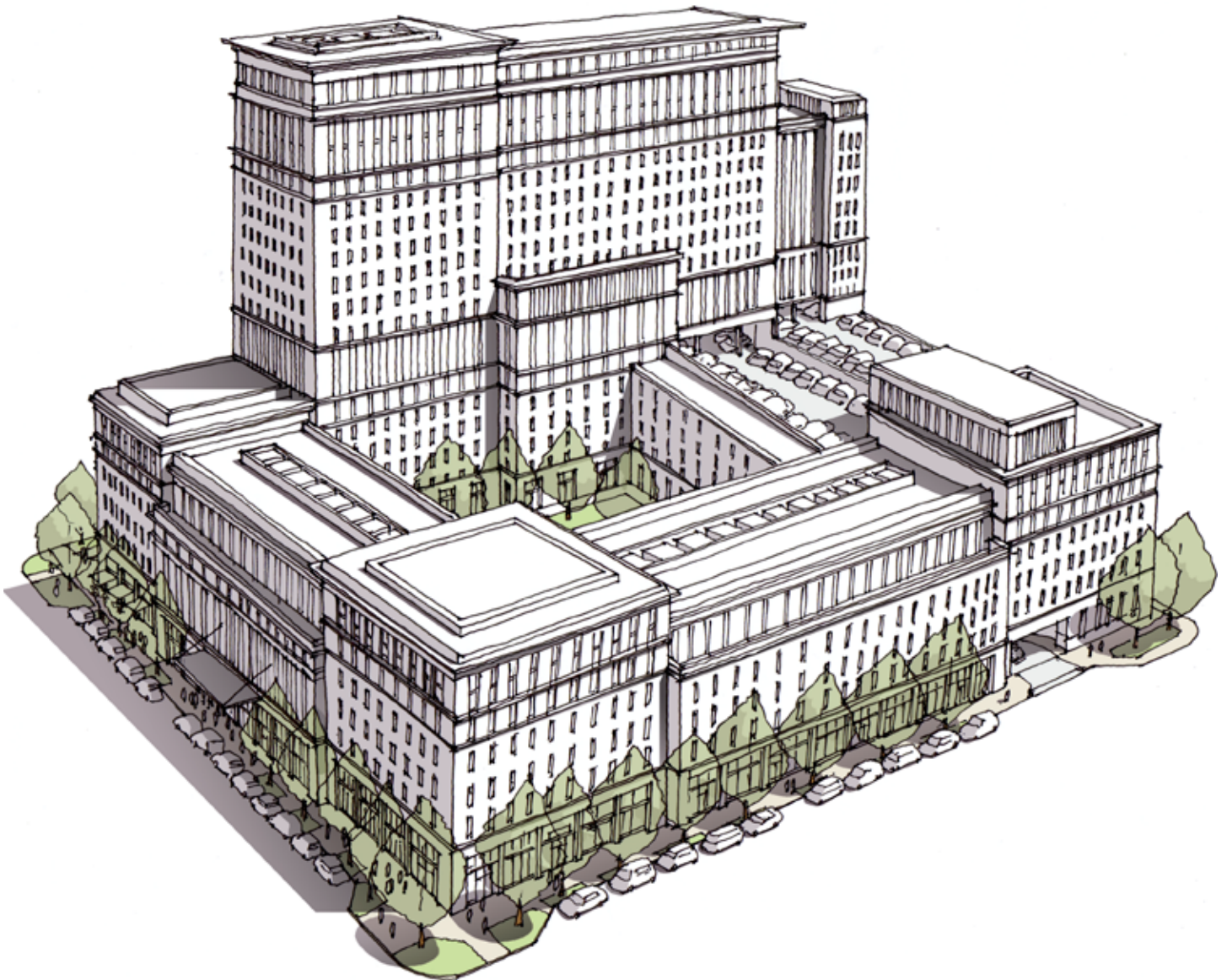
Tufts University (TU)

- by the categories of Table 7.3.9 (a).
- c). The average of the number of persons holding Tufts University parking permits broken down by type, if applicable, during the preceding twelve month period.
- d). Any known incidences of motor vehicle parking spaces used by persons not holding Tufts University parking permits.
- g. Parking Demand Study
 - i. Tufts University shall submit a parking demand study, prepared by a qualified professional consultant, every three (3) years. If the parking demand study identifies a deficiency in the number of motor vehicle parkingw spaces provided by Tufts University compared to the number of motor vehicle parking spaces required by Table 7.3.9 (a), Tufts University shall also submit a plan for the interim and long term correction and elimination of such a deficiency.
- h. Parking Relief
 - i. If the parking demand study indicates that a lesser number of motor vehcile parking spaces is necessary than is required by Table 7.3.9 (a), the Director of Mobility may permit a reduction in the number of motor vehicle parking spaces provided by up to twenty-five (25) percent. Permission granted for such reduction remains in effect for an initial period of up to three (3) years, but may subsequently be extended or granted for a longer period upon reasonable verification in the annual report that the parking provided remains adequate.
- i. Loading Facilities
 - i. Buildings located within the red, yellow, or green bands as shown on Map 7.3.7(a) are exempt from §11.2.5.b.i.

7.4 ASSEMBLY SQUARE MIXED-USE (ASMD)

1. Description

The Assembly Square district is characterized by a variety of mid- and HIGH-RISE, transit oriented, mixed-USE buildings; an urban scale THOROUGHFARE network and BLOCK size conducive to a walkable neighborhood; and a variety of CIVIC SPACE types that serve the various social and recreational needs of neighborhood residents, workers, and visitors. Buildings are typically developed at the full-BLOCK or half-BLOCK scale to mask PARKING STRUCTURES from public view. The district features GROUND STORY retail, high-density residential, and large commercial uses that draw customers and employees from the broader Boston metropolitan area.



7 SPECIAL DISTRICTS

Assembly Square Mixed-Use (ASMD)

1. Intent

- a. To implement recommendations of SomerVision for transformational reDEVELOPMENT.
- b. To implement the ASSEMBLY SQUARE PLAN (ASQ Plan).
- c. To redevelop underutilized areas within close walking distance to the Assembly Square T-station with mixed-USE, mid-rise and HIGH-RISE, transit-oriented DEVELOPMENT that will support the transformation of Assembly Square into an urban commerce center.
- d. To improve the Mystic River waterfront and create new CIVIC SPACE within the Assembly Square district.
- e. To improve utility infrastructure, THOROUGHFARES, off-STREET pedestrian and bicycle paths, and physical connections to surrounding areas, including East Somerville, Ten Hills, and Sullivan Square.

2. Purpose

- a. To permit the DEVELOPMENT of multi-unit, mixed-USE, and commercial mid-rise and HIGH-RISE buildings.
- b. To provide quality commercial spaces and permit small and medium-scale, neighborhood-, community-, and region-serving commercial USES.
- c. To permit larger buildings and increased residential density following the approval of a Master Plan Special Permit.
- d. To USE discretion in the permitting of loading and service areas.
- e. To provide flexibility in the permitting of SIGNS.

3. Applicability

- a. The section is applicable to all real property within the Assembly Square Mixed-USE district as shown on the maps of the Official Zoning Atlas of the City of Somerville.
- b. Unless otherwise specified, where the provisions of this Section conflict with those found elsewhere in this Ordinance, the provisions of this Section apply.
- c. Real property subject to a previously approved Planned Unit DEVELOPMENT (PUD) Preliminary Master Plan may be developed in accordance with the provisions of the ASMD district effective as of August 1, 2019.

4. Development Review

- a. General
 - i. DEVELOPMENT review is subject to the provisions of Article 15: Administration of this Ordinance.
 - ii. All DEVELOPMENT, excluding NORMAL MAINTENANCE, requires the submittal of a development review application to the BUILDING OFFICIAL and the issuance of a Certificate of Zoning Compliance prior to the issuance of a BUILDING Permit or Certificate of Occupancy.
 - iii. Proposed DEVELOPMENT may or may not necessitate the need for Master Plan Special Permit,

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.

- a). The Planning Board is the decision making authority for all DEVELOPMENT that requires Master Plan Special Permit, Site Plan Approval or a Special Permit.
- b). The Zoning Board of Appeals is the Review Board for all Hardship Variances.
- iv. 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.
- b. Master Planned DEVELOPMENT
 - i. Proposed DEVELOPMENT involving the SUBDIVISION of a DEVELOPMENT SITE, DEVELOPMENT of two (2) or more LOTS, or the DEVELOPMENT of any building over fifty thousand (50,000) GROSS FLOOR AREA requires a Master Plan Special Permit as a prerequisite to the DEVELOPMENT review for the SUBDIVISION or individual LOT.
 - ii. In addition to the review criteria for all for all Master Plan Special Permits specified in §15.2.2.e. Review Criteria, the review board shall make findings considering the following:
 - a). Consistency with the ASQ Plan.
 - iii. DEVELOPMENT SITES are not permitted to include portions of land area separated by more than one hundred (100) feet in distance.
- c. Site Plan Approval
 - i. In addition to the review criteria for all Site Plan Approvals specified in §15.3.2.e. Review Criteria, the review board shall make findings considering the following:
 - a). Consistency with the ASQ Plan.
 - b). Conformance with an approved Master Plan Special Permit and any other Special Permits applicable to the subject LOT.
- d. Plan Revisions
 - i. The Director of Planning & Zoning shall consider the following revisions to an approved development review application to be a MAJOR AMENDMENT in accordance with §15.2.4 Plan Revision:
 - a). any increase in floor area or LOT coverage by fifteen percent (15%) or more;
 - b). substantial changes in ACCESS to a DEVELOPMENT SITE; and
 - c). MODIFICATIONS that result in a condition that is substantially more detrimental to the surrounding neighborhood than the existing

condition(s) or previously approved plans.

5. Master Plan Standards

- a. THOROUGHFARE Network
 - i. The alignment and connectivity of THOROUGHFARES must be consistent with the ASQ Plan.
- b. CIVIC SPACE
 - i. At least twenty percent (25%) of a DEVELOPMENT SITE, excluding THOROUGHFARES, must be provided as one or more CIVIC SPACES.
 - ii. CIVIC SPACES are subject to the provisions of Article 13: PUBLIC REALM of this Ordinance.
 - iii. CIVIC SPACES must be dedicated to the public in perpetuity by a covenant or other deed restriction.
 - iv. CIVIC SPACE created through EASEMENT or decommissioning of an existing THOROUGHFARE or other ABUTTING right-of-way may be counted toward the required amount of CIVIC SPACE.
 - v. Any DEVELOPMENT SITE ABUTTING the MYSTIC RIVER BANK must provide at least two hundred and thirty five thousand (235,000) square feet of CIVIC SPACE ABUTTING the Mystic River.
 - vi. CIVIC SPACES ABUTTING the Mystic River must be designed to reduce the level of storm water runoff into the river and with special attention to the provision of wildlife habitat.
- c. Mixed Uses
 - i. Proposed DEVELOPMENT with any single commercial space over fifty thousand (50,000) square feet of LEASABLE FLOOR AREA dedicated to any PRINCIPAL USE from the Retail Sales USE category must dedicate at least sixty percent (60%) of any additional LEASIBLE FLOOR AREA to PRINCIPAL USES that are not from the Retail Sales USE category.

6. Building Standards

- a. General
 - i. One (1) PRINCIPAL BUILDING is permitted on each LOT as specified on Table 7.4.7.
 - a). PRINCIPAL BUILDINGS with up to ten thousand (10,000) square feet of GROSS FLOOR AREA are permitted BY RIGHT.
 - b). PRINCIPAL BUILDINGS over ten thousand (10,000) square feet and up to fifty thousand (50,000) square feet of GROSS FLOOR AREA are permitted by Site Plan Approval.
 - c). Buildings over fifty thousand (50,000) square feet of GROSS FLOOR AREA are permitted by Site Plan Approval subject to an approved Master Plan Special Permit.
 - ii. PRINCIPAL BUILDINGS are prohibited within one-hundred and fifty (150) feet of the MYSTIC RIVER BANK.
 - iii. STRUCTURED PARKING, whether above grade or below

grade, is excluded for purposes of calculating GROSS FLOOR AREA, NET FLOOR AREA and Floor Area Ratio in the ASMD.

- iv. ACCESSORY STRUCTURES in any CIVIC SPACE located within one-hundred and fifty (150) feet of the MYSTIC RIVER BANK may be up to thirty (30) feet in height.
- v. The Planning Board may waive the provisions of §74.6 BUILDING Standards or the dimensional standards of Table 7.4.6 by Special Permit.
 - a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a WAIVER from the provisions of §74.6 BUILDING Standards or the dimensional standards of Table 7.4.6:
 - i). Consistency with the ASQ Plan.
- b. BUILDING SETBACKS
 - i. Buildings may be set back from the FRONT LOT LINE up to five (5) feet except in special circumstances,

Table 7.4.6 Dimensional Standards

| | Up to 10,000 GFA | 10,000 - 50,000 GFA | Over 50,000 GFA |
|--|-------------------------|----------------------------|------------------------|
| LOT Standards | | | |
| LOT AREA (min) | 5,000 sf | 10,000 sf | n/a |
| OPEN SPACE (min) | 25% | 25% | -- |
| BUILDING Standards | | | |
| Floor Area Ratio (max) | 1.0 | 2.0 | 10.0 |
| BUILDING Height (max) | -- | -- | -- |
| 150 ft - 250 ft of the MYSTIC RIVER BANK | 40 ft | 50 ft | 70 ft |
| 250 ft - 350 ft of the MYSTIC RIVER BANK | 40 ft | 50 ft | 90 ft |
| Within 1,000 ft of an Assembly Square Station Entrance | 40 ft | 50 ft | 250 ft |
| All other Locations | 40 ft | 50 ft | 125 ft |
| Density | | | |
| LOT AREA/DWELLING UNIT (min) | -- | -- | -- |
| 1-9 Units | 600 | 600 | none |
| 10+ Units | 300 | 300 | none |

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Assembly Square Mixed-Use (ASMD)

- where greater SETBACKS would enhance the pedestrian friendly experience of the frontage.
- c. BUILDING Design Standards
- i. Building FACADES must provide solid material framing each storefront and lobby entrance as follows:
 - a). PILASTERS or columns supporting a horizontal lintel and CORNICE;
 - b). a spandrel positioned between PILASTERS or columns that extend from upper stories of the building to the ground; or
 - c). flat wall above and to either side of a void or punched opening.
 - ii. Storefronts and lobby entrances must be set within the resulting frame provided for each by the building FACADE.
 - iii. Materials framing each storefront or lobby entrance may be integrated into the design of the building or customized for individual storefronts and lobby entrances.
 - iv. FACADES must be ARTICULATED to create surface relief and shadow lines that add depth to the FACADE through the USE of architectural elements such as balconies, Bays, CLADDING, columns, CORNER BOARDS, CORNICES, door SURROUNDS, moldings, PIERS, PILASTERS, seat walls, sills, wall depth, and windows that either recess or project from the average plane of the FACADE by at least four (4) inches.
 - v. PRINCIPAL ENTRANCES must be clearly defined, through the USE of BUILDING elements such as canopies, porticos, overhangs, peaked roof forms, and/or arches. Outdoor PATIOS, tile work, moldings, integral PLANTERS or wing walls with landscaped areas, or places for sitting are required for entries set back from the FRONT LOT LINE.
 - vi. GROUND STORY BUILDING FACADES and accompanying PRINCIPAL ENTRANCES must provide extensive areas of window glass to provide visual ACCESS to interior USES.
 - vii. BUILDING FACADES must include windows providing visual ACCESS to the interior of a space, arcades, display windows, entry areas, awnings, or other such features for at least seventy (70) percent of the horizontal length of all GROUND STORY FACADES that face public THOROUGHFARES or the Mystic River.
 - viii. Forty percent (40%) of this activated FACADE area on the GROUND STORY of BUILDING walls along primary and secondary STREETS must consist of window or doors meant for public entry and exit.
 - ix. Uninterrupted or unfenestrated lengths of FACADE exceeding thirty-five (35) horizontal feet are prohibited.
- d. Building Design Guidelines
- i. FACADES should be vertically ARTICULATED into a series of ARCHITECTURAL BAYS no wider than thirty (30) feet.
 - ii. ARCHITECTURAL BAYS should be derived, in general, from the BUILDING'S structural bay spacing.
 - iii. ARCHITECTURAL BAYS should have PIERS (flat wall), PILASTERS, or columns that either extend all the way to the ground or to the CORNICE and SIGN BAND of ground level storefronts frames.
 - iv. ARCHITECTURAL BAYS should align, in general, with individual or groups of storefronts and lobby entrances.
 - v. The location, alignment, and massing of residential TOWERS should limit the obstruction of desirable views from inside DWELLING UNITS and increase the actual or perceived distance between TOWERS.
 - vi. GROUND STORY commercial spaces should be dedicated to USES from the Retail Sales, Food & Beverage, or Commercial Services USE categories to encourage pedestrian activity.
 - vii. Multiple and frequent entrances oriented toward FRONT LOT LINES are encouraged.
 - viii. GROUND STORY commercial spaces should take advantage of views of the waterfront and other OPEN SPACES, and add a STREET front presence to public THOROUGHFARES and sidewalks.
 - ix. DEVELOPMENT surrounding OPEN SPACE should result in a net benefit to the space in terms of activation, enhanced quality and attractiveness, expanded USE, and public ACCESS.
 - x. 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.
 - xi. The type and color of materials USED for a BUILDING should be kept to a minimum, preferably three (3) or fewer.
- e. Self-Storage Buildings
- i. Buildings purpose built for self storage USES must be designed as follows:
 - a). FACADES greater than one hundred (100) feet in horizontal width must have a change in vertical plane of at least eight (8) inches (in depth or projection) for at least one (1) ARCHITECTURAL BAY to divide the BUILDING'S form and break up its apparent mass into smaller elements. FACADES oriented toward any interstate highway are exempt.
 - b). GROUND STORY FACADES must include FENESTRATION for a minimum of forty percent (40%) of the wall area. FACADES oriented toward any interstate highway are exempt.
 - c). UPPER STORY FACADES must include FENESTRATION for between fifteen percent (15%) minimum and seventy percent (70%) maximum of the wall area of each STORY. UPPER STORY FENESTRATION

must be designed to appear as windows for residential or commercial USES.

- d). FACADES may have a maximum BLANK WALL area of thirty five (35) feet.
- e). UPPER STORY USES must have an at-grade PRINCIPAL ENTRANCE designed as a lobby. Lobby entrances may be no wider than thirty (30) feet in width and must be well-defined, clearly visible, and universally ACCESSIBLE from the ABUTTING sidewalk.
- f). When a lobby entrance is set back from the FRONT LOT LINE, the SETBACK must be paved to match the ABUTTING sidewalk.

7. 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 7.4.7. USE categories not identified on Table 7.4.7 are prohibited.
 - iii. All USES must comply with any USE-specific standards applicable for each USE in §9.2 Use Definitions & Limitations and this Section.
 - iv. USES permitted by Special Permit require additional DEVELOPMENT review in accordance with §15.2.1 Special Permits.
- b. Definitions & Use Specific Standards
 - i. General
 - a). This section provides definitions and standards applicable to individual USES not already identified in Article 9: Use Provisions of this Ordinance.
 - ii. Industrial
 - a). Marina
 - i). A SITE USED for docking and storage of pleasure boats or services for pleasure boaters, including minor repair of boats while in the water, sale of fuel and supplies, or provision of food, beverages, and entertainment. ANCILLARY long-term dry storage of recreational watercraft in racks or other storage systems may be provided.
- c. Use Limitations
 - i. Occupancy of any single GROUND STORY commercial space over fifty thousand (50,000) square feet in LEASABLE FLOOR AREA by any USE from the Retail Sales USE category is prohibited.
 - ii. Occupancy of any single commercial space greater than ten-thousand (10,000) square feet in LEASABLE FLOOR AREA by any permitted USE requires a Special Permit.

Table 7.2.7 Permitted Uses

| Use Category Specific Use | ASO |
|--|-----|
| 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 | |
| Dispatch Service (except as follows) | P |
| Towing Service | N |
| Gasoline Station | P |
| Motor Vehicle Parking (as noted below) | -- |
| Off-Site Accessory Parking | P |
| Vehicle Sales | P |
| Civic & Institutional | |
| Community Center | P |
| Hospital | P |
| Library | P |
| Minor Utility Facility | P |
| Museum | P |
| Private Non-Profit Club or Lodge | 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

- iii. 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 occupancy of any single commercial space over ten-thousand (10,000) square feet in LEASABLE FLOOR AREA by any permitted USE:
 - a). Compatibility with the intensity of activity associated with the surrounding land USES.
 - b). Capacity of the local THOROUGHFARE network providing ACCESS to the SITE and the impact on pedestrian, bicycle, and vehicular traffic and

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Table 7.2.7 Permitted Uses (continued)

| Use Category Specific Use | ASO |
|---|-----|
| Commercial Services | |
| Animal Services (as noted below) | -- |
| Commercial Kennel | P |
| Veterinarian | P |
| Assembly or Entertainment | P |
| Banking & Financial Services (except as follows) | P |
| Personal Credit | N |
| Broadcast and/or Recording Studio | 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 | N |
| Health Care Services | P |
| Formula Personal Services | P |
| Vehicle Parking (except as follows) | -- |
| Bike Share Parking | P |
| Car Share Parking (3 or less) | P |
| Car Share Parking (4 or more) | SP |
| Public Parking | P |
| Food and Beverage Service | |
| Bar/Restaurant/Tavern | P |
| Bakery/Café/Coffee Shop | P |

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

Table 7.2.7 Permitted Uses (continued)

| Use Category Specific Use | ASO |
|--|-----|
| Industrial | |
| Manufacturing | P |
| Marina | P |
| Moving and/or Self Storage (except as follows) | N |
| Self Storage | P |
| Recycling Collection | P |
| Wholesale Trade & Distribution | P |
| Lodging | |
| Hotel or Hostel | P |
| Office | |
| General Office | P |
| Research and Development and Laboratory | P |
| Residential | |
| Household Living | P |
| Group Living (except as follows) | SP |
| Community or Group Residence | P |
| Dormitory, Fraternity or Sorority | SP |
| Homeless Shelter | SP |
| Nursing Home/Assisted Living Facility | SP |
| Rooming House | SP |
| Retail Sales | |
| Building/Home Supplies & Equipment | P |
| Consumer Goods (except as follows) | P |
| Alcohol Sales | P |
| Firearms Sales | N |
| Pet Store | N |
| Fresh Food Market or Grocery Store | P |
| Farm/Vendor Market | P |
| Urban Agriculture | |
| Farming (as noted below) | -- |
| Commercial Farming | P |

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

Table 7.2.7 Permitted Uses (continued)

| Use Category Specific Use | ASQ |
|---|-----|
| Accessory Uses | |
| Home Occupations (as noted below) | -- |
| Creative Studio | N |
| Hobby Kennel | N |
| Home-Based Business | N |
| Home Day Care | P |
| Home Office | N |
| Urban Agriculture (as noted below) | -- |
| Apiculture | P |
| Aviculture | P |
| Commercial Farming | P |
| Residential Gardening | P |
| Vehicle Parking, Accessory (except as follows) | P |
| Home Business Vehicle Parking | P |

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

circulation patterns in the neighborhood.

- d. Required Uses
 - i. Any DEVELOPMENT providing fifty thousand (50,000) net square feet of retail floor area must provide one and one half (1.5) square feet of non-retail USES for every square foot over fifty thousand (50,000) net square feet of Retail USE.
- e. USE Restrictions
 - i. Drive-up and drive-through USES are prohibited.
 - ii. GROUND STORY retail USES over fifty-thousand (50,000) gross square feet are prohibited.
- f. Changes in Use
 - i. Changes in USE within the same USE category are permitted without additional review, provided the following criteria are met:
 - a). The NET FLOOR AREA of the proposed PRINCIPAL USE may not be greater than one hundred and five percent (105%) of the NET FLOOR AREA of the existing USE;
 - b). In the case of USES within the residential USE category, the proposed number of DWELLING UNITS may not exceed the existing number of DWELLING UNITS; and
 - c). The only exterior changes to the BUILDING allowed will be renovations and SIGNAGE.
 - ii. The flexibility to move within the same USE category does not apply to legally pre-existing nonconforming USES.

- iii. As part of an approved Master Plan Special Permit, the Planning Board may specify permitted uses for any or all phases of DEVELOPMENT and permit the change of USE between these specified USES without further review.

8. 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. Off-premises SIGNS are prohibited.
 - ii. All SIGNS must comply with standards set forth in Section 10.8. SIGNS except as follows:
 - a). The top of a wall SIGN attached parallel to a BUILDING may be no higher than 35 feet above finished grade.
 - iii. Nonconforming freestanding, directional, or wall SIGNS may be approved by Special Permit.
 - a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a nonconforming freestanding, directional, or wall SIGNS:
 - i). The creation of legible urban environment free from the over USE of SIGNS.
 - ii). Aesthetics, proportion, scale of the proposed SIGN in relation to the BUILDING or storefront.
 - iii). Design, location, and context of other SIGNAGE on the BUILDING and on surrounding properties.
 - iv. The Planning Board may waive the provisions of §7.4.8.b SIGNS by Special Permit.
 - a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a WAIVER from the the provisions of §7.4.8.b SIGNS:
 - i). Consistency with the ASQ Plan.
- c. Storm Water Management
 - i. Storm water should be removed from all roofs, canopies, and paved areas, and routed through well-engineered systems designed with appropriate storm water management techniques.
 - ii. Skimming devices, oil and grease traps, and similar facilities at the collection or discharge points for paved surface must be maintained regularly.

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- iii. Where practical, the routing of runoff through sheet flow, swales, or other means that increases filtration and percolation is strongly encouraged.
- iv. The Planning Board may require independent peer review of a storm water management plan by an accredited independent engineering firm.

9. 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.
- b. Type
 - i. MOTOR VEHICLE PARKING may be provided as above ground STRUCTURED PARKING or underground STRUCTURED PARKING.
 - ii. SURFACE PARKING LOTS may be permitted on an interim basis by Special Permit.
 - a). In 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 a SURFACE PARKING LOT:
 - i). Documented un-met demand for parking;
 - ii). DEVELOPMENT schedule for planned REDEVELOPMENT of the LOT; and
 - iii). capacity of the local THOROUGHFARE network providing ACCESS to the SITE and impact on pedestrian, bicycle, and motor vehicle traffic and circulation patterns in the neighborhood.
- c. Parking Design
 - i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 MOTOR VEHICLE PARKING of this Ordinance.
- d. Parking Location
 - i. No SURFACE PARKING is permitted within two-hundred (200) feet of the MYSTIC RIVER BANK as defined by 310 CMR 10.54.2.c.
- e. Unbundled Parking
 - i. MOTOR VEHICLE PARKING spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a DWELLING UNIT or non-residential floor space.
 - ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.
- f. Loading Facilities
 - i. Loading facilities must be located away from major public THOROUGHFARES, the Mystic River, and other highly visible locations. The visual impact of exposed loading facilities should be reduced

through creative design solutions.

- ii. MODIFICATIONS to, relocations of, or creation of new loading facilities for an existing BUILDING requires a Special Permit.
 - a). In 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 a MODIFICATION to, relocation of, or creation of new loading space for an existing BUILDING:
 - i). Documented need for loading facilities.
 - ii). Impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood.

10. DEVELOPMENT Benefits

- a. 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.
- b. DEVELOPMENT must provide AFFORDABLE DWELLING UNITS as specified on Table 7.2.11 (a).
- c. DEVELOPMENT of a general building must provide linkage payments as specified on Table 7.2.11. (b).

Table 7.2.10 (a) Required ADUs

| Total DWELLING UNITS | Required ADUs |
|----------------------|---------------|
| 0 to 3 units | None |
| 4 or more units | 20% of units |

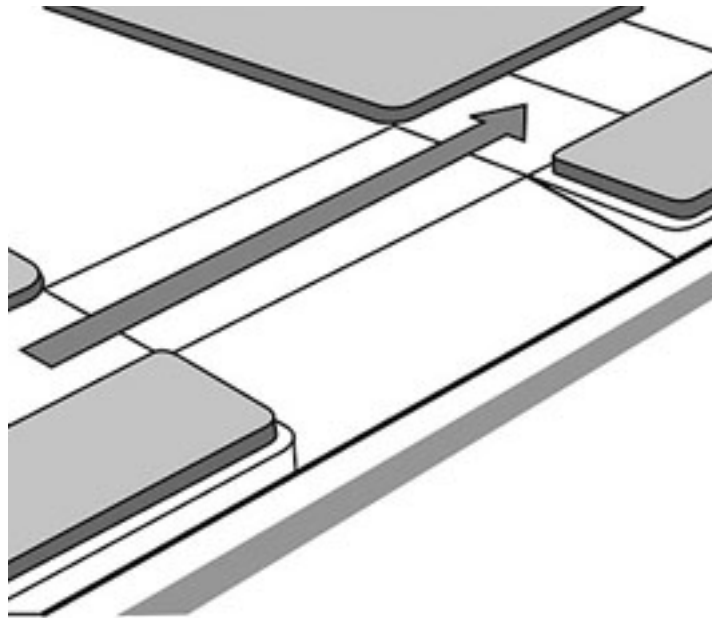
Table 7.2.10 (b) Linkage

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

11. Public Realm

- a. General
 - i. DEVELOPMENT is subject to the provisions of Article 13: PUBLIC REALM of this Ordinance. Unless otherwise specified, where the provisions of this section conflict with those of Article 13, the provisions of Article 13 apply.
- b. THOROUGHFARES
 - i. THOROUGHFARE design should be consistent with the ASQ Plan, specifically the 2002 Assembly Square: Design Guidelines for the PUBLIC REALM.
 - ii. DEVELOPMENT SITES ABUTTING Mystic Avenue or Fellway must contribute toward the improvement pedestrian ACCESS to the Ten Hills and East Somerville neighborhoods by means of sidewalk connections, crosswalks, STREETScape landscaping, traffic SIGNALIZATION, and traffic calming, as deemed necessary by the Planning Board.
 - iii. Continuous pedestrian connections must be provided between all major points of pedestrian activity on a DEVELOPMENT SITE, including, but not limited to, connections to the Mystic River waterfront, connections to all public and private ways ABUTTING a DEVELOPMENT SITE, and any TRANSIT STATIONS.
- c. 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 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

Figure 7.2.11 Sidewalk Curb Cuts



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.

12. Land Platting

- a. The following standards supersede the provisions of Article 13: PUBLIC REALM Standards:
 - i. BLOCK Size
 - a). BLOCKS may have individual BLOCK FACES up to five-hundred (500) feet in width and a total perimeter up to eighteen-hundred (1,800) feet.
 - ii. LOTS Width
 - a). LOTS may be platted to have up to a maximum LOT WIDTH of five hundred (500) feet.