

8 OVERLAY DISTRICTS

8.1	SMALL BUSINESS (SB).....	383
	Intent	383
	Purpose	383
	Applicability	383
	Use Provisions	383
	Parking & Mobility	383
8.2	FLOODPLAINS (FP)	386
	Intent	386
	Purpose	386
	Applicability	386
	District Boundaries	386
	Definitions	386
	Compliance with Other Regulations	386
	Development Limitations	386
	Notification of Watercourse Alteration	387
8.3	MASTER PLANNED DEVELOPMENT (MPD)	388
	Intent	388
	Purpose	388
	Applicability	388
	Urban Design	388
	Development Review	388
	In-Lieu Payments	389
	Thoroughfares & Civic Spaces	390
	Development Standards	390
	Parking & Mobility	390
	Assembly Square (ASQ) Sub-Area	391
	Boynton Yards (BY) Sub-Area	392
	Brickbottom (BB) Sub-Area	395
	Grand Junction (GJ) Sub-Area	396
	Inner Belt (IB) Sub-Area	397
	North Point (NP) Sub-Area	398
	Union Square (USQ) Sub-Area	405
	Union Square East (USQE) Sub-Area	409

8.1 SMALL BUSINESS (SB)

1. Intent

- a. To implement recommendations of SomerVision for commercial DEVELOPMENT.
- b. To create, maintain, and enhance locations appropriate for neighborhood- and community-serving businesses.

2. Purpose

- a. To permit neighborhood- and community-serving commercial USES providing for the frequently recurring needs of local residents.
- b. To USE discretion in permitting the occupancy of commercial spaces over five thousand (5,000) square feet in LEASABLE FLOOR AREA.

3. Applicability

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

4. Use Provisions

- a. General
 - i. USE categories are permitted as specified on Table 8.1 (a).
- b. LEASABLE FLOOR AREA
 - i. Occupancy of any commercial space over five thousand (5,000) square feet in LEASABLE FLOOR AREA by any permitted USE requires a Special Permit.
 - ii. 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 a commercial space over five thousand (5,000) square feet in LEASABLE FLOOR AREA by any permitted USE specified on Table 8.5 (a):
 - 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 circulation patterns in the neighborhood.

5. Parking & Mobility

- a. Vehicular parking must be provided as specified on Table 8.1.5.

8. OVERLAY DISTRICTS

Small Business (SB)

Table 8.1.4 Permitted Uses

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

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

Table 8.1.4 Permitted Uses (continued)

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

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

8. OVERLAY DISTRICTS

Small Business (SB)

Table 8.1.5 Vehicular Parking

*See TRANSIT AREAS Map for LOTS located in a TRANSIT AREA

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Inside a TRANSIT AREA (max)	Outside of a TRANSIT AREA (min)
Arts & Creative Enterprise				
All Permitted USES	0.1 / 1,000 sf	0.33 / 1,000 sf	0.8 / 1,000 sf	1.0 / 1,000 sf
Civic & Institutional				
All Permitted USES	0.5 / 1,000 sf	0.1 / 1,000 sf	4 / 1,000 sf	1.0 / 1,000 sf
Commercial Services				
All Permitted USES (except as noted below)	0.4 / 1,000 sf	0.1 / 1,000 sf	1.0 / 1,000 sf	1.0 / 1,000 sf
Business Support Services	–	–	–	0.75 / 1,000 sf
Day Care Service	2 (min)	–	–	0.75 / 1,000 sf
Maintenance & Repair of Consumer Goods	–	–	0.5 / 1,000 sf	–
Personal Services	–	–	0.5 / 1,000 sf	–
Food and Beverage Service				
All Permitted USES	1.0 / 1,000 sf	0.2 / 1,000 sf	0.33 / 1,000 sf	0.5 / 1,000 sf
Retail Sales				
All Permitted USES (except as noted below)	0.4 / 1,000 sf	0.1 / 1,000 sf	1.0 / 1,000 sf	0.66 / 1,000 sf
Farm/Vendor Market	none	none	none	–

sf - Gross Leasable Square Footage

DU - DWELLING UNIT

RU - ROOMING UNIT

8. OVERLAY DISTRICTS

Floodplains (FP)

8.2 FLOODPLAINS (FP)

6. Intent

- a. to ensure public safety through reducing the threats to life and personal injury
- b. to eliminate new hazards to emergency response officials
- c. to prevent the occurrence of public emergencies resulting from water quality contamination and pollution due to flooding
- d. to avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the SITE of flooding
- e. to eliminate costs associated with the response and cleanup of flooding conditions
- f. to reduce damage to public and private property resulting from flooding.

7. Purpose

- a. To require DEVELOPMENT to be in compliance with applicable provisions of the Massachusetts State BUILDING Code and Massachusetts General Laws.
- b. To appropriately limit DEVELOPMENT within floodways to reduce obstructions to flood flows and reduce flooding impacts on the community.

8. Applicability

- a. Where the provisions of this Section conflict with those found elsewhere in this Ordinance, the provisions of this Section apply.

9. District Boundaries

- a. The FP overlay district includes all special flood hazard areas within the City of Somerville designated as Zone A or Zone AE on the Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program.
- b. The map panels of the Middlesex County FIRM, dated June 4, 2010, that are wholly or partially within the City of Somerville are:
 - i. 25017C0417E
 - ii. 25017C0419E
 - iii. 25017C0436E
 - iv. 25017C0438E
 - v. 25017C0439E
 - vi. 25017C0576E
 - vii. 25017C0577E
- c. The boundaries of the FP overlay district are defined by the 100-year base flood elevations shown on the FIRM and further defined by the Middlesex County Flood Insurance Study (FIS) report dated June 4, 2010.
- d. The FIRM and FIS report are incorporated herein by

reference and are on file with the City Clerk, Planning Board, BUILDING OFFICIAL, Conservation Commission and City Engineer.

10. Definitions

- a. For the purpose of this overlay district alone, the definitions of 44 CFR 59.1 apply.

11. Compliance with Other Regulations

- a. All DEVELOPMENT within the FP overlay district must be in compliance with, or operating under duly approved Hardship Variances from, the following regulations:
 - i. Section of the Massachusetts State BUILDING Code which addresses floodplain and coastal high hazard areas (currently 780 CMR 120.G, "Flood Resistant Construction and Construction in Coastal Dunes")
 - ii. Wetlands Protection Regulations, Department of Environmental Protection (DEP) (currently 310 CMR 10.00)
 - iii. Sections of Massachusetts Law which address altering of land bordering waters (currently Chapter 131, Section 40 of the Massachusetts General Laws)
 - iv. Inland Wetlands Restriction (currently 310 CMR 13.00);
 - v. Minimum Requirements for the Subsurface Disposal of Sanitary Sewage (currently 310 CMR 15, Title 5)

12. Development Limitations

- a. In "A" Zones, the BUILDING OFFICIAL shall USE the best available Federal, State, local or other floodway data to prohibit ENCROACHMENTS in floodways which would result in any increase in flood levels within the overlay district during the occurrence of the base flood discharge.
- b. In Zones AE:
 - i. along watercourses that have regulatory floodways designated within the City of Somerville on the FIRM, ENCROACHMENTS are prohibited in the regulatory floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.
 - ii. along watercourses that have not had a regulatory floodway designated, no new construction, substantial improvement, or other DEVELOPMENT is permitted unless it is demonstrated that the cumulative effect of the proposed DEVELOPMENT, when combined with all other existing and anticipated DEVELOPMENT, will not increase the water surface elevation of the base flood discharge.
- c. The following USES of low flood damage potential and causing no obstructions to flood flows are encouraged,

provided they are permitted in the underlying district and they do not require STRUCTURES, fill, or storage of materials or equipment:

- i. outdoor recreational USES
- ii. conservation of water, plants, wildlife
- iii. buildings lawfully existing prior to the adoption of these provisions

13. Notification of Watercourse Alteration

- a. The BUILDING OFFICIAL shall notify the following of any alteration or relocation of a watercourse:
 - i. Adjacent Municipalities
 - ii. The State Coordinator for the National Flood Insurance Program at the Massachusetts Department of Conservation and Recreation
 - iii. Program Specialist for the National Flood Insurance Program at the Federal Emergency Management Agency, Region 1 Office.

8. OVERLAY DISTRICTS

Master Planned Development (MPD)

8.3 MASTER PLANNED DEVELOPMENT (MPD)

1. Intent

- a. To implement recommendations of SomerVision for transformational reDEVELOPMENT.
- b. To implement design-based neighborhood and station area plans called for by SomerVision.

2. Purpose

- a. To require a Master Plan Special Permit for all DEVELOPMENT requiring SUBDIVISION.
- b. To require a Master Plan Special Permit for the coordinated DEVELOPMENT of two or more LOTS.
- c. To permit real property that is not subject to an approved Master Plan Special Permit to develop by Special Permit.
- d. To permit DEVELOPMENT in accordance with zoning districts or dimensional standards that would not otherwise be available to real property outside of the MPD overlay.
- e. To require thoroughfres and CIVIC SPACE developed in each sub area to be dedicated to the public.
- f. To require buildings developed in each sub area to be environmental sustainable.
- g. To require that any off-STREET motor vehicle parking be provided in underground commercial PARKING STRUCTURES.

3. Applicability

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

4. Urban Design

- a. The Planning Board shall adopt an Urban Design Framework for each sub-area specified in this Section.
- b. An Urban Design Framework may be adopted as part of a more comprehensive neighborhood plan.
- c. An Urban Design Framework must include, but may not be limited to, the intended alignment and connectivity of THOROUGHFARES, ideal location and type of CIVIC SPACES, and identification of advantageous SITES for different BUILDING TYPES permitted by the regulatory maps for each sub-area.

5. Development Review

- 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.
- b. Master Planned DEVELOPMENT
 - i. Proposed DEVELOPMENT involving the SUBDIVISION of a DEVELOPMENT SITE or the DEVELOPMENT of two (2) or more LOTS requires a Master Plan Special Permit as a prerequisite to the DEVELOPMENT review for the SUBDIVISION or individual LOT.
 - ii. In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a Master Plan Special Permit:
 - a). Consistency with the approved Urban Design Framework for the sub-area where the DEVELOPMENT SITE is located.
 - b). The proposed alignment and connectivity of the THOROUGHFARE network.
 - c). The GROSS FLOOR AREA allocated to different USE categories.
 - d). Mitigation proposed to alleviate any adverse impacts on utility infrastructure.
 - e). Proposed DEVELOPMENT phasing.
 - f). Proposed on-STREET parking to address demand by customers of Retail Sales, Food & Beverage, or Commercial Services PRINCIPAL USES.
 - iii. Following the approval of a Master Plan Special Permit, DEVELOPMENT of individual LOTS is permitted in accordance with the zoning districts shown on the regulatory maps for each sub-area.
 - iv. Previously permitted DEVELOPMENT may be included in a DEVELOPMENT SITE, provided that the date of the first certificate of occupancy, civic space permit, or thoroughfare permit for the subject real property is within two (2) years of the decision date of the master plan special permit.
 - v. Changes to a development review application subject to an approved Master Plan Special Permit are subject to §15.2.4 Plan Revision.
- c. Contributing LOTS
 - i. Unless otherwise specified, real property that is not subject to an approved Master Plan Special Permit may be developed in accordance with the zoning districts shown on the regulatory maps for each sub-area by Special Permit.
 - ii. In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria,

the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing DEVELOPMENT of a contributing LOT:

- a). Consistency with the approved Urban Design Framework for the sub-area where the subject property is located.
- iii. DEVELOPMENT of real property as an individual contributing LOT is prohibited unless the Planning Board had adopted an Urban Design Framework for the sub-area where the subject property is located.
- iv. DEVELOPMENT of real property as an individual contributing LOT is prohibited for any LOT subject to an approved Master Plan Special Permit.
- d. Site Plan Approval
 - i. In addition to the review criteria for all Site Plan Approval specified in §15.3.2.e. Review Criteria, the review board shall make findings considering the following:
 - a). Consistency with the approved Urban Design Framework for the sub-area where the subject property is located.
 - b). Conformance with an approved Master Plan Special Permit and any other Special Permits applicable to the subject LOT.
- e. Compliance with other Permits
 - i. The SUBDIVISION of any DEVELOPMENT SITE, the construction or reconstruction of any THOROUGHFARE, and the DEVELOPMENT of LOT in the MPD overlay district must comply with any approved Master Plan Special Permit and any approved Special Permits, as applicable, for the subject DEVELOPMENT SITE.

6. In-Lieu Payments

- a. Master Planned DEVELOPMENT
 - i. The Planning Board may permit an in lieu payment for up to ten percent (10%) of the civic space required in each sub-area by Special Permit in accordance with Section 12.3 Buyouts & Payments.
- b. Contributing Lots
 - i. The Planning Board may permit an in lieu payment for up to one hundred percent (100%) of the civic space required in each sub-area by Special Permit in accordance with Section 12.3 Buyouts & Payments.

7. Master Plan Standards

- a. Submitted master plans must include a sustainability component that details the following:
 - i. Identification of all master plan scale efforts to mitigate climate change impacts identified in Somerville’s Climate Change Vulnerability

Assessment in relation to the design, construction, and occupancy or use of all thoroughfares, civic spaces, and buildings.

- ii. A carbon neutral pathway assessment.
- iii. A stormwater management and green infrastructure plan.
- b. Submitted master plans must include development phasing commitments and proposed contingencies as a basis of a performance bond.

8. Thoroughfares & Civic Spaces

- a. Required and recommended THOROUGHFARES and CIVIC SPACES are shown on the regulating maps for each sub-area.
 - i. Required THOROUGHFARES and CIVIC SPACES are mandatory and necessary to implement the approved plan for each sub-area.
 - ii. Recommended THOROUGHFARES and CIVIC SPACES are ideal, but not mandatory.
- b. THOROUGHFARES and CIVIC SPACES are subject to the provisions of Article 13: PUBLIC REALM of this Ordinance.
- c. All THOROUGHFARES and CIVIC SPACES must be dedicated to the public in perpetuity by a covenant or other deed restriction.
- d. 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.

9. Development Standards

- a. Sustainable DEVELOPMENT
 - i. Laboratory buildings must be LEED Platinum certifiable.
 - ii. All other building types must meet the following:
 - a). No on-site combustion for HVAC system operation;
 - b). No on-site combustion for cooking equipment, excluding Eating & Drinking Establishment principal uses; and
 - c). Be certifiable as:
 - i). Zero Carbon or higher from the International Living Future Institute; or
 - ii). PHIUS+ from the Passive House Institute US.
 - iii. All new principal building types must include a green roof for 100% of the roof area not occupied by building systems equipment or required outdoor amenity spaces.

10. Parking & Mobility

- a. Type
 - i. Unless otherwise specified, MOTOR VEHICLE PARKING must be provided as underground STRUCTURED PARKING. All other types of parking are prohibited.

8. OVERLAY DISTRICTS

Master Planned Development (MPD)

- b. Parking Maximums
 - i. The maximum number of OFF-STREET PARKING SPACES and RESERVED PARKING spaces permitted for each sub-area is specified in the provisions for each sub-area.
 - ii. The maximum number of OFF-STREET PARKING SPACES and RESERVED PARKING spaces permitted in each sub-area is reduced by the number of OFF-STREET PARKING SPACES and RESERVED PARKING spaces provided on any LOT in each sub-area.
- c. Parking Relief
 - i. The maximum number of OFF-STREET PARKING SPACES in each sub-area may be exceeded by Special Permit.
 - a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing an increase in the maximum number of OFF-STREET PARKING SPACES serving DEVELOPMENT within the MPD overlay district:
 - i). That the amount of commercial floor space included in the proposal has resulted in an increase in the estimated parking demand necessary for the full build out of DEVELOPMENT.
 - b). The Planning Board shall USE a demand model provided by the Director of Mobility to determine the appropriate number of parking spaces necessary to meet the increased demand.
 - c). The Planning Board shall require a MOBILITY MANAGEMENT ASSOCIATION (i.e. Transportation Management Agency) to be constituted by a date of its choosing as a condition of the Special Permit approval.
 - i). The MOBILITY MANAGEMENT ASSOCIATION must be empowered to set the prices and policies for the rent or lease of any vehicular parking operated as a commercial service USE within each sub-area.
 - ii. The maximum number of RESERVED PARKING SPACES may be exceeded with the payment of a fee.
 - a). The Planning Board shall establish and annually update a fee schedule based on the recommendations of the Director of Mobility in relation to the estimated cost to build STRUCTURED PARKING and the cost of offsetting the impact of UNSHARED PARKING.
 - iii. The Planning Board shall establish an expiration date for any parking spaces approved but not built within a particular time frame as a condition of the approved Special Permit.
- d. Parking ACCESS
 - i. ACCESS for motor vehicles, loading, and service to new BLOCKS and individual LOTS must be from an ALLEY. The configuration of ALLEYS internal to a BLOCK must conform to §10.1.5 Alley Access.

11. Assembly Square (ASQ) Sub-Area

- a. Reserved

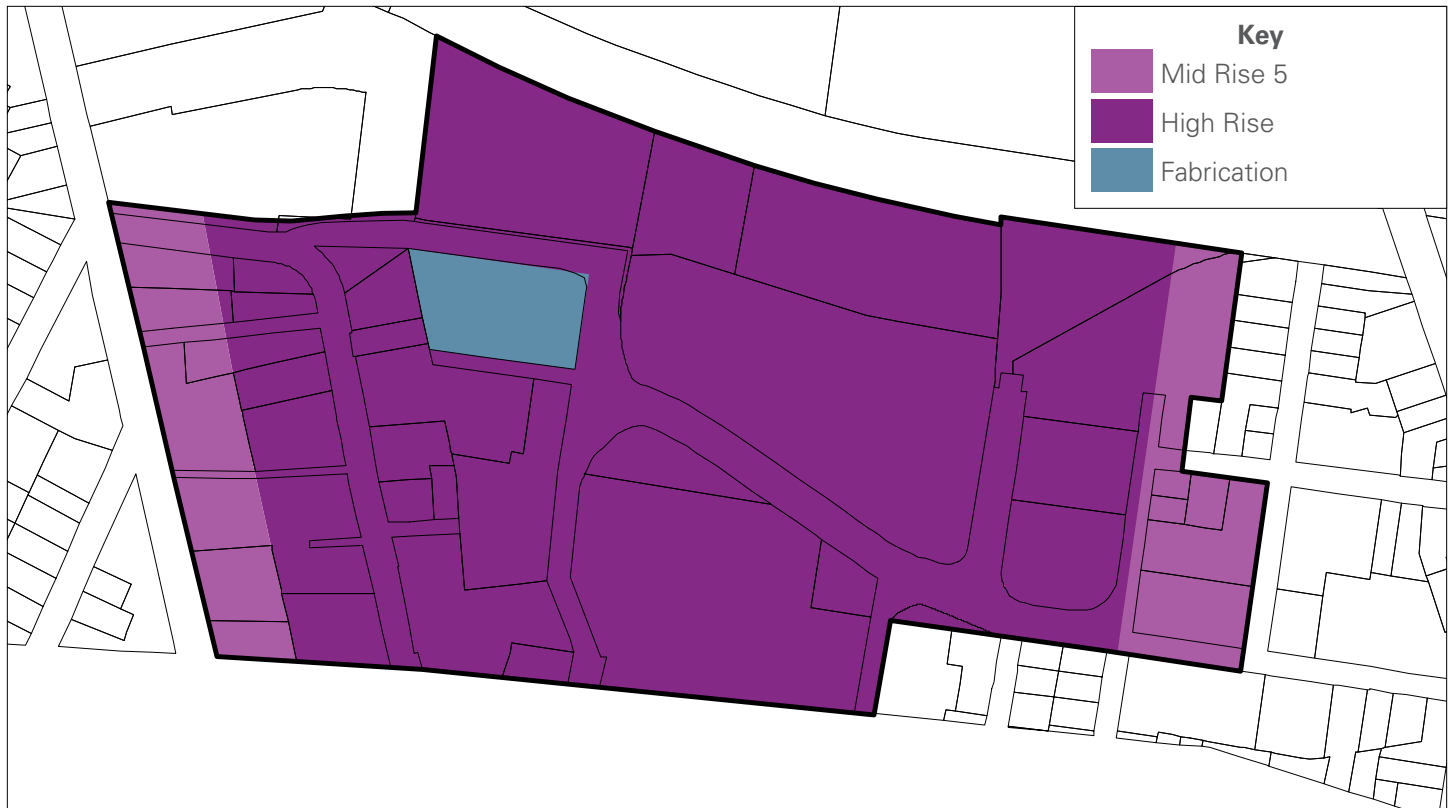
8. OVERLAY DISTRICTS

Master Planned Development (MPD)

12. Boynton Yards (BY) Sub-Area

- a. Intent
 - i. To implement the Boynton Yards Urban Design Framework adopted by the Planning Board.
- b. Purpose
 - i. To permit denser DEVELOPMENT than would otherwise be permitted in the Mid-Rise district.
 - ii. To permit taller and denser DEVELOPMENT than would otherwise be permitted in the HIGH-RISE district.
 - iii. To require a minimum percentage of developed floor space to be set aside for occupancy by non-residential PRINCIPAL USES.
 - iv. To constrain the supply of motor vehicle parking spaces to encourage the USE of public transit, bicycles, and walking in lieu of driving.
- c. Applicability
 - i. The section is applicable to all real property shown on Map 8.3.12 (a).
 - ii. Zoning districts shown on map 8.3.12 (a) supercede those shown on the maps of the Official Zoning Atlas of the City of Somerville for DEVELOPMENT complying with the provisions of the BY sub-area.
- d. THOROUGHFARE Network
 - i. Required and recommended THOROUGHFARES are shown on Map 8.3.12 (b).
- ii. The center line of any required THOROUGHFARE may be moved up to twenty (25) feet, so long as:
 - a). the center line of West Ward STREET is at least one hundred and forty (140) feet from both reference points along the MBTA right-of-way;
 - b). West Ward STREET intersects with Webster Avenue in the west and Harding STREET in the east;
 - c). the center line of South STREET is at least one hundred and forty (140) feet from both reference points along the municipal boundary with Cambridge;
 - d). South STREET intersects with Webster Avenue in the west;
 - e). all required THOROUGHFARES intersect with other THOROUGHFARES, forming a network; and
 - f). all intersections are at least one hundred (100) feet from any other intersection, unless granted a WAIVER by the Planning Board.
- e. Master Plan Standards
 - a). At least five percent (5%) of the total commercial floor area included in the proposed build out or twenty thousand (20,000) square feet, whichever is less, and at least ten thousand (10,000) square feet must be dedicated to a Community Center PRINCIPAL USE.

Map 8.3.12 (a) BY Sub-Area Boundary and Superceding Zoning Districts

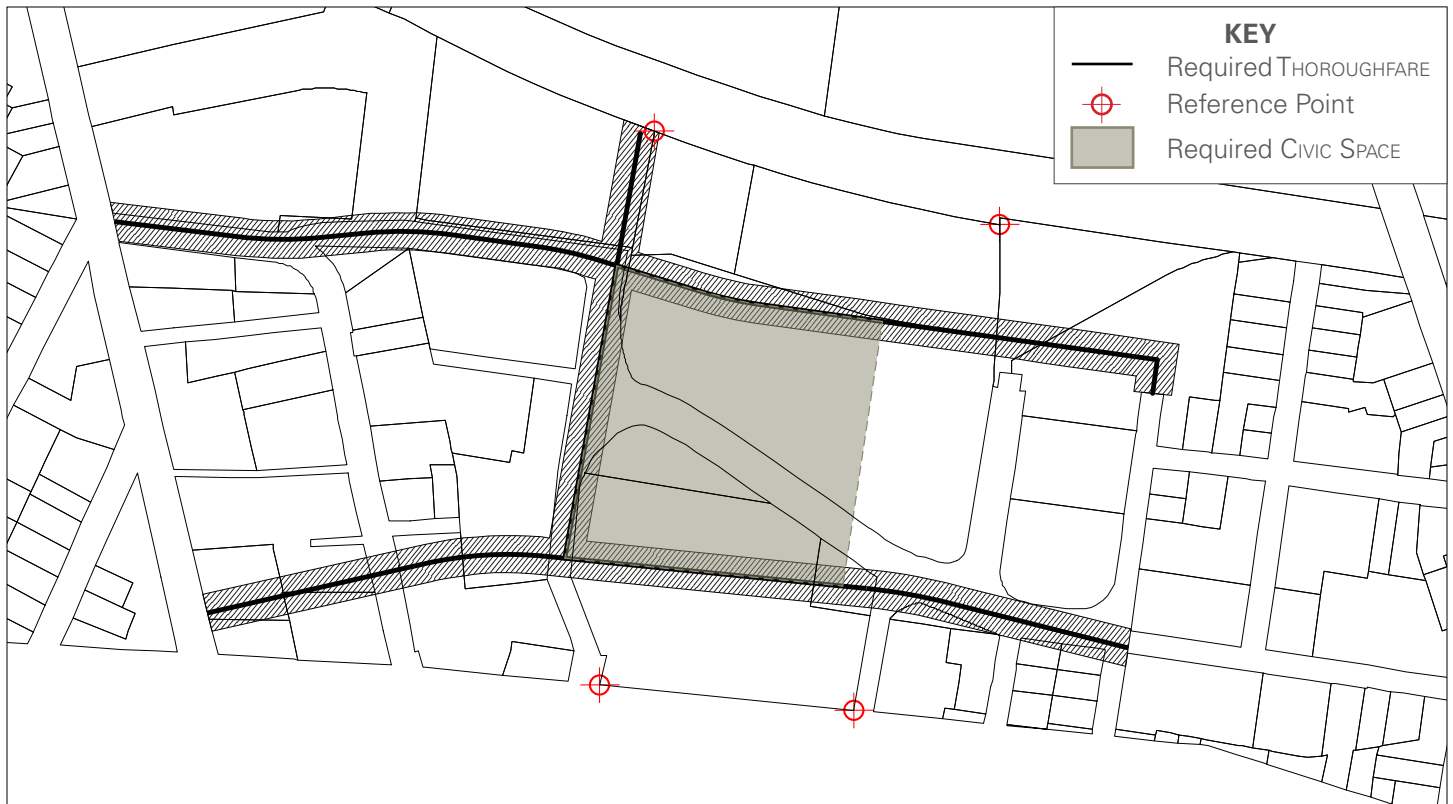


8. OVERLAY DISTRICTS

Master Planned Development (MPD)

- f. Build Out Standards
 - i. General
 - a). DEVELOPMENT SITES subject to approved Master Plan Special Permit may comply with the following standards in aggregate rather than for each individual LOT by Master Plan Special Permit.
 - ii. CIVIC SPACE
 - a). At least twenty percent (20%) of each DEVELOPMENT SITE, excluding THOROUGHFARES, must be provided as one or more CIVIC SPACES.
 - b). A CIVIC SPACE, of at least fifty-two thousand (52,000) square feet, must be provided, ABUTTING both West Ward STREET and South STREET, within the required CIVIC SPACE area indicated on Map 8.3.12 (b) and may be developed as a public common or a public square CIVIC SPACE type. See Article 11 PUBLIC REALM for more information.
 - iii. Commercial Floor Area
 - a). At least sixty-eight percent (68%) of the floor space of any building must be dedicated to non-residential USES, excluding Auto-Oriented PRINCIPAL USES.
 - b). At least ten percent (10%) of the total commercial floor area required by §8.3.11.f.iii must be dedicated to Arts & Creative Enterprise PRINCIPAL USES.
- c). At least three hundred and seventy five (375) square feet of commercial space must be provided for each DWELLING UNIT.
- d). Any DEVELOPMENT site that includes lot MBL 96/A/6 must provide at least one hundred thousand (100,000) leasable square feet of commercial space dedicated to Arts & Creative Enterprise PRINCIPAL USES.
- g. Building Standards
 - i. The standards of Table 8.3.12 (a) supercede specific dimensional standards for BUILDING TYPES permitted by the zoning district shown on the regulating maps of this Section.
- h. Use Provisions
 - i. The standards of Table 8.3.12 (b) supercede the table of permitted uses for the High-Rise district for development subject to an approved Master Plan Special Permit.
 - ii. Accessory motor vehicle parking for customers of retail sales or food & beverage service USES is prohibited for real property in any MR district shown on Map 8.3.12 (a), but may be provided for employees.
 - iii. In addition to the review criteria for all Special

Map 8.3.12 (b) Thoroughfars & Civic Spaces



8. OVERLAY DISTRICTS

Master Planned Development (MPD)

Table 8.3.11 Superseding Dimensional Standards

	MR5	HR
LOT Standards		
OPEN SPACE (min)	none	none
Massing & Height		
Building Height, Stories (min)	--	6 stories
Building Height, Stories & Feet (max)	--	--
General Building	--	none
Commercial Building	--	none
Lab Building	--	none
Mid-Rise Podium Tower	--	--
POINT TOWER	--	none
BLOCK Building	--	--
TOWER(s)	--	none
Building Height, Feet (max)	--	--
General Building	--	none
Commercial Building	--	none
Lab Building	--	none
Mid-Rise PODIUM TOWER	--	--
POINT TOWER	--	none
BLOCK Building	--	--
PODIUM	--	--
TOWER(s)	--	none
USES & FEATURES		
GROSS FLOOR AREA per DU (min)	none	none

Table 8.3.16 (d) Superceding Permitted Uses

Use Category Specific Use	HR
Industrial	
Dry Cleaning or Laundry Services	SP
Manufacturing	SP

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

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 manufacturing PRINCIPAL USE:

- a). Capacity of the local THOROUGHFARE network providing ACCESS to the SITE and impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood.
 - b). Methods or techniques for noise mitigation to limit noise for other USERS of the building and ABUTTING properties.
- i. Parking & Mobility
- i. The maximum number of OFF-STREET PARKING SPACES in the BY sub-area may not exceed one thousand five hundred (1,500) spaces.
 - ii. Up to three hundred (300) OFF-STREET PARKING SPACES may be provided as RESERVED PARKING SPACES.
 - a). CAR-SHARE PARKING spaces are exempt.
 - iii. Off-STREET motor vehicle parking spaces may be provided as SURFACE PARKING on a revolving two (2) year basis for real property in any HR district shown on Map 8.3.12 (a) by Special Permit.
 - a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing an interim SURFACE PARKING LOT:
 - i). Documented un-met demand for parking;
 - ii). The DEVELOPMENT schedule and phasing for DEVELOPMENT subject to a Mster Plan Special Permit;
 - iii). The capacity of the local THOROUGHFARE network providing ACCESS to the SITE; and
 - iv). The impact of the PARKING LOT on pedestrian, bicycle, and motor vehicle traffic and circulation patterns in the neighborhood.

13. Brickbottom (BB) Sub-Area

- a. Reserved

8. OVERLAY DISTRICTS

Master Planned Development (MPD)

14. Grand Junction (GJ) Sub-Area

- a. Reserved

15. Inner Belt (IB) Sub-Area

- a. Reserved

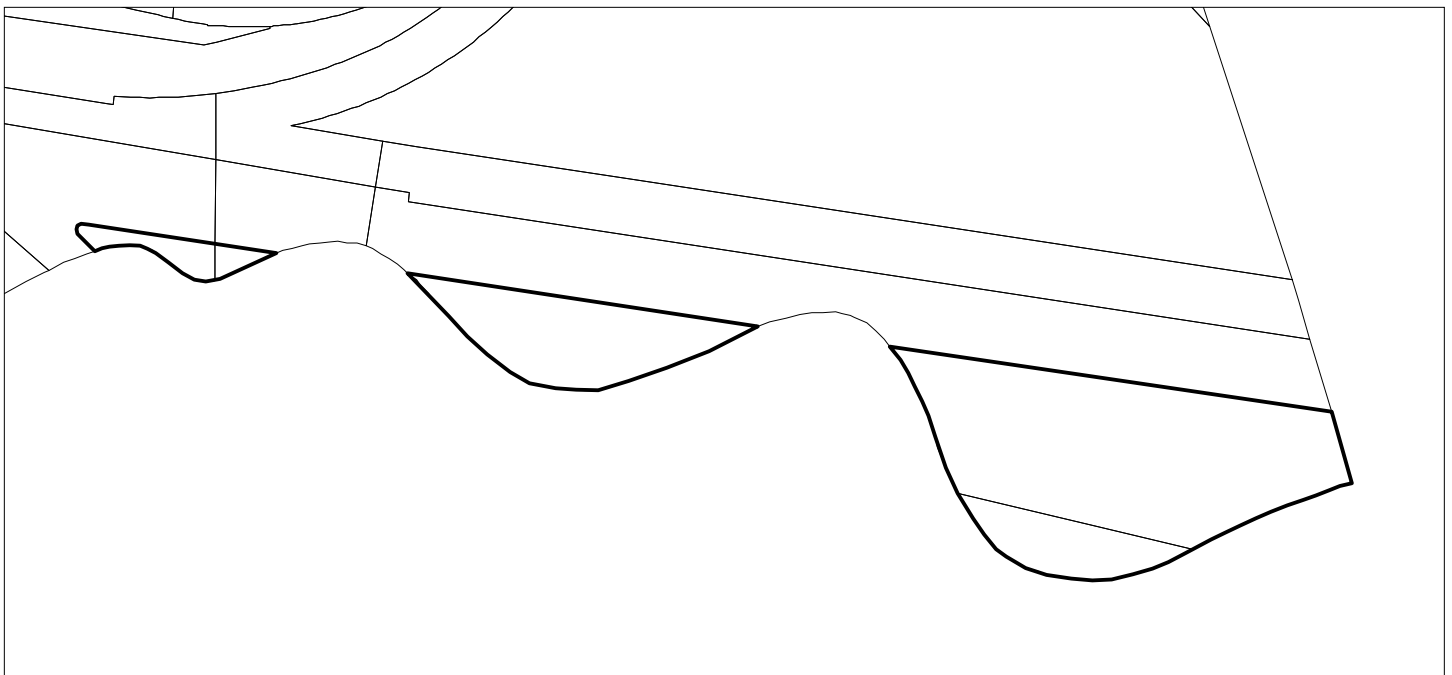
8. OVERLAY DISTRICTS

Master Planned Development (MPD)

16. North Point (NP) Sub-Area

- a. Intent
 - i. To implement the North Point Urban Design Framework adopted by the Planning Board.
 - ii. To redevelop underutilized areas within close walking distance to the Lechmere and Community College T-stations with mixed-USE, HIGH-RISE DEVELOPMENT that will support the transformation of North Point into an urban center.
- b. Purpose
 - i. To permit the DEVELOPMENT in accordance with the provisions of the MR5 and HR districts for DEVELOPMENT that complies with the provisions of this Section.
 - ii. To permit larger and taller PRINCIPAL BUILDING TYPES than would otherwise be permitted by the HIGH-RISE district.
 - iii. To permit USE categories and PRINCIPAL USES by-right than would otherwise be permitted by the HIGH-RISE district.
 - iv. To permit the occupancy of larger floor spaces by certain permitted commercial USES than would otherwise be permitted by the HIGH-RISE district.
- c. Applicability
 - i. The section is applicable to all real property shown on Map 8.3.16.
 - ii. The BUILDING OFFICIAL shall regard a previously approved Neighborhood DEVELOPMENT Plan Approval (NDPA) as an approved Master Plan Special Permit for the enforcement of this section.
- d. DEVELOPMENT Review
 - i. Following the approval of a Master Plan Special Permit, DEVELOPMENT on any LOT with less than ten percent (10%) of its land area within the City of Somerville that has already received approval from the ABUTTING municipality at the time a development review application is submitted to the BUILDING OFFICIAL does not require Site Plan Approval and is exempt from the provisions of Sections 5.1 HIGH-RISE, 13.1 CIVIC SPACE, and 13.2 THOROUGHFARES.
- e. Master Plan Standards
 - i. New THOROUGHFARES must establish a comprehensive network with frequent intersections, on-STREET parking, STREET TREES, and public furniture.
 - ii. North First STREET must be extended as the primary connection to East Cambridge.
 - iii. Pedestrian connections must be provided to East Cambridge, the Community College Orange Line T-Station via the Gilmore Bridge, New Charles River Basin Park, and regional bikeways.
- f. BUILDING TYPES
 - i. Following the approval of a Master Plan Special Permit, the following additional BUILDING TYPE is permitted within the NP Sub-Area overlay district:
 - a). Residential TOWER

Map 8.3.16 NP Sub-Area Boundary



8. OVERLAY DISTRICTS

Master Planned Development (MPD)

g. Residential Tower

A large FLOOR PLATE, multi STORY PRINCIPAL BUILDING TYPE composed of a residential TOWER above a mid-rise general BUILDING serving as a PODIUM. The PODIUM defines the PUBLIC REALM, provides GROUND STORY commercial space or amenities for residents, and may incorporate STRUCTURED PARKING.

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

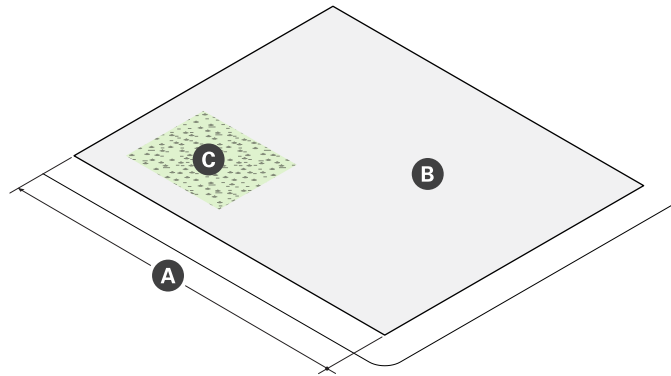


8. OVERLAY DISTRICTS

Master Planned Development (MPD)

g. Residential Tower (continued)

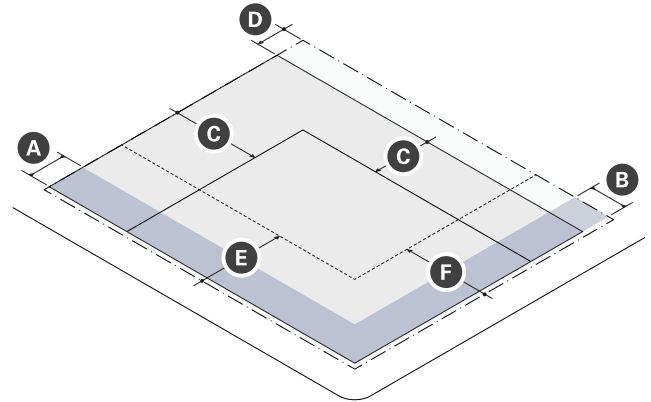
i. Lot Standards



Lot Dimensions	
A Lot Width (min)	150 ft

Lot Development	
B Lot Coverage (max)	100%
GREEN SCORE	--
Minimum	0.20
Ideal	0.25
C Open Space (min)	15%

ii. 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	0 ft	
TOWER	30 ft	
D PODIUM Rear SETBACK (min)	--	
TOWER REAR SETBACK	0 ft	

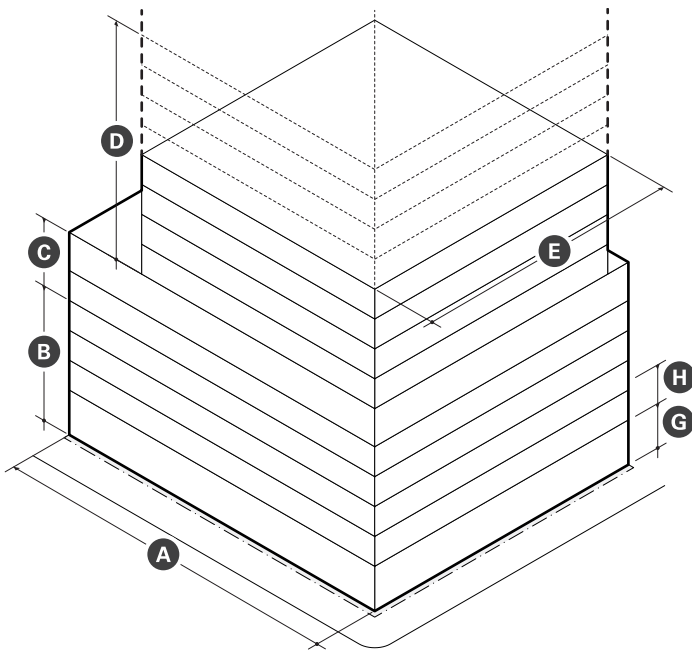
Parking Setbacks	
E Primary & Secondary Front SETBACK, GROUND STORY (min)	30 ft

8. OVERLAY DISTRICTS

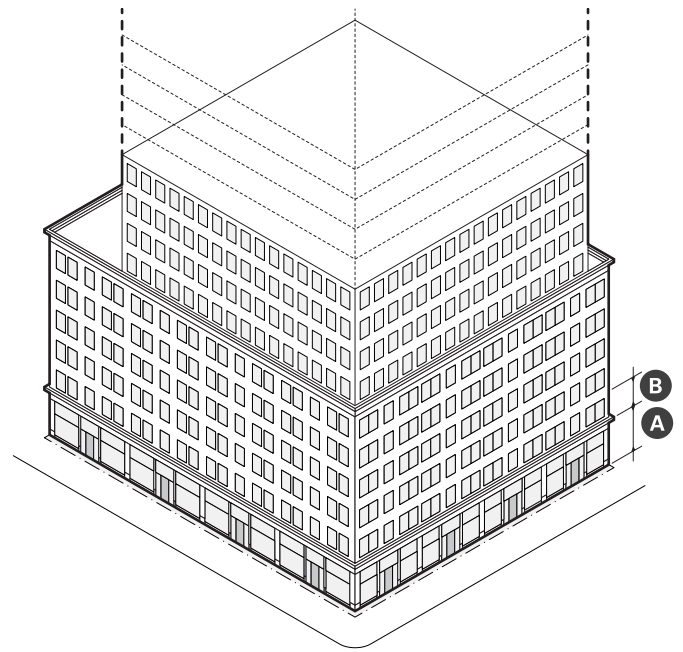
Master Planned Development (MPD)

g. Residential Tower (continued)

iii. Massing & Height



iv. Uses & Features



Main Mass	
A FACADE Build Out (min)	80%
FLOOR PLATE (max)	--
Up to 65 ft	45,000 sf
Up to 220 ft	20,000 sf
B GROUND STORY Height (min)	14 ft
C UPPER STORY Height (min)	10 ft
D Number of Stories (min)	3 stories
E TOWER Dimensions (max)	--
Width & Depth	150 ft
F BUILDING Height, Feet (max)	220 ft

Facade Composition		
A GROUND STORY FENESTRATION (min)	--	
Commercial	65%	
Residential	30%	50%
B UPPER STORY FENESTRATION (min/max)	30%	50%
BLANK WALL (max)	20 ft	

Use & Occupancy	
Commercial Space Depth (min)	30 ft
Outdoor AMENITY SPACE (min)	1/DU

8. OVERLAY DISTRICTS

Master Planned Development (MPD)

g. Residential Tower (continued)

- v. 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 of a residential TOWER must provide AFFORDABLE DWELLING UNITS as specified on Table 4.3.8 (a).
 - c). DEVELOPMENT of a residential TOWER must provide linkage payments as specified on Table 4.3.8 (b).

Table 8.3.16. (a) Required ADUs

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

Table 8.3.16. (b) Linkage

Commercial GROSS FLOOR AREA	Affordable Housing Linkage	Employment Linkage
30,000 sf or less	None	None
Over 30,000 sf	\$10/sf	\$2.46/sf

8. OVERLAY DISTRICTS

Master Planned Development (MPD)

- h. Building Standards
 - i. The standards of Table 8.3.16 (c) supercede specific dimensional standards for BUILDING TYPES permitted in the HIGH-RISE district for DEVELOPMENT subject to an approved Master Plan Special Permit.

- i. Use Provisions
 - i. The standards of Table 8.3.16 (d) supercede the table of permitted uses for the High-Rise district for development subject to an approved Master Plan Special Permit.
 - ii. PRINCIPAL USES are exempt from the special permit required for large FLOOR PLATE USES by §9.1.7 except as follows:

Table 8.3.16 (c) Superseding Dimensional Standards

	HR
LOT Standards	
OPEN SPACE (min)	none
Building SETBACKS	
Primary Front SETBACKS (min/max)	0 ft 20 ft
Rear SETBACK (min)	none
Massing & Height	
Building Width (max)	none
FLOOR PLATE (max)	--
General Building	--
Up to 65 ft	45,000 sf
Up to 220 ft	20,000 sf
Commercial Building	50,000 sf
Number of Stories (min)	4
Number of Stories (max)	--
General Building	none
Commercial Building	none
TOWER Dimensions	
General Building	--
Width/Depth	150 ft
Building Height, Feet (max)	220 ft

Table 8.3.16 (d) Superseding Permitted Uses

Use Category Specific Use	HR
Commercial Services	
ASSEMBLY OR ENTERTAINMENT	P
PERSONAL SERVICES	P
Recreation Services	P
Lodging	
HOTEL OR HOSTEL	P
Residential	
GROUP LIVING (except as follows)	SP
COMMUNITY OR GROUP RESIDENCE	P
Dormitory, Fraternity or Sorority	N
HOMELESS SHELTER	N
Nursing Home/Assisted Living Facility	N
Rooming HOUSE	N
Retail Sales	
CONSUMER GOODS (except as follows)	P
PET STORE	P
ACCESSORY USES	
HOME OCCUPATIONS (as noted below)	--
HOME-BASED BUSINESS	P
Home Day Care	P
HOME OFFICE	P
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	N

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

8. OVERLAY DISTRICTS

Master Planned Development (MPD)

- a). Occupancy of any single GROUND STORY commercial space greater than ten-thousand (10,000) square feet in LEASABLE FLOOR AREA by any permitted Commercial Service or Retail Sales PRINCIPAL USE is prohibited.
 - b). Occupancy of any single UPPER STORY commercial space greater than fifty-thousand square feet in LEASABLE FLOOR AREA by any Recreation Services PRINCIPAL USE requires a Special Permit in accordance with the same findings required in §9.1.9.
- j. Parking & Mobility
- i. MOTOR VEHICLE PARKING may be provided as SURFACE PARKING on a revolving two (2) year 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 an interim SURFACE PARKING LOT:
 - i). Documented un-met demand for parking;
 - ii). The DEVELOPMENT schedule and phasing for DEVELOPMENT subject to a Mster Plan Special Permit;
 - iii). The capacity of the local THOROUGHFARE network providing ACCESS to the SITE; and
 - iv). The impact of the PARKING LOT on pedestrian, bicycle, and motor vehicle traffic and circulation patterns in the neighborhood.

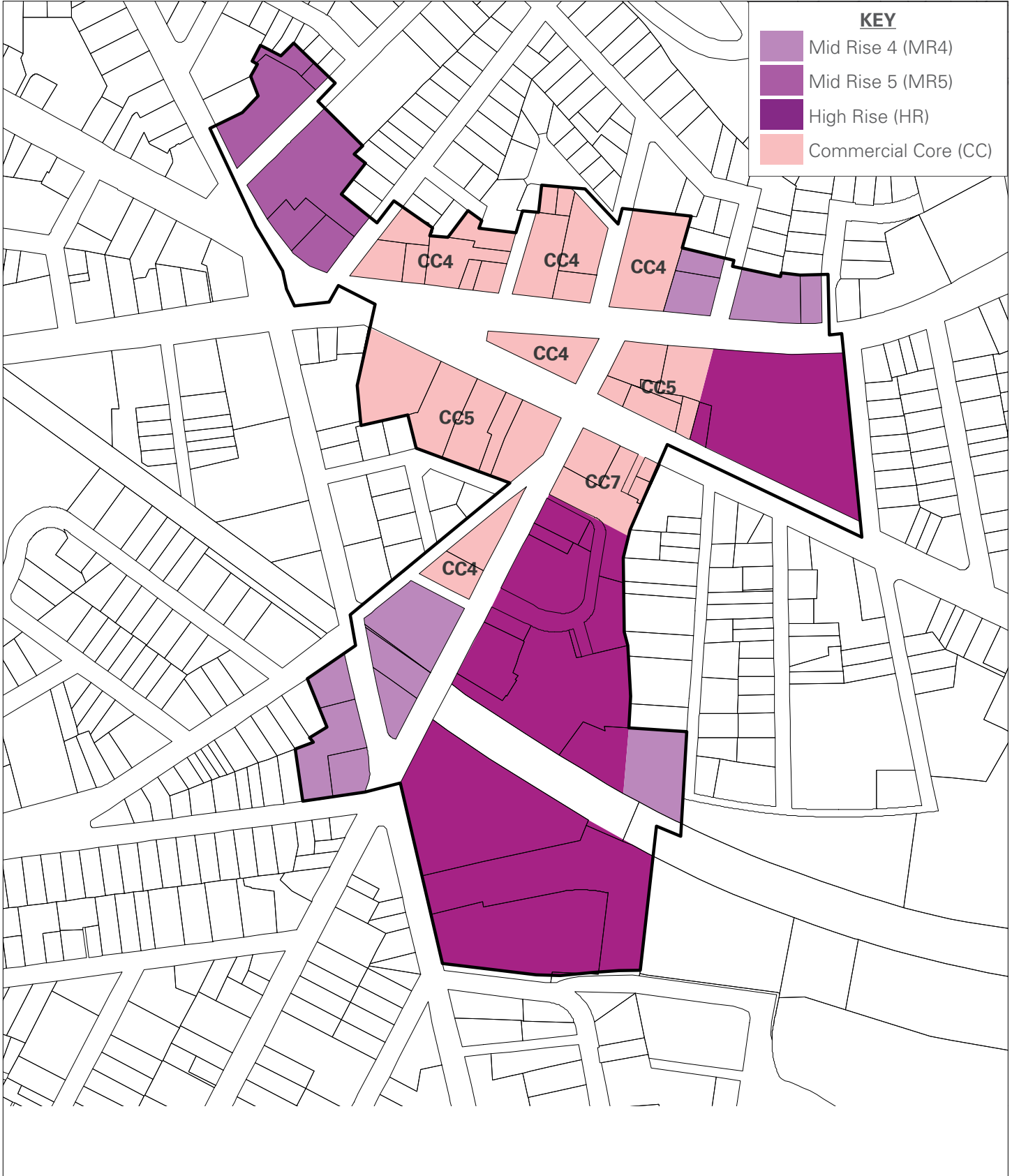
17. Union Square (USQ) Sub-Area

- a. Intent
 - i. To implement the Union Square Urban Design Framework adopted by the Planning Board.
 - ii. To maintain and enhance already established commercial areas in the core of Union Square.
 - iii. To redevelop underutilized areas within close walking distance to the future Union Square T-station with mixed-USE, mid-rise and HIGH-RISE DEVELOPMENT that will support the transformation of Union Square into an urban employment center.
 - iv. To implement the 2003 Union Square MASTER PLAN, the 2012 Union Square Revitalization Plan, and the 2016 Union Square Neighborhood Plan, as amended.
- b. Purpose
 - i. To permit DEVELOPMENT in accordance with the provisions of the MR4, MR5, CC, and HR districts for DEVELOPMENT.
 - ii. To require a minimum percentage of developed floor space to be set aside for occupancy by non-residential PRINCIPAL USES.
 - iii. To permit flexibility in compliance with certain dimensional standards than would otherwise be permitted by the zoning districts shown on the maps of the Official Zoning Atlas of the City of Somerville.
 - iv. To require DEVELOPMENT to be contextually sensitive to the existing neighborhood of Union Square.
 - v. To constrain the supply of MOTOR VEHICLE PARKING spaces to encourage the USE of public transit, bicycles, and walking in lieu of driving.
- c. Applicability
 - i. The section is applicable to all real property shown on Map 8.3.15.
 - ii. Zoning districts shown on map 8.3.15 supercede those shown on the maps of the Official Zoning Atlas of the City of Somerville for DEVELOPMENT complying with the provisions of Section 8.3 and the Union Square Sub-Area.
- d. Development Review
 - i. All DEVELOPMENT requires a Master Plan Special Permit as a prerequisite to the DEVELOPMENT review required for SUBDIVISION or the development of an individual LOT.
 - ii. Development of real property that is not subject to an approved Master Plan Special Permit (a 'contributing lot') is prohibited.
- e. Master Plan Standards
 - i. At least one (1) neighborhood park, with a minimum size of twenty-seven thousand (27,000) square feet, and one (1) plaza must be proposed in any master plan.
 - ii. At least twenty-five percent (25%) of the cumulative land area proposed as CIVIC SPACE in a master plan must be landscaped area compliant with §10.3 Landscaping.
- iii. At least fifty percent (50%) of the cumulative land area proposed as CIVIC SPACE in a master plan must be landscaped area compliant with §10.3 Landscaping or be covered by tree canopy at full maturity of the trees provided in each CIVIC SPACE.
- f. Build Out Standards
 - i. General
 - a. DEVELOPMENT SITES subject to a Master Plan Special Permit may comply with the following standards in aggregate rather than for each individual LOT by Master Plan Special Permit.
 - ii. CIVIC SPACE
 - a. At least twenty-five percent (25%) of each LOT, excluding ALLEYS and any land occupied by the MBTA's Union Square Green Line station, must be improved as follows:
 - i). At least seventy percent (70%) must be provided as one or more CIVIC SPACES.
 - ii). Up to thirty percent (30%) may be provided in the form of PUBLIC REALM improvements.
 - b. CIVIC SPACE created through EASEMENT or decommissioning of an existing THOROUGHFARE or other right-of-way may be counted toward the required amount of CIVIC SPACE.
 - iii. Commercial Floor Area
 - a. At least sixty percent (60%) of the GROSS FLOOR AREA of any building must be dedicated to non-residential USES, excluding Auto-Oriented and Industrial PRINCIPAL USES.
 - b. At least forty percent (40%) of the COMMERCIAL FLOOR AREA required by §8.3.16.f.iii.a) must be dedicated to either Office PRINCIPAL USES or Design SERVICES USES from the Arts & Creative Enterprise USE category.
 - c. At least five percent (5%) of the total GROSS FLOOR AREA required by §8.3.16.f.iii.a) must be dedicated to PRINCIPAL USES within the Arts & Creative Enterprise USE category.
 - d. At least three hundred and seventy five (375) square feet of commercial space must be provided for each DWELLING UNIT.
- g. Building Standards
 - i. Standards & Measurements
 - a. For any LOT with frontage on (2) two or more THOROUGHFARES with a difference in elevation of at least ten (10) feet, the GROUND STORY at the lower elevation is not included in the calculation of total number of stories.
 - ii. Stepback Exemption
 - a. Buildings developed in accordance with the

8. OVERLAY DISTRICTS

Master Planned Development (MPD)

MAP 8.3.15 USQ Sub-Area Boundary and Superceding Zoning Districts



provisions of the MR5 and MR6 districts are exempt from UPPER STORY stepback requirements.

- iii. Dimensional Compliance
 - a). DEVELOPMENT of any building type permitted in the USQ sub-area may deviate up to five percent (5%) from the BUILDING WIDTH; POINT TOWER width, depth, diagonal, and FLOOR PLATE; FACADE build out; FENESTRATION; entrance spacing; and commercial space depth standards by Special Permit.
 - b). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to permit DEVELOPMENT to deviate up to five (5) percent:
 - i). If the proposed deviation can provide a positive refinement of the massing of a BUILDING in context to its surroundings, improve FLOOR PLATE efficiency, provide for unique storefront design, or better address specific operational requirements of commercial tenants.
- iv. Contextual Massing & Design
 - a). For real property within the MR4 or MR5 districts as shown on Map 8.3.15, any General BUILDING ON a CORNER LOT may be designed according to the standards of the Apartment BUILDING TYPE along the secondary frontage in the following circumstances:
 - i). The CORNER LOT has a secondary FRONT LOT LINE over one hundred and fifty (150) feet in width; and
 - ii). The BUILDING has GROUND STORY commercial space along the primary frontage and for at least the first sixty (60) feet of the secondary frontage, measured from the intersection of the FRONT LOT LINES.
 - b). For real property within the HIGH-RISE district as shown on Map 8.3.15, the UPPER STORIES of any BUILDING that exceeds five (5) stories in height must step back at either the 3rd, 4th, or 5th STORY at least ten (10) feet from the FACADE of the stories below for any BUILDING fronting Somerville Avenue, Washington STREET, Prospect STREET, or Webster Avenue and at least thirty (30) feet from the FACADE of the stories below for any BUILDING fronting Merriam STREET.
 - c). For real property within the HIGH-RISE district as shown on Map 8.3.15, any Mid-Rise Podium Tower BUILDING ON a LOT directly fronting onto Somerville Avenue, Washington STREET, or Merriam STREET the maximum building height is limited to ten (10) stories.
- d). Notwithstanding the maximum heights indicated for the Mid-Rise Podium Tower BUILDING TYPE, any Mid-Rise Podium Tower on a LOT fronting onto a CIVIC SPACE that fronts onto Prospect STREET may be built to twenty-five (25) stories and two hundred and eighty-six (288) feet.
- e). For real property within the Commercial Core district as shown on Map 8.3.15, the maximum height of any BUILDING ON a LOT WITH NORTH-FACING frontage along Somerville Avenue directly opposite of Union Square Plaza is limited to seventy-five (75) feet. Together with any mechanical penthouses on such a BUILDING, the total height is limited to eighty-five (85) feet, except as follows:
 - i). Mechanical penthouses must be set back a minimum distance from the FACADE equal to the height of the pentHOUSE
 - ii). The Planning Board may approve the extension of rooftop mechanical elements above the aforementioned limit, provided that (a) the Board finds that such additional height is the minimum necessary to achieve the desired objective, taking into account other important zoning goals such as energy efficiency and sustainability, will not create unreasonable shadow or other visual impacts, and cannot otherwise reasonably be addressed within the proposed height and (b) the additional height of such rooftop mechanical elements must be limited to five (5) additional feet; and (c) such rooftop mechanical elements must be located to the south of the centerline of the BUILDING roof.
- h. DEVELOPMENT Standards
 - i). For real property with a frontage on Everett STREET, luminaries located in the FRONTAGE AREA must be provided with sensors, timers, or other means to automatically reduce the LUMENS emitted by at least thirty percent (30%) beginning one hour after the close of business of the GROUND STORY tenant until 7:00am. Lighting required by the Massachusetts State BUILDING Code is exempt.
 - ii). Sound emanating from rooftop mechanical equipment must be minimized to every extent practicable including, but not limited to, the location and sizing of equipment, the selection of equipment, and sound attenuation measures.
 - iii). At a minimum, rooftop mechanical equipment

8. OVERLAY DISTRICTS

Master Planned Development (MPD)

must not exceed ambient noise levels at ground level measured at the property line or cause a noise disturbance as defined by the Somerville Code of Ordinances Article VII, Division 2, Section 9-114.

- iv. The review board shall require an acoustical report, prepared by a professional acoustical engineer and including field measurements, demonstrating compliance with all applicable noise standards to be submitted to the Building Official prior to the issuance of a Certificate of Occupancy as a condition of any Site Plan Approval for a Commercial Building or Laboratory Building.
- i. Parking & Mobility
 - i. The maximum number of OFF-STREET PARKING SPACES in the BY sub-area may not exceed one thousand five hundred (1,500) spaces.
 - ii. Up to three hundred (300) OFF-STREET PARKING SPACES may be provided as RESERVED PARKING SPACES.
 - a). CAR-SHARE PARKING spaces are exempt.
 - iii. ACCESSORY parking for customers of retail sales or Food & Beverage Service USES is prohibited for real property in any MR district shown on Map 8.3.11 (a), but may be provided for employees.
 - iv. Off-STREET motor vehicle parking spaces may be provided as SURFACE PARKING on a revolving two (2) year basis for real property in any HR district shown on Map 8.3.11 (a) by Special Permit.
 - a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing an interim SURFACE PARKING LOT:
 - i). Documented un-met demand for parking;
 - ii). The DEVELOPMENT schedule and phasing for DEVELOPMENT subject to a Mster Plan Special Permit;
 - iii). The capacity of the local THOROUGHFARE network providing ACCESS to the SITE; and
 - iv). The impact of the PARKING LOT on pedestrian, bicycle, and motor vehicle traffic and circulation patterns in the neighborhood.

18. Union Square East (USQE) Sub-Area

- a. Reserved

8. OVERLAY DISTRICTS

Master Planned Development (MPD)