

**CITY OF SOMERVILLE
ORDINANCE NO. 2020-10
In City Council April 28, 2020**

Somerville Zoning Ordinance – Pedestrian Street Use Limitations

Be it hereby Ordained by the City Council of the City of Somerville that the City of Somerville Code of Zoning Ordinances is hereby amended as attached.

Approved:

Matthew McLaughlin / JJC
President, City Council

4. MID-RISE DISTRICTS

Mid-Rise 3 (MR3)

13. Use Provisions

- a. General
 - i. The USE of real property is subject to the provisions of Article 9: USE Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
 - ii. Unless otherwise specified, USE categories are permitted as specified on Table 4.1.13. USE categories that are not identified on Table 4.1.13 are prohibited.
 - iii. All USES must comply with any USE-specific standards applicable for each USE in §9.2 USE Definitions & Limitations.
 - iv. USES permitted by Special Permit require additional DEVELOPMENT review in accordance with §15.2.1 Special Permits.
- b. Permitted USE Limitations
 - i. Occupancy of a ground story commercial space fronting a pedestrian street is permitted as specified in parentheses on Table 4.1.13 Permitted Uses.
 - a). Unless otherwise specified, only services associated with personal grooming such as barbers, hair salons, nail salons, or their substantial equivalents are permitted from the Personal Services use category.
 - b). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a Fitness Services or Health Care Services use to occupy a ground story commercial space fronting a pedestrian street:
 - i). The maintenance of a diverse blend of commercial uses within the neighborhood.
 - ii). The existing concentration of uses from the same use category within the neighborhood.
 - iii). The availability of the same services within the neighborhood.
 - iv). The availability of comparable commercial spaces within the neighborhood.
- c. Increases in Density
 - i. Existing structures may not be altered to conflict with number of DWELLING UNITS permitted for each BUILDING TYPE.

Table 4.1.13 Permitted Uses

Use Category Specific Use	MR3
Arts & Creative Enterprise	
Artisanal Production	P (P)
Arts Exhibition	P (P)
Arts Sales & Services	P (P)
Co-working	P (P)
Design Services	P (P)
Shared Workspaces & Arts Education	P (P)
Cannabis Establishment	
Cannabis Cultivation	P
Cannabis Retail Sales	SP (SP)
Cannabis Research & Development	P
Cannabis Testing Laboratory	P
Civic & Institutional	
Community Center	P (P)
Hospital	SP
Library	P (P)
Minor Utility Facility	SP
Museum	P (P)
Private Non-Profit Club or Lodge	SP
Public Service	P (P)
Religious & Educational Uses Protected by M.G.L 40A. Sec 3	P (P)

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §4.1.13.b

Table 4.1.13 Permitted Uses (continued)

Use Category Specific Use	MR3
Commercial Services	
Animal Services (as noted below)	--
Commercial Kennel	SP
Pet Grooming	P
Pet Daycare & Training	SP
Veterinarian	SP
Assembly or Entertainment	SP (SP)
Banking & Financial Services (except as follows)	P
Personal Credit	SP
Broadcast and/or Recording Studio	P
Building & Home Repair Services	SP
Business Support Services	P
Caterer/Wholesale Food Production	SP
Day Care Service (as noted below)	--
Adult Day Care Center	P
Child Day Care Center	P
Educational Services	P
Maintenance & Repair of Consumer Goods	P
Personal Services (except as follows)	P (P)
Body-Art Services	SP
Fitness Services	P (SP)
Funeral Services	SP
Health Care Services	SP (SP)
Recreation Services	SP (SP)
Vehicle Parking (as noted below)	--
Bike Share Parking	P
Car Share Parking (3 or fewer spaces)	P
Car Share Parking (4 or more spaces)	P
Commercial Parking	P

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §4.1.13.b

Table 4.1.13 Permitted Uses (continued)

Use Category Specific Use	MR3
Food and Beverage Service	
Bar/Restaurant/Tavern	P (P)
Bakery/Café/Coffee Shop	P (P)
Lodging	
Bed & Breakfast	SP
Hotel or Hostel	SP
Office	
General Office	P
Research and Development or Laboratory	P
Residential	
Household Living	SP
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	SP (SP)
Consumer Goods (except as follows)	P (P)
Alcohol Sales	SP (SP)
Firearms Sales	N
Pet Store	SP (SP)
Fresh Food Market or Grocery Store	P (P)
Farm/Vendor Market	P (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
(P or SP) - Permitted as specified per §4.1.13.b

4. MID-RISE DISTRICTS

Mid-Rise 3 (MR3)

Table 4.1.13 Permitted Uses (continued)

Use Category Specific Use	MR3
Accessory Uses	
Home Occupations (as noted below)	--
Creative Studio	N
Hobby Kennel	N
Home-Based Business	N
Home Day Care	N
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
(P or SP) - Permitted as specified per §4.1.13.b

14. Development Standards

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

4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

13. Use Provisions

- a. General
 - i. The USE of real property is subject to the provisions of Article 9: USE Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
 - ii. Unless otherwise specified, USE categories are permitted as specified on Table 4.2.13. USE categories that are not identified on Table 4.2.13 are prohibited.
 - iii. All USES must comply with any USE-specific standards applicable for each USE in §9.2 USE Definitions & Limitations.
 - iv. USES permitted by Special Permit require additional DEVELOPMENT review in accordance with §15.2.1 Special Permits.
- b. Permitted Use Limitations
 - i. Occupancy of a ground story commercial space fronting a pedestrian street is permitted as specified in parentheses on Table 4.2.13 Permitted Uses.
 - a). Unless otherwise specified, only services associated with personal grooming such as barbers, hair salons, nail salons, or their substantial equivalents are permitted from the Personal Services use category.
 - b). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a Fitness Services or Health Care Services use to occupy a ground story commercial space fronting a pedestrian street:
 - i). The maintenance of a diverse blend of commercial uses within the neighborhood.
 - ii). The existing concentration of uses from the same use category within the neighborhood.
 - iii). The availability of the same services within the neighborhood.
 - iv). The availability of comparable commercial spaces within the neighborhood.
- c. Increases in Density
 - i. Existing STRUCTURES may not be altered to conflict with number of DWELLING UNITS permitted for each BUILDING TYPE.

Table 4.2.13 Permitted Uses

Use Category Specific Use	MR4
Arts & Creative Enterprise	
Artisanal Production	P (P)
Arts Exhibition	P (P)
Arts Sales & Services	P (P)
Co-working	P (P)
Design Services	P (P)
Shared Workspaces & Arts Education	P (P)
Cannabis Establishment	
Cannabis Cultivation	P
Cannabis Retail Sales	SP (SP)
Cannabis Research & Development	P
Cannabis Testing Laboratory	P
Civic & Institutional	
Community Center	P (P)
Hospital	SP
Library	P (P)
Minor Utility Facility	SP
Museum	P (P)
Private Non-Profit Club or Lodge	SP
Public Service	P (P)
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P (P)

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §4.2.13.b

Table 4.2.13 Permitted Uses (continued)

Use Category Specific Use	MR4
Commercial Services	
Animal Services (as noted below)	--
Commercial Kennel	SP
Pet Grooming	P
Pet Daycare & Training	SP
Veterinarian	SP
Assembly or Entertainment	SP (SP)
Banking & Financial Services (except as noted below)	P
Personal Credit	SP
Broadcast and/or Recording Studio	P
Building & Home Repair Services	SP
Business Support Services	P
Caterer/Wholesale Food Production	SP
Day Care Service (as noted below)	--
Adult Day Care Center	P
Child Day Care Center	P
Educational Services	P
Maintenance & Repair of Consumer Goods	P
Personal Services (except as noted below)	P (P)
Body-Art Services	SP
Fitness Services	P (SP)
Funeral Services	SP
Health Care Services	SP (SP)
Recreation Services	SP (SP)
Vehicle Parking (as noted below)	--
Bike Share Parking	P
Car Share Parking (3 or fewer spaces)	P
Car Share Parking (4 or more spaces)	P
Commercial Parking	P

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §4.2.13.b

Table 4.2.13 Permitted Uses (continued)

Use Category Specific Use	MR4
Food and Beverage Service	
Bar/Restaurant/Tavern	P (P)
Bakery/Café/Coffee Shop	P (P)
Lodging	
Bed & Breakfast	SP
Hotel or Hostel	SP
Office	
General Office	P
Research and Development or Laboratory	P
Residential	
Household Living	SP
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	SP (SP)
Consumer Goods (except as follows)	P (P)
Alcohol Sales	SP (SP)
Firearms Sales	N
Pet Store	SP (SP)
Fresh Food Market or Grocery Store	P (P)
Farm/Vendor Market	P (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
(P or SP) - Permitted as specified per §4.2.13.b

4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

Table 4.2.13 Permitted Uses (continued)

Use Category Specific Use	MR4
Accessory Uses	
Home Occupations (as noted below)	--
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
(P or SP) - Permitted as specified per §4.2.13.b

14. Development Standards

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

4. MID-RISE DISTRICTS

Mid-Rise 5 (MR5)

13. Use Provisions

- a. General
 - i. The USE of real property is subject to the provisions of Article 9: USE Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
 - ii. Unless otherwise specified, USE categories are permitted as specified on Table 4.1 (c). USE categories not identified on Table 4.3.13 are prohibited.
 - iii. All USES must comply with any USE-specific standards applicable for each USE in §9.2 USE Definitions & Limitations.
 - iv. USES permitted by Special Permit require additional DEVELOPMENT review in accordance with §15.2.1 Special Permits.
- b. Permitted Use Limitations
 - i. Occupancy of a ground story commercial space fronting a pedestrian street is permitted as specified in parentheses on Table 4.3.13 Permitted Uses.
 - a). Unless otherwise specified, only services associated with personal grooming such as barbers, hair salons, nail salons, or their substantial equivalents are permitted from the Personal Services use category.
 - b). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a Fitness Services or Health Care Services use to occupy a ground story commercial space fronting a pedestrian street:
 - i). The maintenance of a diverse blend of commercial uses within the neighborhood.
 - ii). The existing concentration of uses from the same use category within the neighborhood.
 - iii). The availability of the same services within the neighborhood.
 - iv). The availability of comparable commercial spaces within the neighborhood.
- c. Required USES
 - i. A minimum of five percent (5%) of the gross leasable commercial floor space in any BUILDING must be provided as LEASABLE FLOOR AREA for USES from the Arts & Creative Enterprise USE category.
- d. Increases in Density
 - i. Existing STRUCTURES may not be altered to conflict with number of DWELLING UNITS permitted for each BUILDING TYPE.

Table 4.3.13 Permitted Uses

Use Category Specific Use	MR5
Arts & Creative Enterprise	
Artisanal Production	P (P)
Arts Exhibition	P (P)
Arts Sales & Services	P (P)
Co-working	P (P)
Design Services	P (P)
Shared Workspaces & Arts Education	P (P)
Cannabis Establishment	
Cannabis Cultivation	P
Cannabis Retail Sales	SP (SP)
Cannabis Research & Development	P
Cannabis Testing Laboratory	P
Civic & Institutional	
Community Center	P (P)
Hospital	SP
Library	P (P)
Minor Utility Facility	SP
Museum	P (P)
Private Non-Profit Club or Lodge	SP
Public Service	P (P)
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P (P)

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §4.3.13.b

Table 4.3.13 Permitted Uses (continued)

Use Category Specific Use	MR5
Commercial Services	
Animal Services (as noted below)	--
Commercial Kennel	SP
Pet Grooming	P
Pet Daycare & Training	SP
Veterinarian	SP
Assembly or Entertainment	SP (SP)
Banking & Financial Services (except as noted below)	P
Personal Credit	SP
Broadcast and/or Recording Studio	P
Building & Home Repair Services	SP
Business Support Services	P
Caterer/Wholesale Food Production	SP
Day Care Service (as noted below)	--
Adult Day Care Center	P
Child Day Care Center	P
Educational Services	P
Maintenance & Repair of Consumer Goods	P
Personal Services (except as noted below)	P (P)
Body-Art Services	SP
Fitness Services	P (SP)
Funeral Services	SP
Health Care Services	SP (SP)
Recreation Services	SP (SP)
Vehicle Parking (as noted below)	--
Bike Share Parking	P
Car Share Parking (3 or fewer spaces)	P
Car Share Parking (4 or more spaces)	P
Commercial Parking	P

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §4.3.13.b

Table 4.3.13 Permitted Uses (continued)

Use Category Specific Use	MR5
Food and Beverage Service	
Bar/Restaurant/Tavern	P (P)
Bakery/Café/Coffee Shop	P (P)
Lodging	
Bed & Breakfast	SP
Hotel or Hostel	SP
Office	
General Office	P
Research and Development or Laboratory	P
Residential	
Household Living	SP
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	SP (SP)
Consumer Goods (except as follows)	P (P)
Alcohol Sales	SP (SP)
Firearms Sales	N
Pet Store	SP (SP)
Fresh Food Market or Grocery Store	P (P)
Farm/Vendor Market	P (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
(P or SP) - Permitted as specified per §4.3.13.b

4. MID-RISE DISTRICTS

Mid-Rise 5 (MR5)

Table 4.3.13 Permitted Uses (continued)

Use Category Specific Use	MR5
Accessory Uses	
Home Occupations (as noted below)	--
Home Office	P
Urban Agriculture (as noted below)	--
Apiculture	P
Aviculture	P
Commercial Farming	P
Residential Gardening	P
Vehicle Parking, Accessory (except as noted below)	P
Home Business Vehicle Parking	N

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §4.3.13.b

14. Development Standards

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

4. MID-RISE DISTRICTS

Mid-Rise 6 (MR6)

14. 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. Unless otherwise specified, USE categories are permitted as specified on Table 4.1.14. USE categories not identified on Table 4.1.14 are prohibited.
 - iii. All USES must comply with any USE-specific standards applicable for each USE in §9.2 USE Definitions & Limitations.
 - iv. USES permitted by Special Permit require additional DEVELOPMENT review in accordance with §15.2.1 Special Permits.
- b. Permitted Use Limitations
 - i. Occupancy of a ground story commercial space fronting a pedestrian street is permitted as specified in parentheses on Table 4.4.14 Permitted Uses.
 - a). Unless otherwise specified, only services associated with personal grooming such as barbers, hair salons, nail salons, or their substantial equivalents are permitted from the Personal Services use category.
 - b). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a Fitness Services or Health Care Services use to occupy a ground story commercial space fronting a pedestrian street:
 - i). The maintenance of a diverse blend of commercial uses within the neighborhood.
 - ii). The existing concentration of uses from the same use category within the neighborhood.
 - iii). The availability of the same services within the neighborhood.
 - iv). The availability of comparable commercial spaces within the neighborhood.
- c. Required USES
 - i. A minimum of five percent (5%) of the gross leasable commercial floor space in any BUILDING must be provided as LEASABLE FLOOR AREA for USES from the Arts & Creative Enterprise USE category.
- d. Increases in Density
 - i. Existing STRUCTURES may not be altered to conflict with number of DWELLING UNITS permitted for each BUILDING TYPE.

Table 4.4.14 Permitted Uses

Use Category Specific Use	MR6
Arts & Creative Enterprise	
Artisanal Production	P (P)
Arts Exhibition	P (P)
Arts Sales & Services	P (P)
Co-Working	P (P)
Design Services	P (P)
Shared Workspaces & Arts Education	P (P)
Cannabis Establishment	
Cannabis Cultivation	P
Cannabis Retail Sales	SP (SP)
Cannabis Research & Development	P
Cannabis Testing Laboratory	P
Civic & Institutional	
Community Center	P (P)
Hospital	SP
Library	P (P)
Minor Utility Facility	SP
Museum	P (P)
Private Non-Profit Club or Lodge	SP
Public Service	P (P)
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P (P)

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §4.4.14.b

Table 4.4.14 Permitted Uses (continued)

Use Category Specific Use	MR6
Commercial Services	
Animal Services (as noted below)	--
Commercial Kennel	SP
Pet Grooming	P
Pet Daycare & Training	SP
Veterinarian	SP
Assembly or Entertainment	SP (SP)
Banking & Financial Services (except as noted below)	P
Personal Credit	SP
Broadcast and/or Recording Studio	P
Building & Home Repair Services	SP
Business Support Services	P
Caterer/Wholesale Food Production	SP
Day Care Service (as noted below)	--
Adult Day Care Center	P
Child Day Care Center	P
Educational Services	P
Maintenance & Repair of Consumer Goods	P
Personal Services (except as noted below)	P (P)
Body-Art Services	SP
Fitness Services	P (SP)
Funeral Services	SP
Health Care Services	SP (SP)
Recreation Services	SP (SP)
Vehicle Parking (as noted below)	--
Bike Share Parking	P
Car Share Parking (3 or fewer spaces)	P
Car Share Parking (4 or more spaces)	P
Commercial Parking	P

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §4.4.14.b

Table 4.4.14 Permitted Uses (continued)

Use Category Specific Use	MR6
Food and Beverage Service	
Bar/Restaurant/Tavern	P (P)
Bakery/Café/Coffee Shop	P (P)
Lodging	
Bed & Breakfast	SP
Hotel or Hostel	SP
Office	
General Office	P
Research and Development or Laboratory	P
Residential	
Household Living	SP
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	SP (SP)
Consumer Goods (except as follows)	P (P)
Alcohol Sales	SP (SP)
Firearms Sales	N
Pet Store	SP (SP)
Fresh Food Market or Grocery Store	P (P)
Farm/Vendor Market	P (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
(P or SP) - Permitted as specified per §4.4.14.b

4. MID-RISE DISTRICTS

Mid-Rise 6 (MR6)

Table 4.4.14 Permitted Uses (continued)

Use Category Specific Use	MR6
Accessory Uses	
Home Occupations (as noted below)	--
Home Office	P
Urban Agriculture (as noted below)	--
Apiculture	P
Aviculture	P
Commercial Farming	P
Residential Gardening	P

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §4.4.14.b

15. Development Standards

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

5. HIGH-RISE DISTRICTS

High-Rise (HR)

15. Use Provisions

- a. Permitted Uses
 - i. The USE of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
 - ii. Unless otherwise specified, USE categories are permitted as specified on Table 5.1.15. USE categories not identified on Table 5.1.15 are prohibited.
 - iii. All USES must comply with any USE-specific standards applicable for each USE in §9.2 USE Definitions & Limitations.
 - iv. USES permitted by Special Permit require additional DEVELOPMENT review in accordance with §15.2.1 Special Permits.
- b. Permitted Use Limitations
 - i. Occupancy of a ground story commercial space fronting a pedestrian street is permitted as specified in parentheses on Table 5.1.15 Permitted Uses.
 - a). Unless otherwise specified, only services associated with personal grooming such as barbers, hair salons, nail salons, or their substantial equivalents are permitted from the Personal Services use category.
 - b). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a Fitness Services or Health Care Services use to occupy a ground story commercial space fronting a pedestrian street:
 - i). The maintenance of a diverse blend of commercial uses within the neighborhood.
 - ii). The existing concentration of uses from the same use category within the neighborhood.
 - iii). The availability of the same services within the neighborhood.
 - iv). The availability of comparable commercial spaces within the neighborhood.
- c. Required Uses
 - i. A minimum of five percent (5%) of the gross leasable commercial floor space in any BUILDING must be provided as LEASABLE FLOOR AREA for USES from the Arts & Creative Enterprise USE category.

Table 5.1.15 Permitted Uses

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

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §5.1.15.b

Table 5.1.15 Permitted Uses (continued)

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

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §5.1.15.b

Table 5.1.15 Permitted Uses (continued)

Use Category Specific Use	HR
Food and Beverage Service	
Bar, Restaurant, or Tavern	P (P)
Bakery/Café/Coffee Shop	P (P)
Lodging	
Bed & Breakfast	SP
Hotel or Hostel	SP
Office	
General Office	P
Research and Development or Laboratory	P
Residential	
Household Living	SP
Group Living (except as follows)	SP
Community or Group Residence	P
Dormitory or Chapter House	SP
Homeless Shelter	SP
Nursing Home/Assisted Living Facility	SP
Rooming House	SP
Retail Sales	
Building/Home Supplies & Equipment	SP (SP)
Consumer Goods (except as follows)	P (P)
Alcohol Sales	SP (SP)
Firearms Sales	N
Pet Store	SP (SP)
Fresh Food Market or Grocery Store	P (P)
Farm/Vendor Market	P (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
(P or SP) - Permitted as specified per §5.1.15.b

5. HIGH-RISE DISTRICTS

High-Rise (HR)

Table 5.1.15 Permitted Uses (continued)

Use Category Specific Use	HR
Accessory Uses	
Home Occupations (as noted below)	--
Home Office	P
Urban Agriculture (as noted below)	--
Apiculture	P
Aviculture	P
Commercial Farming	P
Residential Gardening	P

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §5.1.15.b

16. Development Standards

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

11. Use Provisions

- a. General
 - i. The USE of real property is subject to the provisions of Article 9: USE Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
 - ii. Unless otherwise specified, USE categories are permitted as specified on Table 6.1.11. USE categories not identified on Table 6.1.11 are prohibited.
 - iii. All USEs must comply with any USE-specific standards applicable for each USE in §9.2 USE Definitions & Limitations.
 - iv. USEs permitted by Special Permit require additional DEVELOPMENT review in accordance with §15.2.1 Special Permits.
- b. Permitted Use Limitations
 - i. Occupancy of a ground story commercial space fronting a pedestrian street is permitted as specified in parentheses on Table 6.1.11 Permitted Uses.
- c. Required USEs
 - i. A minimum of five percent (5%) of the gross leasable commercial floor space in any BUILDING must be provided as LEASABLE FLOOR AREA for USEs from the Arts & Creative Enterprise USE category.

Table 6.1.11 Permitted Uses

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

P - Permitted SP - Special Permit Required N - Not Permitted
 (P or SP) - Permitted as specified per §6.1.11.b

6.0 COMMERCIAL DISTRICTS

Fabrication (FAB)

Table 6.1.11 Permitted Uses (continued)

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

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §6.1.11.b

12. Development Standards

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

13. 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. Unless otherwise specified, USE categories are permitted according to Table 6.2.13.
 - iii. All USES must comply with any USE-specific standards applicable for each USE in §9.2 Use Definitions & Limitations.
 - iv. USES permitted by Special Permit require additional DEVELOPMENT review in accordance with §15.2.1 Special Permits.
 - v. USE categories not identified on Table 6.2.13 are prohibited.
- b. Permitted Use Limitations
 - i. Occupancy of a ground story commercial space fronting a pedestrian street is permitted as specified in parentheses on Table 6.2.13 Permitted Uses.
 - a). Unless otherwise specified, only services associated with personal grooming such as barbers, hair salons, nail salons, or their substantial equivalents are permitted from the Personal Services use category.
 - b). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a Fitness Services or Health Care Services use to occupy a ground story commercial space fronting a pedestrian street:
 - i). The maintenance of a diverse blend of commercial uses within the neighborhood.
 - ii). The existing concentration of uses from the same use category within the neighborhood.
 - iii). The availability of the same services within the neighborhood.
 - iv). The availability of comparable commercial spaces within the neighborhood.
- c. Required USES
 - i. A minimum of five percent (5%) of the GROSS FLOOR AREA of any Commercial BUILDING or Lab BUILDING must be provided as LEASABLE FLOOR AREA for USES from the Arts & Creative Enterprise USE category.

Table 6.2.13 Permitted Uses

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

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §6.2.13.b

6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

Table 6.2.13 Permitted Uses (continued)

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

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §6.2.13.b

Table 6.2.13 Permitted Uses (continued)

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

P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §6.2.13.b