Current Operating System
Proposed Operating System
OSPCD GOALS

1. Receive public comment
2. Create a work plan with BOA
3. Adopt an ordinance
TONIGHT’S AGENDA

1. Summary of what has changed
2. What work still needs done?
TONIGHT’S AGENDA

1. Summary of what has changed
   a) Language Improvements
   b) Neighborhood Residence
   c) Zoning Maps
   d) Landscaping & Green Score
   e) Sustainability
Language Improvements
1.2 TRANSITION RULES

1. Previous Approvals
   a. Any discretionary or administrative permit issued prior to the adoption of this Ordinance remains valid, subject to all conditions of the approval.
   b. Any discretionary or administrative permit, excluding subdivision plan approval, issued prior to the first notice of the public hearing for any amendment to this Ordinance, remains valid, subject to all conditions of the approval.

1.3 ADOPTION & EFFECT

1. Adoption Date
   a. This Ordinance was adopted by the Board of Aldermen on Month, XX, 201X.

2. In Effect
   a. This Ordinance takes effect upon its passage and supersedes the Zoning Ordinance of the City of Somerville adopted on March, 23, 1990, as amended.
1.2 ADOPTION & EFFECT

1. Adoption Date
   a. This Ordinance was adopted by the Somerville Board of Aldermen on Month, XX, 201X and supersedes the Zoning Ordinance of the City of Somerville adopted on March, 23, 1990, as amended.

2. Applicability
   a. This Ordinance is applicable on the date it is adopted.
   b. Amendments to this Ordinance are applicable on the date first publicly noticed in accordance with M.G.L. 40A.
   c. The Review Boards & Officials may not issue any permit for development that will be in violation to any amendment to this Ordinance once that amendment has been publicly noticed in accordance with M.G.L. 40A.
   d. Permits issued prior to the applicability dates of §1.2.2.a and §1.2.2.b remain valid, subject to the conditions of the permit(s).
Neighborhood Residence
**January 2015 & 2018**

**Household Living**

Residential occupancy of a building or residential portion of a building in dwelling units by individuals; two (2) or more persons related by blood, marriage, adoption, or foster care agreement; or no more than four (4) unrelated persons living as a single housekeeping unit for at least thirty (30) days or more.

---

**October 2018**

**Household Living**

Residential occupancy of a building or portion of a building in dwelling units by any number of persons related by blood, marriage, adoption, or foster care agreement and up to three (3) additional unrelated persons living together as a single housekeeping unit.

Rental of a dwelling unit for less than thirty (30) consecutive days requires compliance with all City Ordinances.

Residential occupancy of an accessory building type is permitted only in conjunction with a Household Living principal use on the same lot in accordance with §9.2.2.10.b Accessory Apartments.
NEIGHBORHOOD RESIDENCE

Cottage

Detached House

Duplex

Semi-Detached House

January 2018
NEIGHBORHOOD RESIDENCE

Cottage
Detached House
Triple Decker
Duplex
Semi-Detached House

October 2018
TRIPLE DECKER

A “principal” building type permitted “by right” but...

New triple deckers are permitted only on a lot that meets either, or both, of the following:
1. the lot is directly adjacent to a lot with a pre-existing triple decker; or
2. the lot is directly abutting any property in the UR, MR, or HR zoning districts

How Many?
411 new Triple Deckers for 549 new DU over existing; OSPCD considers this the “FLOOR” for discussions
NEIGHBORHOOD RESIDENCE (Fall 2018)

October 2018

Cottage
Detached House
Triple Decker
Duplex
Semi-Detached House
Carriage House
CARRIAGE HOUSE

An “accessory” building type permitted BY RIGHT

- One (1) permitted per lot, excluding triple deckers
- Similar size to a Cottage “principle” building type
- Only 1 or 2 stories in height
- Must be setback 60 ft from the front lot line
- Must be separated from Principal Building by 10 ft
- Site planned and constructed with life safety considerations
ACCESSORY APARTMENT

Create a new ACCESSORY USE permitted by SPECIAL PERMIT

PURPOSE:
To allow supplemental income for the owner by renting to people that are under their “supervision”
ACCESSORY APARTMENT

Create a new ACCESSORY USE permitted by SPECIAL PERMIT

Residential occupancy of a dwelling unit that is subordinate to an owner-occupied Household Living principal use on the same lot.

- **Accessory apartments are permitted only within a Principal or Accessory building type and no more than one (1) accessory apartment use is permitted per lot.**
- Accessory apartments must be owned by an owner-occupant of another dwelling unit on the same lot.
- The property owner must occupy the associated Household Living use or the accessory apartment.
- The total number of individuals residing within an accessory apartment and the associated Household Living use on the same lot may not exceed the number permitted by §9.2.10.a Household Living.
- No additional parking is required for an accessory apartment.
- In its discretion to approve or deny a special permit authorizing an accessory apartment, the review board shall consider, at least, the following:
  - The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
  - Location, visibility, and design of the principal entrance to the accessory apartment.
  - Path of access to the accessory apartment and the privacy of residents and neighboring properties.
  - Location of loading, trash and recycling storage.
ACCESSORY APARTMENT

Create a new ACCESSORY USE permitted by SPECIAL PERMIT

Residential occupancy of a dwelling unit that is subordinate to an owner-occupied Household Living principal use on the same lot.

- Accessory apartments are permitted only within a Principal or Accessory building type and no more than one (1) accessory apartment use is permitted per lot.
- Accessory apartments must be owned by an owner-occupant of another dwelling unit on the same lot.
- The property owner must occupy the associated Household Living use or the accessory apartment.
- The total number of individuals residing within an accessory apartment and the associated Household Living use on the same lot may not exceed the number permitted by §9.2.10.a Household Living.
- No additional parking is required for an accessory apartment.
- In its discretion to approve or deny a special permit authorizing an accessory apartment, the review board shall consider, at least, the following:
  - The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
  - Location, visibility, and design of the principal entrance to the accessory apartment.
  - Path of access to the accessory apartment and the privacy of residents and neighboring properties.
  - Location of loading, trash and recycling storage.
Household Living

Residential occupancy of a building or portion of a building in dwelling units by any number of persons related by blood, marriage, adoption, or foster care agreement and up to three (3) additional unrelated persons.
ACCESSORY APARTMENT

Create a new ACCESSORY USE permitted by SPECIAL PERMIT

Residential occupancy of a dwelling unit that is subordinate to an owner-occupied Household Living principal use on the same lot.

- Accessory apartments are permitted only within a Principal or Accessory building type and no more than one (1) accessory apartment use is permitted per lot.
- Accessory apartments must be owned by an owner-occupant of another dwelling unit on the same lot.
- The property owner must occupy the associated Household Living use or the accessory apartment.
- The total number of individuals residing within an accessory apartment and the associated Household Living use on the same lot may not exceed the number permitted by §9.2.10.a Household Living.
- No additional parking is required for an accessory apartment.
- In its discretion to approve or deny a special permit authorizing an accessory apartment, the review board shall consider, at least, the following:
  - The review considerations for all Special Permits as specified in §15.2.1.e. Review Criteria.
  - Location, visibility, and design of the principal entrance to the accessory apartment.
  - Path of access to the accessory apartment and the privacy of residents and neighboring properties.
  - Location of loading, trash and recycling storage.
GARAGES & OUTBUILDINGS

Detached “accessory” structures

- Garage, Playhouse, Workshop, Barn, or Shed
- Maximum dimensions:
  - 15ft height
  - 24ft wide
  - 24ft deep
Detached “accessory” structures

- Garage, Playhouse, Workshop, Barn, or Shed
- Maximum dimensions:
  - 15ft height
  - 24ft wide
  - 24ft deep

How Many?
1,870 detached garages or other outbuildings that could be converted to a Carriage House (use as an accessory apartment requires a Special Permit)
Zoning Maps
The SomerVision Map

- Areas to **Conserve**
- Areas to **Enhance**
- Areas to **Transform**

**Davis Square**
Landscaping & Green Score
10. DEVELOPMENT STANDARDS

10.3 LANDSCAPING

1. Purpose
   a. To ensure vegetation is properly planted and maintained in a timely manner.
   b. To increase the compatibility of development in adjacent zoning districts, minimize the potential adverse impacts of adjacent land uses, increase privacy, and minimize the impact of unsafe and obstructive conditions between adjacent properties.
   c. To protect existing trees and expand the city’s mature tree canopy in order to enhance the quality of life within the City.
   d. To promote a healthy urban forest.

2. Applicability
   a. This section is applicable to all development involving the construction of a new principal building, site improvements, or the reconstruction of buildings or streets on an existing principle building lot, subject to the provisions of this section.
   b. Modifications to an existing principal building type, the addition of permitted building components and furnishings to an existing principal building use, changes in use, and the reconstruction of a new accessory structures are permitted without triggering the standards of this section.
   c. Normal maintenance of an existing principal building type including, but not limited to, painting, roof replacement, reeding, window replacement, and other improvements deemed to be in good order by the Building Official, is permitted without triggering the standards of this section.
   d. Retaining or installing of a parking lot, which does not require grading, leveling, or replacement of the asphalt, concrete, or other surface covering material, is permitted without triggering the standards of this section.
   e. When community is triggered for an existing surface parking lot, the landscape standards of this section take precedence over parking standards found elsewhere in the Ordinance.

3. Landscape Installation
   a. National Standards
   i. Landscape Vegetation and Other Pertinent Material: Material selected in accordance with the latest edition of the American Standard for Brick Masonry, published by American National Standards Institute.
   ii. Irrigation: Prior to Occupancy
   a. All Landscaping required by this Ordinance must be installed prior to the issuance of a Certificate of Occupancy by the Building Official.
   b. If seasonal or abnormally inclement weather conditions preclude complete installation, the building official may issue a Certificate of Occupancy if the applicant provides a local irrigation system that is capable of maintaining the landscape until the landscaping can be completed as estimated by an accredited landscape professional.
   c. Complete installation is required within nine (9) months of the issuance of the Certificate of Occupancy or the bond will be forfeited.

4. Landscape Maintenance
   a. All landscape vegetation must be maintained in a healthy, growing condition at all times by the property owner or their designee.
   b. Lawns shall consist of a mixed grass turf that is maintained at an even height with a wide mow band.
   c. Perennial, shrub, and tree plantings must be maintained to provide a balanced plant composition by the appropriate selection of species to maintain a soil structure that is suitable for the growth of landscape vegetation.
   d. Vegetation that is significantly damaged, missing, infested, disease-ridden, or dead must be replaced within one (1) year or by the next planting season whichever occurs first.
   e. Landscape vegetation that is deemed hazardous or unsafe or poses a fire hazard in proximity to public utilities must be kept by the property owner as soon as practicable to ensure safety.
   f. Trees shall be maintained to prevent overgrowth or obstruction of sidewalks, streets or alleys.
   g. The Building Official may remove any landscaping that is an immediate peril to persons or property, summarily, without notice, and at the property owner’s expense.

5. Site Landscaping
   a. Lawns and Ground Cover
   i. Annually mowed areas of a site must be mowed and maintained by the same maintenance procedures as existing lawn areas.
   ii. The Building Official may require the removal of any landscaping that is an immediate peril to persons or property, summarily, without notice, and at the property owner’s expense.

6. Landscape Buffers
   a. General
   i. Any lot abutting the city line shall have a setback of not less than ten (10) feet.

7. Landscape Standards
   a. General
   i. Type B buffer designated as a Type B buffer in accordance with Table 10.4(a).
Article 10: Site Development

10.3  Landscaping
10.3.5.a Ground Treatment

Lot area uncovered by structures or impermeable surfaces must be landscaped with one (1) or more of the following treatments:

1. Urban agricultural activities subject to Article 9. Use Provisions;
2. Seeded or sodded turfgrass maintained until coverage is complete;
3. Ground covers appropriate for the location that are sized and spaced to provide at least fifty percent (50%) coverage after the first full growing season and complete coverage at maturity;
4. Bushes, shrubs, vines, flowers, and other horticultural materials that are sized and spaced to provide at least fifty percent (50%) coverage at the time of planting with the remaining area covered by coarse grade ground coverage mulch;
5. Trees;
6. Permeable, pervious, or porous pavements with appropriate bedding and an aggregate sub-base;
7. Inorganic surfacing such as crushed stone, gravel, shell, pea gravel, and washed stone covering no more than ten percent (10%) of the uncovered lot area in total.
GROUND COVER MULCH

Coarse Grade:

15mm Minimum
10. DEVELOPMENT STANDARDS

10.4 GREEN FACTOR SCORE

1. Overview
   a. The Green Factor score of a property is an environmental performance-based architectural standard measured as a ratio of the weighted value of all landscape elements to the total land area.
   b. Calculation of the green factor score uses a value-based system to prioritize landscape elements and site design that contributes to the reduction of storm water runoff, the improvement of urban air quality, mitigation of the urban heat island effect, and improved well being of residents and visitors.
   c. The result of the green factor calculation relates to an increase in the environmental performance and quality of urban landscape features.

2. Applicability
   a. This provision is applicable to the construction of a new principal building and to the modification, intensification, or addition of an existing principal building that exposes one hundred percent (100%) of the unobstructed value of the building. As defined on the map, for further information, refer to the provisions of each permit type for more information.

3. Compliance & Enforcement
   a. Each property must achieve a Green Score as indicated elsewhere in the Ordinance, for each building type. Refer to the provisions of each permit type for more information.

4. Calculation
   a. The Green Factor score is calculated as follows:
      i. Determine total area.
      ii. Calculate the area of each proposed landscape element for each category listed in the first column of Table 10.3. Calculate the area of plantings using the number of individual plants multiplied by an equivalent square footage when indicated in the second column of Table 10.3. i.e.
      iii. Multiply the area in square feet, or the equivalent square footage, of each landscape element by the assigned multiplication identified in the second third column of Table 10.3. i.e.
      iv. Add the weighted square footage of all landscape elements together.
      v. Divide the result obtained by the less of the total to determine the Green Factor Score.
      vi. If necessary, redesign the landscape plan to achieve the required Green Score.
10. DEVELOPMENT STANDARDS

10.4 GREEN SCORE

1. Overview
   a. Green Score is an environmental standard that evaluates the percentage of the
      total land area (in square feet) of a site.
   b. Calculation of the green score uses a value-based system to determine the
      overall health of the site.
   c. The green score is used to assess the impact of green infrastructure, such as
      open space, on the site.

2. Applicability
   a. This section is applicable to new residential developments.
   b. The Building Official shall establish standards for the administration of this
      section.

3. Compliance & Enforcement
   a. The Building Official shall establish standards for the administration of this
      section.
   b. The Building Official shall establish standards for the administration of this
      section.

4. Calculation
   a. Green Score is calculated as follows:
      i. Determine total lot area.
      ii. Calculate the percentage of each land area.
      iii. Add the weighted score to determine the final green score.
      iv. Divide the total score by the area of the lot to determine the final green score.

   TABLE 10.3: Green Score Calculation

<table>
<thead>
<tr>
<th>Category</th>
<th>Credit</th>
<th>Multiplier</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Area</td>
<td>0.3</td>
<td>1.0</td>
</tr>
<tr>
<td>Green Roof</td>
<td>0.2</td>
<td>1.0</td>
</tr>
<tr>
<td>Green Tree</td>
<td>0.1</td>
<td>1.0</td>
</tr>
<tr>
<td>Green Vegetation</td>
<td>0.1</td>
<td>1.0</td>
</tr>
<tr>
<td>Green Land</td>
<td>0.1</td>
<td>1.0</td>
</tr>
</tbody>
</table>

5. Eligibility
   a. All land area elements must meet eligibility and quality standards established by the
      Building Official to determine the green score.

6. Measurement
   a. The weighted score is calculated by assigning a weight to each land area element.
   b. The weighted score is determined by dividing the area of each land area element
      by the total area of the lot.
   c. The weighted score is calculated by multiplying the area of each land area element
      by the total area of the lot.

FIGURE 10.3: Stackable Landscape Elements

TABLE 10.3: Green Score Bonuses

<table>
<thead>
<tr>
<th>Category</th>
<th>Credit</th>
<th>Multiplier</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Area</td>
<td>0.3</td>
<td>1.0</td>
</tr>
<tr>
<td>Green Tree</td>
<td>0.2</td>
<td>1.0</td>
</tr>
<tr>
<td>Green Vegetation</td>
<td>0.1</td>
<td>1.0</td>
</tr>
<tr>
<td>Green Land</td>
<td>0.1</td>
<td>1.0</td>
</tr>
</tbody>
</table>

City of Somerville
ZONING OVERHAUL

Mayor Joseph A. Curatone
Office of Strategic Planning & Community Development

October 2018
<table>
<thead>
<tr>
<th>Lot Area: 10,000</th>
<th>Washington DC: Green Area Ratio</th>
<th>Seattle: Green Factor</th>
<th>Somerville: Green Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUNDED/UNDERGROUND</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Depth of soil less than 24&quot;</td>
<td>Sq Ft Credit</td>
<td>Multiplier</td>
<td>Weighted Area</td>
</tr>
<tr>
<td>4,000</td>
<td>actual sq ft</td>
<td>0.3</td>
<td>1200</td>
</tr>
<tr>
<td>Depth of soil greater than 24&quot;</td>
<td>actual sq ft</td>
<td>0.6</td>
<td>0</td>
</tr>
<tr>
<td>Pervious pavement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shallow (under 24&quot;)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deep (over 24&quot;)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bioswale/Bioretention</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>VEGETATION</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mulch, lawn</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>groundcovers other plants &lt;2&quot; at maturity</td>
<td>actual sq ft</td>
<td>0.2</td>
<td>300</td>
</tr>
<tr>
<td>Plants &gt;2&quot; at maturity</td>
<td>actual sq ft</td>
<td>0.2</td>
<td>500</td>
</tr>
<tr>
<td>New Tree</td>
<td>2</td>
<td>50</td>
<td>0.5</td>
</tr>
<tr>
<td>Small Medium Tree</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medium Large Tree</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Large Tree (&gt;30')</td>
<td>2</td>
<td>250</td>
<td>0.6</td>
</tr>
<tr>
<td>Preserved Tree</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S (1-39&quot;)</td>
<td>250</td>
<td>0.7</td>
<td>0</td>
</tr>
<tr>
<td>M (40-109&quot;)</td>
<td>500</td>
<td>0.7</td>
<td>0</td>
</tr>
<tr>
<td>L (180-24&quot;)</td>
<td>1</td>
<td>1800</td>
<td>0.7</td>
</tr>
</tbody>
</table>
| XL (240+)
 | 2000 | 0.8 | 0 | 0.000 | 0% | - | - | - | - | - | - | - | - | - | - |
| Variable (enter 0=1) | 20 | | | | | | | | | | | | |
| Vegetated Wall | | | | | | | | | | | | |
| Green Roof | | | | | | | | | | | | |
| Depth 2-4 inches | actual sq ft | 0.6 | 0 | 0.000 | 0% | actual sq ft | 0.4 | 0 | 0.000 | 0% | actual sq ft | 0.6 | 0 | 0.000 |
| Depth 3-4 inches | actual sq ft | 0.6 | 0 | 0.000 | 0% | actual sq ft | 0.7 | 0 | 0.000 | 0% | actual sq ft | 0.6 | 0 | 0.000 |

Bonuses: 0.334, 0.130, Green Score = 0.360

City of Somerville
ZONING OVERHAUL

Mayor Joseph A Curtatone
Office of Strategic Planning & Community Development
Sustainability
“Any building that 1) has no on-site combustion for heating and cooking (all electric systems) and 2) has an energy use intensity that is at least twenty-five percent (25%) below ASHRAE 90.1 2010, meets the requirements of Zero Carbon Certification or higher from the International Living Future Institute, or achieves PHIUS+ Certification from the Passive House Institute US.”
“Any building that 1) has no on-site combustion for heating and cooking (all electric systems) and 2) has an energy use intensity that is at least twenty-five percent (25%) below ASHRAE 90.1 2010, meets the requirements of Zero Carbon Certification or higher from the International Living Future Institute, or achieves PHIUS+ Certification from the Passive House Institute US.”
Article 11: Parking & Mobility

11.2 Motor Vehicle Parking
11.2.3 Parking Structures

Electric Vehicle Service Equipment (EVSE)

1. Accessory Parking
   • Parking structures used for accessory parking must provide electrical capacity capable of supporting Level 2 EVSE to at least twenty-five percent (25%) of parking spaces, rounded up to the next whole number.

2. Commercial Parking
   • Parking structures used for commercial parking must provide electrical capacity capable of supporting Level 2 EVSE to at least fifteen percent (15%) of parking spaces, rounded up to the next whole number, and at least five percent (5%) of parking spaces, rounded up to the next whole number, must have an operational Level 2 EVSE installed.
   • EVSE capable of simultaneously charging two (2) vehicles is counted as two (2) Level 2 EVSE.
2. OVERVIEW & GUIDE
Standards & Measurements

- Components and building frontages.
- Buildings and structures are not permitted to encroach upon any abutment or the right-of-way of any public thoroughfare.
- Lots that cannot meet bower setback requirements on all sides are not appropriate for tall buildings.

b. Parking Setbacks
- Unless otherwise specified, all parking, excluding underground parking, must be located at or behind any required parking setback.

c. Encroachments
- Building components may encroach into required setback, as indicated for each type elsewhere in this Ordinance.
- Cornices, belt courses, sills, buttresses and other architectural features may encroach up to two (2) feet into a required setback, provided that at least two (2) feet is maintained from the vertical plane of any side lot line.
- Chimneys and flues may encroach up to four (4) feet into a required setback, provided that at least two (2) feet is maintained from the vertical plane of any lot line.
- Building eaves and roof overhangs may encroach into a required setback, provided that at least two (2) feet is maintained from the vertical plane of any lot line.
- Unenclosed fire escapes or emergency egress stairways may encroach into a required side or rear setback, provided that at least ten (10) feet is maintained from the vertical plane of any lot line.
- Mechanical equipment associated with residential uses, such as an HVAC unit, is not permitted in the frontage area of a lot, but may encroach into a required side or rear setback, provided that at least two (2) feet or the distance provided in the manufacturer’s specifications, whichever is greater, is maintained from the vertical plane of any lot line.
- Air heat pumps and other energy-saving mechanical equipment with a day-night 24-hr average noise level of 58 dBA or less may fully encroach into a required setback.
- Exterior walls are permitted to encroach into front, side, and rear setbacks up to eight inches (8") only for the purpose of adding insulation or sheathing to the exterior wall assembly, provided that at least two (2) feet is maintained from the vertical plane of any side lot line.
- Minor structures accessory to utilities, such as hydrants, manholes, transformers, and other cabinet structures, may fully encroach into a required setback.
- Terraces, uncovered and unanchored patios, and structures below and covered by the ground may fully encroach into a required setback.
- Trellises or other structures attached to a building for the sole purpose of growing vines or other vegetation may encroach into a required setback, provided that at least two (2) feet is maintained from the vertical plane of any side lot line.
- Accessory structures, fences and walls, signs, and landscape buffers may encroach as indicated in Article 10, Development Standards.

d. Frontage Area
- The area of a lot between the facade of a principal building and any front lot line(s) extending fully to

FIGURE 2.2 (c) Parking Setbacks

FIGURE 2.2 (d) Frontage Area

City of Somerville
ZONING OVERHAUL

October 2018
Mayor Joseph A Curtatone
Office of Strategic Planning & Community Development
vi. Mechanical equipment associated with residential uses, such as an HVAC unit, is not permitted in the frontage area of a lot, but may encroach into a required side or rear setback, provided that at least two (2) feet or the distance provided in the manufacturer’s specifications, whichever is greater, is maintained from the vertical plane of any lot line.

a) Air heat pumps and other energy-saving mechanical equipment with a day-night 24-hr average noise level of 55 dB(A) or less may fully encroach into a required setback.

vii. Exterior walls are permitted to encroach into front, side, and rear setbacks up to eight inches (8”) only for the purpose of installing insulated sheathing to the exterior wall assembly, provided that at least two (2) feet is maintained from the vertical plane of any side lot line.

viii. Minor structures accessory to utilities, such as hydrants, manholes, transformers, and other cabinet structures, may fully encroach into a required setback.

ix. Terraces, unenclosed and unbanked patios, and structures below and covered by the ground may fully encroach into a required setback.

x. Trellises or other structures attached to a building for the sole purpose of growing vines or other vegetation may encroach into a required setback, provided that at least two (2) feet is maintained from the vertical plane of any side lot line.

xi. Accessory structures, fences and walls, signs, and landscape buffers may encroach as indicated in Article 10: Development Standards.

d. Frontage Area
i. The area of a lot between the façade of a principal building and any front lot line(s) extending fully to the frontage area of a lot, but may encroach into a required side or rear setback, provided that at least two (2) feet or the distance provided in the manufacturer’s specifications, whichever is greater, is maintained from the vertical plane of any lot line.

a) Air heat pumps and other energy-saving mechanical equipment with a day-night 24-hr average noise level of 55 dB(A) or less may fully encroach into a required setback.
vii. Exterior walls are permitted to encroach into front, side, and rear setbacks up to eight inches (8") only for the purpose of adding insulating sheathing to the exterior wall assembly, provided that at least two (2) feet is maintained from the vertical plane of any side lot line.
10. DEVELOPMENT STANDARDS

Sustainable Development

1. Green Buildings
   a. New construction or alterations between 25,000 and
      50,000 SF of gross floor area must be LEED Silver
      certifiable.
   b. New construction or alterations greater than 50,000 SF
      of gross floor area must be LEED Gold certifiable.
   c. Development subject to the provisions of this Section
      must meet the standards of the most current LEED
      building rating system. During the twelve (12) month
      time period after the adoption of a new version
      of LEED, permit applications may be submitted
      demonstrating compliance to either the immediately
      previous or newly adopted version of the LEED
      building rating system.
   d. The following materials must be included with a
      development review application for development
      subject to the provisions of this Section:
      i. A completed LEED checklist for the appropriate
         building standard to demonstrate how the
         proposed development is anticipated to meet the
         standards of this Section.
      ii. A narrative indicating the measures proposed
         to achieve each of the credits and prerequisites
         of the appropriate LEED building standard and
         demonstrating the anticipated methods by which
         compliance with the requirements of this Section
         will be achieved at the time of construction.
      iii. An affidavit by a LEED-Accredited Professional
         (LEED-AP) Project Manager or by appropriate
         consultants stating that to the best of their
         knowledge, the project has been designed to
         achieve the stated LEED building standard.
   e. Prior to the issuance of the first Building Permit
      and prior to the issuance of the first Certificate of
      Occupancy, the LEED checklist and narrative
      description outlining compliance with the certification
      level required by this Section must be updated to
      identify any design changes made subsequent to Site
      Plan Approval and submitted to the Building Official.
      Accompanied by an affidavit by a LEED-AP Project
      Manager or appropriate consultants stating that, to the
      best of their knowledge, the project has been designed to
      achieve the stated LEED building standard.

2. Green Roofs & Storm Water Management
   a. To the extent practicable, storm water should be
      conveyed onsite for irrigation and other purposes
      where appropriate.
   b. The review boards may authorize the City Engineer to
      grant a credit to properties, against which any storm
      water impact fees are imposed, equivalent to the
      quantity of storm water that is removed from entering
      the system through the use of green roofs or other
      onsite storm water management practices.

3. Heat Island Reduction
   a. Applicability
      i. This section is applicable to all development in any
         district.
   b. Standards
      i. Roofs and parking covers must have a Solar
         Reflectance Index as specified in Table 10.9 (a) for
         a minimum of seventy-five percent (75%) of the
         roof area and parking spaces.
      a. Roof area and parking spaces covered by solar
         collectors and green roofs compliant with the
         provisions of this Ordinance are exempt.
      ii. Uncovered surface parking spaces must have a
         minimum initial solar reflectance of 0.33 or three
         (3) year aged solar reflectance of 0.28.

### Table 10.9(a) Required Solar Reflectance Index

<table>
<thead>
<tr>
<th>Type</th>
<th>Initial SRI</th>
<th>3 year aged SRI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flat roofs and roofs</td>
<td>62</td>
<td>64</td>
</tr>
<tr>
<td>pitched at or below</td>
<td></td>
<td></td>
</tr>
<tr>
<td>nine and one-half</td>
<td></td>
<td></td>
</tr>
<tr>
<td>degrees (9.5°: 2.12)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof pitched above</td>
<td>30</td>
<td>32</td>
</tr>
<tr>
<td>nine and one-half</td>
<td></td>
<td></td>
</tr>
<tr>
<td>degrees (9.5°: 2.12)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Cover</td>
<td>30</td>
<td>32</td>
</tr>
</tbody>
</table>

4. Environmental Performance
   a. The review boards shall establish submittal
      requirements for development review applications to
      ensure the following:
      i. That shadows cast by high-rise buildings do not
         substantially and adversely limit ground level
         access to sunlight on sidewalks and Civic Spaces.
      ii. That high-rise buildings pedestrian level wind
         velocities do not exceed acceptable levels for
         various activities existing or proposed at particular
         locations.
      iii. That buildings do not cause visual impairment or
         discomfort due to reflective spot glare and solar
         heat buildup in any nearby buildings.
3. Heat Island Reduction
   a. Applicability
      i. This section is applicable to all development in any district.
   b. Standards
      i. Roofs and parking covers must have a Solar Reflectance Index as specified on Table 10.9 (a) for a minimum of seventy-five percent (75%) of the roof area or parking spaces.
         a. Roof area and parking spaces covered by solar collectors and green roofs compliant with the provisions of this Ordinance are exempt.
         b. Uncovered surface parking spaces must have a minimum initial solar reflectance of 0.33 or three (3) year aged solar reflectance of 0.28.

### TABLE 10.9 (a) Required Solar Reflectance Index

<table>
<thead>
<tr>
<th></th>
<th>Initial SRI</th>
<th>3 year aged SRI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hat roofs and roofs pitched at or below nine and one-half degrees (9.5°; 2:12)</td>
<td>82</td>
<td>64</td>
</tr>
<tr>
<td>Roofs pitched above nine and one-half degrees (9.5°; 2:12)</td>
<td>39</td>
<td>32</td>
</tr>
<tr>
<td>Parking Cover</td>
<td>39</td>
<td>32</td>
</tr>
</tbody>
</table>

10. DEVELOPMENT STANDARDS

10.9 SUSTAINABLE DEVELOPMENT

1. Green Buildings
   a. Newer construction or alterations between 25,000 and 100,000 square feet shall be LEED Silver certified.
   b. Roofs and parking covers must have a Solar Reflectance Index as specified on Table 10.9 (a) for a minimum of seventy-five percent (75%) of the roof area or parking spaces.
   c. Development subject to the provisions of this Section must meet the standards of the most current LEED building rating system. During the twelve (12) month period after the adoption of a new version of LEED, permit applications may be submitted demonstrating compliance to either the immediately previous or newly adopted version of the LEED building rating system.
   d. The following submittal materials must be included with a development review application required for development subject to the provisions of this Section: A completed LEED checklist for the appropriate LEED building standard to demonstrate how the proposed development is anticipated to meet the standards of this Section.
   e. A narrative indicating the measures proposed to achieve each of the credits and prerequisites of the appropriate LEED building standard and demonstrating the anticipated benefits of compliance with the requirements of this Section will be achieved at the time of construction.
   f. An affidavit by a LEED Accredited Professional (LEED AP) Project Manager or by appropriate consultants stating that to the best of their knowledge, the project has been designed to achieve the stated LEED building standard.
   g. Prior to the issuance of the first Building Permit and prior to the issuance of the first Certificate of Occupancy, the LEED checklist and narrative describing fulfillment of the requirements of this Section must be updated to identify any design changes made subsequent to Site Plan Approval and submitted to the Building Official accompanied by an affidavit by a LEED AP Project Manager or appropriate consultants stating that, to the best of their knowledge, the project has been designed to achieve the stated LEED building standard.

2. Heat Island Reduction
   a. This section is applicable to all development in any district.
   b. Standards
      i. Roofs and parking covers must have a Solar Reflectance Index as specified on Table 10.9 (a) for a minimum of seventy-five percent (75%) of the roof area or parking spaces.
      a. Roof area and parking spaces covered by solar collectors and green roofs compliant with the provisions of this Ordinance are exempt.
      b. Uncovered surface parking spaces must have a minimum initial solar reflectance of 0.33 or three (3) year aged solar reflectance of 0.28.

### TABLE 10.9 (a) Required Solar Reflectance Index

<table>
<thead>
<tr>
<th></th>
<th>Initial SRI</th>
<th>3 year aged SRI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hat roofs and roofs pitched at or below nine and one-half degrees (9.5°; 2:12)</td>
<td>82</td>
<td>64</td>
</tr>
<tr>
<td>Roofs pitched above nine and one-half degrees (9.5°; 2:12)</td>
<td>39</td>
<td>32</td>
</tr>
<tr>
<td>Parking Cover</td>
<td>39</td>
<td>32</td>
</tr>
</tbody>
</table>

4. Environmental Performance
   a. The review boards shall establish submittal requirements for development review applications to ensure the following:
      i. That high-rise buildings do not substantially and adversely limit ground level access to sidewalks and park spaces.
      ii. That by high-rise buildings pedestrian level wind velocities do not exceed acceptable levels for various activities existing or proposed at particular locations.
      iii. That buildings do not cause visual impact or discomfort due to reflective spot glaze and solar heat buildup in any nearby buildings.
TONIGHT’S AGENDA

1. Summary of what has changed
2. What work still needs done?
   a) Recently Proposed Amendments
   b) Affordable Housing
   c) Neighborhood Meetings
   d) Design Review
   e) Transit Areas Map
Proposed Amendments
Near Highway Air Pollution
Civic Space in Overlay Districts
Marijuana Businesses
City of Somerville
Massachusetts
Marijuana Overlay District
September 19, 2018
Marijuana Overlay Districts
Affordable Housing
Section 13. Development Benefits

13.1.2 Applicability

Goal: To ensure that inclusionary zoning requirements apply to new construction, and adaptive reuse, as articulated in the Ordinance.

1) Inclusionary Zoning, Section 13.2 of Ordinance 2016-06 and its provisions apply to all residential developments seeking permits to develop six (6) or more — formerly eight (8) or more — newly constructed, substantial rehabilitation, Planned Unit Development, or adaptive reuse units.

In effect, however, the 2016 Ordinance only applied to development of more units, because in small residential developments included in the site plan review under the current zoning. (See Section 7.1 on current zoning ordinances.)

The proposed new zoning eliminates special permits with site plan review, the six-unit requirement that Somerville adopted under current ordinance.

Note: George Papadogiannis: Please clarify or update.

(2) Despite the stated applicability to projects involving substantial rehabilitation, or adaptive reuse, Ordinance 2016-06 and its provisions apply to projects involving new construction. In order apply to full range of legislatively covered projects, there needs to be a definition and conditions under which the IZ provisions will apply to residential development, or adaptive reuse.

Recommendation: Amend §13.1.2 to add new subpart definition of substantial rehabilitation.

(c) As used in the section, the term “substantial rehabilitation” means as 24 CFR §206.203(b)(4), that is, any work to the addition of facilities of a project that not only of the project’s value after the rehabilitation that the improvement of the project’s economic life, levels of service and quality. Rehabilitation, alteration and/or modernization of long-term building or mechanical system components may comprise rehabilitation if the component is a substantial part of the building or if the rehabilitation includes new additions that are necessary to address the building’s unmet needs either as housing or as a place of business. Substantial rehabilitation may require replacement of the old building or its parts.

Note: When this topic was discussed internally, these were among the developers might not be fully transparent about the rehabilitation.

Mayor Joseph A. Curtatone
Office of Strategic Planning & Community Development
Neighborhood Meetings
Design Review
### DESIGN REVIEW: EARLY DESIGN GUIDANCE PROPOSAL PACKET CHECKLIST

<table>
<thead>
<tr>
<th>Section</th>
<th>Information to be Included in Each Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.0 Architectural Massing Concept(s)</td>
<td>- Three viable alternative architectural massing concepts showing your design thinking process and how the designs respond to the context and design guidelines. Include a code complying scheme with no departures. Graphics for all options should be comparable and generally show the same development objectives. Include proposed site plan/ground floor plan in context showing the proposed structure(s) footprint. Composite ground floor plan desired. Include property lines and dimensions. Indicate preferred massing.</td>
</tr>
<tr>
<td>9.0 Departures</td>
<td>- Department summary table for all anticipated development standard departures. Including the following: Code citation; Code requirement; Proposed design departure; Rationale explaining how the departure results in a project which better meets the intent of specific design guidelines.</td>
</tr>
</tbody>
</table>

#### OPTION 1 [CODE-COMPLIANT]
- [Option 1 Image]

#### OPTION 2
- [Option 2 Image]

#### OPTION 3 [PREFERRED]
- [Option 3 Image]
Transit Areas Map
M.G.L. 40R

760 CMR 59.00
SMART GROWTH ZONING DISTRICTS AND
STARTER HOME ZONING DISTRICTS

Substantial Transit Access Area
A location that comprises:

1. In the case of a Smart Growth Zoning District, part or all of the land located within ½ mile distance of any rapid transit or commuter rail station, bus or ferry terminal (measured from the entry point(s) to the passenger platforms); and

2. In the case of a Starter Home Zoning District, part or all of the land located within a one mile distance of any rapid transit or commuter rail station, bus or ferry terminal (measured from the entry point(s) to the passenger platforms).
PUBLIC FEEDBACK
Proposed Code

The Administration has recently submitted the proposed Zoning Ordinance to the Board of Aldermen. To review a timeline of the steps required for adoption, see our Adoption Process Infographic.

Please provide your feedback on our CiviComment page, and don’t forget to join us in the upcoming public hearings by the Planning Board and the Board of Aldermen Land Use Committee:

- **On Tuesday, February 13, 2018, at 6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, the City Administration will introduce the code, provide an overview, and highlight the differences between the proposed 2018 overhaul and the 2015 version;

- **On Tuesday, March 13, 2018, at 6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, the Planning Board and Land Use Committee will accept public comments;

For those who may be interested, the Land Use Committee and Planning Board will also meet on **Wednesday, January 31, 2018, at 6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, for an introduction by administration staff to the drafting technique, document structure, and other technical items related to the proposed ordinance.

Below is the current draft of the new Somerville Zoning Ordinance. A change log and previous drafts are available on our website.

Maintained by the City of Somerville’s Planning Department

Email us your feedback at: planning@somervillema.gov

Language Options

Follow us for regular updates!

Zoning Mailing List

Email Address
If you do not have a login, click the “Register” link on the top right to sign up, then choose any document below. While in view mode, click anywhere on the document to add comments.

**Proposed Zoning Code - Article 1 - Introductory Provisions**
No description available.

**Proposed Zoning Code - Article 2 - Overview & Guide**
No description available.
If you do not have a login, click the “Register” link on the top right to sign up, then choose any document below. While in view mode, click anywhere on the document to add comments.
1. INTRODUCTORY PROVISIONS

1.1 GENERAL

Title ................................................................. 3
Authority .......................................................... 3
Applicability ....................................................... 3
Purpose ............................................................. 3
Regulatory Scope ............................................... 4
Compliance ......................................................... 4
Fines and Penalties .............................................. 4
Conflicting Provisions .......................................... 4
Meaning & Intent .................................................. 4
Text & Graphics ................................................... 5
Severability & Invalidity ........................................ 5

1 INTRODUCTORY PROVISIONS

1.1 GENERAL

| Title     | 3 |
| Authority | 3 |
| Applicability | 3 |
| Purpose   | 3 |
| Regulatory Scope | 4 |
| Compliance | 4 |
| Fines and Penalties | 4 |
| Conflicting Provisions | 4 |
| Meaning & Intent | 4 |
| Text & Graphics | 5 |
| Severability & Invalidity | 5 |

Add Comment

Comment Type
- None -

Notify me when new replies are posted

Add Comment

## 1 INTRODUCTORY PROVISIONS

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>GENERAL</td>
<td>3</td>
</tr>
</tbody>
</table>

- Title
- Authority
- Applicability
- Purpose
- Regulatory Scope
- Compliance
- Fines and Penalties
- Conflicting Provisions
- Meaning & Intent
- Text & Graphics
- Severability & Invalidity

1 INTRODUCTORY PROVISIONS

1.1 GENERAL

- Title
- Authority
- Applicability
- Purpose
- Regulatory Scope
- Compliance
- Fines and Penalties
- Conflicting Provisions
- Meaning & Intent
- Text & Graphics
- Severability & Invalidity
Direct Link

somerville.civicomment.org
Contact the Planning Division with feedback at:

planning@somervillema.gov