

# Proposed Amendments to the Somerville Zoning Ordinance v4 (11/21/2019)

Text to be removed is ~~crossed-out~~ and new text is underlined.

#	Sponsor	Document Location	Text Change	OSPCD Comments																
<b>TEXT AMENDMENTS</b>																				
	Ballantyne, Niedergang, Senator Jehlen, Rosetti	§1.1.4.i.	ii. To <del>promote the adaptation of existing buildings and permit redevelopment and infill construction</del> <u>encourage an architectural design for new construction</u> that contributes to Somerville's <del>architectural</del> <u>built</u> legacy, while respecting <del>neighborhood</del> <u>neighborhood</u> established character <del>of existing buildings</del> .																	
	Scott	Article 2: Glossary	<b>Open Space</b> A ground level or upper story outdoor <u>landscaped</u> area including, but not limited to, natural woodlands, yards, forecourts, courtyards, green roofs and civic spaces.																	
	Hirsh	Article 3: Residential Districts Article 4: Mid-Rise Districts Article 5: High Rise Districts Article 7: Special Districts Article 8: Overlay Districts	<b>Table [X.X.X] Required ADUs</b> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr style="background-color: #333; color: white;"> <th style="width: 50%;">Total Dwelling Units</th> <th style="width: 50%;">Required ADUs</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0 to <u>1</u> units</td> <td style="text-align: center;">None</td> </tr> <tr> <td style="text-align: center;"><u>2 or more</u> units</td> <td style="text-align: center;"><u>20% of units</u></td> </tr> </tbody> </table>	Total Dwelling Units	Required ADUs	0 to <u>1</u> units	None	<u>2 or more</u> units	<u>20% of units</u>	New proposal.  Applies to all building types permitted to have 2 or more units on the lot or within the principal building in all zoning districts.										
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	Scott	§3.1.13.h Projecting Porch	<table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr style="background-color: #ffff00;"> <th colspan="2" style="text-align: left;">Dimensions</th> </tr> </thead> <tbody> <tr> <td style="width: 5%;">A</td> <td>Width (min) <span style="float: right;"><u>12 ft</u></span></td> </tr> <tr> <td>B</td> <td>Projection (min) <span style="float: right;">6 ft</span></td> </tr> <tr> <td>C</td> <td>CLEARANCE (min) <span style="float: right;">7 ft</span></td> </tr> <tr> <td>D</td> <td>FURNITURE AREA, Clear (min) <span style="float: right;">6 ft x 6 ft</span></td> </tr> <tr> <td>E</td> <td>SETBACK ENCROACHMENT (max)</td> </tr> <tr> <td></td> <td style="padding-left: 20px;">Front <span style="float: right;">100%</span></td> </tr> <tr> <td></td> <td style="padding-left: 20px;">Side &amp; Rear <span style="float: right;">0 ft</span></td> </tr> </tbody> </table>	Dimensions		A	Width (min) <span style="float: right;"><u>12 ft</u></span>	B	Projection (min) <span style="float: right;">6 ft</span>	C	CLEARANCE (min) <span style="float: right;">7 ft</span>	D	FURNITURE AREA, Clear (min) <span style="float: right;">6 ft x 6 ft</span>	E	SETBACK ENCROACHMENT (max)		Front <span style="float: right;">100%</span>		Side & Rear <span style="float: right;">0 ft</span>	
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	Niedergang	§3.1.16.b Use Limitations	<p><del>i. Occupancy of a Backyard Cottage accessory building type that is nonconforming to the required minimum side or rear setbacks by any permitted Residential principal use is prohibited.</del></p> <p><del>i. Modification of any existing principal building to add a third (3rd) dwelling unit that would result in a decrease in the number of bedrooms of any existing dwelling unit is prohibited.</del></p>	<p>Amended text since previous submission</p> <p>Ewen-Campen withdraws sponsorship</p>																		
	Ballantyne	§3.1.18.c	<p>i. Driveways may be <del>no wider than up to</del> twelve (12) feet <del>in width in the frontage area of a lot.</del> <u>See Figure 3.1.18.</u></p> <p>ii. <u>Ribbon driveways must have paved tracks that are at least two (2) feet in width and five (5) feet on center with an unpaved area that is at least three (3) feet in width. Figure 3.1.18.</u></p>																			

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	Ballantyne	MPD overlay district §8.3.7	<p><b><u>7. Master Plan Standards</u></b></p> <p>a. <u>Submitted master plans must include a sustainability component that details the following:</u></p> <p>i. <u>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.</u></p> <p>ii. <u>A carbon neutral pathway assessment and a stormwater management and green infrastructure plan.</u></p> <p>b. <u>Submitted master plans must include development phasing commitments and proposed contingencies as a basis of a performance bond.</u></p>	Subsequent sections renumbered.
	Ballantyne	MPD overlay district Boynton Yard sub-area §8.3.11.g	<p>iii. Commercial Floor Area</p> <p>a). At least <del>sixty</del> <u>seventy-five</u> percent (<del>60</del> <u>75</u>%) of the floor space of any building must be dedicated to <del>non-residential uses, excluding Auto-Oriented and Industrial</del> <u>the following</u></p> <p>PRINCIPAL USES:</p> <p><u>i). General Office</u></p> <p><u>ii). Research &amp; Development or Laboratory</u></p> <p><u>iii). Arts &amp; Creative Enterprise</u></p>	
	Scott	MPD overlay district Boynton Yards sub-area §8.3.11.g	<p>b). At least <del>five ten</del> percent (<del>5</del> <u>10</u>%) of the total commercial floor area required by §8.3.11.f.iii must be dedicated to Arts &amp; Creative Enterprise PRINCIPAL USES.</p>	

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	Ballantyne	MPD overlay district Union Square sub-area  §8.3.17.f	<ul style="list-style-type: none"> <li>iii. Commercial Floor Area <ul style="list-style-type: none"> <li>a). At least <del>sixty</del> <u>seventy-two</u> percent (<del>60</del> <u>72</u>%) of the GROSS FLOOR AREA of any building must be dedicated to <del>non-residential uses, excluding Auto-Oriented and Industrial</del> <u>the following</u> PRINCIPAL USES: <ul style="list-style-type: none"> <li><u>i). General Office</u></li> <li><u>ii). Research &amp; Development or Laboratory</u></li> <li><u>iii). Arts &amp; Creative Enterprise</u></li> </ul> </li> <li>b). At least forty percent (40%) of the COMMERCIAL FLOOR AREA required §8.3.16.f.iii.a) must be dedicated to either Office PRINCIPAL USES OR Design SERVICES USES from the Arts &amp; Creative Enterprise USE category.</li> </ul> </li> </ul>	
	Niedergang	§11.1.1.e.i	<ul style="list-style-type: none"> <li>b). Provide support to the bicycle frame, allowing <u>for both wheels to rest upon a stable surface and for the bicycle to stand upright and not fall over without the use of a kick-stand,</u> <del>and prevent the bicycle from falling over;</del></li> <li>c). Be configured <u>not to block handlebars and baskets and</u> to provide two points of contact <del>to allow for</del> locking <del>of</del> the frame and at least one wheel with a user-provided locking device;</li> <li>d). Be constructed of materials that resist cutting, rusting, bending, or deformation; and</li> <li>e). Be arranged in rows (with bicycles parked side-by-side) or in alignment (with bicycles parked end-to-end).</li> <li><u>f). Not require lifting or vertical mounting of the bicycle.</u></li> </ul>	

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	Scott	§15.2.2	<p>c. Compliance</p> <p>i. The Review Board <del>may require the posting of a bond or other performance guarantee to ensure compliance with the development review application and conditions, as approved</del> shall require a performance bond for one hundred and twenty five percent (125%) of the estimated construction costs of the full build out to guarantee satisfactory completion of the approved master plan and conditions.</p>							
<b>OTHER TEXT AMENDMENTS TABLED ON TUESDAY</b>										
	Hirsh	Article 3: Residential Districts	That any SUBSTANTIAL RENNOVATION (as defined) that also increases the NET FLOOR AREA of a PRINCIPAL BUILDING in the NR district be required to pay affordable housing linkage to mitigate impacts to the affordability of housing in Somerville.	Likely requires a Home Rule Petition						
	Hirsh	Article 3: Residential Districts Article 4: Mid-Rise Districts Article 5: High-Rise Districts	<p>Amend the above amendment as follows:</p> <p><b>Table [X.X.X] Required ADUs</b></p> <table border="1"> <thead> <tr> <th>Total Dwelling Units</th> <th>Required ADUs</th> </tr> </thead> <tbody> <tr> <td>1 unit</td> <td>1</td> </tr> <tr> <td>2 or more units</td> <td>20% of units</td> </tr> </tbody> </table>	Total Dwelling Units	Required ADUs	1 unit	1	2 or more units	20% of units	
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53	Hirsh, Niedergang	Article 3: Residential Districts Article 4: Mid-Rise Districts Article 5: High-Rise Districts Article 6: Commercial Districts	<p>Delete column five (minimum parking requirements outside of a transit area) from Table 3.1.18 Vehicular Parking (NR District)</p> <p>Delete column five (minimum parking requirements outside of a transit area) from Table 3.2.17 Vehicular Parking (UR District)</p> <p>Delete column five (minimum parking requirements outside of a transit area) from Table 4.1.15 Vehicular Parking (MR3 District)</p> <p>Delete column five (minimum parking requirements outside of a transit area) from Table 4.2.15 Vehicular Parking (MR4 District)</p> <p>Delete column five (minimum parking requirements outside of a transit area) from Table 4.3.15 Vehicular Parking (MR5 District)</p> <p>Delete column five (minimum parking requirements outside of a transit area) from Table 4.4.15 Vehicular Parking (MR6 District)</p> <p>Delete column five (minimum parking requirements outside of a transit area) from Table 5.1.17 Vehicular Parking (HR District)</p> <p>Delete column five (minimum parking requirements outside of a transit area) from Table 6.1.13 Vehicular Parking (FAB District)</p> <p>Delete column five (minimum parking requirements outside of a transit area) from Table 6.3.12 Vehicular Parking (CC District)</p> <p>Delete column five (minimum parking requirements outside of a transit area) from Table 6.3.13 Vehicular Parking (CI District)</p> <p>Delete column five (minimum parking requirements outside of a transit area) from Table 6.4.14 Vehicular Parking (CB District)</p>	100% supported by Staff and all of the Planning literature concerning parking regulation.
<b>MAP AMENDMENTS</b>				
	Niedergang	Zoning Atlas	Change the zoning map designation for 80/82 Vernon Street, 86/88 Vernon Street, and 90 Vernon Street from the UR district to the NR district.	

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	White	Zoning Atlas	Change the zoning map designation for MBL 113-A-1 216 McGrath Hwy from HR to CI	
	White	Zoning Atlas	Change the zoning map designation for MBL 113-A-2 200 McGrath Hwy from HR to CI	
	White	Zoning Atlas	Change the zoning map designation for MBL 113-A-3 160 McGrath Hwy from HR to CI	
	White	Zoning Atlas	Change the zoning map designation for MBL 113-A-6 120 McGrath Hwy from HR to CI	
	White	Zoning Atlas	Change the zoning map designation for MBL 107-A-2 30 Washington St from MR4 & HR to CI	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 26-C-7 187 Elm St from MR4 to MR3	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 22-I-1 99 Dover St from CC5 to CC4	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 24-G-2 393 Highland Ave from CC5 to CC4	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 21-E-17 5 Davis Sq from MR6 to CC4	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 21-E-1 408-418 Highland Ave from MR6 to CC4	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 21-E-2 5 406-408 Highland Ave from MR6 to CC4	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 21-E-3 from MR6 to CC4	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 21-E-4 402 Highland Ave from MR6 to CC4	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 21-E-5 400 Highland Ave from MR6 to CC4	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 21-E-6 396 Highland Ave from MR6 to CC4	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 21-E-7 20 Grove St from MR6 to CC4	

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	Davis	Zoning Atlas	Change the zoning map designation for MBL 21-E-8 20 (a parking lot) from MR6 to CC4	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 21-E-9 20 (a parking lot) from MR6 to CC4	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 21-E-10 from MR6 to CC4	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 21-E-11 233-239 Elm St from MR6 to CC4	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 21-E-12 241-243 Elm St from MR6 to CC4	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 21-E-13 245-247 Elm St from MR6 to CC4	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 21-E-14 Elm St from MR6 to CC4	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 21-E-15 255 Elm St from MR6 to CC4	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 21-E-16 257-261 Elm St from MR6 to CC4	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 25-D-32 341 Summer Street to add the Small Business overlay district.	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 25-D-21 339 Summer Street to add the Small Business overlay district.	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 25-A-5 384 Highland Avenue to add the Small Business overlay district.	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 25-A-4 386 Highland Avenue to add the Small Business overlay district.	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 25-A-3 388 Highland Avenue to add the Small Business overlay district.	
	Davis	Zoning Atlas	Change the zoning map designation for MBL 25-A-2 390 Highland Avenue to add the Small Business overlay district.	
	Ballantyne	Zoning Atlas	Change the zoning map designation for MBL 1-C-12, MBL1-C-2, MBL 1-C-3, and all portions of MBL 1-C-11 not fronting onto Boston Avenue to the Fabrication District.	



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	Ballantyne	Zoning Atlas	Change the Transit Area Map to remove all parcels within the with the walkshed of the former Rt. 16 T-Station of the Green Line extension.	
	Ballantyne	Zoning Atlas	Change the zoning map designation from MR3 to UR with the Small Business overlay district for the following lots:  MBL 8-I-12 1305 Broadway MBL 8-I-11 1295 Broadway MBL 8-H-10 1269 Broadway MBL 6-B-1 1310 Broadway MBL 6-B-2 MBL 6-B-3 1304 Broadway MBL 6-B-4 1298 Broadway MBL 6-C-1 1284 Broadway MBL 6-C-38 0 Vicortia Street MBL 6-C-2 1274 Broadway MBL 6-C-3 1270 Broadway MBL 6-D-1 1260 Broadway MBL 6-D-38 6 Garrison Avenue MBL 6-D-2 1256 Broadway MBL 6-D-3 1252 Broadway MBL 6-D-4 1244 Broadway	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 96-A-6 561 Windsor Street to add the Small Business overlay district.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 81-B-1 198 Washington Street from MR5 to NR.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 81-B-2 192 Washington Street from MR5 to NR.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 81-B-3 190 Washington Street from MR5 to MR3.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 81-C-1 208 Washington Street from MR5 to UR.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 81-C-2 206 Washington Street from MR5 to UR.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 81-C-3 204 Washington Street from MR5 to UR.	

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	Scott	Zoning Atlas	Change the zoning map designation for MBL 81-C-4 202 Washington Street from MR5 to UR.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 81-C-16 227 Somerville Avenue from MR5 to MR3.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 81-C-15 225 Somerville Avenue from MR5 to UR.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 81-C-14 223 Somerville Avenue from MR5 to UR.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 81-B-20 203 Somerville Avenue from MR5 to UR.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 81-B-19 201 Somerville Avenue from MR5 to UR with the Small Business overlay district.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 81-B-17 193 Somerville Avenue from MR5 to CB.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 95-A-1 248 Somerville Avenue from MR5 to NR with the Small Business overlay district.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 95-A-2 244 Somerville Avenue from MR5 to NR with the Small Business overlay district.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 95-A-3 1 Linden Street from MR5 to NR with the Small Business overlay district.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 95-B-1 236 Somerville Avenue from MR5 to NR with the Small Business overlay district.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 95-B-2 230 Somerville Avenue from MR5 to CI.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 95-B-3 224 Somerville Avenue from MR5 to CI.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 95-C-1 220 Somerville Avenue from MR5 to MR3.	

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	Scott	Zoning Atlas	Change the zoning map designation for MBL 95-C-2 216 Somerville Avenue from MR5 to MR3.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 95-C-3 214 Somerville Avenue from MR5 to NR.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 95-C-4 212 Somerville Avenue from MR5 to NR.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 95-C-5 210 Somerville Avenue from MR5 to NR.	
	Scott	Zoning Atlas	Change the zoning map designation for MBL 95-C-6 200 Somerville Avenue from MR5 to NR.	