

CITY OF SOMERVILLE
ORDINANCE NO. 2023-
IN CITY COUNCIL: _____, 2023

Be it ordained by the City Council, in session assembled, that section 10.9 of the Zoning Ordinance of the City of Somerville is struck in its entirety, and that subsequent sections within chapter 10 are renumbered accordingly.

Approved:

President

Approved:

Mayor

10.9 STEEP SLOPES

ASMD CM CB CC CI FAB HR MR3 MR4 MR5 MR6 NR NP PS TU UR

10.9.1 Intent

- a. ~~To minimize storm water runoff and soil erosion problems incurred by the grading of steep slopes.~~
- b. ~~To maintain the natural topography and drainage patterns of land.~~
- c. ~~To help protect real property at the base of a steep slope from damage caused by erosion, mudslides, rock slides, falling trees, and other harms.~~

10.9.2 Purpose

- a. ~~To require discretion in the permitting of development on any property with a steep slope.~~

10.9.3 Applicability

- a. ~~This section is applicable to real property in all zoning districts.~~

10.9.4 Development Review

- a. ~~Development on any lot with a steep slope requires a special permit, except for the following:~~
 - i. ~~Modifications to a building type that do not increase the cumulative floor plate (main mass plus components) by more than two hundred and fifty (250) square feet, as identified by Building Permit records maintained by the Inspectional Services Department of the City of Somerville, within any twelve (12) month period.~~
 - ii. ~~Site improvements, excluding excavation, to any lot that do not exceed five hundred (500) square feet, as identified by Building Permit records maintained by the Inspectional Services Department of the City of Somerville, within any twelve (12) month period.~~
- 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 development on any lot with a steep slope:~~
 - i. ~~Consistency of site disturbance with the intent and purpose of this Section.~~
 - ii. ~~Geo-technical, structural engineering, and arboreal best practices for successfully and safely stabilizing steep slopes.~~