

**CITY OF SOMERVILLE
ORDINANCE NO. 2021-XX
In City Council on Month, XX, 2021**

Be it ordained by the Somerville City Council in session assembled, that the Somerville Zoning Ordinance is amended as attached. Existing text that is deleted is ~~crossed-out~~ and new text is underlined.

This Ordinance shall be effective for any discretionary or administrative permit first noticed for a public hearing on January 19, 2021 or later.

2. GLOSSARY & OVERVIEW

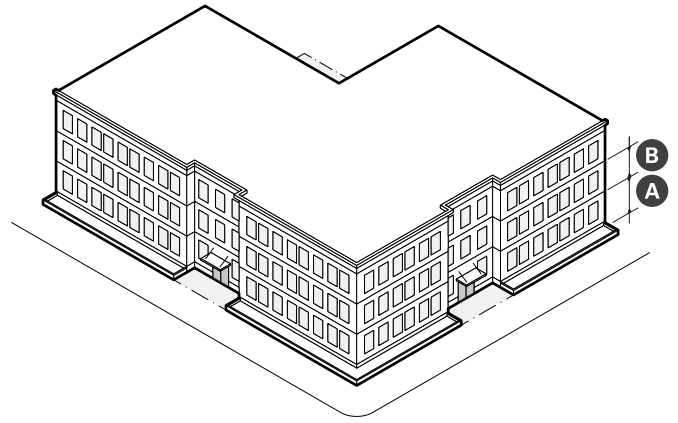
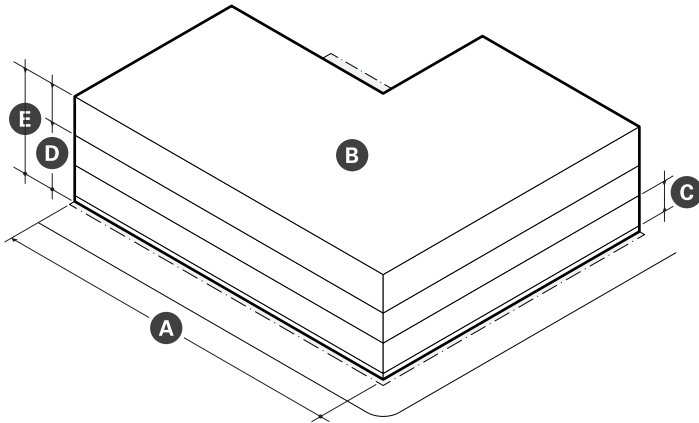
Standards & Measurements

- to accommodate pedestrian ACCESS where a change in grade exists across the front of a BUILDING.
- ii. GROUND STORY Commercial Space
 - a). Any building fronting a PEDESTRIAN STREET must provide one (1) or more GROUND STORY COMMERCIAL SPACES fronting the primary FACADE for one hundred percent (100%) of the total width of the building, excluding lobbies for UPPER STORY USES and other required means of egress.
 - iii. Commercial Space Factor
 - a). The required minimum number of GROUND STORY COMMERCIAL SPACES is calculated by dividing the building width at the primary facade by the commercial space factor indicated. Any fractional number resulting from this calculation is rounded to the nearest whole number.
 - iv. Commercial Space Depth
 - a). The depth of a COMMERCIAL SPACE is measured perpendicular from the facade toward the interior of a building.
 - b). The LEASABLE FLOOR AREA of any GROUND STORY COMMERCIAL SPACE must have the COMMERCIAL SPACE depth specified for each BUILDING TYPE.
 - v. DWELLING UNITS per LOT
 - a). The total combined number of DWELLING UNITS, that are permitted within a PRINCIPAL BUILDING TYPE and ACCESSORY BUILDING TYPE on the same LOT.
 - vi. DWELLING UNITS
 - a). The minimum or maximum number of DWELLING UNITS permitted for a BUILDING TYPE.
 - b). Existing structures may not be MODIFIED to conflict with number of DWELLING UNITS permitted for each BUILDING TYPE.
 - c). GROUND STORY DWELLING UNITS must have HABITABLE space at least twenty (20) feet in depth, measured perpendicularly from the FACADE towards the interior of the BUILDING.
 - vii. Density Factor
 - a). When specified for a building type, the maximum number of DWELLING UNITS permitted is calculated by dividing the total gross floor area of the building by the density factor indicated for each BUILDING TYPE.
 - i). The density factor permitted for each BUILDING TYPE is different for buildings on different sized LOTS, NET ZERO READY BUILDINGS.
 - ii). The gross floor area of any underground structured parking and the net floor area of any above ground structured parking is excluded when calculating density factor.
 - iii). Any fractional number resulting from this calculation is rounded up to the next whole number.
 - viii. Outdoor AMENITY SPACE
 - a). When specified for a BUILDING TYPE, outdoor AMENITY SPACE must be provided as a balcony, DECK, PATIO, porch, roof DECK, roof terrace, or yard that is directly ACCESSIBLE by a doorway from the DWELLING UNIT the outdoor AMENITY SPACE is meant to serve.
 - b). Each outdoor AMENITY SPACE must provide an unobstructed area of at least twenty-four (24) square feet that may be USED for seating.
 - c). Buildings with seven (7) or more DWELLING UNITS may provide shared outdoor AMENITY SPACE as a patio, roof deck, roof terrace, or yard, provided that the space includes the total seating area required for each DWELLING UNIT that the shared space is meant to serve.
 - c. Roof-mounted Mechanicals
 - i. The height of any roof-mounted mechanical equipment, screening, or penthouse is measured vertically from the surface of the finished roof to the top of the equipment, screening or penthouse roof above.

4.1.7. Apartment Building (continued)

c. Massing & Height

d. Uses & Features



Main Massing	
A BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	--
Primary Front	80%
Secondary Front	65%
B FLOOR PLATE (max)	15,000 sf
GROUND STORY Elevation (min)	2 ft
C STORY Height (min)	10 ft
D Number of Stories (min/max)	2 3
E BUILDING Height, Feet (max)	38 ft
Roof Type	Flat

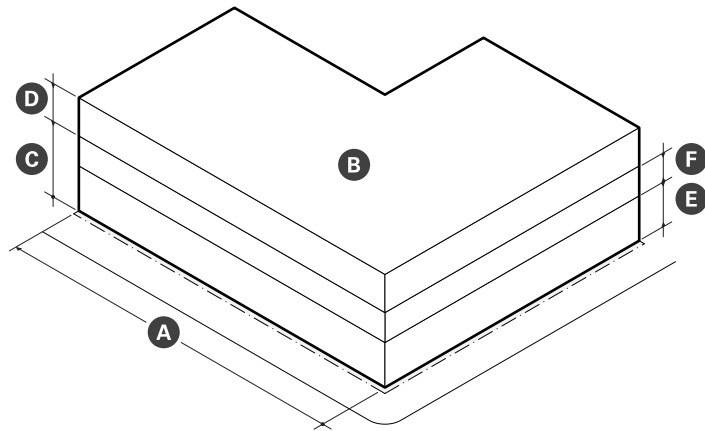
Facade Composition	
A GROUND STORY FENESTRATION (min/max)	15% 50%
B UPPER STORY FENESTRATION (min/max)	15% 50%
BLANK WALL (max)	20 ft

Use & Occupancy	
Density Factor (min)	--
LOT AREA < 5,000 sf	1,500
LOT AREA >= 5,000 sf	1,125
NET ZERO READY BUILDING	850
Outdoor AMENITY SPACE (min)	1/DU

Roof-mounted Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>10 ft</u>

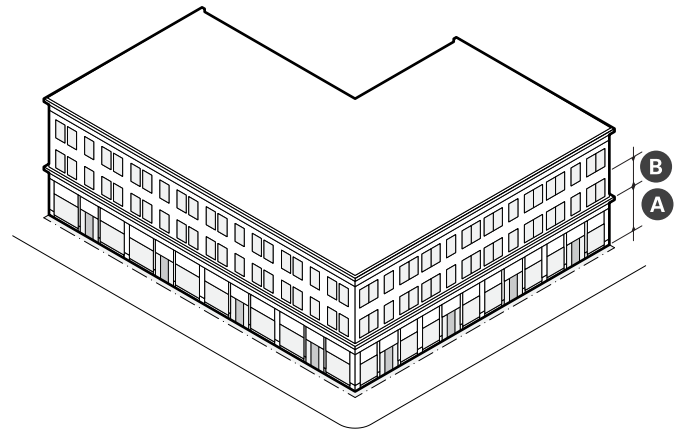
4.1.8. General Building (continued)

c. Massing & Height



Main Massing	
A BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	--
Primary Front	80%
Secondary Front	65%
B FLOOR PLATE (max)	15,000 sf
C GROUND STORY Height (min)	14 ft
D UPPER STORY Height (min)	10 ft
E Number of Stories (min/max)	2 3
F BUILDING Height, Feet (max)	40 ft
Roof Type	Flat

d. Uses & Features



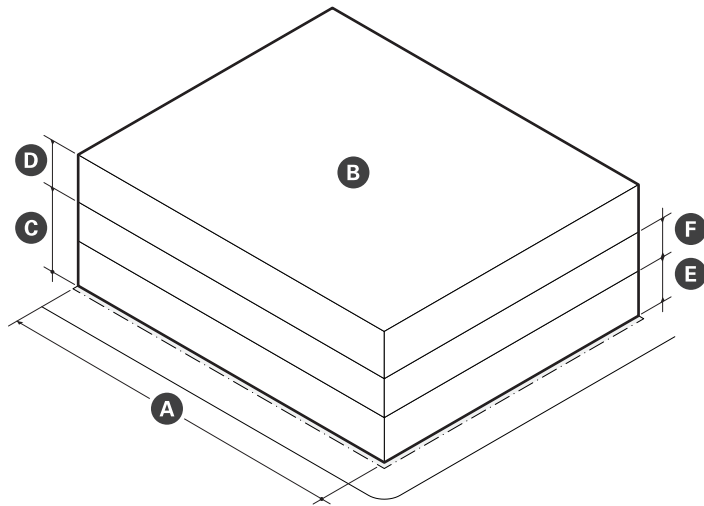
Facade Composition	
A GROUND STORY Fenestration	--
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
B UPPER STORY FENESTRATION (min/max)	15% 50%
BLANK WALL (max)	20 ft

Use & Occupancy	
GROUND STORY Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
Density Factor (min)	--
LOT AREA < 5,000 sf	1,500
LOT AREA >= 5,000 sf	1,125
NET ZERO READY BUILDING	850
Outdoor AMENITY SPACE (min)	1/DU

Roof-mounted Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>10 ft</u>

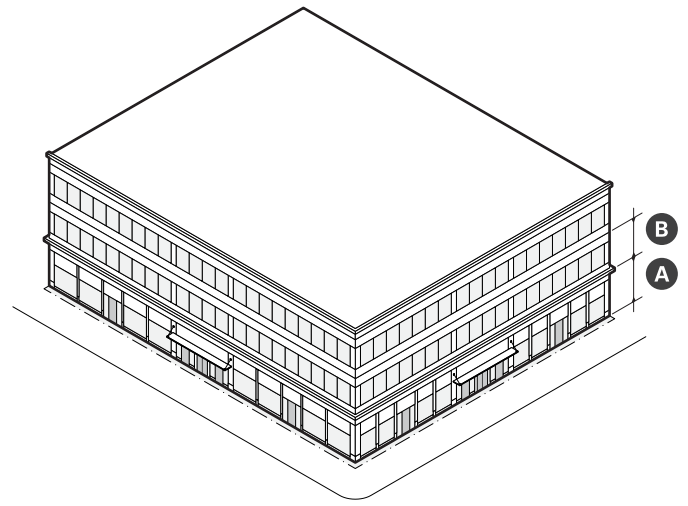
4.1.9 Commercial Building (continued)

c. Massing & Height



Main Massing	
A BUILDING WIDTH (max)	200 ft
FACADE Build Out, (min)	--
Primary Front	80%
Secondary Front	65%
B FLOOR PLATE (max)	15,000 sf
C GROUND STORY Height (min)	14 ft
D UPPER STORY Height (min)	10 ft
E NUMBER OF STORIES (min/max)	2 3
F BUILDING Height, Feet (max)	42 ft
Roof Type	Flat

d. Uses & Features



Facade Composition	
A Ground Story Fenestration	--
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
B UPPER STORY FENESTRATION (min/max)	15% 70%
BLANK WALL (max)	20 ft

Use & Occupancy	
GROUND STORY Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

Roof-mounted Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>10 ft</u>

12. Architectural Design Guidelines

- a. FACADES should be visually divided into a series of ARCHITECTURAL BAYS that are derived, in general, from the building's structural bay spacing.
- b. PIERS, PILASTERS, or other features defining each ARCHITECTURAL BAY should either extend all the way to the ground or terminate at any horizontal ARTICULATION defining the base of the building.
- c. ARCHITECTURAL BAYS should align, in general, with individual or groups of storefronts and lobby entrances.
- d. PIERS, PILASTERS, or other features defining each ARCHITECTURAL BAY should always project forward and be uninterrupted by any horizontal articulation, excluding any horizontal ARTICULATION USED to differentiate the base of the building.
- e. Vents, exhausts, and other utility features on building FACADES should be architecturally integrated into the design of the building and should be located to minimize adverse effects on pedestrian comfort along sidewalks and within OPEN SPACES.
- f. Buildings at TERMINATED VISTAS should be ARTICULATED with design features that function as focal points.
- g. FENESTRATION glazing should be inset from the plane of exterior wall surfaces.
- h. RIBBON WINDOWS should be avoided.
- i. Monotonous and repetitive storefront or lobby systems, awnings, canopies, SIGN types, colors, or designs should be avoided.
- j. Storefronts and lobby entrances should include awnings or canopies to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended and operable.
- k. Lobby entrances for UPPER STORY USES should be optimally located, well defined, clearly visible, and separate from the entrance for other GROUND STORY USES.
- l. Lobbies should be limited in both width and total area to preserve floor space and frontage for other GROUND STORY USES. Buildings should USE any combination of FACADE ARTICULATION, a double-height ceiling, a distinctive doorway, a change in wall material, a change in paving material within the FRONTAGE AREA, or some other architectural element(s) to make lobbies visual and materially distinctive.
- m. The selection of materials, FENESTRATION, and ornamentation should result in a consistent and harmonious composition that appears as a unified whole rather than a collection of unrelated parts.
- n. The type and color of materials should be kept to a minimum, preferably three (3) or fewer.
- o. Two (2) or more wall materials should be combined only one above the other, except for bay windows.
- p. Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight (wood and metal above brick, and all three above stone)
- q. Horizontal or vertical board siding or shingles, regardless of material, should be avoided.
- r. Architectural details and finish materials for the base of a building should be constructed of architectural concrete or pre-cast cementitious panels, natural or cast stone, heavy gauge metal panels, glazed or unglazed architectural terracotta, or brick.
- s. Exterior Insulation and Finish Systems (EIFS) should be avoided.
- t. Mechanical penthouses and screening should be located to minimize adverse environmental impacts on civic spaces, sidewalks, and abutting lots.
- u. Vents, stacks, railings and other components of mechanical equipment required to be outdoors or to project above a penthouse should be limited in height and located toward the center of the roof to every extent practicable.

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

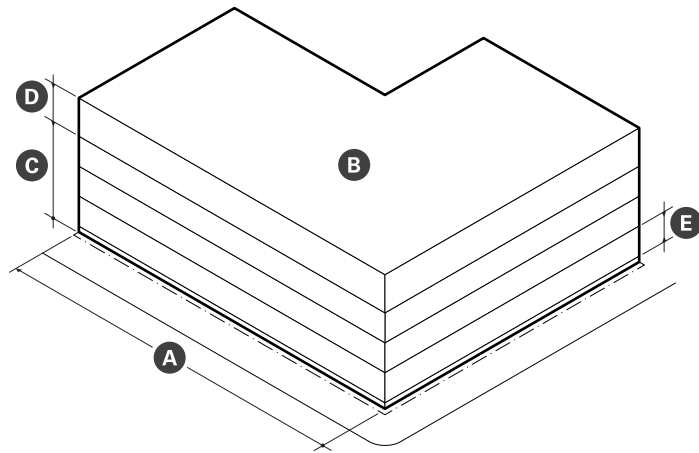
- i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
 - a). Each GROUND STORY non-residential USE must identify the STREET address either on the PRINCIPAL ENTRANCE door or above or beside the PRINCIPAL 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.

c. Roof-Mounted Mechanicals

- i. Roof-mounted mechanical equipment must be screened or enclosed within a penthouse.
 - a). Roof-mounted photovoltaic (PV) devices, solar thermal systems, and wind power generators are exempt.
- ii. Roof-mounted mechanical equipment must comply with all applicable noise standards including, but not limited to, the Massachusetts Department of Environmental Protection (MassDEP) noise policy and the Somerville Noise Control Ordinance.
- iii. Roof-mounted mechanical equipment, screening, and penthouses may exceed the maximum height permitted for each building type by Special Permit.
 - a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing roof-mounted mechanical equipment, screening, or a penthouse to exceed the maximum height permitted for each building type:
 - i). Visual impact and aesthetic quality of the proposed screening or penthouse.
 - ii). Efforts to reduce any net new shadows cast upon neighboring lots and structures.
 - iii). Ventilation and air handling techniques to reduce the emission of odor or exhaust toward neighboring lots and structures.
 - iv). Sound attenuation measures or operational procedures to mitigate potential noise impacts to neighboring lots and structures.
- iv. The Review Boards shall require an acoustical report, prepared by a professional acoustical engineer and including field measurements, demonstrating compliance with all applicable noise standards to be submitted to the Building Official prior to the issuance of a Certificate of Occupancy as a condition of any Site Plan Approval.

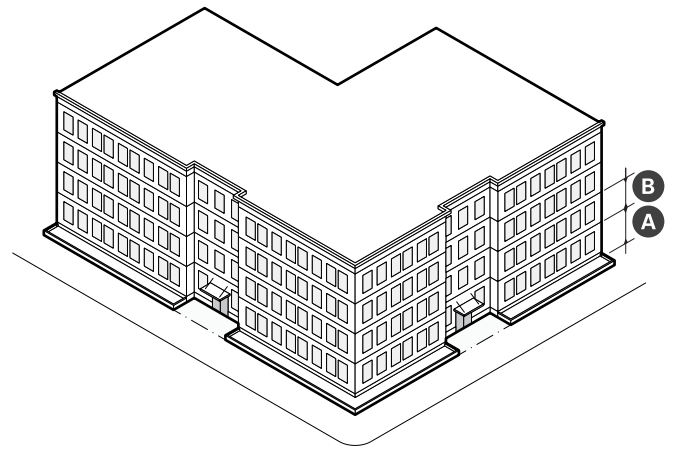
4.2.7. Apartment Building (continued)

c. Massing & Height



Main Massing	
A BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	–
Primary Front	80%
Secondary Front	65%
B FLOOR PLATE (max)	15,000 sf
GROUND STORY Elevation (min)	2 ft
C STORY Height (min)	10 ft
D Number of Stories (min/max)	3 4
E BUILDING Height, Feet (max)	50 ft
Roof Type	Flat

d. Uses & Features



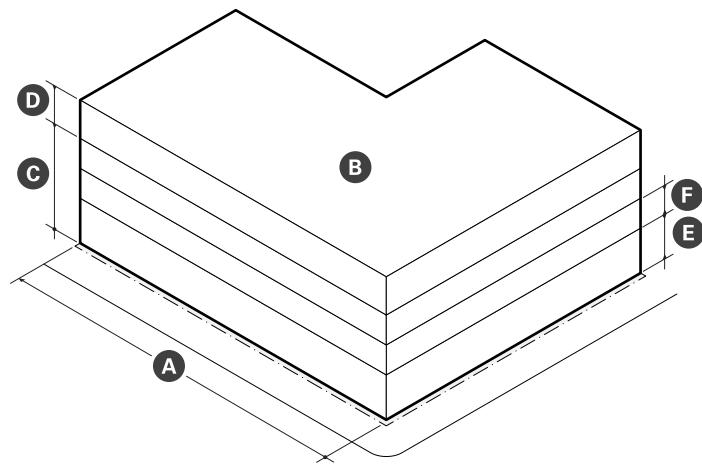
Facade Composition	
A GROUND STORY FENESTRATION (min/max)	15% 50%
B UPPER STORY FENESTRATION (min/max)	15% 50%
BLANK WALL (max)	20 ft

Use & Occupancy	
Density Factor (min)	–
LOT AREA < 5,500 sf	1,500
LOT AREA >= 5,500 sf	1,125
NET ZERO READY BUILDING	850
Outdoor AMENITY SPACE (min)	1/DU

Roof-mounted Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>10 ft</u>

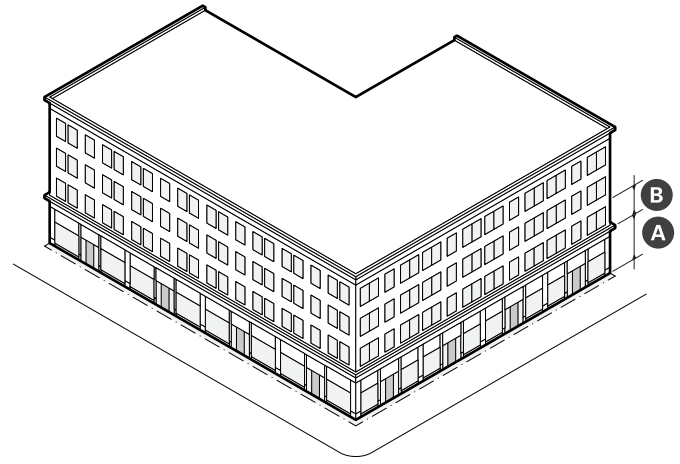
4.2.8. General Building (continued)

c. Massing & Height



Main Massing	
A BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	–
Primary Front	80%
Secondary Front	65%
B FLOOR PLATE (max)	15,000 sf
C GROUND STORY Height (min)	14 ft
D UPPER STORY Height (min)	10 ft
E Number of Stories (min/max)	3 4
F BUILDING Height, Feet (max)	52 ft
Roof Type	Flat

d. Uses & Features



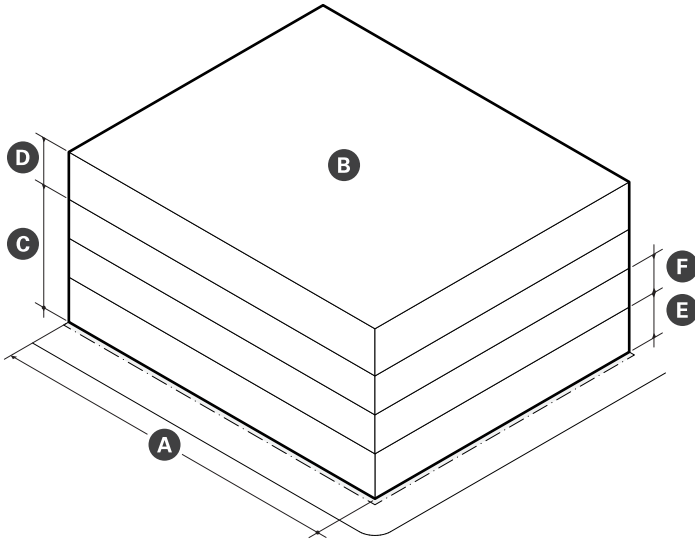
Facade Composition	
A Ground Story Fenestration	–
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
B UPPER STORY FENESTRATION (min/max)	15% 50%
BLANK WALL (max)	20 ft

Use & Occupancy	
GROUND STORY Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
Density Factor (min)	–
LOT AREA < 5,500 sf	1,500
LOT AREA >= 5,500 sf	1,125
NET ZERO READY BUILDING	850
Outdoor AMENITY SPACE (min)	1/DU

Roof-mounted Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>10 ft</u>

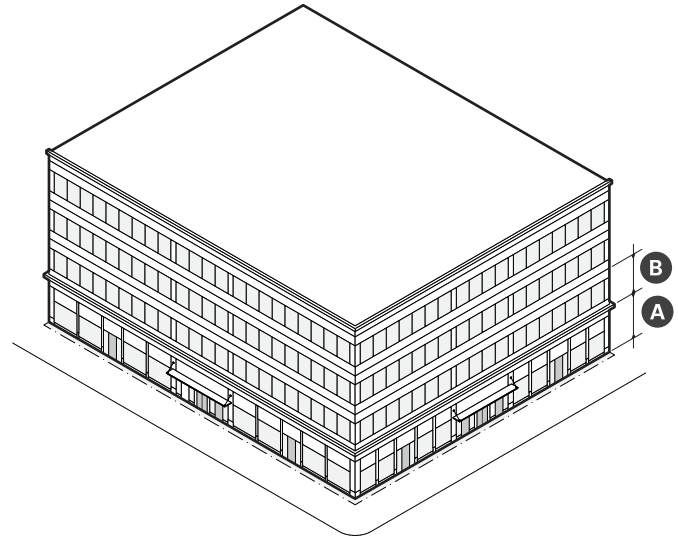
4.2.9. Commercial Building (continued)

c. Massing & Height



Main Massing	
A BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	–
Primary Front	80%
Secondary Front	65%
B FLOOR PLATE (max)	15,000 sf
C GROUND STORY Height (min)	14 ft
D Upper Story Height (min)	10 ft
E Number of Stories (min/max)	3 4
F Building Height, Feet (max)	55 ft
Roof Type	Flat

d. Uses & Features



Facade Composition	
A Ground Story Fenestration	–
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
B UPPER STORY FENESTRATION (min/max)	15% 70%
BLANK WALL (max)	20 ft

Use & Occupancy	
PRINCIPAL ENTRANCE Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

Roof-mounted Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>10 ft</u>

12. Architectural Design Guidelines

- a. FACADES should be visually divided into a series of ARCHITECTURAL BAYS that are derived, in general, from the building's structural bay spacing.
- b. PIERS, PILASTERS, or other features defining each ARCHITECTURAL BAY should either extend all the way to the ground or terminate at any horizontal ARTICULATION defining the base of the building.
- c. ARCHITECTURAL BAYS should align, in general, with individual or groups of storefronts and lobby entrances.
- d. PIERS, PILASTERS, or other features defining each ARCHITECTURAL BAY should always project forward and be uninterrupted by any horizontal articulation, excluding any horizontal ARTICULATION USED to differentiate the base of the building.
- e. Vents, exhausts, and other utility features on building FACADES should be architecturally integrated into the design of the building and should be located to minimize adverse effects on pedestrian comfort along sidewalks and within OPEN SPACES.
- f. Buildings at TERMINATED VISTAS should be ARTICULATED with design features that function as focal points.
- g. FENESTRATION glazing should be inset from the plane of exterior wall surfaces.
- h. RIBBON WINDOWS should be avoided.
- i. Monotonous and repetitive storefront or lobby systems, awnings, canopies, SIGN types, colors, or designs should be avoided.
- j. Storefronts and lobby entrances should include awnings or canopies to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended and operable.
- k. Lobby entrances for UPPER STORY USES should be optimally located, well defined, clearly visible, and separate from the entrance for other GROUND STORY USES.
- l. Lobbies should be limited in both width and total area to preserve floor space and frontage for other GROUND STORY USES. Buildings should USE any combination of FACADE ARTICULATION, a double-height ceiling, a distinctive doorway, a change in wall material, a change in paving material within the FRONTAGE AREA, or some other architectural element(s) to make lobbies visual and materially distinctive.
- m. The selection of materials, FENESTRATION, and ornamentation should result in a consistent and harmonious composition that appears as a unified whole rather than a collection of unrelated parts.
- n. The type and color of materials should be kept to a minimum, preferably three (3) or fewer.
- o. Two (2) or more wall materials should be combined only one above the other, except for bay windows.
- p. Wall materials appearing heavier in weight should be USED below wall materials appearing lighter in weight (wood and metal above brick, and all three above stone)
- q. Horizontal or vertical board siding or shingles, regardless of material, should be avoided.
- r. Architectural details and finish materials for the base of a building should be constructed of architectural concrete or pre-cast cementitious panels, natural or cast stone, heavy gauge metal panels, glazed or unglazed architectural terracotta, or brick.
- s. Exterior Insulation and Finish Systems (EIFS) should be avoided.
- t. Mechanical penthouses and screening should be located to minimize adverse environmental impacts on civic spaces, sidewalks, and abutting lots.
- u. Vents, stacks, railings and other components of mechanical equipment required to be outdoors or to project above a penthouse should be limited in height and located toward the center of the roof to every extent practicable.

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)	--
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 §4.2.13.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

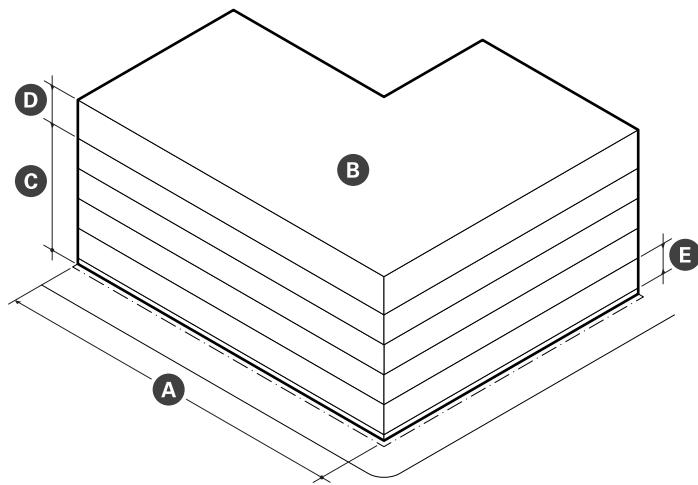
- i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
 - a). Each GROUND STORY non-residential USE must identify the STREET address either on the PRINCIPAL ENTRANCE door or above or beside the PRINCIPAL 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.

c. Roof-Mounted Mechanicals

- i. Roof-mounted mechanical equipment must be screened or enclosed within a penthouse.
 - a). Roof-mounted photovoltaic (PV) devices, solar thermal systems, and wind power generators are exempt.
- ii. Roof-mounted mechanical equipment must comply with all applicable noise standards including, but not limited to, the Massachusetts Department of Environmental Protection (MassDEP) noise policy and the Somerville Noise Control Ordinance.
- iii. Roof-mounted mechanical equipment, screening, and penthouses may exceed the maximum height permitted for each building type by Special Permit.
 - a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing roof-mounted mechanical equipment, screening, or a penthouse to exceed the maximum height permitted for each building type:
 - i). Visual impact and aesthetic quality of the proposed screening or penthouse.
 - ii). Efforts to reduce any net new shadows cast upon neighboring lots and structures.
 - iii). Ventilation and air handling techniques to reduce the emission of odor or exhaust toward neighboring lots and structures.
 - iv). Sound attenuation measures or operational procedures to mitigate potential noise impacts to neighboring lots and structures.
- iv. The Review Boards shall require an acoustical report, prepared by a professional acoustical engineer and including field measurements, demonstrating compliance with all applicable noise standards to be submitted to the Building Official prior to the issuance of a Certificate of Occupancy as a condition of any Site Plan Approval.

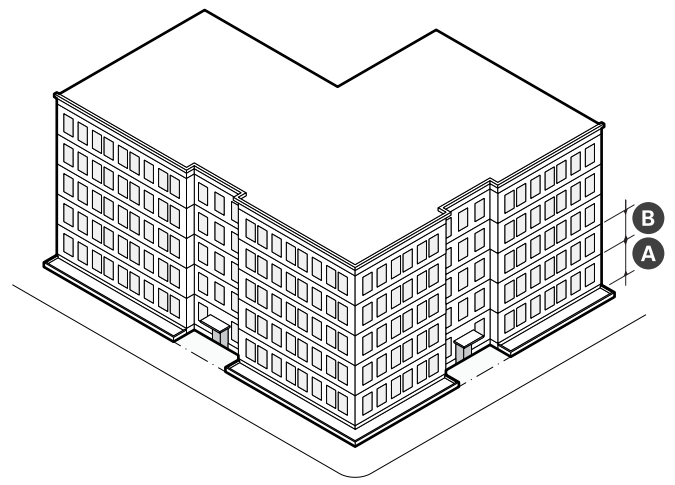
4.3.7. Apartment Building (continued)

c. Massing & Height



Main Massing	
A BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	--
Primary Front	80%
Secondary Front	65%
B FLOOR PLATE (max)	20,000 sf
GROUND STORY Elevation (min)	2 ft
C STORY HEIGHT (min)	10 ft
D Number of Stories (min/max)	3 5
E Step-Back, 5th Story (min)	10 ft
F Building Height, Feet (max)	62 ft
Roof Type	Flat

d. Uses & Features



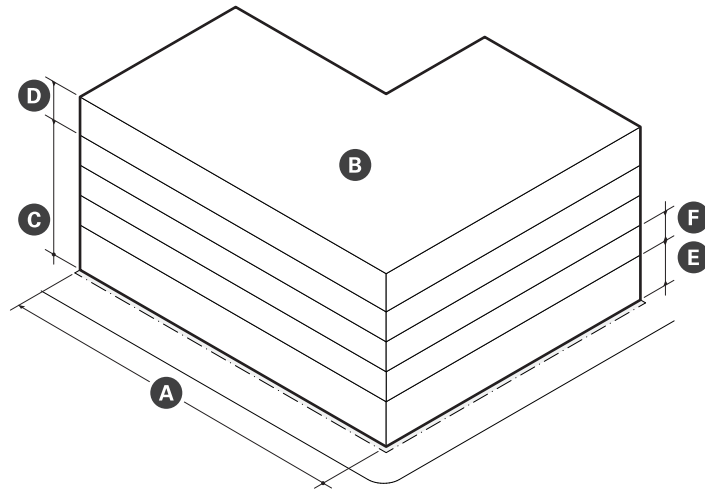
Facade Composition	
A GROUND STORY FENESTRATION (min/max)	15% 50%
B UPPER STORY FENESTRATION (min/max)	15% 50%
BLANK WALL (max)	20 ft

Use & Occupancy	
Density Factor (min)	--
LOT AREA < 5,500 sf	1,500
LOT AREA >= 5,500 sf	1,125
NET ZERO READY BUILDING	850
Outdoor AMENITY SPACE (min)	1/DU

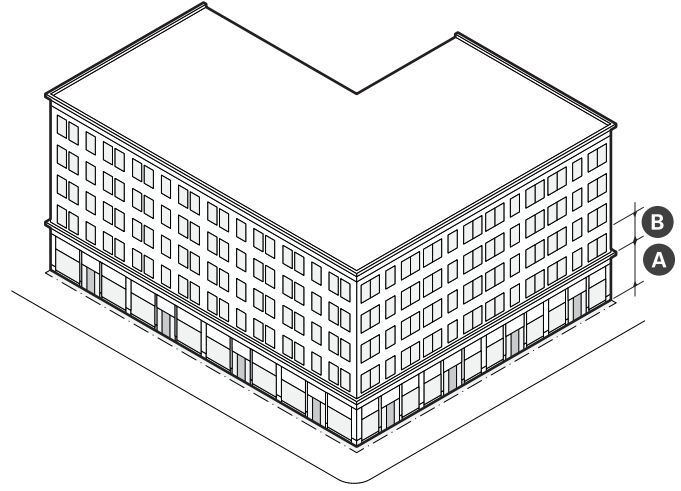
Roof-mounted Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>10 ft</u>

4.3.8. General Building (continued)

c. Massing & Height



d. Uses & Features



Main Massing	
A BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	–
Primary Front	80%
Secondary Front	65%
B FLOOR PLATE (max)	20,000 sf
C GROUND STORY Height (min)	14 ft
D UPPER STORY Height (min)	10 ft
E Number of Stories (min/max)	3 5
F Step-Back, 5th Story (min)	10 ft
G Building Height, Feet (max)	66 ft
Roof Type	Flat

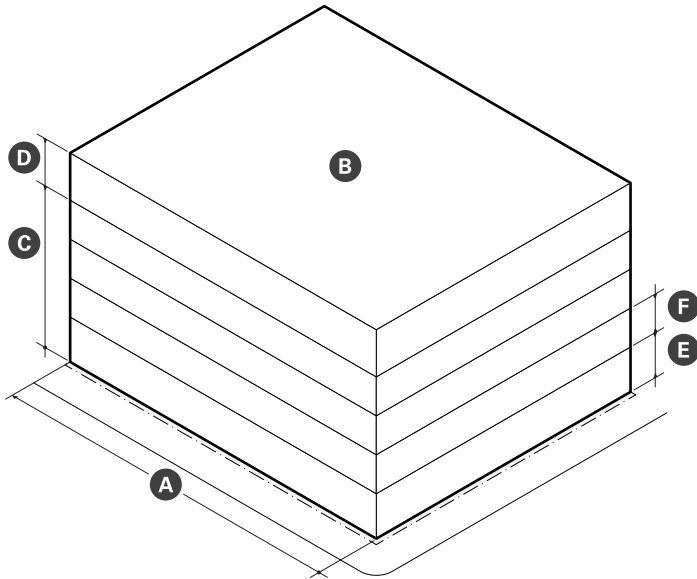
Facade Composition	
A GROUND STORY Fenestration	–
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
B UPPER STORY FENESTRATION (min/max)	15% 50%
BLANK WALL (max)	20 ft

Use & Occupancy	
GROUND STORY Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
Density Factor (min)	–
LOT AREA < 5,500 sf	1,500
LOT AREA >= 5,500 sf	1,125
NET ZERO READY BUILDING	850
Outdoor AMENITY SPACE (min)	1/DU

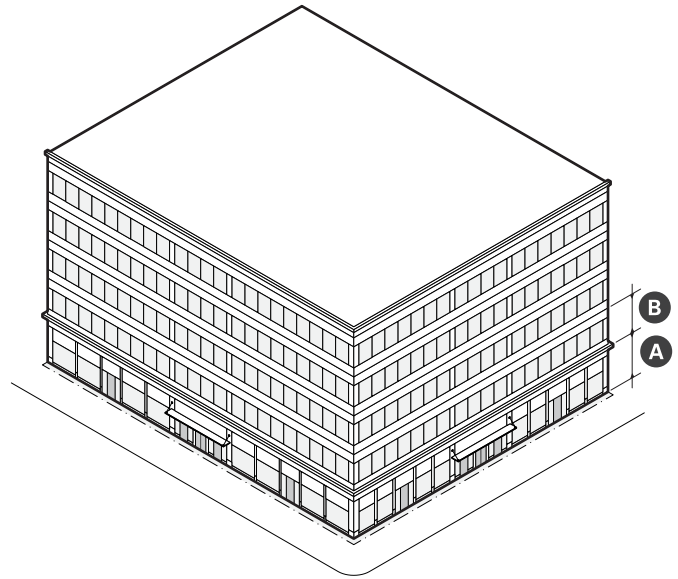
Roof-mounted Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>10 ft</u>

4.3.9. Commercial Building (continued)

c. Massing & Height



d. Uses & Features



Main Massing	
A BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	–
Primary Front	80%
Secondary Front	65%
B FLOOR PLATE (max)	20,000 sf
C GROUND STORY Height (min)	14 ft
D UPPER STORY Height (min)	10 ft
E Number of Stories (min/max)	3 5
F Step-Back, 5th Story (min)	10 ft
G Building Height, Feet (max)	70 ft
Roof Type	Flat

Facade Composition	
A Ground Story Fenestration	–
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
B UPPER STORY FENESTRATION (min/max)	15% 70%
BLANK WALL (max)	20 ft

Use & Occupancy	
GROUND STORY Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

Roof-mounted Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>15 ft</u>

12. Architectural Design Guidelines

- a. FACADES should be visually divided into a series of ARCHITECTURAL BAYS that are derived, in general, from the building's structural bay spacing.
- b. PIERS, PILASTERS, or other features defining each ARCHITECTURAL BAY should either extend all the way to the ground or terminate at any horizontal ARTICULATION defining the base of the building.
- c. ARCHITECTURAL BAYS should align, in general, with individual or groups of storefronts and lobby entrances.
- d. PIERS, PILASTERS, or other features defining each ARCHITECTURAL BAY should always project forward and be uninterrupted by any horizontal articulation, excluding any horizontal ARTICULATION USED to differentiate the base of the building.
- e. The FACADE of buildings with five (5) or more stories should be visually divided into, at least, a horizontal tripartite division (a base, middle, and top). The horizontal divisions may not shift up or down across the width of the FACADE.
- f. Vents, exhausts, and other utility features on building FACADES should be architecturally integrated into the design of the building and should be located to minimize adverse effects on pedestrian comfort along sidewalks and within OPEN SPACES.
- g. Buildings at TERMINATED VISTAS should be ARTICULATED with design features that function as focal points.
- h. FENESTRATION glazing should be inset from the plane of exterior wall surfaces.
- i. RIBBON WINDOWS should be avoided.
- j. Monotonous and repetitive storefront or lobby systems, awnings, canopies, SIGN types, colors, or designs should be avoided.
- k. Storefronts and lobby entrances should include awnings or canopies to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended and operable.
- l. Lobby entrances for UPPER STORY USES should be optimally located, well defined, clearly visible, and separate from the entrance for other GROUND STORY USES.
- m. Lobbies should be limited in both width and total area to preserve floor space and frontage for other GROUND STORY USES. Buildings should USE any combination of FACADE ARTICULATION, a double-height ceiling, a distinctive doorway, a change in wall material, a change in paving material within the FRONTAGE AREA, or some other architectural element(s) to make lobbies visual and materially distinctive.
- n. The selection of materials, FENESTRATION, and ornamentation should result in a consistent and harmonious composition that appears as a unified whole rather than a collection of unrelated parts.
- o. The type and color of materials should be kept to a minimum, preferably three (3) or fewer.
- p. Two (2) or more wall materials should be combined only one above the other, except for bay windows.
- q. Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight (wood and metal above brick, and all three above stone)
- r. Horizontal or vertical board siding or shingles, regardless of material, should be avoided.
- s. Architectural details and finish materials for the base of a building should be constructed of architectural concrete or pre-cast cementitious panels, natural or cast stone, heavy gauge metal panels, glazed or unglazed architectural terracotta, or brick.
- t. Exterior Insulation and Finish Systems (EIFS) should be avoided.
- u. Mechanical penthouses and screening should be located to minimize adverse environmental impacts on civic spaces, sidewalks, and abutting lots.
- v. Vents, stacks, railings and other components of mechanical equipment required to be outdoors or to project above a penthouse should be limited in height and located toward the center of the roof to every extent practicable.

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)	--
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 §4.3.13.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

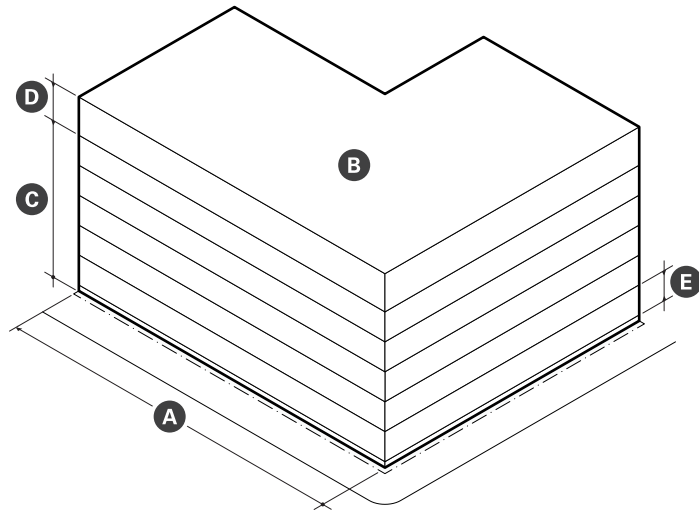
- i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
 - a). Each GROUND STORY non-residential USE must identify the STREET address either on the PRINCIPAL ENTRANCE door or above or beside the PRINCIPAL 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.

c. Roof-Mounted Mechanicals

- i. Roof-mounted mechanical equipment must be screened or enclosed within a penthouse.
 - a). Roof-mounted photovoltaic (PV) devices, solar thermal systems, and wind power generators are exempt.
- ii. Roof-mounted mechanical equipment must comply with all applicable noise standards including, but not limited to, the Massachusetts Department of Environmental Protection (MassDEP) noise policy and the Somerville Noise Control Ordinance.
- iii. Roof-mounted mechanical equipment, screening, and penthouses may exceed the maximum height permitted for each building type by Special Permit.
 - a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing roof-mounted mechanical equipment, screening, or a penthouse to exceed the maximum height permitted for each building type:
 - i). Visual impact and aesthetic quality of the proposed screening or penthouse.
 - ii). Efforts to reduce any net new shadows cast upon neighboring lots and structures.
 - iii). Ventilation and air handling techniques to reduce the emission of odor or exhaust toward neighboring lots and structures.
 - iv). Sound attenuation measures or operational procedures to mitigate potential noise impacts to neighboring lots and structures.
- iv. The Review Boards shall require an acoustical report, prepared by a professional acoustical engineer and including field measurements, demonstrating compliance with all applicable noise standards to be submitted to the Building Official prior to the issuance of a Certificate of Occupancy as a condition of any Site Plan Approval.

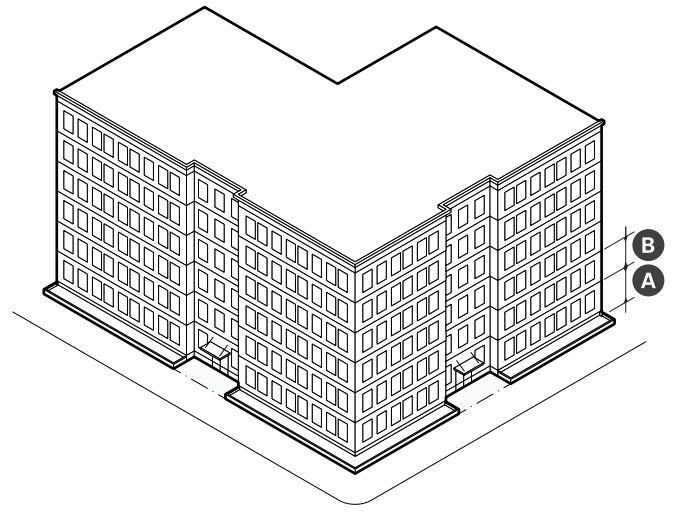
4.4.7. Apartment Building (continued)

c. Massing & Height



Main Massing	
A BUILDING WIDTH (max)	200 ft
FACADE Build Out	–
Primary Front	80%
Secondary Front	65%
B FLOOR PLATE (max)	25,000 sf
GROUND STORY Elevation (min)	2 ft
C STORY HEIGHT (min)	10 ft
D Number of Stories (min/max)	3 6
E Step-Back, 5th - 6th Story (min)	10 ft
F Building Height, Feet	74 ft
Roof Type	Flat

d. Uses & Features



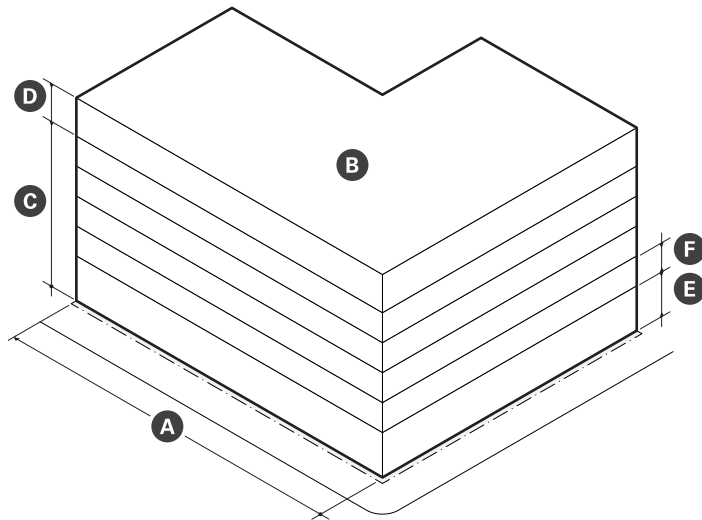
Facade Composition	
A GROUND STORY FENESTRATION (min/max)	15% 50%
B UPPER STORY FENESTRATION (min/max)	15% 50%
BLANK WALL (max)	20 ft

Use & Occupancy	
Density Factor (min)	–
LOT AREA < 6,500 sf	1,125
LOT AREA >= 6,500 sf	850
NET ZERO READY BUILDING	650
Outdoor AMENITY SPACE (min)	1/DU

Roof-mounted Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>10 ft</u>

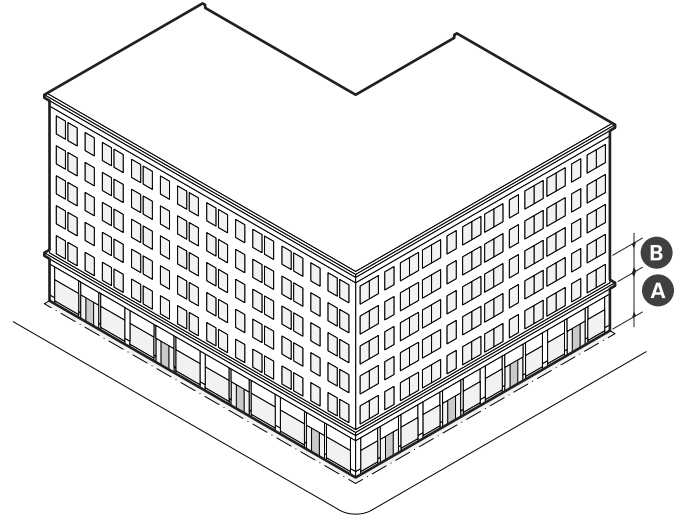
4.4.8. General Building (continued)

c. Massing & Height



Main Massing	
A BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	–
Primary Front	80%
Secondary Front	65%
B FLOOR PLATE (max)	30,000 sf
C Ground Story Height (min)	18 ft
D Upper Story Height (min)	10 ft
E Number of Stories (min/max)	3 6
F Step-Back, 5th - 6th Story (min)	10 ft
G Building Height, Feet (max)	80 ft
Roof Type	Flat

d. Uses & Features



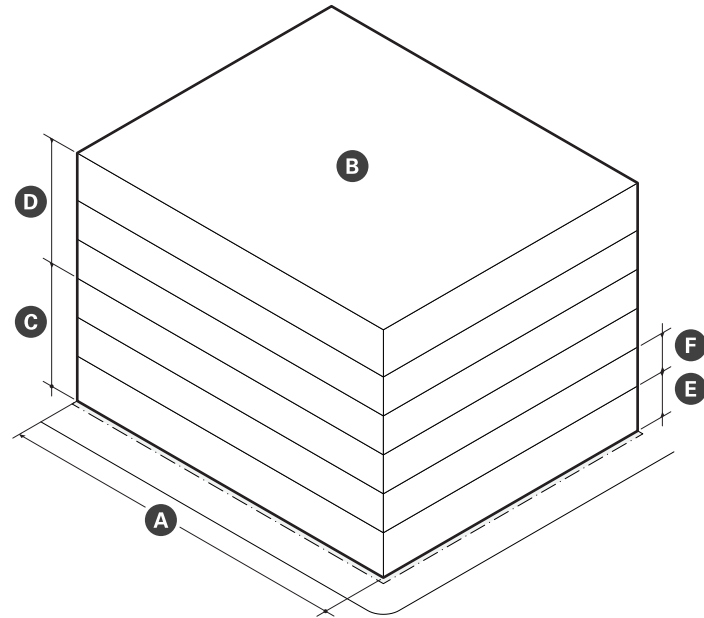
Facade Composition	
A Ground Story Fenestration	–
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
B UPPER STORY FENESTRATION (min/max)	15% 50%
BLANK WALL (max)	20 ft

Use & Occupancy	
GROUND STORY Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
Density Factor (min)	–
LOT AREA < 6,500 sf	1,125
LOT AREA >= 6,500 sf	850
NET ZERO READY BUILDING	650
Outdoor AMENITY SPACE (min)	1/DU

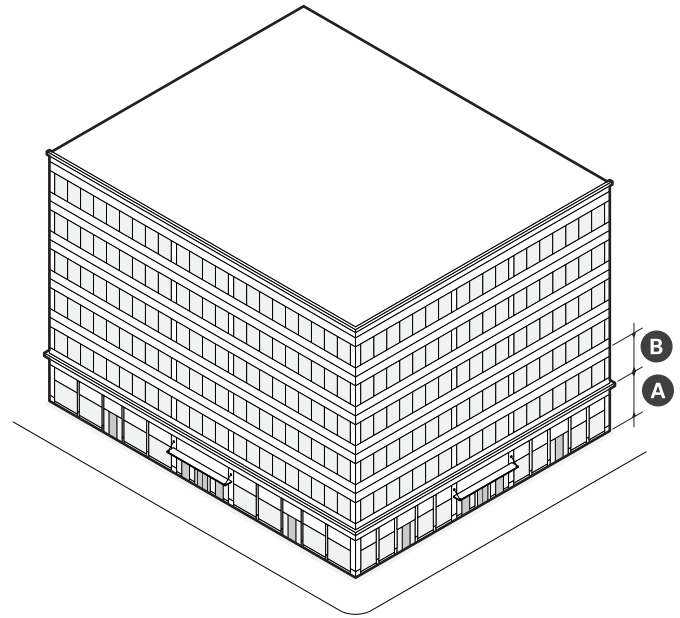
Roof-mounted Mechanicals	
Mechanical Equipment, Screening, Penthouse Height (max)	10 ft

4.4.9. Commercial Building (continued)

c. Massing & Height



d. Uses & Features



Main Massing	
A BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	--
Primary Front	80%
Secondary Front	65%
B FLOOR PLATE (max)	30,000 sf
C Ground Story Height (min)	18 ft
D Upper Story Height (min)	10 ft
E Number of Stories (min/max)	3 6
F Step-Back, 5th - 6th Story (min)	10 ft
G Building Height, Feet (max)	85 ft
Roof Type	Flat

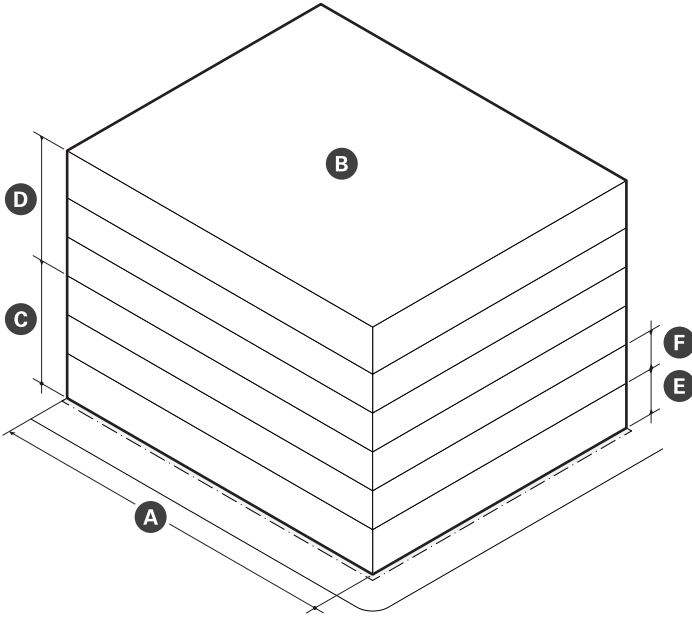
Facade Composition	
A Ground Story Fenestration	--
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
B UPPER STORY FENESTRATION (min/max)	15% 70%
BLANK WALL (max)	20 ft

Use & Occupancy	
GROUND STORY Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

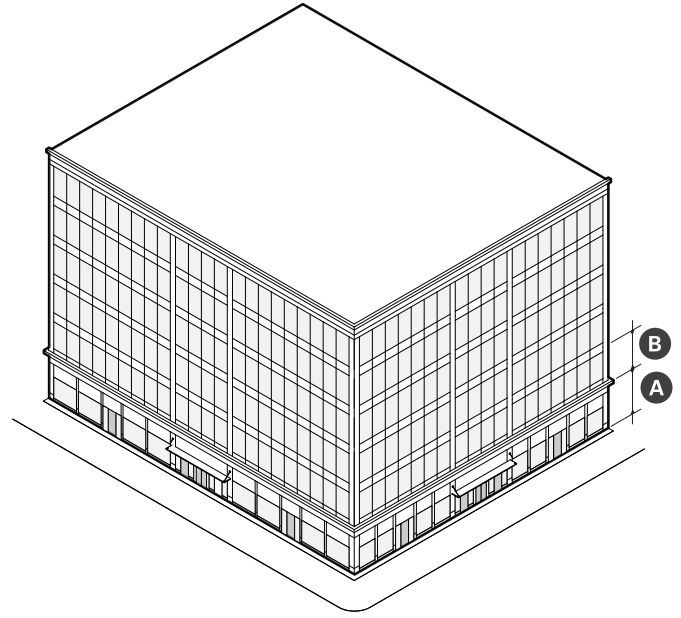
Roof-mounted Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>15 ft</u>

4.4.10 Lab Building (continued)

c. Massing & Height



d. Uses & Features



Main Massing

A Building Width (max)	200 ft
FACADE Build Out (min)	--
Primary Front	80%
Secondary Front	65%
B FLOOR PLATE (max)	30,000 sf
C Ground Story Height (min)	18 ft
D Upper Story Height (min)	10 ft
E Number of Stories (min/max)	3 6
F Step-Back, 5th - 6th Story (min)	10 ft
G BUILDING Height, Feet (max)	95 ft
Roof Type	Flat

Facade Composition

A Ground Story Fenestration	--	
Primary Facade (min)	70%	
Secondary Facade (min/max)	15%	70%
B UPPER STORY FENESTRATION (min/max)	15%	70%
BLANK WALL (max)	20 ft	

Use & Occupancy

Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

Roof-mounted Mechanicals

<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	<u>15 ft</u>
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13. Architectural Design Guidelines

- a. FACADES should be visually divided into a series of ARCHITECTURAL BAYS that are derived, in general, from the building's structural bay spacing.
- b. PIERS, PILASTERS, or other features defining each ARCHITECTURAL BAY should either extend all the way to the ground or terminate at any horizontal ARTICULATION defining the base of the building.
- c. ARCHITECTURAL BAYS should align, in general, with individual or groups of storefronts and lobby entrances.
- d. PIERS, PILASTERS, or other features defining each ARCHITECTURAL BAY should always project forward and be uninterrupted by any horizontal articulation, excluding any horizontal ARTICULATION USED to differentiate the base of the building.
- e. The FACADE of buildings with five (5) or more stories should be visually divided into, at least, a horizontal tripartite division (a base, middle, and top). The horizontal divisions may not shift up or down across the width of the FACADE.
- f. Vents, exhausts, and other utility features on building FACADES should be architecturally integrated into the design of the building and should be located to minimize adverse effects on pedestrian comfort along sidewalks and within OPEN SPACES.
- g. Buildings at TERMINATED VISTAS should be ARTICULATED with design features that function as focal points.
- h. FENESTRATION glazing should be inset from the plane of exterior wall surfaces.
- i. RIBBON WINDOWS should be avoided.
- j. Monotonous and repetitive storefront or lobby systems, awnings, canopies, SIGN types, colors, or designs should be avoided.
- k. Storefronts and lobby entrances should include awnings or canopies to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended and operable.
- l. Lobby entrances for UPPER STORY USES should be optimally located, well defined, clearly visible, and separate from the entrance for other GROUND STORY USES.
- m. Lobbies should be limited in both width and total area to preserve floor space and frontage for other GROUND STORY USES. Buildings should USE any combination of FACADE ARTICULATION, a double-height ceiling, a distinctive doorway, a change in wall material, a change in paving material within the FRONTAGE AREA, or some other architectural element(s) to make lobbies visual and materially distinctive.
- n. The selection of materials, FENESTRATION, and ornamentation should result in a consistent and harmonious composition that appears as a unified whole rather than a collection of unrelated parts.
- o. The type and color of materials should be kept to a minimum, preferably three (3) or fewer.
- p. Two (2) or more wall materials should be combined only one above the other, except for bay windows.
- q. Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight (wood and metal above brick, and all three above stone)
- r. Horizontal or vertical board siding or shingles, regardless of material, should be avoided.
- s. Architectural details and finish materials for the base of a building should be constructed of architectural concrete or pre-cast cementitious panels, natural or cast stone, heavy gauge metal panels, glazed or unglazed architectural terracotta, or brick.
- t. Exterior Insulation and Finish Systems (EIFS) should be avoided.
- u. Mechanical penthouses and screening should be located to minimize adverse environmental impacts on civic spaces, sidewalks, and abutting lots.
- v. Vents, stacks, railings and other components of mechanical equipment required to be outdoors or to project above a penthouse should be limited in height and located toward the center of the roof to every extent practicable.

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)	--
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

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.

c. Roof-Mounted Mechanicals

- i. Roof-mounted mechanical equipment must be screened or enclosed within a penthouse.
 - a). Roof-mounted photovoltaic (PV) devices, solar thermal systems, and wind power generators are exempt.
- ii. Roof-mounted mechanical equipment must comply with all applicable noise standards including, but not limited to, the Massachusetts Department of Environmental Protection (MassDEP) noise policy and the Somerville Noise Control Ordinance.
- iii. Roof-mounted mechanical equipment, screening, and penthouses may exceed the maximum height permitted for each building type by Special Permit.
 - a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing roof-mounted mechanical equipment, screening, or a penthouse to exceed the maximum height permitted for each building type:
 - i). Visual impact and aesthetic quality of the proposed screening or penthouse.
 - ii). Efforts to reduce any net new shadows cast upon neighboring lots and structures.
 - iii). Ventilation and air handling techniques to reduce the emission of odor or exhaust toward neighboring lots and structures.
 - iv). Sound attenuation measures or operational procedures to mitigate potential noise impacts to neighboring lots and structures.
- iv. The Review Boards shall require an acoustical report, prepared by a professional acoustical engineer and including field measurements, demonstrating compliance with all applicable noise standards to be submitted to the Building Official prior to the issuance of a Certificate of Occupancy as a condition of any Site Plan Approval.

- f. Vents, exhausts, and other utility features on building FACADES should be architecturally integrated into the design of the building and should be located to minimize adverse effects on pedestrian comfort along sidewalks and within OPEN SPACES.
- g. Buildings at TERMINATED VISTAS should be ARTICULATED with design features that function as focal points.
- h. FENESTRATION glazing should be inset from the plane of exterior wall surfaces.
- i. RIBBON WINDOWS should be avoided.
- j. Monotonous and repetitive storefront or lobby systems, awnings, canopies, SIGN types, colors, or designs should be avoided.
- k. Storefronts and lobby entrances should include awnings or canopies to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended and operable.
- l. Lobby entrances for UPPER STORY USES should be optimally located, well defined, clearly visible, and separate from the entrance for other GROUND STORY USES.
- m. Lobbies should be limited in both width and total area to preserve floor space and frontage for other GROUND STORY USES. Buildings should USE any combination of FACADE ARTICULATION, a double-height ceiling, a distinctive doorway, a change in wall material, a change in paving material within the FRONTAGE AREA, or some other architectural element(s) to make lobbies visual and materially distinctive.
- n. The selection of materials, FENESTRATION, and ornamentation should result in a consistent and harmonious composition that appears as a unified whole rather than a collection of unrelated parts.
- o. The type and color of materials should be kept to a minimum, preferably three (3) or fewer.
- p. Two (2) or more wall materials should be combined only one above the other, except for bay windows.
- q. Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight (wood and metal above brick, and all three above stone)
- r. Horizontal or vertical board siding or shingles, regardless of material, should be avoided.
- s. Architectural details and finish materials for the base of a building should be constructed of architectural concrete or pre-cast cementitious panels, natural or cast stone, heavy gauge metal panels, glazed or unglazed architectural terracotta, or brick.
- t. Exterior Insulation and Finish Systems (EIFS) should be avoided.
- u. Rooftop mechanical penthouses and screening should be integrated into the overall building massing and architectural design of the building, appearing as an extension of the stories below or differentiated as the top of the horizontal tripartite division.
- v. Rooftop mechanical penthouses and screening should be located to minimize adverse environmental impacts on civic spaces, sidewalks, and abutting lots.
- w. Vents, stacks, railings and other components of mechanical equipment required to be outdoors or to project above a penthouse should be limited in height and located toward the center of the roof to every extent practicable.

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

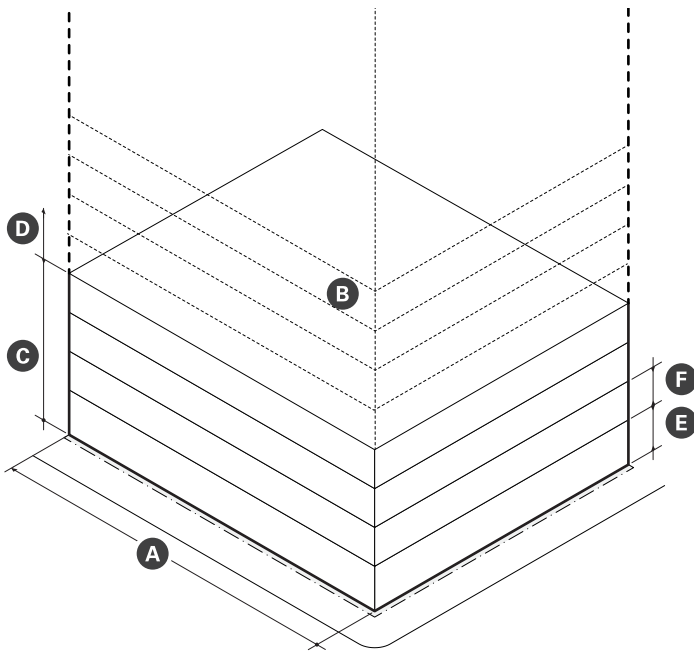
P - Permitted SP - Special Permit Required N - Not Permitted
(P or SP) - Permitted as specified per §5.1.15.b

16. Development Standards

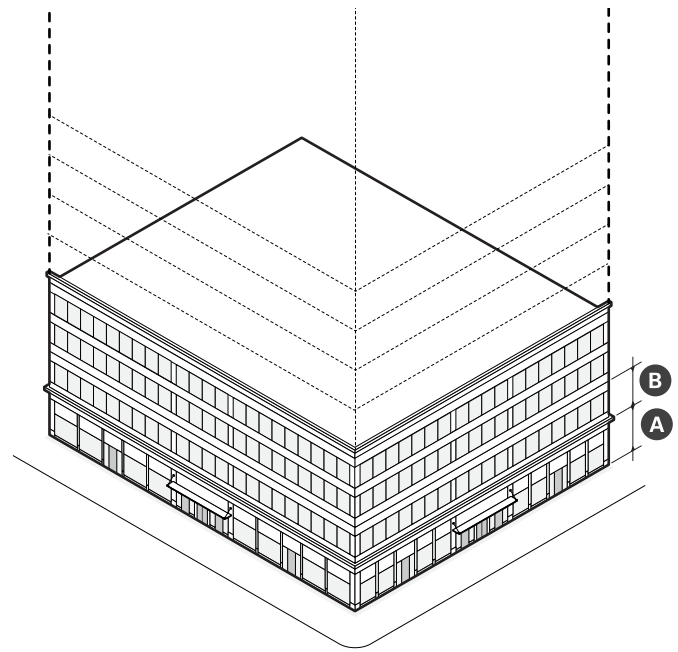
- a. General
 - i. DEVELOPMENT is subject to Article 10: DEVELOPMENT STANDARDS of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. SIGNS
 - i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying 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.
- c. Roof-Mounted Mechanicals
 - i. Roof mounted mechanical equipment must be screened or enclosed within a rooftop penthouse.
 - a). Roof-mounted photovoltaic (PV) devices are exempt.

6.2.7. Commercial Building (continued)

c. Height & Massing



d. Uses & Features



Main Mass	
A Building Width (max)	200 ft
FACADE Build Out (min)	--
Primary Frontage	80%
Secondary Frontage	65%
FLOOR PLATE (max)	30,000 sf
B GROUND STORY Height (min)	18 ft
C UPPER STORY Height (min)	10 ft
D Number of Stories (min)	3 stories
E Number of Stories (max)	Varies by Map Designation
F BUILDING Height, Feet (max)	--
3 STORY	50 ft
4 STORY	55 ft
5 STORY	70 ft
7 STORY	100 ft
10 STORY	150 ft
Roof Type	Flat

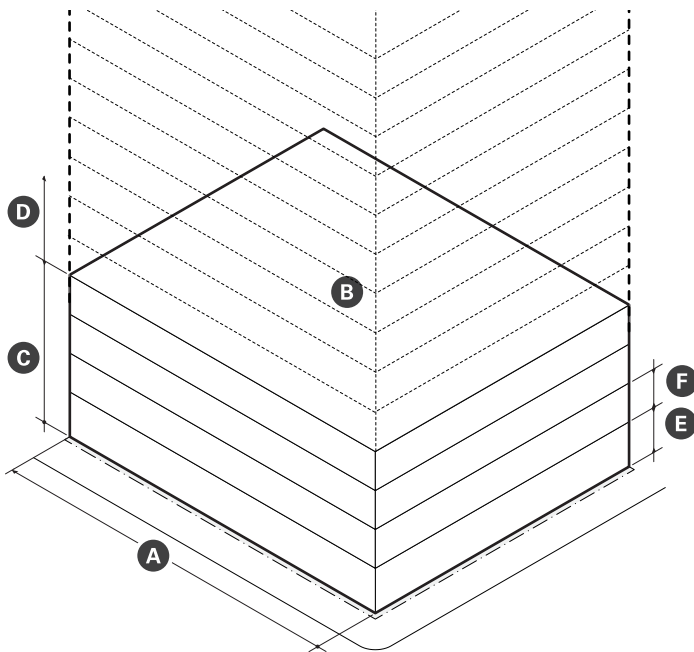
Facade Composition	
A Ground Story Fenestration	--
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
B UPPER STORY FENESTRATION (min/max)	15% 70%
BLANK WALL (max)	20 ft

Use & Occupancy	
Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

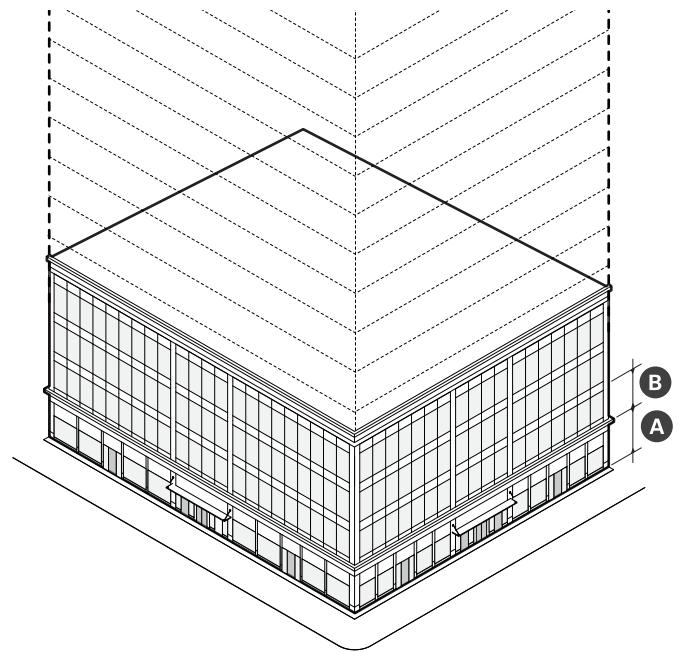
Rooftop Mechanicals	
Mechanical Equipment, Screening, Penthouse Height (max)	--
Abutting NR, UR, or LHD	15 ft
Abutting any other district	20 ft

6.2.8. Lab Building (continued)

c. Height & Massing



d. Uses & Features



Main Mass	
A Building Width (max)	240 ft
FACADE Build Out (min)	--
Primary Frontage	80%
Secondary Frontage	65%
FLOOR PLATE (max)	35,000 sf
B GROUND STORY Height (min)	18 ft
C UPPER STORY Height (min)	10 ft
D Number of Stories (min)	3 stories
E Number of Stories (max)	Varies by Map Designation
F BUILDING Height, Feet (max)	--
3 STORY	50 ft
4 STORY	65 ft
5 STORY	80 ft
7 STORY	110 ft
10 STORY	155 ft
Roof Type	Flat

Facade Composition	
A Ground Story Fenestration	--
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
B Upper Story Fenestration (min/max)	15% 70%
BLANK WALL (max)	20 ft

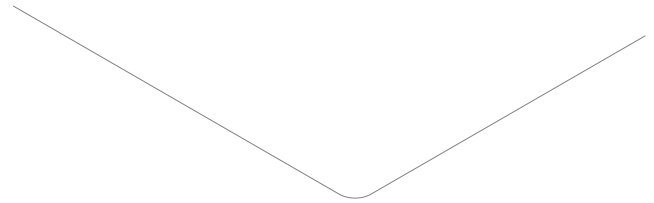
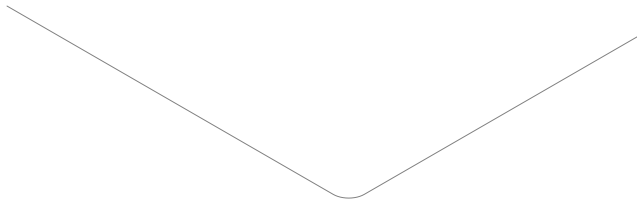
Use & Occupancy	
Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

Rooftop Mechanicals	
<u>Mechanical Equipment, Screening, Penthouse Height (max)</u>	--
<u>Abutting NR, UR, or LHD</u>	15 ft
<u>Abutting any other district</u>	20 ft

6.2.9. Commercial Block Building (continued)

c. Massing & Height

d. Uses & Features



Main Mass	
A BUILDING WIDTH (max)	500 ft
FACADE Build Out (min)	--
Primary Front	100%
Secondary Front	100%
FLOOR PLATE (max)	--
PODIUM	n/a
TOWER(S)	30,000 sf
B GROUND STORY Height (min)	18 ft
C UPPER STORY Height (min)	10 ft
D Number of Stories (min)	3 stories
Number of Stories (max)	--
E PODIUM	6 stories
F TOWER(S)	10 stories
G Building Height (min)	--
PODIUM	80 ft
TOWER	140 ft
Roof Type	Flat

Facade Composition	
A Ground Story Fenestration	--
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
B UPPER STORY FENESTRATION (min/max)	15% 70%
BLANK WALL (max)	20 ft

Use & Occupancy	
GROUND STORY Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

Rooftop Mechanicals	
Mechanical Equipment, Screening, Penthouse Height (max)	=
Abutting NR, UR, or LHD	15 ft
Abutting any other district	20 ft

6.0 COMMERCIAL DISTRICTS

Commercial Core (CC)

- f. Vents, exhausts, and other utility features on building FACADES should be architecturally integrated into the design of the building and should be located to minimize adverse effects on pedestrian comfort along sidewalks and within OPEN SPACES.
- g. Buildings at TERMINATED VISTAS should be ARTICULATED with design features that function as focal points.
- h. FENESTRATION glazing should be inset from the plane of exterior wall surfaces.
- i. RIBBON WINDOWS should be avoided.
- j. Monotonous and repetitive storefront or lobby systems, awnings, canopies, SIGN types, colors, or designs should be avoided.
- k. Storefronts and lobby entrances should include awnings or canopies to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended and operable.
- l. Lobby entrances for UPPER STORY USES should be optimally located, well defined, clearly visible, and separate from the entrance for other GROUND STORY USES.
- m. Lobbies should be limited in both width and total area to preserve floor space and frontage for other GROUND STORY USES. Buildings should USE any combination of FACADE ARTICULATION, a double-height ceiling, a distinctive doorway, a change in wall material, a change in paving material within the FRONTAGE AREA, or some other architectural element(s) to make lobbies visual and materially distinctive.
- n. The selection of materials, FENESTRATION, and ornamentation should result in a consistent and harmonious composition that appears as a unified whole rather than a collection of unrelated parts.
- o. The type and color of materials should be kept to a minimum, preferably three (3) or fewer.
- p. Two (2) or more wall materials should be combined only one above the other, except for bay windows.
- q. Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight (wood and metal above brick, and all three above stone)
- r. Horizontal or vertical board siding or shingles, regardless of material, should be avoided.
- s. Architectural details and finish materials for the base of a building should be constructed of architectural concrete or pre-cast cementitious panels, natural or cast stone, heavy gauge metal panels, glazed or unglazed architectural terracotta, or brick.
- t. Exterior Insulation and Finish Systems (EIFS) should be avoided.
- u. Mechanical penthouses and screening should be located to minimize adverse environmental impacts on civic spaces, sidewalks, and abutting lots.
- v. Vents, stacks, railings and other components of mechanical equipment required to be outdoors or to

project above a penthouse should be limited in height and located toward the center of the roof to every extent practicable.

14. 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.
- c. Roof-Mounted Mechanicals
 - i. Roof-mounted mechanical equipment must be screened or enclosed within a penthouse.
 - a). Roof-mounted photovoltaic (PV) devices, solar thermal systems, and wind power generators are exempt.
 - ii. Roof-mounted mechanical equipment must comply with all applicable noise standards including, but not limited to, the Massachusetts Department of Environmental Protection (MassDEP) noise policy and the Somerville Noise Control Ordinance.
 - iii. Roof-mounted mechanical equipment, screening, and penthouses may exceed the maximum height permitted for each building type by Special Permit.
 - a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing roof-mounted mechanical equipment, screening, or a penthouse to exceed the maximum height permitted for each building type:
 - i). Visual impact and aesthetic quality of the proposed screening or penthouse.
 - ii). Efforts to reduce any net new shadows cast upon neighboring lots and structures.
 - iii). Ventilation and air handling techniques to reduce the emission of odor or exhaust

- iv). toward neighboring lots and structures.
- iv). Sound attenuation measures or operational procedures to mitigate potential noise impacts to neighboring lots and structures.
- iv. The Review Boards shall require an acoustical report, prepared by a professional acoustical engineer and including field measurements, demonstrating compliance with all applicable noise standards to be submitted to the Building Official prior to the issuance of a Certificate of Occupancy as a condition of any Site Plan Approval.

15. Parking & Mobility

- a. General
 - i. DEVELOPMENT is subject to the provisions of Article 11: Parking & Mobility of this Ordinance. Where the provisions of this section conflict with those of Article 11, the provisions of Article 11 apply.
 - ii. Vehicular parking must be provided as specified on Table 6.2.15, except as follows:
 - a). Non-residential USES with five thousand (5,000) square feet or less of GROSS LEASABLE FLOOR AREA are exempt from any minimum requirements of Table 6.2.15.
 - b). Any CHANGE IN USE within a non-residential STRUCTURE constructed before the effective date of this Ordinance, provided that the change is to a permitted USE, is exempt from any minimum requirements of Table 6.2.15.
 - iii. There are no parking requirements for ACCESSORY USES.
 - iv. MOTOR VEHICLE PARKING spaces may be shared between USES on the same LOT and buildings on the same BLOCK in accordance with §11.3 SHARED PARKING.
- b. Type
 - i. MOTOR VEHICLE PARKING may be provided as above ground STRUCTURED PARKING or underground STRUCTURED PARKING. SURFACE PARKING is prohibited.
- c. Driveways
 - i. New driveways require a permit from the City Engineer.
 - ii. Driveways must be compliant with all City Ordinances and constructed in accordance with all standards established by relevant City Departments.
 - iii. Driveways are not permitted in the FRONTAGE AREA between a BUILDING and the FRONT LOT LINE.
 - iv. Driveways may be no wider than twenty four (24) feet in the FRONTAGE AREA of a LOT.
 - v. Driveways may provide ACCESS in whole or in part on or across an ABUTTING LOT(s), provided that an ACCESS EASEMENT exists between all PROPERTY OWNERS.
- d. Parking Design