

2. GLOSSARY & OVERVIEW

2.1.1 General

a. The following words, phrases, and terms in this Ordinance are defined in this Section.

Arts Education

~~An Arts & Creative Enterprise principal use category. See [9.2.2.c](#) Arts Education.~~

Artist Housing

~~A specific use type of the Residential Housing principle use category. See [9.2.11.a.ii](#) Artist Housing.~~

Artist Studios or Creative Incubators

~~An Arts & Creative Enterprise principal use category. See [9.2.2.b](#) Artist Studios & Creative Incubators.~~

Bakery, Cafe, or Coffee Shop

~~A Food or Beverage Service principal use category. See [§9.2.7.b](#) Bakery, Cafe, or Coffee Shop.~~

Business Incubator

~~An Office principle use category. See [9.2.10.a](#) Business Incubator.~~

Body Art Services

~~A specific use type of the Personal Services principal use category. See [§9.2.6.k.iv](#) Body Art Services.~~

Broadcast or Recording Studio

~~A Commercial Services principal use category. See [§9.2.6.d](#) Broadcast or Recording Studio.~~

Cafe or Coffee Shop

~~A Food or Beverage Service principal use category. See [§9.2.7.b](#) Cafe, or Coffee Shop.~~

Co-Working

~~An Arts & Creative Enterprise principal use category. See [§9.2.2.d](#) Co-Working. An Office principal use category. See [§9.2.2.b](#) Co-Working.~~

Creative Studio

~~A specific use type of the Home Occupation accessory use category. See [§9.2.14.b.ii](#) Creative Studio.~~

Food Hall

~~An indoor space with multiple food vendors offering a variety of cuisines in a communal setting.~~

Live/Work Studio

~~A dwelling unit or rooming unit integrated with artist studio space for the exclusive use by the occupants.~~

Rooming Unit

~~One (1) or more rooms providing separate, independent living facilities for use by one (1) or two (2) human beings living together as a single household without both lawful cooking and sanitary facilities for the exclusive use of the occupants inside the rooming unit.~~

Shared Workspace & Arts Education

~~An Arts & Creative Enterprise principal use category. See §9.2.2.f Shared Workspace & Arts Education.~~

Table 3.1.16 Permitted Uses

Use Category Specific Use	1	2
Arts & Creative Enterprise		
Artisanal Production	N	P
<u>Artist Studios & Creative Incubators</u>	<u>N</u>	<u>P</u>
<u>Arts Education</u>	<u>N</u>	<u>P</u>
Arts Sales & Service	N	P
Design Services	N	P
Shared Workspaces & Arts Education	N	P
Auto-Oriented		
Motor Vehicle Parking (as noted below)	–	–
Off-Site Accessory Parking	SP	SP
Civic & Institutional		
Minor Utility Facility	SP	N
Public Service	P	P
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	P
Commercial Services		
Animal Services (as noted below)	–	–
Commercial Kennel	N	N
Pet Grooming	N	P
Pet Day Care or Training	N	N
Veterinarian	N	SP
Day Care Service (as noted below)	–	–
Child Day Care Center	P	P
Personal Services (except as follows)	N	P
Body Art Services	N	P
Fitness Services	N	P
Funeral Services	N	N
Health Care Services	N	SP
Recreation Services (except as follows)	N	N
Recreational Camp for Children	P	P
Lodging		
Bed & Breakfast	SP	N
Residential		
Residential Housing	P	N
<u>Artist Housing</u>	<u>P</u>	<u>N</u>
Institutional Housing (except as follows)	N	N
Community or Group Residence	P	N
Retail Sales		
Consumer Goods (except as follows)	N	P

Table 3.1.16 Permitted Uses

Use Category Specific Use	1	2
Alcohol Sales	N	N
Firearms Sales	N	N
Pet Store	N	N
Fresh Food Market or Grocery Store	N	P
Urban Agriculture		
Farming (as noted below)	–	–
Commercial Farming	N	P
Community Farming	P	P
Community Gardening	P	P
Accessory Uses		
Home Occupations (as noted below)	–	–
Creative Studio	P	N
Hobby Kennel	SP	N
Home-Based Business	P	N
Home-Based Day Care	SP	N
Home Office	P	N
Urban Agriculture (as noted below)	–	–
Apiculture	P	N
Aviculture	P	N
Commercial Farming	P	N
Residential Gardening	P	N
Vehicle Parking, Accessory (except as follows)	P	N
Home-Based Business Vehicle Parking	SP	N
P - Permitted • SP - Special Permit Required • N - Not Permitted		

Table 3.2.15 Permitted Uses

Use Category	1	2
Specific Use		
Arts & Creative Enterprise		
Artisanal Production	N	P
<u>Artist Studios & Creative Incubators</u>	<u>N</u>	<u>P</u>
<u>Arts Education</u>	<u>N</u>	<u>P</u>
Arts Sales & Service	N	P
Design Services	N	P
Shared Workspace & Arts Education	N	P
Auto-Oriented		
Motor Vehicle Parking (as noted below)	—	—
Off-Site Accessory Parking	SP	SP
Civic & Institutional		
Minor Utility Facility	SP	N
Public Service	P	P
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	P
Commercial Services		
Animal Services (as noted below)	—	—
Commercial Kennel	N	N
Pet Grooming	N	P
Pet Day Care or Training	N	N
Veterinarian	N	SP
Day Care Service (as noted below)	—	—
Child Day Care Center	P	P
Personal Services (except as follows)	N	P
Body Art Services	N	P
Fitness Services	N	P
Funeral Services	N	N
Health Care Services	N	SP
Recreation Services (except as follows)	N	N
Recreational Camp for Children	P	P
Vehicle Parking (except as follows)	N	N
Bike Share Parking	P	P
Car Share Parking (3 or fewer spaces)	P	P
Car Share Parking (4 or more spaces)	SP	SP
Lodging		
Bed & Breakfast	SP	N
Residential		
Residential Housing	P	N

Table 3.2.15 Permitted Uses

Use Category Specific Use	1	2
Artist Housing	P	N
Institutional Housing (except as follows)	SP	N
Community or Group Residence	P	N
Retail Sales		
Consumer Goods (except as follows)	P	P
Alcohol Sales	N	N
Firearms Sales	N	N
Pet Store	N	N
Fresh Food Market or Grocery Store	P	P
Urban Agriculture		
Farming (as noted below)	–	–
Commercial Farming	N	P
Community Farming	P	P
Community Gardening	P	P
Accessory Uses		
Home Occupations (as noted below)	–	–
Creative Studio	P	N
Home-Based Business	P	N
Home Office	P	N
Urban Agriculture (as noted below)	–	–
Apiculture	P	N
Aviculture	P	N
Commercial Farming	P	N
Residential Gardening	P	N
Vehicle Parking, Accessory (except as follows)	P	N
Home Business Vehicle Parking	SP	N
P - Permitted • SP - Special Permit Required • N - Not Permitted		

Table 4.1.13 Permitted Uses

Use Category Specific Use	1	2
Arts & Creative Enterprise		
Artisanal Production	P	P
<u>Artist Studios & Creative Incubators</u>	<u>P</u>	<u>P</u>
<u>Arts Education</u>	<u>P</u>	<u>P</u>
Arts Exhibition	P	P
Arts Sales & Services	P	P
Co-working	P	P
Design Services	P	P
Shared Workspaces & Arts Education	P	P
Auto-Oriented		
Recharging Station	P	N
Cannabis Establishment		
Cannabis Cultivation	P	N
Cannabis Retail Sales	SP	SP
Cannabis Research & Development	P	N
Cannabis Testing Laboratory	P	N
Civic & Institutional		
Community Center	P	P
Hospital	SP	N
Library	P	P
Minor Utility Facility	SP	N
Museum	P	P
Private Non-Profit Club or Lodge	SP	N
Public Service	P	P
Religious & Educational Uses Protected by M.G.L 40A. Sec 3	P	P
Commercial Services		
Animal Services (as noted below)	—	—
Commercial Kennel	SP	N
Pet Grooming	P	P
Pet Daycare & Training	P	N
Veterinarian	P	SP
Assembly or Entertainment	SP	N
Banking & Financial Services (except as follows)	P	N
Personal Credit	SP	N
Broadcast and/or Recording Studio	P	N
Building & Home Repair Services	SP	N
Business Support Services	P	N
Caterer/Wholesale Food Production	SP	N

Table 4.1.13 Permitted Uses

Use Category Specific Use	1	2
Day Care Service (as noted below)	–	–
Adult Day Care Center	P	N
Child Day Care Center	P	N
Educational Services	P	N
Maintenance & Repair of Consumer Goods	P	N
Personal Services (except as follows)	P	P
Body Art Services	P	P
Fitness Services	P	SP
Funeral Services	SP	N
Health Care Services	P	SP
Recreation Services (except as follows)	SP	SP
Recreational Camp for Children	P	P
Vehicle Parking (as noted below)	–	–
Bike Share Parking	P	N
Car Share Parking (3 or fewer spaces)	P	N
Car Share Parking (4 or more spaces)	P	N
Commercial Parking	P	N
Food and Beverage Service		
Bar , Restaurant , Tavern , or Food Hall	P	P
Bakery / Café / or Coffee Shop	P	P
Lodging		
Bed & Breakfast	SP	N
Hotel or Hostel	SP	N
Office		
<u>Business Incubator</u>	<u>P</u>	<u>N</u>
<u>Co-Working</u>	<u>P</u>	<u>N</u>
General Office	P	N
Research and Development or Laboratory	P	N
Residential		
Residential Housing	SP	N
<u>Artist Housing</u>	<u>SP</u>	<u>N</u>
Institutional Housing (except as follows)	SP	N
Community or Group Residence	P	N
Retail Sales		
Building/Home Supplies & Equipment	SP	SP
Consumer Goods (except as follows)	P	P
Alcohol Sales	SP	SP
Firearms Sales	N	N

Table 4.1.13 Permitted Uses

Use Category Specific Use	1	2
Pet Store	SP	SP
Fresh Food Market or Grocery Store	P	P
Farm/Vendor Market	P	P
Urban Agriculture		
Farming (as noted below)	–	–
Commercial Farming	P	N
Community Farming	P	N
Community Gardening	P	N
Accessory Uses		
Home Occupations (as noted below)	–	–
Creative Studio	N	N
Hobby Kennel	N	N
Home-Based Business	N	N
Home Day Care	N	N
Home Office	P	N
Urban Agriculture (as noted below)	–	–
Apiculture	P	N
Aviculture	P	N
Commercial Farming	P	N
Residential Gardening	P	N
Vehicle Parking, Accessory (except as follows)	P	N
Home Business Vehicle Parking	N	N
P - Permitted • SP - Special Permit Required • N - Not Permitted		

Table 4.2.13 Permitted Uses

Use Category Specific Use	1	2
Arts & Creative Enterprise		
Artisanal Production	P	P
<u>Artist Studios & Creative Incubators</u>	<u>P</u>	<u>P</u>
<u>Arts Education</u>	<u>P</u>	<u>P</u>
Arts Exhibition	P	P
Arts Sales & Services	P	P
Co-working	P	P
Design Services	P	P
Shared Workspaces & Arts Education	P	P
Auto-Oriented		
Recharging Station	P	N
Cannabis Establishment		
Cannabis Cultivation	P	N
Cannabis Retail Sales	SP	SP
Cannabis Research & Development	P	N
Cannabis Testing Laboratory	P	N
Civic & Institutional		
Community Center	P	P
Hospital	SP	N
Library	P	P
Minor Utility Facility	SP	N
Museum	P	P
Private Non-Profit Club or Lodge	SP	N
Public Service	P	P
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	P
Commercial Services		
Animal Services (as noted below)	—	—
Commercial Kennel	SP	N
Pet Grooming	P	P
Pet Daycare & Training	P	N
Veterinarian	P	SP
Assembly or Entertainment	SP	N
Banking & Financial Services (except as noted below)	P	N
Personal Credit	SP	N
Broadcast and/or Recording Studio	P	N
Building & Home Repair Services	SP	N
Business Support Services	P	N
Caterer/Wholesale Food Production	SP	N

Table 4.2.13 Permitted Uses

Use Category Specific Use	1	2
Day Care Service (as noted below)	—	—
Adult Day Care Center	P	N
Child Day Care Center	P	N
Educational Services	P	N
Maintenance & Repair of Consumer Goods	P	N
Personal Services (except as noted below)	P	P
Body Art Services	P	P
Fitness Services	P	SP
Funeral Services	SP	N
Health Care Services	P	SP
Recreation Services (except as follows)	SP	SP
Recreational Camp for Children	P	P
Vehicle Parking (as noted below)	—	—
Bike Share Parking	P	N
Car Share Parking (3 or fewer spaces)	P	N
Car Share Parking (4 or more spaces)	P	N
Commercial Parking	P	N
Food and Beverage Service		
Bar , Restaurant, Tavern , or Food Hall	P	P
Bakery /Café/ or Coffee Shop	P	P
Lodging		
Bed & Breakfast	SP	N
Hotel or Hostel	SP	N
Office		
<u>Business Incubator</u>	<u>P</u>	<u>N</u>
<u>Co-Working</u>	<u>P</u>	<u>N</u>
General Office	P	N
Research and Development or Laboratory	P	N
Residential		
Residential Housing	SP	N
<u>Artist Housing</u>	<u>SP</u>	<u>N</u>
Institutional Housing (except as follows)	SP	N
Community or Group Residence	P	N
Retail Sales		
Building/Home Supplies & Equipment	SP	SP
Consumer Goods (except as follows)	P	P
Alcohol Sales	SP	SP
Firearms Sales	N	N

Table 4.2.13 Permitted Uses

Use Category Specific Use	1	2
Pet Store	SP	SP
Fresh Food Market or Grocery Store	P	P
Farm/Vendor Market	P	P
Urban Agriculture		
Farming (as noted below)	—	—
Commercial Farming	P	N
Community Farming	P	N
Community Gardening	P	N
Accessory Uses		
Home Occupations (as noted below)	—	—
Creative Studio	N	N
Hobby Kennel	N	N
Home-Based Business	N	N
Home Day Care	N	N
Home Office	P	N
Urban Agriculture (as noted below)	—	—
Apiculture	P	N
Aviculture	P	N
Commercial Farming	P	N
Residential Gardening	P	N
Vehicle Parking, Accessory (except as follows)	P	N
Home Business Vehicle Parking	N	N
P - Permitted • SP - Special Permit Required • N - Not Permitted		

Table 4.3.13 Permitted Uses

Use Category Specific Use	1	2
Arts & Creative Enterprise		
Artisanal Production	P	P
<u>Artist Studios & Creative Incubators</u>	<u>P</u>	<u>P</u>
<u>Arts Education</u>	<u>P</u>	<u>P</u>
Arts Exhibition	P	P
Arts Sales & Services	P	P
Co-working	P	P
Design Services	P	P
Shared Workspaces & Arts Education	P	P
Auto-Oriented		
Recharging Station	P	N
Cannabis Establishment		
Cannabis Cultivation	P	N
Cannabis Retail Sales	SP	SP
Cannabis Research & Development	P	N
Cannabis Testing Laboratory	P	N
Civic & Institutional		
Community Center	P	P
Hospital	SP	SP
Library	P	P
Minor Utility Facility	SP	N
Museum	P	P
Private Non-Profit Club or Lodge	SP	N
Public Service	P	P
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	P
Commercial Services		
Animal Services (as noted below)	--	--
Commercial Kennel	SP	N
Pet Grooming	P	P
Pet Daycare & Training	P	N
Veterinarian	P	SP
Assembly or Entertainment	SP	N
Banking & Financial Services (except as noted below)	P	N
Personal Credit	SP	N
Broadcast and/or Recording Studio	P	N
Building & Home Repair Services	SP	N
Business Support Services	P	N
Caterer/Wholesale Food Production	SP	N

Table 4.3.13 Permitted Uses

Use Category Specific Use	1	2
Day Care Service (as noted below)	--	--
Adult Day Care Center	P	N
Child Day Care Center	P	N
Educational Services	P	N
Maintenance & Repair of Consumer Goods	P	N
Personal Services (except as noted below)	P	P
Body Art Services	P	P
Fitness Services	P	SP
Funeral Services	SP	N
Health Care Services	P	SP
Recreation Services (except as follows)	SP	SP
Recreational Camp for Children	P	P
Vehicle Parking (as noted below)	--	--
Bike Share Parking	P	N
Car Share Parking (3 or fewer spaces)	P	N
Car Share Parking (4 or more spaces)	P	N
Commercial Parking	P	N
Food and Beverage Service		
Bar , Restaurant, Tavern , or Food Hall	P	P
Bakery /Café/ or Coffee Shop	P	P
Lodging		
Bed & Breakfast	SP	N
Hotel or Hostel	SP	N
Office		
<u>Business Incubator</u>	<u>P</u>	<u>N</u>
<u>Co-Working</u>	<u>P</u>	<u>N</u>
General Office	P	N
Research and Development or Laboratory	P	N
Residential		
Residential Housing	SP	N
<u>Artist Housing</u>	<u>SP</u>	<u>N</u>
Institutional Housing (except as follows)	SP	N
Community or Group Residence	P	N
Retail Sales		
Building/Home Supplies & Equipment	SP	SP
Consumer Goods (except as follows)	P	P
Alcohol Sales	SP	SP
Firearms Sales	N	N

Table 4.3.13 Permitted Uses

Use Category Specific Use	1	2
Pet Store	SP	SP
Fresh Food Market or Grocery Store	P	P
Farm/Vendor Market	P	P
Urban Agriculture		
Farming (as noted below)	--	--
Commercial Farming	P	N
Community Farming	P	N
Community Gardening	P	N
Accessory Uses		
Home Occupations (as noted below)	--	--
Creative Studio	N	N
Hobby Kennel	N	N
Home-Based Business	N	N
Home Day Care	N	N
Home Office	P	N
Urban Agriculture (as noted below)	--	--
Apiculture	P	N
Aviculture	P	N
Commercial Farming	P	N
Residential Gardening	P	N
Vehicle Parking, Accessory (except as follows)	P	N
Home Business Vehicle Parking	N	N

P - Permitted • SP - Special Permit Required • N - Not Permitted

Table 4.4.14 Permitted Uses

Use Category Specific Use	1	2
Arts & Creative Enterprise		
Artisanal Production	P	P
<u>Artist Studios & Creative Incubators</u>	<u>P</u>	<u>P</u>
<u>Arts Education</u>	<u>P</u>	<u>P</u>
Arts Exhibition	P	P
Arts Sales & Services	P	P
Co-Working	P	P
Design Services	P	P
Shared Workspaces & Arts Education	P	P
Auto-Oriented		
Recharging Station	P	N
Cannabis Establishment		
Cannabis Cultivation	P	N
Cannabis Retail Sales	SP	SP
Cannabis Research & Development	P	N
Cannabis Testing Laboratory	P	N
Civic & Institutional		
Community Center	P	P
Hospital	SP	N
Library	P	P
Minor Utility Facility	SP	N
Museum	P	P
Private Non-Profit Club or Lodge	SP	N
Public Service	P	P
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	P
Commercial Services		
Animal Services (as noted below)	--	--
Commercial Kennel	SP	N
Pet Grooming	P	P
Pet Daycare & Training	P	N
Veterinarian	P	SP
Assembly or Entertainment	SP	N
Banking & Financial Services (except as noted below)	P	N
Personal Credit	SP	N
Broadcast and/or Recording Studio	P	N
Building & Home Repair Services	SP	N
Business Support Services	P	N
Caterer/Wholesale Food Production	SP	N

Table 4.4.14 Permitted Uses

Use Category Specific Use	1	2
Day Care Service (as noted below)	--	--
Adult Day Care Center	P	N
Child Day Care Center	P	N
Educational Services	P	N
Maintenance & Repair of Consumer Goods	P	N
Personal Services (except as noted below)	P	P
Body Art Services	P	P
Fitness Services	P	SP
Funeral Services	SP	N
Health Care Services	P	SP
Recreation Services (except as follows)	SP	SP
Recreational Camp for Children	P	P
Vehicle Parking (as noted below)	--	--
Bike Share Parking	P	N
Car Share Parking (3 or fewer spaces)	P	N
Car Share Parking (4 or more spaces)	P	N
Commercial Parking	P	
Food and Beverage Service		
Bar , Restaurant, Tavern , or Food Hall	P	P
Bakery /Café or /Coffee Shop	P	P
Lodging		
Bed & Breakfast	SP	N
Hotel or Hostel	SP	N
Office		
<u>Business Incubator</u>	<u>P</u>	<u>N</u>
<u>Co-Working</u>	<u>P</u>	<u>N</u>
General Office	P	N
Research and Development or Laboratory	P	N
Residential		
Residential Housing	SP	N
<u>Artist Housing</u>	<u>SP</u>	<u>N</u>
Institutional Housing (except as follows)	SP	N
Community or Group Residence	P	N
Retail Sales		
Building/Home Supplies & Equipment	SP	SP
Consumer Goods (except as follows)	P	P
Alcohol Sales	SP	SP
Firearms Sales	N	N

Table 4.4.14 Permitted Uses

Use Category Specific Use	1	2
Pet Store	SP	SP
Fresh Food Market or Grocery Store	P	P
Farm/Vendor Market	P	P
Urban Agriculture		
Farming (as noted below)	--	--
Commercial Farming	P	N
Community Farming	P	N
Community Gardening	P	N
Accessory Uses		
Home Occupations (as noted below)	--	--
Creative Studio	N	N
Hobby Kennel	N	N
Home-Based Business	N	N
Home Day Care	N	N
Home Office	P	N
Urban Agriculture (as noted below)	--	--
Apiculture	P	N
Aviculture	P	N
Commercial Farming	P	N
Residential Gardening	P	N
P - Permitted • SP - Special Permit Required • N - Not Permitted		

Table 5.1.15 Permitted Uses

Use Category Specific Use	1	2
Arts & Creative Enterprise		
Artisanal Production	P	P
<u>Artist Studios & Creative Incubators</u>	<u>P</u>	<u>P</u>
<u>Arts Education</u>	<u>P</u>	<u>P</u>
Arts Exhibition	P	P
Arts Sales & Services	P	P
Co-working	P	P
Design Services	P	P
Shared Workspaces & Arts Education	P	P
Auto-Oriented		
Recharging Station	P	N
Cannabis Establishment		
Cannabis Cultivation	P	N
Cannabis Retail Sales	SP	SP
Cannabis Research & Development	P	N
Cannabis Testing Laboratory	P	N
Civic & Institutional		
Community Center	P	P
Hospital	SP	N
Library	P	P
Minor Utility Facility	SP	N
Museum	P	P
Private Non-Profit Club or Lodge	SP	N
Public Service	P	P
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	P
Commercial Services		
Animal Services (as noted below)	--	--
Commercial Kennel	SP	N
Pet Grooming	P	P
Pet Daycare & Training	P	N
Veterinarian	P	SP
Assembly or Entertainment	SP	N
Banking & Financial Services (except as follows)	P	N
Personal Credit	SP	N
Broadcast and/or Recording Studio	P	N
Building & Home Repair Services	SP	N
Business Support Services	P	N
Caterer/Wholesale Food Production	SP	N

Table 5.1.15 Permitted Uses

Use Category Specific Use	1	2
Day Care Service (as noted below)	--	--
Adult Day Care Center	P	N
Child Day Care Center	P	N
Educational Services	P	N
Maintenance & Repair of Consumer Goods	P	N
Personal Services (except as follows)	P	P
Body Art Services	P	P
Fitness Services	P	SP
Funeral Services	SP	N
Health Care Services	P	SP
Recreation Services (except as follows)	SP	SP
Recreational Camp for Children	P	P
Vehicle Parking (as noted below)	--	--
Bike Share Parking	P	N
Car Share Parking (3 or fewer spaces)	P	N
Car Share Parking (4 or more spaces)	P	N
Commercial Parking	P	N
Food and Beverage Service		
Bar, Restaurant, or Tavern Food Hall	P	P
Bakery /Café/ or Coffee Shop	P	P
Lodging		
Bed & Breakfast	SP	N
Hotel or Hostel	SP	N
Office		
<u>Business Incubator</u>	<u>P</u>	<u>N</u>
<u>Co-Working</u>	<u>P</u>	<u>N</u>
General Office	P	N
Research and Development or Laboratory	P	N
Residential		
Residential Housing	SP	N
<u>Artist Housing</u>	<u>SP</u>	<u>N</u>
Institutional Housing (except as follows)	SP	N
Community or Group Residence	P	N
Retail Sales		
Building/Home Supplies & Equipment	SP	SP
Consumer Goods (except as follows)	P	P
Alcohol Sales	SP	SP
Firearms Sales	N	N

Table 5.1.15 Permitted Uses

Use Category Specific Use	1	2
Pet Store	SP	SP
Fresh Food Market or Grocery Store	P	P
Farm/Vendor Market	P	P
Urban Agriculture		
Farming (as noted below)	--	--
Commercial Farming	P	N
Community Farming	P	N
Community Gardening	P	N
Accessory Uses		
Home Occupations (as noted below)	--	--
Home Office	P	N
Urban Agriculture (as noted below)	--	--
Apiculture	P	N
Aviculture	P	N
Commercial Farming	P	N
Residential Gardening	P	N
P - Permitted • SP - Special Permit Required • N - Not Permitted		

6. COMMERCIAL DISTRICTS

6.1 FABRICATION (FAB) FAB

6.1.2 Intent

- a. To implement the objectives of the Comprehensive Plan of the City of Somerville related to the arts & creative economy.
- b. To protect buildings that are key assets to the creative economy of Somerville from residential conversion and, preserve ~~veve~~ existing artist studios and other facilities incubating creative enterprises. work space, and retain incubator spaces for start-up, entry, and mid-level businesses.
- c. To create, maintain, and enhance areas appropriate for small- and moderate-scale, single- and multi-use buildings; activities common to the arts & creative economy and supporting commercial activities; and a variety of employment opportunities in the arts & creative enterprises.

Table 6.1.11 Permitted Uses

Use Category Specific Use	1	2
Arts & Creative Enterprise		
Artisanal Production	P	P
<u>Artist Studios & Creative Incubators</u>	<u>P</u>	<u>P</u>
<u>Arts Education</u>	<u>P</u>	<u>P</u>
Arts Exhibition	P	P
Arts Sales & Services	P	P
Co-working	P	P
Design Services	P	P
Shared Workspaces & Arts Education	P	P
Work/Live Creative Studio	SP	N
Cannabis Establishment		
Cannabis Cultivation	P	N
Cannabis Product Manufacturing	P	N
Civic & Institutional		
Community Center	P	P
Library	P	P
Minor Utility Facility	SP	N
Museum	P	P
Public Service	P	P
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	P
Commercial Services		

Table 6.1.11 Permitted Uses

Use Category Specific Use	1	2
Animal Services (as noted below)	--	--
Commercial Kennel	N	N
Pet Grooming	N	P
Pet Daycare & Training	N	N
Veterinarian	N	SP
Assembly or Entertainment	SP	P
Broadcast and/or Recording Studio	P	P
Caterer/Wholesale Food Production	P	N
Day Care Service (as noted below)	--	--
Child Day Care Center	P	N
Educational Services	NP	N
Personal Services (except as follows)	N	P
Body Art Services	P	P
Fitness Services	P	SP
Funeral Services	N	N
Health Care Services	N	SP
Recreation Services (except as follows)	SP	SP
Recreational Camp for Children	P	P
Vehicle Parking (as noted below)	--	--
Bike Share Parking	P	N
Car Share Parking (3 or fewer spaces)	P	N
Car Share Parking (4 or more spaces)	P	N
Commercial Parking	P	N
Food and Beverage Service		
Bar , Restaurant, Tavern , or Food Hall	N	P
Bakery /Café/ or Coffee Shop	N	P
Retail Sales		
Building/Home Supplies & Equipment	N	SP
Consumer Goods (except as follows)	N	P
Alcohol Sales	N	SP
Firearms Sales	N	N
Pet Store	N	SP
Fresh Food Market or Grocery Store	N	P
Farm/Vendor Market	N	P
Industrial		
Manufacturing	P	N
Wholesale Trade & Distribution	P	N
Urban Agriculture		

Table 6.1.11 Permitted Uses

Use Category Specific Use	1	2
Farming (as noted below)	--	--
Commercial Farming	P	N
Community Farming	P	N
Community Gardening	P	N
Accessory Uses		
Urban Agriculture (as noted below)	--	--
Commercial Farming	P	N
Vehicle Parking, Accessory	P	N
P - Permitted • SP - Special Permit Required • N - Not Permitted • (P or SP) - Permitted as specified per §6.1.11.b		

Table 6.2.13 Permitted Uses

Use Category Specific Use	1	2
Arts & Creative Enterprise		
Artisanal Production	P	P
<u>Artist Studios & Creative Incubators</u>	<u>P</u>	<u>P</u>
<u>Arts Education</u>	<u>P</u>	<u>P</u>
Arts Exhibition	P	P
Arts Sales & Services	P	P
Co-Working	P	P
Design Services	P	P
Shared Workspaces & Arts Education	P	P
Auto-Oriented		
Recharging Station	P	N
Cannabis Establishment		
Cannabis Cultivation	P	N
Cannabis Retail Sales	SP	SP
Cannabis Research & Development	P	N
Cannabis Testing Laboratory	P	N
Civic & Institutional		
Community Center	P	P
Hospital	SP	N
Library	P	P
Minor Utility Facility	SP	N
Museum	P	P
Private Non-Profit Club or Lodge	SP	N
Public Service	P	P
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	P
Commercial Services		
Animal Services (as noted below)	--	--
Commercial Kennel	SP	N
Pet Grooming	P	P
Pet Daycare & Training	P	N
Veterinarian	P	SP
Assembly or Entertainment	SP	N
Banking & Financial Services (except as follows)	P	N
Personal Credit	SP	N
Broadcast and/or Recording Studio	P	N
Building & Home Repair Services	SP	N
Business Support Services	P	N

Table 6.2.13 Permitted Uses

Use Category Specific Use	1	2
Caterer/Wholesale Food Production	SP	N
Day Care Service (as noted below)	--	--
Adult Day Care Center	P	N
Child Day Care Center	P	N
Educational Services	P	N
Maintenance & Repair of Consumer Goods	P	N
Personal Services (except as noted below)	P	P
Body-Art Services	P	P
Fitness Services	P	SP
Funeral Services	SP	N
Health Care Services	P	SP
Recreation Services (except as follows)	SP	SP
Recreational Camp for Children	P	P
Vehicle Parking (as noted below)	--	--
Bike Share Parking	P	N
Car Share Parking (3 or fewer spaces)	P	N
Car Share Parking (4 or more spaces)	P	N
Commercial Parking	P	N
Food and Beverage Service		
Bar , Restaurant , Tavern , or Food Hall	P	P
Bakery / Café / or Coffee Shop	P	P
Lodging		
Bed & Breakfast	SP	N
Hotel or Hostel	SP	N
Office		
<u>Business Incubator</u>	<u>P</u>	<u>N</u>
<u>Co-Working</u>	<u>P</u>	<u>N</u>
General Office	P	N
Scientific Research and Development	P	N
Retail Sales		
Building/Home Supplies & Equipment	SP	SP
Consumer Goods (except as follows)	P	P
Alcohol Sales	SP	SP
Firearms Sales	N	N
Pet Store	SP	SP
Fresh Food Market or Grocery Store	P	P
Farm/Vendor Market	P	P
Urban Agriculture		

Table 6.2.13 Permitted Uses

Use Category Specific Use	1	2
Farming (as noted below)	--	--
Commercial Farming	P	N
Community Farming	P	N
Community Gardening	P	N
Accessory Uses		
Urban Agriculture (as noted below)	--	--
Commercial Farming	P	N
P - Permitted • SP - Special Permit Required • N - Not Permitted		

Table 6.3.11 Permitted Uses

Use Category Specific Use	CI
Arts & Creative Enterprise	
Artisanal Production	P
<u>Artist Studios & Creative Incubators</u>	<u>P</u>
<u>Arts Education</u>	<u>P</u>
Arts Exhibition	P
Arts Sales & Services	P
Co-Working	P
Design Services	P
Shared Workspaces & Arts Education	P
Auto-Oriented	
Commercial Vehicle Repair or Maintenance	SP
Dispatch Service (except as follows)	P
Towing Service	SP
Motor Vehicle Parking (as noted below)	--
Off-Site Accessory Parking	P
Personal Vehicle Repair or Maintenance	SP
Vehicle Sales	SP
Cannabis Establishment	
Cannabis Cultivation	P
Cannabis Product Manufacturing	P
Cannabis Retail Sales	SP
Cannabis Research & Development	P
Cannabis Testing Laboratory	P
Civic & Institutional	
Hospital	SP
Minor Utility Facility	SP
Public Service	P
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P
Commercial Services	
Animal Services (as noted below)	--
Commercial Kennel	P
Pet Grooming	P
Pet Daycare & Training	P
Veterinarian	P
Assembly or Entertainment	SP
Banking & Financial Services (except as follows)	P
Personal Credit	SP
Broadcast and/or Recording Studio	P

Table 6.3.11 Permitted Uses

Use Category Specific Use	CI
Building & Home Repair Services	P
Business Support Services	P
Caterer/Wholesale Food Production	P
Day Care Service (as noted below)	--
Adult Day Care Center	P
Child Day Care Center	P
Educational Services	P
Maintenance & Repair of Consumer Goods	P
Personal Services (except as follows)	P
Body-Art Services	P
Fitness Services	P
Funeral Services	P
Health Care Services	SP
Recreation Services (except as follows)	P
Recreational Camp for Children	P
Vehicle Parking (as noted below)	--
Bike Share Parking	P
Car Share Parking (3 or fewer spaces)	P
Car Share Parking (4 or more spaces)	P
Commercial Parking	P
Food and Beverage Service	
Bar , Restaurant, Tavern , or Food Hall	P
Bakery /Café/ or Coffee Shop	P
Industrial	
Dry Cleaning or Laundry Services	SP
Data Center	SP
Manufacturing	P
Moving and/or Self Storage (except as follows)	P
Self Storage	SP
Recycling Collection	SP
Trucking and Transportation Depot	SP
Wholesale Trade & Distribution	P
Lodging	
Hotel or Hostel	SP
Office	
<u>Business Incubator</u>	<u>P</u>
<u>Co-Working</u>	<u>P</u>
General Office	P

Table 6.3.11 Permitted Uses

Use Category Specific Use	CI
Research and Development or Laboratory	P
Retail Sales	
Building/Home Supplies & Equipment	P
Consumer Goods (except as follows)	P
Alcohol Sales	SP
Firearms Sales	N
Pet Store	SP
Fresh Food Market or Grocery Store	SP
Farm/Vendor Market	P
Urban Agriculture	
Farming (as noted below)	--
Commercial Farming	P
Community Farming	P
Community Gardening	P
Accessory Uses	
Urban Agriculture (as noted below)	--
Commercial Farming	P
Vehicle Parking, Accessory (except as follows)	P
Home Business Vehicle Parking	N
P - Permitted • SP - Special Permit Required • N - Not Permitted	

Table 6.4.14 Permitted Uses

Use Category Specific Use	CB
Arts & Creative Enterprise	
Artisanal Production	P
<u>Artist Studios & Creative Incubators</u>	<u>P</u>
<u>Arts Education</u>	<u>P</u>
Arts Exhibition	P
Arts Sales & Services	P
Co-Working	P
Design Services	P
Shared Workspaces & Arts Education	P
Auto-Oriented	
Commercial Vehicle Repair or Maintenance	SP
Dispatch Service (except as follows)	P
Towing Service	SP
Motor Vehicle Parking (as noted below)	--
Off-Site Accessory Parking	P
Personal Vehicle Repair or Maintenance	SP
Vehicle Sales	SP
Cannabis Establishment	
Cannabis Cultivation	P
Cannabis Retail Sales	SP
Cannabis Research & Development	P
Cannabis Testing Laboratory	P
Civic & Institutional	
Minor Utility Facility	SP
Public Service	P
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P
Commercial Services	
Animal Services (as noted below)	--
Commercial Kennel	P
Pet Grooming	P
Pet Day Care or Training	P
Veterinarian	P
Assembly or Entertainment	SP
Banking & Financial Services (except as follows)	P
Personal Credit	SP
Broadcast and/or Recording Studio	P
Building & Home Repair Services	P
Business Support Services	P

Table 6.4.14 Permitted Uses

Use Category Specific Use	CB
Caterer/Wholesale Food Production	P
Day Care Service (as noted below)	--
Adult Day Care Center	P
Child Day Care Center	P
Educational Services	P
Maintenance & Repair of Consumer Goods	P
Personal Services (except as follows)	P
Body-Art Services	P
Fitness Services	P
Funeral Services	P
Health Care Services	SP
Recreation Services (except as follows)	P
Recreational Camp for Children	P
Vehicle Parking (as noted below)	--
Bike Share Parking	P
Car Share Parking (3 or less)	P
Car Share Parking (4 or more)	P
Commercial Parking	P
Food and Beverage Service	
Bar , Restaurant , Tavern , or Food Hall	P
Bakery / Café / or <u>Coffee Shop</u>	P
Industrial	
Moving and/or Self Storage (except as follows)	N
Self Storage	SP
Lodging	
Hotel or Hostel	SP
Office	
<u>Business Incubator</u>	<u>P</u>
<u>Co-Working</u>	<u>P</u>
General Office	P
Research and Development or Laboratory	P
Retail Sales	
Building/Home Supplies & Equipment	P
Consumer Goods (except as follows)	P
Alcohol Sales	SP
Firearms Sales	N
Pet Store	SP
Fresh Food Market or Grocery Store	P

Table 6.4.14 Permitted Uses

Use Category Specific Use	CB
Farm/Vendor Market	P
Urban Agriculture	
Farming (as noted below)	--
Commercial Farming	P
Community Farming	P
Community Gardening	P
Accessory Uses	
Urban Agriculture (as noted below)	--
Commercial Farming	P
Vehicle Parking, Accessory (except as follows)	P
Home Business Vehicle Parking	N
P - Permitted • SP - Special Permit Required • N - Not Permitted	

Table 7.2.7 Permitted Uses

Use Category Specific Use	PSR
Arts & Creative Enterprise	
Artisanal Production	P
<u>Artist Studios & Creative Incubators</u>	<u>P</u>
<u>Arts Education</u>	<u>P</u>
Arts Exhibition	P
Arts Sales & Services	P
Shared Workspace & Arts Education	P
Civic & Institutional	
Community Center	P
Library	P
Minor Utility Facility	P
Museum	P
Public Service	P
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P
Commercial Services	
Assembly or Entertainment	P
Day Care Service (as noted below)	--
Adult Day Care Center	P
Child Day Care Center	P
Maintenance & Repair of Consumer Goods	P
Personal Services (except as follows)	P
Body Art Services	SP
Fitness Services	P
Funeral Services	N
Health Care Services	SP
Vehicle Parking (except as follows)	--
Bike Share Parking	P
Car Share Parking (3 or less)	P
Car Share Parking (4 or more)	P
Public Parking	P
Food and Beverage Service	
Bar/Restaurant/ Tavern <u>Food Hall</u>	SP
Bakery /Café/Coffee Shop	P
Office	
<u>Business Incubator</u>	<u>P</u>
<u>Co-Working</u>	<u>P</u>
General Office	P

Table 7.2.7 Permitted Uses

Use Category Specific Use	PSR
Research and Development and Laboratory	P
Residential	
Residential Housing	SP
<u>Artist Housing</u>	<u>SP</u>
Institutional Housing (except as follows)	SP
Community or Group Residence	P
Retail Sales	
Consumer Goods (except as follows)	P
Alcohol Sales	P
Firearms Sales	N
Pet Store	SP
Fresh Food Market or Grocery Store	P
Urban Agriculture	
Farming (as noted below)	--
Commercial Farming	P
Community Farming	P
Community Gardening	P
Accessory Uses	
Home Occupations (as noted below)	--
Creative Studio	P
Hobby Kennel	N
Home-Based Business	P
Home Day Care	P
Home Office	P
Tourist Home	P
Urban Agriculture (as noted below)	--
Apiculture	P
Aviculture	P
Commercial Farming	P
Residential Gardening	P
Vehicle Parking, Accessory (except as follows)	N
Home Business Vehicle Parking	N
P - Permitted • SP - Special Permit Required • N - Not Permitted	

(Ord. 2023-25, 11/21/2023; Ord. 2024-01, 01/25/2024)

Table 7.4.8 Permitted Uses

Use Category Specific Use	ASQ
Arts & Creative Enterprise	
Artisanal Production	P
Artist Studios & Creative Incubators	P
Arts Education	P
Arts Exhibition	P
Arts Sales & Services	P
Co-Working	P
Design Services	P
Shared Workspaces & Arts Education	P
Auto-Oriented	
Dispatch Service (except as follows)	P
Towing Service	N
Gasoline Station	P
Motor Vehicle Parking (as noted below)	--
Off-Site Accessory Parking	P
Recharging Station	P
Vehicle Sales	P
Civic & Institutional	
Community Center	P
Hospital	P
Library	P
Minor Utility Facility	P
Museum	P
Private Non-Profit Club or Lodge	P
Public Service	P
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P
Commercial Services	
Animal Services (as noted below)	--
Commercial Kennel	P
Veterinarian	P
Assembly or Entertainment	P
Banking & Financial Services (except as follows)	P
Personal Credit	N
Broadcast and/or Recording Studio	P
Business Support Services	P
Caterer/Wholesale Food Production	P

Table 7.4.8 Permitted Uses

Use Category Specific Use	ASQ
Day Care Service (as noted below)	--
Adult Day Care Center	P
Child Day Care Center	P
Educational Services	P
Maintenance & Repair of Consumer Goods	P
Personal Services (except as follows)	P
Body Art Services	P
Fitness Services	P
Funeral Services	N
Health Care Services	P
Vehicle Parking (except as follows)	--
Bike Share Parking	P
Car Share Parking (3 or less)	P
Car Share Parking (4 or more)	SP
Public Parking	P
Food and Beverage Service	
Bar/Restaurant/ Tavern <u>Food Hall</u>	P
Bakery /Café/Coffee Shop	P
Industrial	
Manufacturing	P
Marina	P
Moving and/or Self Storage (except as follows)	N
Self Storage	P
Recycling Collection	P
Wholesale Trade & Distribution	P
Lodging	
Hotel or Hostel	P
Office	
<u>Business Incubator</u>	
<u>Co-Working</u>	
General Office	P
Research and Development and Laboratory	P
Residential	
Residential Housing	P
<u>Artist Housing</u>	<u>SP</u>
Institutional Housing (except as follows)	SP
Community or Group Residence	P
Retail Sales	

Table 7.4.8 Permitted Uses

Use Category Specific Use	ASQ
Building/Home Supplies & Equipment	P
Consumer Goods (except as follows)	P
Alcohol Sales	P
Firearms Sales	N
Pet Store	N
Fresh Food Market or Grocery Store	P
Farm/Vendor Market	P
Urban Agriculture	
Farming (as noted below)	--
Commercial Farming	P
Accessory Uses	
Home Occupations (as noted below)	--
Creative Studio	N
Hobby Kennel	N
Home-Based Business	N
Home Day Care	P
Home Office	N
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	P
P - Permitted • SP - Special Permit Required • N - Not Permitted	

(Ord. [2023-25](#), 11/21/2023)

Table 8.2.4 (a) Additional Permitted Uses

Use Category Specific Use	SB
Arts & Creative Enterprises	
Artisanal Production	P
<u>Artist Studios & Creative Incubators</u>	<u>P</u>
<u>Arts Education</u>	<u>P</u>
Arts Exhibition	P
Arts Sales & Services	P
Design Services	P
Shared Workspaces & Arts Education	P
Civic & Institutional	
Private Non-Profit Club or Lodge	SP
Commercial Services	
Animal Services (as noted below)	--
Pet Grooming	P
Veterinarian	SP
Building & Home Repair Services	SP
Business Support Services	P
Day Care Service (as noted below)	--
Adult Day Care Center	P
Child Day Care Center	P
Maintenance & Repair of Consumer Goods	P
Personal Services (except as noted below)	P
Body-Art Services	P
Fitness Services	P
Funeral Services	SP
Health Care Services	SP
Food & Beverage Services	
Bar, Restaurant or Tavern <u>Food Hall</u>	SP
Bakery , Café, or Coffee Shop	SP
Retail Sales	
Building or Home Supplies & Equipment	SP
Consumer Goods (except as follows)	P
Alcohol Sales	SP
Firearms Sales	N
Pet Store	SP
Fresh Food Market or Grocery Store	P
Farm or Vendor Market	P
P - Permitted • SP - Special Permit Required • N - Not Permitted	

9.2 USE DEFINITIONS & STANDARDS

9.2.2 Arts & Creative Enterprise Use Categories

a. Artisanal Production

The on-site production of hand-fabricated or hand-manufactured parts and custom or craft consumer goods, food, or beverages based on the skill and knowledge of the artisan and the use of hand tools or small-scale, light mechanical equipment. The artisanal production category includes apparel manufacturing, bakeries, breweries and brewpubs, cabinetry, chocolatiers, confectionery, furniture making, glass working, jewelry making, metal working, pottery, sculpture, wood working, and their substantial equivalents. ~~Showrooms and~~ The ancillary sales of goods or service of food or beverages produced on-site or customarily found in association with the type of business are permitted. The following standards apply:

i. The production of offensive noise, vibration, smoke, dust or other particulate matter, heat, humidity, glare, or other objectionable effect is prohibited, except in the Fabrication, and Commercial Industry, and Research & Development districts.

b. Artist Studios or Creative Incubators

Shared workspace facilities provided to multiple other arts & creative enterprises including, not limited to, arts centers, artist studios, media studios, creative incubators, culinary incubators, design & fabrication centers, and their substantial equivalents.

c. Arts Education

The general or specialized non-degree instruction or training and personal enrichment courses in the arts & creative enterprises. Tertiary education services are an Educational Services use and not included in this principal use category.

~~c.d.~~ Arts Exhibition

The production, rehearsal, or live performance of cultural entertainment or artistic expression such as singing, dancing, comedy, literary readings, performance art, musical theater, live plays, and concerts. The arts exhibition category includes venues such as assembly halls, auditoriums, cinemas, concert halls, dinner theaters, gallery space, performance halls, rehearsal & preproduction studios, broadcast & recording studios, live theaters, and their substantial equivalents along with the administrative offices, booking agencies, and ticket sales of performing arts organizations. The ancillary sales of goods or service of food or beverages customarily found in association with the type of business are permitted.

~~d.e.~~ Arts Sales or Services

The display and retail sale, lease, or rental of finished artwork, art supplies, musical instruments, multi-media, or publications and activities that provide various arts related services to individuals, groups, or businesses including body art services, galleries, supply stores, printing shops, set design studios, and their substantial equivalents. The following standards apply:

i. Outdoor display of products and merchandise is permitted according to the following:

- a) Outdoor display is permitted in any storefront frontage or on a public sidewalk subject to all City Ordinances as an ancillary activity.
- b) Outdoor display must be removed and placed inside a fully-enclosed building at the end of each business day.
- c) Display areas extending more than eight feet from the facade are prohibited.
- d) A minimum four (4) foot wide clear path of access must be maintained to the principal entrance.
- e) Display areas are permitted to occupy up to thirty percent (30%) of the frontage area.

- f) Display areas must comply with the sidewalk standards of Article 13: Public Realm.

~~e.f. Shared Workspaces or Arts Education~~

~~The transfer of knowledge or skills related to the creative enterprises through teaching, training, or research; organizations providing collaborative workplace facilities and business planning, finance, mentoring, and other business or administrative support services to creative enterprises; and multi-purpose facilities dedicated to providing space for multiple creative enterprises. The shared workspace & arts education category includes arts centers, creative incubators, culinary incubators, design & fabrication centers, fabrication laboratories, and their substantial equivalents.~~

~~b. Co-Working~~

~~A commercial or non-profit organization providing multiple individuals and small firms access to workplace facilities, including but not limited to, artist studios, office suites, for rent 'hot desks', dedicated workstations, conference rooms, meeting rooms, event space, resource libraries, and business or administrative support services.~~

~~e.g. Design Services~~

Individuals and firms that provide design services to individuals, groups, or businesses including architectural design, fashion design, graphic design, interior design, industrial design, landscape architecture, product development, ~~software development~~, urban design, and their substantial equivalents.

~~f. Work/Live Creative Studio~~

~~Creative studio space consisting of up to one (1) room, including an area for accessory living, where the work needs of creative industry activities within the same building take precedence over any "quiet expectations" of the residents and neighbors residing in work/live creative studios within the same building. The following standards apply:~~

- ~~i. Kitchen, dining, and bathroom facilities, excluding work sinks, must be shared between the tenants of each floor.~~
- ~~ii. Floor area for accessory living space is limited to 200 sq. ft. or 30% of the total floor space of a Work/Live Creative Studio, whichever is less.~~
- ~~iii. The occupant(s) of the Work/Live Creative Studio must be a certified Artist with the Somerville Arts Council.~~
- ~~iv. In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a work/live creative studio principal use:~~
 - ~~a) Width of doorways and hallways to accommodate the moving of large objects.~~
 - ~~b) Weight capacity of elevators to accommodate heavy equipment.~~
 - ~~c) access to natural light within each studio with a preference towards northern exposure.~~
 - ~~d) Sound transmission co-efficients to prevent the transmission of sounds from equipment or repetitive tasks.~~
 - ~~e) Ventilation and air handling techniques to ensure the safety and health of residents, visitors, and neighbors.~~
 - ~~f) Ceiling heights that allow for the creation of large works and equipment, including machinery and lighting.~~
 - ~~g) Weight bearing capacity of the floor.~~
 - ~~h) Ability to install flooring for specific users such as dancers or performers.~~

9.2.6 Commercial Services Use Categories

a. Animal Services

Any of the following: (1) grooming of dogs, cats, and similar small animals, including dog bathing and clipping salons and pet grooming shops; (2) animal shelters, care services, and kennel services for dogs, cats and small animals, including boarding kennels, pet resorts/hotels, dog training centers, and animal rescue shelters excluding those operated by the City of Somerville; (3) animal hospitals or veterinary services; (4) household pet crematory services; or (5) taxidermy services.

i. Commercial Kennel: animal rescue shelters, boarding facilities, pet resorts or hotels, or training services for dogs, cats, and other household pets. The following standards apply:

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 a Commercial Kennel principal use:

i). Methods or techniques used to limit noise and odors for other users of the building and abutting properties.

ii). Operational procedures for cleaning and disposal of animal waste.

ii. Pet Grooming: The grooming of dogs, cats, and similar household pets.

iii. Pet Day Care or Training: kennel and/or training centers for animals operated on a daytime-only basis. The following standards apply:

a). Overnight boarding of animals is prohibited.

iv. Veterinarian: the diagnosis and treatment of animal patients' illnesses, injuries, and physical malfunctions performed in an office setting. The following standards apply:

a). Overnight boarding of animals is limited to patients recovering from medical procedures.

b. Assembly or Entertainment

Uses that provide gathering places for participant or spectator recreation, entertainment, or other assembly activities including, but not limited to, a theater, cinema, and/or venue of a professional or semi-professional sports team. The following standards apply:

i. Assembly or entertainment uses may provide incidental food or beverage service for on-site consumption.

ii. 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 an Assembly or entertainment principal use:

a). Compatibility with the level of activity associated with the surrounding properties.

b). Location of designated outdoor smoking areas.

c. Banking or Financial Services

Uses related to the exchange, lending, borrowing, and safe-keeping of money. The following banking & financial service specific use types are regulated differently than other uses classified within the banking & financial services category:

i. Personal Credit: Banking uses providing short-term loans and check cashing services without providing traditional banking accounts. The following standards apply:

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 a Personal Credit principal use:

i). The demonstrated need for this service by un-banked or under-banked members of the community.

- ii). Cost savings, transparency of services, and customer service offered compared to traditional banking & financial service uses.

~~d.~~ **Broadcast or Recording Studio**

~~Uses that provide studios for audio or video production, recording, filming, or broadcasting of radio or television programs over the air, cable, or satellite. Telecommunications transmission towers are regulated according to the provisions of §6.C. Wireless Communication Structures~~

~~e.d.~~ **Building or Home Repair Services**

Uses that provide maintenance and repair services for all structural and mechanical elements of structures, as well as the exterior spaces of a premise. Typical uses include janitorial, landscape maintenance, exterminator, plumbing, electrical, HVAC, window cleaning, and similar services. The following standards apply:

- i. In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a Building or Home Repair Services principal use:
 - a). Visual impact and quality of screening of parked business vehicles.

~~f.e.~~ **Business Support Services**

Uses that provide personnel services, printing, copying, photographic services, or communication services to businesses or consumers. Typical uses include employment agencies, copy and print shops, telephone answering services, and photo developing labs.

~~g.f.~~ **Caterer or Wholesale Food Production**

The preparation of food in significant quantities to be delivered and served or sold off-site. The following standards apply:

- i. In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a Caterer or Wholesale Food Production principal use:
 - a). Location of driveway entrances and access points in relation to the safety of pedestrians, bicyclists, and motor vehicles.
 - b). Visual impact and quality of screening of parked business vehicles.
 - c). Location of loading, trash and recycling storage and the procedure for pickup and drop-off.
 - d). Ventilation and air handling techniques to reduce the emission of odor or exhaust onto neighboring properties.

~~h.g.~~ **Day Care Services**

Uses that provide licensed care, protection, and supervision in a protective setting for children or adults, with or without compensation, on a regular basis away from their primary residence and for less than sixteen (16) hours per day. The specific use types within the day care service use category are:

- i. **Adult Day Care Center:** A day care service use providing custodial care of adults over eighteen (18) years old, related or unrelated, who are in need of supervision and/or assistance with routine daily functions but who are not in need of regular medical attention. The following standards apply:
 - a). All persons must be eighteen (18) years of age or older.
- ii. **Child Day Care Center:** A day care service as defined in MGL 15D Section 1A.

~~i.h.~~ **Educational Services**

The general or specialized pre-primary, primary, secondary, vocational, or tertiary education, instruction, or training in subject areas, skills, or vocations.

Facilities customarily provided by educational service uses in directly serving the needs of employees and

students are permitted including, but not limited to, classrooms, administrative offices, research centers, laboratories, auditoria, study halls, on-campus housing, libraries, temporary structures, campus centers, bookstores, laundry services, light manufacturing, retail sales, Food & Beverage Services, banks, athletic fields, parking facilities, and their substantial equivalents.

j.i. Maintenance or Repair Services

Uses that provide maintenance, cleaning, or repair services for consumer goods. Typical uses include dry cleaning shops, tailors, shoe repair, vacuum repair shops, electronics repair shops, and similar establishments.

k.i. Personal Services

Uses that provide a variety of services associated with personal grooming, personal instruction, and the maintenance of fitness, health, and well-being. The following personal services specific use types are regulated differently than other uses classified within the personal services use category:

i. Body Art Services

~~Use of a space for the practice of physical body adornment by permitted establishments and practitioners using, but not limited to the following techniques: piercing, tattooing, cosmetic tattooing, branding and scarification. The following standards apply:~~

~~a). Procedures considered 'medical procedures' by the Board of Registration in medicine, such as implants under the skin, are prohibited in Body Art Services.~~

ii.i. Fitness Services

Use of space for physical exercise or training on an individual or group basis, using exercise equipment or open floor space, with or without an option for having instruction with a personal trainer.

iii.ii. Funeral Services

A facility where the deceased are prepared for burial display and for rituals before burial or cremation. Such facilities may include chapels, crematoriums, and showrooms for the display and sale of caskets, vaults, urns, and other items related to burial services. The following standards apply:

- 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 a Funeral Services principal use:
 - i). Capacity of the local thoroughfare network providing access to the site and impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood.
 - ii). Location, visibility, and design of the principal entrance.

iv.iii. Health Care Services

An office providing outpatient health services involving the diagnosis and treatment of physical or mental ailments and disorders, including doctors, dentists, mental health practitioners, physical therapists, and their substantial equivalents. The following standards apply:

- 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 a Health Care Services principal use:
 - i). Compatibility with the level of activity associated with surrounding properties.
 - ii). Location, visibility, and design of the principal entrance, patient drop-off areas, and outdoor amenity space for employees or patients.

9.2.7 Food & Beverage Service Use Categories

a. Bar, Restaurant, or ~~Tavern~~Food Hall

An establishment, with or without live entertainment, preparing and selling ready-to-consume food or

drinks and the sale of alcoholic beverages for on-site consumption. The Bar, Restaurant, or ~~Tavern~~ Food Hall use category includes lounges, nightclubs, dance halls, pubs, saloons, taverns, and their substantial equivalents. The following standards apply:

- i. A license from the City Council is required to serve alcoholic beverages.
- ii. Outdoor seating is permitted on the lot or on a public sidewalk subject to all City Ordinances as an ancillary activity.

b. ~~Bakery~~, Cafe, or Coffee Shop

An establishment preparing and selling ready-to-consume food and drinks. The following standards apply:

- i. Outdoor seating is permitted on the lot or on a public sidewalk subject to all City Ordinances as an ancillary activity.

9.2.10 Office Use Categories

a. Business Incubator

An organization providing multiple start-ups and other small firms with access to workplace facilities including office space, event space, and conference rooms; prototyping space, electronics labs, or machine shops with equipment; and business or administrative services, education, and networking.

b. Co-Working

An organization providing multiple individuals or small firms access to workplace facilities including, but not limited to, office suites, for-rent 'hot desks', dedicated workstations, meeting rooms, conference rooms, event space, resource libraries, and business or administrative support services.

a-c. General Office

The regular processing, manipulation, or application of business information or professional expertise predominantly for administrative, professional, and clerical operations in accounting, advertising, business to business brokerage and other business support services, employment, finance, healthcare administration, information technology and ~~or~~ services, insurance, internet content development, software development, and publishing, law, real estate, urban development, and their substantial equivalents. Office activities may or may not provide direct services to the public. The following standards apply:

- i. Office uses do not include activities materially involved in fabricating, assembling, or warehousing physical products for the retail or wholesale market.

b-d. Research & Development or Laboratory

The analysis, testing, and development of products, or services predominantly for scientific research operations in biotechnology, pharmaceuticals, medical equipment, communication & information technology, electronics, computer hardware, and their substantial equivalents. The following standard apply:

- i. Research & Development or Laboratory does not include activities involved in fabricating, assembling, warehousing, or sale of products for the retail or wholesale market.
- ii. Ancillary development of mock-up and prototype products is permitted so long as the total floor area devoted to their fabrication or assembly is limited to twenty-five percent (25%) to the gross floor area occupied by the use.

9.2.11 Residential Use Categories

a. Residential Housing

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 one (1) month requires compliance with all City Ordinances. The following standards apply:

- i. In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a Special Permit authorizing a Residential Housing principal use:
 - The suitability of the site for a household living principal use compared to other potential principal uses.
 - The ability of the development proposal to meet the demand for dwelling units of various types, sizes, and bedroom counts.
 - The increase or decrease in the number or price of any previously existing ADUs.
 - The number of motor vehicle parking spaces proposed for development within a Transit Area.

The following Residential Housing specific use types are regulated differently than other uses classified within the residential housing category:

- ii. Artist Housing: Residential occupancy of a building in live-work studio. The following standards apply:
 - a) A live-work studio must be at least six-hundred and fifty (650) sq ft of gross floor area.
 - b) The artist studio space of a live-work studio must be at least one hundred and fifty (150) sq ft of gross floor area.
 - c) At least one (1) occupant of each live-work studio must be a certified artist with the Somerville Arts Council.
 - d) No portion of a live-work studio may be rented or sold as an independent dwelling unit, rooming unit, or artist studio.
 - e) The following standards apply in the Mid-Rise (MR) districts:
 - i). Up to one (1) non-resident employee may be present at any time during the hours of operation.
 - ii). Customers and client visits are permitted from 7:00am to 9:00pm.
 - iii). 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 an Artist Housing principal use in the MR district:
 - 1. Loading, deliveries, elevators, hallways, trash and recycling.
 - 2. Access and circulation of customers and clients to live-work studios.

9.2.14 Accessory Use Categories

a. The following standards apply to all accessory uses

- i. Accessory uses may not be established prior to the establishment of a principal use.

b. Home Occupations

The home occupations accessory use category includes limited business activities carried out incidental to a ~~Residential Housing Household-Living~~ principal use. Home occupations include, but are not limited to, the office ~~or studio~~ of an architect, ~~artist~~, attorney, engineer, instructor, realtor, sales representative, software developer, teacher and their substantial equivalents that do not involve persons regularly visiting the property for business purposes, but instead primarily involves the operator visiting clients off-site. The following uses are not considered a home occupation: auto or appliance repair, contractor's shop or storage, barber shop, beauty parlors, commercial stables or kennels, medical or dental office, body art, massage, or acupuncture.

- i. The following standards apply to all specific use types in the home occupation accessory use category:
 - a). Home occupations must be operated within a completely enclosed principal or accessory building type owned or occupied by the resident of the property where the home occupation is located.
 - b). No storage of materials, supplies, or equipment is permitted outdoors.
 - c). The production of offensive noise, vibration, glare, odors, parking/loading demands, traffic, or other negative impacts that unreasonably interfere with any person's "quiet expectations" in enjoyment of their residence is prohibited.
 - d). No display of products may be visible from the right-of-way of any public thoroughfare.
 - e). Shipping and delivery is restricted to parcel and small freight carriers.
 - f). One (1) off-street parking space is permitted for the home occupation.
 - g). Home occupations conducted in an accessory building type or accessory structure are limited in size by the provisions governing the type of accessory building or accessory structure.
 - h). Products produced on-site must be grown, fabricated, or assembled by hand.
 - i). Home occupations use must be operated by the occupant of dwelling unit on the lot.

The specific use types within the home occupation accessory use category are:

~~ii. Creative Studio~~

~~A home occupation that generates and exploits intellectual property through individual creativity, skill, and talent; creates, produces, distributes, rehearses, performs, sells, and/or teaches the visual arts, performing arts, applied arts, literature, heritage, media, or music; or creates, produces, invents, designs, develops or prototypes content, goods, or products.~~

~~iii.ii.~~ Hobby Kennel

A home occupation involving the raising and care of four (4) or more dogs, excluding puppies younger than three (3) months, for breeding, sale, training, show, hunting, and other related purposes except boarding. The following standards apply:

- a). Up to six (6) dogs, excluding puppies younger than three (3) months, are permitted.
- b). All dogs must be licensed and vaccinated as required under the City's laws.
- c). The site will be subject to inspection at reasonable times by the Animal Control Officer to ensure that the standards and conditions of approval of a special permit are met.
- d). Boarding of animals or other commercial uses of the site are not permitted.
- e). Dog waste must be disposed of daily, either sealed and disposed of with trash or in a maintained enzymatic dog waste system.
- f). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a Hobby Kennel Home Occupation accessory use:
 1. Design of confinement of dogs to the property.
 2. Design and size of the site to accommodate the safety and comfort of dogs.

3. Amount of on-site landscaping.
4. Operational procedures for controlling barking, particularly between the hours of 9:00pm and 7:00am, including hours that the dogs are outside, proper training and frequency of walks.

~~iv-iii.~~ Home-Based Business

A home occupation carried on by the resident of a dwelling unit, where the occupation is secondary to the use of the dwelling unit for residential purposes and where the “quiet expectations” of neighbors take precedence over work needs of the occupation in question. The following standards apply:

- i. Up to one (1) non-resident employee may be present at any one time during the hours of operation.
- ii. **Retails sales to walk-in customers are prohibited.**
- iii. Client visits must be by appointment only and business activities may not have more than one (1) visitor car at a time.

~~v-iv.~~ Home-Based Day Care

A home occupation providing custodial care of children under seven (7) years of age or children under sixteen (16) years of age if such children have special needs. Home day care does not include the informal cooperative arrangement for child care among neighbors or relatives, or the occasional care of children with or without compensation. The following standards apply:

- a). Care may be provided for up to six (6) children at a time, including any children living with the residence providing home day care services.

~~vi-v.~~ Home Office

A home occupation conducted solely by the residents of the dwelling unit without the employment of other persons. The following standards apply:

- a). All sales, services, or work that requires the presence of a partner, employee, or customer must take place off-site.

Table 9.1.1 Permitted Uses

Use Category Specific Use	NR	UR	MR3	MR4	MR5	MR6	HR	FAB	CC	CI	CB	CIV
Bike Sharing Parking	N	P	P	P	P	P	P	P	P	P	P	P
Care Share Parking (3 or less)	N	P	P	P	P	P	P	P	P	P	P	N
Care Share Parking (4 or more)	N	SP	P	P	P	P	P	P	P	P	P	N
Commercial Parking	N	N	P	P	P	P	P	P	P	P	P	N
Office Categories												
<u>Business Incubator</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>
<u>Co-Working</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>
General Office	N	N	P	P	P	P	P	N	P	P	P	N
Research and Development or Laboratory	N	N	P	P	P	P	P	N	P	P	P	N
Food & Beverage Service Categories												
Bar, Restaurant, or Tavern <u>Food Hall</u>	N	N	P	P	P	P	P	N	P	P	P	N
Bakery , Café, or Coffee Shop	N	N	P	P	P	P	P	N	P	P	P	N
Residential Categories												
Residential Housing	P	P	SP	SP	SP	SP	SP	N	N	N	N	N
<u>Artist Housing</u>	<u>P</u>	<u>P</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Institutional Housing (except as follows)	SP	SP	SP	SP	SP	SP	SP	N	N	N	N	N
Community or Group Residence	P	P	P	P	P	P	P	N	N	N	N	N
Accessory Use Categories												
Home Occupations (as noted below)	—	—	—	—	—	—	—	—	—	—	—	—
Creative Studio	P	P	N	N	N	N	N	N	N	N	N	N
Hobby Kennel	SP	N	N	N	N	N	N	N	N	N	N	N
Home-Based Business	P	P	N	N	N	N	N	N	N	N	N	N
Home-Based Day Care	SP	N	N	N	N	N	N	N	N	N	N	N
Home Office	P	P	P	P	P	P	P	N	N	N	N	N
Urban Agriculture (as noted below)	—	—	—	—	—	—	—	—	—	—	—	—
Apiculture	P	P	P	P	P	P	P	N	N	N	N	N
Aviculture	P	P	P	P	P	P	P	N	N	N	N	N
Commercial Farming	P	P	P	P	P	P	P	P	P	P	P	N
Residential Gardening	P	P	P	P	P	N	N	P	N	P	P	N
Vehicle Parking, Accessory (except as follows)	P	P	P	P	P	N	N	P	N	P	P	N
Home Business Vehicle Parking	SP	SP	N	N	N	N	N	P	N	N	N	N

12.2.2 Affordable Housing Linkage

- a. Purpose
 - i. To mitigate the impact of the increased demand for housing generated by employees of new commercial development wanting to live within Somerville.
 - ii. To support the development of affordable housing that is available to qualifying households over the long-term.
 - iii. To recapture a public benefit from the increased value of land resulting from the adoption of this Ordinance.
- b. Applicability
 - i. This Section is applicable to all non-residential development, except the following:
 - a). Real property owned by the City of Somerville
 - b). Religious & Educational uses protected by M.G.L. 40A. Sec. 3
 - c). ~~Creative Studios~~Artist Studios & Creative Incubators
 - d). Vehicular Parking

12.2.3 Employment Linkage

- a. Purpose
 - i. To create and maintain employment opportunities within the city of Somerville for the residents of Somerville.
 - ii. To mitigate the impact of large-scale developments on the cost of housing.
 - iii. To provide training and services that will enable residents to access employment opportunities that will permit them to succeed and maintain adequate incomes to continue to afford living in Somerville.
 - iv. To expand resident access to employment opportunities provided by new commercial development.
 - v. To recapture a public benefit from the increased value of land resulting from the adoption of this Ordinance.
- b. Applicability
 - i. This Section is applicable to all commercial development requiring Site Plan Approval or a Special Permit, except the following:
 - a). Real property owned by the City of Somerville
 - b). Religious & Educational uses protected by M.G.L. 40A. Sec. 3
 - c). ~~Creative Studios~~Artist Studios & Creative Incubators
 - d). Vehicular Parking

14.1.6 Nonconforming Uses

- a. Description
 - i. A nonconforming use is a use that was lawfully established but that no longer complies with applicable standards because of the adoption or amendment of the Somerville Zoning Ordinance.
- b. Change of use
 - i. A nonconforming use may change to a conforming use as indicated on Table 9.1.1 (see Article 9: Use Provisions).
 - ii. A nonconforming use may change to another nonconforming use that is from the same use category as the existing nonconforming use by Special Permit.
 - iii. A nonconforming use may not change to a different nonconforming use that is from a different use category than the existing nonconforming use (eg. an existing Banking or Financial Services use changing into a ~~Bakery, Cafe,~~ or Coffee Shop use in a district where neither is permitted).