

**CITY OF SOMERVILLE**  
**ORDINANCE NO. 2023-**  
**IN CITY COUNCIL: \_\_\_\_\_, 2023**

Be it ordained by the City Council, in session assembled, that chapter 10 of the Zoning Ordinance of the City of Somerville is amended as follows by deleting the ~~struckthrough~~ text and adding the underlined text.

Approved:

\_\_\_\_\_  
President

Approved:

\_\_\_\_\_  
Mayor

- i. Preexisting, substantially equivalent vegetation that is preserved within the landscape buffer may substitute for any required landscape buffer plantings provided that the preexisting vegetation is healthy and growing.
- ii. Water, sanitary sewer, electrical, telephone, natural gas, cable, storm drainage, or other service lines are permitted within landscape buffers.
- iii. Surface parking is prohibited within a required landscape buffer.

### **10.3.7 Parking Lot Landscaping**

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- a. General
  - i. The landscape standards of this section take precedence over parking standards found elsewhere in this Ordinance.
- b. Perimeter Planting
  - i. Surface parking must be screened from view along any lot line abutting a public thoroughfare, excluding an alley, by a landscape buffer designed in accordance with §10.3.6 Landscape Buffers.
- c. Landscape Islands
  - i. A landscape island must be provided every five (5) parking spaces and at the end of every row of parking spaces.
  - ii. Landscape islands may be consolidated and intervals may be adjusted as necessary to preserve existing trees or facilitate storm water management.
  - iii. Landscape islands abutting a single row of parking spaces must be at least eight (8) feet in width and the same length as the parking spaces. Each island must include one (1) large tree.
  - iv. Landscape islands abutting a double row of parking spaces must be at least eight (8) feet in width and the same length as the parking spaces. Each island must include two (2) large trees.

### **10.3.8 Vegetated Roofs**

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- a. Construction of a new principal building or the substantial renovation of an existing principal building with a flat roof in the Mid-Rise, High-Rise, Assembly Square Mixed-Use, or Commercial zoning districts, except development subject to the Affordable Housing overlay district, must include a vegetated roof for eighty percent (80%) of the available roof area.
  - i. Roof area for roof mounted cellular, radio, and internet transmission equipment; vents or exhausts; solar systems, including photovoltaic devices; any equipment required to support the operation of the building; and path of travel to access rooftop equipment is exempt.
  - ii. Balconies and roof area for outdoor amenity space and required open space are exempt.
  - iii. Non-habitable architectural features, required screening, and unobstructed areas required by the Massachusetts State Building Code are exempt.

- ii. Each additional bonus may have a multiplier up to one-tenth (0.1) for each bonus.

**Table 10.4.1 Green Score Calculation**

	<b>Credit</b>	<b>Multiplier</b>
<b>Soils</b>		
Landscaped area with a soil depth < 24 inches	actual sf	0.3
Landscaped area with a soil depth => 24 inches	actual sf	0.6
Pervious Paving with 6 to 24 inches of subsurface soil or gravel	actual sf	0.2
Pervious Paving with more than 24 inches of subsurface soil or gravel	actual sf	0.5
<b>Groundcovers</b>		
Turfgrass, mulch, and inorganic surfacing materials	actual sf	0.1
<b>Plants</b>		
Vegetation less than two (2) feet tall at maturity	actual sf	0.2
Vegetation at least two (2) feet tall at maturity	12 sf/plant	0.3
<b>Trees</b>		
Small tree	50 sf/tree	0.6
Large tree	450 sf/tree	0.6
Preserved Tree	65 sf/tree	0.8
<b>Engineered Landscape</b>		
Vegetated Wall	actual sf	0.1
Rain gardens, bioswales, and storm water planters.	actual sf	1.0
<del>Green-Vegetated</del> Roof with up to 6" of growth medium (under solar systems)	actual sf	0.1 <del>(0.3)</del>
<del>Green-Vegetated</del> Roof with 6"-10" of growth medium (under solar systems)	actual sf	0.4 <del>(0.6)</del>
<del>Green-Vegetated</del> Roof of 10"-24" growth medium (under solar systems)	actual sf	0.6 <del>(0.8)</del>
<del>Green-Vegetated</del> Roof of over 24" growth medium	-	per individual landscape elements

**10.4.6 Eligibility**

- a. All landscape elements must meet eligibility and quality standards established by the Director of Public Space and Urban Forestry to ensure the long-term health, viability, and coverage of plantings.

**10.4.7 Measurement**

- a. If multiple landscape elements identified in the first column of Table 10.4.1 occupy the same area, for example groundcover under a tree, the full square footage or equivalent square footage of each element is counted.
- b. For trees, large shrubs, and large perennials, use the equivalent square footage indicated on Table 10.4.1.