

Proposed Corrections to the Somerville Zoning Ordinance

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

#	Page	Article	Subsection	Change								
1	119, 123, 147, 151, 175, 179, 203, 207, 211, 233, 237, 241, 245, 249, 289, 293, 297	4.1 Mid-Rise 3 4.2 Mid-Rise 4 4.3 Mid-Rise 5 4.4 Mid-Rise 6 5.1 High-Rise 6.2 Commercial Core	General Building Commercial Building Lab Building Mid-Rise Podium Tower Block Building Commercial Block Building	<table><tr><th colspan="2">Facade Composition</th></tr><tr><td>A Ground Story Fenestration (min)</td><td>—</td></tr><tr><td><u>Primary Facade (min)</u></td><td><u>70%</u></td></tr><tr><td><u>Secondary Facade (min/max)</u></td><td><u>15%</u> <u>70%</u></td></tr></table>	Facade Composition		A Ground Story Fenestration (min)	—	<u>Primary Facade (min)</u>	<u>70%</u>	<u>Secondary Facade (min/max)</u>	<u>15%</u> <u>70%</u>
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2	132	4.1 Mid-Rise 3	§4.1.13.b	b. Use Limitations i. The USE of any GROUND STORY commercial space fronting a PEDESTRIAN STREET, excluding lobbies for upper story uses , is limited to the following principal use categories : a). <u>All Arts & Creative Enterprise use categories</u> b). <u>Cannabis Retail Sales</u> c). <u>All Civic & Institutional use categories</u> d). <u>All Food & Beverage Service use categories</u> e). <u>All Retail Sales use categories</u> e). Civic & Institutional								
3	160	4.2 Mid-Rise 4	§4.2.13.b	b. Use Limitations ii. The USE of any GROUND STORY commercial space fronting a PEDESTRIAN STREET, excluding lobbies for upper story uses , is limited to the following principal use categories : a). <u>All Arts & Creative Enterprise use categories</u> b). <u>Cannabis Retail Sales</u> c). <u>All Civic & Institutional use categories</u> d). <u>All Food & Beverage Service use categories</u> e). <u>All Retail Sales use categories</u> e). Civic & Institutional								
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5	220	4.4 Mid-Rise 6	§4.4.14.b	b. Use Limitations iv. The USE of any GROUND STORY commercial space fronting a PEDESTRIAN STREET, excluding lobbies for upper story uses; is limited to the following principal use categories: a). <u>All Arts & Creative Enterprise use categories</u> b). <u>Cannabis Retail Sales</u> c). <u>All Civic & Institutional use categories</u> d). <u>All Food & Beverage Service use categories</u> e). <u>All Retail Sales use categories</u> e). Civic & Institutional
6	258	5.1 High-Rise	§5.1.15.b	b. Use Limitations v. The USE of any GROUND STORY commercial space fronting a PEDESTRIAN STREET, excluding lobbies for upper story uses; is limited to the following principal use categories: a). <u>All Arts & Creative Enterprise use categories</u> b). <u>Cannabis Retail Sales</u> c). <u>All Civic & Institutional use categories</u> d). <u>All Food & Beverage Service use categories</u> e). <u>All Retail Sales use categories</u> e). Civic & Institutional
7	279	6.1 Fabrication	§6.1.11.b	b. Use Limitations vi. The USE of any GROUND STORY commercial space fronting a PEDESTRIAN STREET, excluding lobbies for upper story uses; is limited to the following principal use categories: a). <u>All Arts & Creative Enterprise use categories</u> b). <u>All Civic & Institutional use categories</u> c). <u>Food & Beverage Service</u> d). <u>Retail Sales</u>
8	305	6.2 Commercial Core	§6.2.13.b	b. Use Limitations vii. The USE of any GROUND STORY commercial space fronting a PEDESTRIAN STREET, excluding lobbies for upper story uses; is limited to the following principal use categories: a). <u>All Arts & Creative Enterprise use categories</u> b). <u>Cannabis Retail Sales</u> c). <u>All Civic & Institutional use categories</u> d). <u>All Food & Beverage Service use categories</u> e). <u>All Retail Sales use categories</u> e). Civic & Institutional

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9	289	6 - Commercial Districts 6.2 Commercial Core	§6.2.7 Commercial Building	<table><tr><th colspan="2">Main Mass</th></tr><tr><td>A Width (max)</td><td>200 ft</td></tr><tr><td>FACADE Build Out (min)</td><td>--</td></tr><tr><td>Primary Frontage</td><td>80%</td></tr><tr><td>Secondary Frontage</td><td>65%</td></tr><tr><td>FLOOR PLATE (max)</td><td>30,000 sf</td></tr><tr><td>B GROUND STORY Height (min)</td><td>18 ft</td></tr><tr><td>C UPPER STORY Height (min)</td><td>10 ft</td></tr><tr><td>D BUILDING Height, Stories (min)</td><td><u>3 stories</u></td></tr><tr><td>Primary Frontage</td><td>4 stories</td></tr><tr><td>Secondary Frontage</td><td>3 stories</td></tr><tr><td>E BUILDING Height, Stories (max)</td><td>Varies by Map Designation</td></tr><tr><td>F BUILDING Height, Feet (max)</td><td>--</td></tr><tr><td>3 STORY</td><td>50 ft</td></tr><tr><td>4 STORY</td><td>55 ft</td></tr><tr><td>5 STORY</td><td>70 ft</td></tr><tr><td>7 STORY</td><td>100 ft</td></tr><tr><td>10 STORY</td><td>150 ft</td></tr><tr><td>Roof Type</td><td>Flat</td></tr></table>	Main Mass		A 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 BUILDING Height, Stories (min)	<u>3 stories</u>	Primary Frontage	4 stories	Secondary Frontage	3 stories	E BUILDING Height, 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
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11	492	12 - Development Benefits	Table 12.1.5 (b) Rental ADU Price Multiplier	<table><tr><th>ADU Tier</th><th>Studio</th></tr><tr><td>Tier 1: "Very Low Income"</td><td>7.20%</td></tr><tr><td>Tier 2: "Low Income"</td><td>12.60%</td></tr><tr><td>Tier 3: "Moderate Income"</td><td>18.00%</td></tr></table>	ADU Tier	Studio	Tier 1: "Very Low Income"	7.20%	Tier 2: "Low Income"	12.60%	Tier 3: "Moderate Income"	18.00%																												
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13	492	12 - Development Benefits	§12.1.8.c	c. The BUILDING OFFICIAL may not issue a Building Permit Certificate of Occupancy for DEVELOPMENT subject to this Section until an final AHIP has been approved by the Director of Housing.
14	492	12 - Development Benefits	§12.1.9	9. Compliance a. Certificate of Occupancy i. Unless otherwise specified elsewhere in this Ordinance, the BUILDING OFFICIAL may not issue a Certificate of Occupancy for any number of MARKET RATE UNITS of development subject to the provisions of this Section until unless a proportional number of the required ADUs are also authorized for occupancy. a). A proportional number of the required ADUs, including any off-site ADUs, have obtained Certificates of Occupancy; and b). Payment for any fractional buyout required by this Section has been made to the Somerville Affordable Housing Trust Fund.
15	551	15 - Administration	§15.7.2	2. Zoning Board of Appeals b. Membership i. The Mayor shall appoint five (5) members and two (2) alternate members, subject to confirmation by the City Council: ii. Members of the Urban Design Commission are appointed for five (5) year terms, except that the original terms of initial appointees must be shortened so that no more than one (1) member and one (1) alternate member expires in the same calendar year.
16	551	15 - Administration	§15.7.3	3. Planning Board b. Membership i. The Mayor shall appoint five (5) members and two (2) alternate members, subject to confirmation by the City Council: ii. Members of the Urban Design Commission are appointed for three (3) year terms, except that the original terms of initial appointees must be shortened so that no more than one (1) member and one (1) alternate member expires in the same calendar year.

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17	552	15 - Administration	§15.7.4	<p>4. Urban Design Commission</p> <p>b. Membership</p> <p>i. The Mayor shall appoint five (5) members and two (2) alternate members, subject to confirmation by the City Council:</p> <p>ii. Members of the Urban Design Commission are appointed for five (5) year terms, except that the original terms of initial appointees must be shortened so that one member is appointed for four (4) years, one (1) member is appointed for three (3) years, one (1) member is appointed for two (2) years, and one (1) member is appointed for one (1) year and that one (1) alternate member is appointed for four (4) years and one (1) alternate member is appointed for two (2) years.</p>