



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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The proposed Somerville Zoning Ordinance is not complete without a new zoning map to illustrate how the city is divided into districts. Below is a table identifying the methodology used by the Planning Division to translate the existing zoning districts into their new counterparts. Some old zoning districts translate directly, while others were discontinued and divided between new district assignments. For example, the existing RA and RB districts were both translated into the new Neighborhood Residence district while the former Industrial and Business Districts were split into multiple new districts. When a direct translation did not exist, adopted neighborhood plans, property location, existing building type or use, and neighborhood context informed the decisions about what new zoning district was chosen for the translation.

Existing Zoning Districts	Somerville by Design Zoning District
Residential A	Neighborhood Residential
Residential B	Neighborhood Residential
Residential C	Neighborhood Residential, Urban Residential, 3-Story Mixed Use, & 4-Story Mixed Use
Transit Oriented District – 55	5-Story Mixed Use
Transit Oriented District – 70	5-Story Mixed Use
Transit Oriented District – 100	7-Story Mixed Use
Transit Oriented District – 135	10-Story Mixed Use
IA	Commercial Industry, Fabrication, Inner Belt Special District, Brickbottom Special District
IB	Civic
IP	Fabrication & Urban Residential
Business A	Neighborhood Residential, Urban Residential, 3-Story Mixed Use, 4-Story Mixed Use
Business B	Neighborhood Residential, Urban Residential, 3-Story Mixed Use, 4-Story Mixed Use
Neighborhood Business	3-Story Mixed Use
Commercial Corridor District - 45	4-Story Mixed Use
Commercial Corridor District – 55	5-Story Mixed Use
Central Business District	4-Story Mixed Use
University	Tufts University Special District
Open Space	Civic District
Assembly Square Mixed Use District	Assembly Square Special District
North Point Special District	North Point Special District

(over)



Of the 13,630 parcels in Somerville, there are 279 parcels that do not follow the guidelines above. With this proposed map, only 2.0% of the parcels in Somerville are exceptions. An example of a property that defies the rules is 852 Broadway. This is the commercial building in Powder House Circle with tenants like Dunkin' Donuts, Tu y Yo, and Frozen Hoagies. This building is currently zoned Residential B and has received numerous Special Permits to switch commercial tenants since the current zoning code was adopted in 1990. We have proposed the three story mixed use district so businesses hoping to locate in this building only have to comply with the standards for the district.