

**CITY OF SOMERVILLE**  
**ORDINANCE NO. 2026-**  
**IN CITY COUNCIL: \_\_\_\_\_, 2026**

Be it ordained by the City Council, in session assembled, that Sections 2.1.1, 3.1.16, 3.2.15, 4.1.13, 4.2.13, 4.3.13, 4.4.13, 5.1.14, 6.1.11, 7.2.7, 7.4.8, 9.2.11, and Table 9.1.1 of the Zoning Ordinances of the City of Somerville are amended as follows by deleting the ~~struckthrough~~ text and adding the underlined text.

Approved:

\_\_\_\_\_  
President

Approved:

\_\_\_\_\_  
Mayor

**2.1.1 General**

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

**Homeless Shelter**

~~A facility whose primary function is the provision of overnight sleeping accommodations to unhoused people~~  
A specific use type of the Institutional Housing principal use category. See § 9.2.11.b.iii Homeless Shelters.

**3.1.16 Use Provisions**

- a. General
  - i. The use of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this Section conflict with those of Article 9, the provisions of Article 9 apply.
  - ii. Unless otherwise specified, use categories are permitted as specified in the first column on Table 3.1.16.
  - iii. Use categories that are not identified on Table 3.1.16 are prohibited.
  - iv. All uses must comply with any use-specific standards applicable for each use in Section 9.2 Use Definitions & Standards.
  - v. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permit.
- b. Adaptive Re-use of Specific Building Types
  - i. The use of any commercial building type constructed before the adoption date of this Ordinance, as established by permit records or other historical documents accepted by the Building Official, is permitted only as specified in the second column of Table 3.1.16 The following standards apply:
    - a). Business operations are permitted only between the hours of 7:00am to 9:00 pm.
    - b). 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 Veterinarian or Health Care Services specific use to occupy a commercial building.
      - i). Compatibility with the level of activity associated with the surrounding properties.
      - ii). The existing concentration of uses from the same use category within the neighborhood.
      - iii). The availability of the same services within the neighborhood.
      - iv). The availability of comparable commercial spaces within the neighborhood.

**Table 3.1.16 Permitted Uses**

Use Category Specific Use	1	2
<b>Arts &amp; Creative Enterprise</b>		
<b>Artisanal Production</b>	N	P
<b>Artist Studios &amp; Creative Incubators</b>	N	P
<b>Arts Education</b>	N	P
<b>Arts Sales &amp; Service</b>	N	P
<b>Design Services</b>	N	P
<b>Auto-Oriented</b>		
<b>Motor Vehicle Parking (as noted below)</b>	–	–
Off-Site Accessory Parking	SP	SP
<b>Civic &amp; Institutional</b>		
<b>Minor Utility Facility</b>	SP	N
<b>Public Service</b>	P	P
<b>Religious &amp; Educational Uses Protected by M.G.L. 40A. Sec. 3</b>	P	P
<b>Commercial Services</b>		
<b>Animal Services (as noted below)</b>	–	–
Commercial Kennel	N	N

**Table 3.1.16 Permitted Uses**

Use Category Specific Use	1	2
Pet Grooming	N	P
Pet Day Care or Training	N	N
Veterinarian	N	SP
<b>Day Care Service (as noted below)</b>	–	–
Child Day Care	P	P
<b>Personal Services (except as follows)</b>	N	P
Fitness Services	N	P
Funeral Services	N	N
Health Care Services	N	SP
<b>Recreation Services (except as follows)</b>	N	N
Recreational Camp for Children	P	P
<b>Lodging</b>		
<b>Bed &amp; Breakfast</b>	SP	N
<b>Residential</b>		
<b>Residential Housing</b>	P	N
Artist Housing	P	N
<b>Institutional Housing (except as follows)</b>	N	N
Community or Group Residence	P	N
<u>Homeless Shelter</u>	<u>P</u>	<u>P</u>
<b>Retail Sales</b>		
<b>Consumer Goods (except as follows)</b>	N	P
Alcohol Sales	N	N
Firearms Sales	N	N
Pet Store	N	N
<b>Fresh Food Market or Grocery Store</b>	N	P
<b>Urban Agriculture</b>		
<b>Farming (as noted below)</b>	–	–
Commercial Farming	N	P
Community Farming	P	P
<b>Community Gardening</b>	P	P
<b>Accessory Uses</b>		
<b>Home Occupations (as noted below)</b>	–	–
Hobby Kennel	SP	N
Home-Based Business	P	N
Home-Based Child Day Care	P	N
Home Office	P	N
<b>Urban Agriculture (as noted below)</b>	–	–
Apiculture	P	N

**Table 3.1.16 Permitted Uses**

<b>Use Category Specific Use</b>	<b>1</b>	<b>2</b>
Aviculture	P	N
Commercial Farming	P	N
Residential Gardening	P	N
<b>Vehicle Parking, Accessory (except as follows)</b>	P	N
Home-Based Business Vehicle Parking	SP	N
P - Permitted • SP - Special Permit Required • N - Not Permitted		

**3.2.15 Use Provisions**

- a. General
  - i. The use of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this Section conflict with those of Article 9, the provisions of Article 9 apply.
  - ii. Unless otherwise specified, use categories are permitted as specified in the first column on Table 3.2.15.
  - iii. Use categories that are not identified on Table 3.2.15 are prohibited.
  - iv. All uses must comply with any use-specific standards applicable for each use in Section 9.2 Use Definitions & Standards.
  - v. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permit.
- b. Adaptive Re-use of Specific Building Types
  - i. The use of any commercial building type constructed before the effective date of this Ordinance, as established by permit records or other historical documents accepted by the Building Official, is permitted only as specified in the second column of Table 3.2.15. The following standards apply:
    - a). Business operations are permitted only between the hours of 7:00am to 9:00 pm.
    - b). 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 Veterinarian or Health Care Services specific use to occupy a commercial building.
      - i). Compatibility with the level of activity associated with the surrounding properties.
      - ii). The existing concentration of uses from the same use category within the neighborhood.
      - iii). The availability of the same services within the neighborhood.
      - iv). The availability of comparable commercial spaces within the neighborhood.

**Table 3.2.15 Permitted Uses**

Use Category	1	2
<b>Specific Use</b>		
<b>Arts &amp; Creative Enterprise</b>		
<b>Artisanal Production</b>	N	P
<b>Artist Studios &amp; Creative Incubators</b>	N	P
<b>Arts Education</b>	N	P
<b>Arts Sales &amp; Service</b>	N	P
<b>Design Services</b>	N	P
<b>Auto-Oriented</b>		
<b>Motor Vehicle Parking (as noted below)</b>	–	–
Off-Site Accessory Parking	SP	SP
<b>Civic &amp; Institutional</b>		
<b>Minor Utility Facility</b>	SP	N
<b>Public Service</b>	P	P
<b>Religious &amp; Educational Uses Protected by M.G.L. 40A. Sec. 3</b>	P	P
<b>Commercial Services</b>		
<b>Animal Services (as noted below)</b>	–	–
Commercial Kennel	N	N

**Table 3.2.15 Permitted Uses**

Use Category Specific Use	1	2
Pet Grooming	N	P
Pet Day Care or Training	N	N
Veterinarian	N	SP
<b>Day Care Service (as noted below)</b>	–	–
Child Day Care	P	P
<b>Personal Services (except as follows)</b>	N	P
Fitness Services	N	P
Funeral Services	N	N
Health Care Services	N	SP
<b>Recreation Services (except as follows)</b>	N	N
Recreational Camp for Children	P	P
<b>Vehicle Parking (except as follows)</b>	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
<b>Lodging</b>		
<b>Bed &amp; Breakfast</b>	SP	N
<b>Residential</b>		
<b>Residential Housing</b>	P	N
Artist Housing	P	N
<b>Institutional Housing (except as follows)</b>	SP	N
Community or Group Residence	P	N
<u>Homeless Shelter</u>	<u>P</u>	<u>P</u>
<b>Retail Sales</b>		
<b>Consumer Goods (except as follows)</b>	P	P
Alcohol Sales	N	N
Firearms Sales	N	N
Pet Store	N	N
<b>Fresh Food Market or Grocery Store</b>	P	P
<b>Urban Agriculture</b>		
<b>Farming (as noted below)</b>	–	–
Commercial Farming	N	P
Community Farming	P	P
<b>Community Gardening</b>	P	P
<b>Accessory Uses</b>		
<b>Home Occupations (as noted below)</b>	–	–
Home-Based Business	P	N
Home-Based Child Daycare	P	N

**Table 3.2.15 Permitted Uses**

Use Category Specific Use	1	2
Home Office	P	N
<b>Urban Agriculture (as noted below)</b>	-	-
Apiculture	P	N
Aviculture	P	N
Commercial Farming	P	N
Residential Gardening	P	N
<b>Vehicle Parking, Accessory (except as follows)</b>	P	N
Home Business Vehicle Parking	SP	N
P - Permitted • SP - Special Permit Required • N - Not Permitted		

**4.1.13 Use Provisions**

- a. General
  - i. The use of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
  - ii. Unless otherwise specified, use categories are permitted as specified in the first column on Table 4.1.13.
  - iii. Use Categories that are not identified on Table 4.1.13 are prohibited.
  - iv. All uses must comply with any use-specific standards applicable for each use in Section 9.2 Use Definitions & Standards.
  - v. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permit.
- b. Permitted Use Limitations
  - i. Occupancy of a ground story commercial space fronting a pedestrian street is permitted as specified in the second column on Table 4.1.13.
    - a). Unless otherwise specified, only services associated with personal grooming such as barbers, hair salons, nail salons, or their substantial equivalents are permitted from the Personal Services use category.
    - b). 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 Veterinarian, Fitness Services, or Health Care Services use to occupy a ground story commercial space fronting a pedestrian street:
      - i). The maintenance of a diverse blend of commercial uses within the neighborhood.
      - ii). The existing concentration of uses from the same use category within the neighborhood.
      - iii). The availability of the same services within the neighborhood.
      - iv). The availability of comparable commercial spaces within the neighborhood.
- c. Increases in Density
  - i. Existing structures may not be altered to conflict with number of dwelling units permitted for each building type.

**Table 4.1.13 Permitted Uses**

Use Category Specific Use	1	2
<b>Arts &amp; Creative Enterprise</b>		
<b>Artisanal Production</b>	P	P
<b>Artist Studios &amp; Creative Incubators</b>	P	P
<b>Arts Education</b>	P	P
<b>Arts Exhibition</b>	P	P
<b>Arts Sales &amp; Services</b>	P	P
<b>Design Services</b>	P	P
<b>Auto-Oriented</b>		
<b>Recharging Station</b>	P	N
<b>Cannabis Establishment</b>		
<b>Cannabis Cultivation</b>	P	N
<b>Cannabis Retail Sales</b>	SP	SP

**Table 4.1.13 Permitted Uses**

Use Category Specific Use	1	2
<b>Cannabis Research &amp; Development</b>	P	N
<b>Cannabis Testing Laboratory</b>	P	N
<b>Civic &amp; Institutional</b>		
<b>Community Center</b>	P	P
<b>Hospital</b>	SP	N
<b>Library</b>	P	P
<b>Minor Utility Facility</b>	SP	N
<b>Museum</b>	P	P
<b>Private Non-Profit Club or Lodge</b>	SP	N
<b>Public Service</b>	P	P
<b>Religious &amp; Educational Uses Protected by M.G.L 40A. Sec 3</b>	P	P
<b>Commercial Services</b>		
<b>Animal Services (as noted below)</b>	–	–
Commercial Kennel	SP	N
Pet Grooming	P	P
Pet Daycare & Training	P	N
Veterinarian	P	SP
<b>Assembly or Entertainment</b>	SP	N
<b>Banking &amp; Financial Services (except as follows)</b>	P	N
Personal Credit	SP	N
<b>Building &amp; Home Repair Services</b>	SP	N
<b>Business Support Services</b>	P	N
<b>Caterer/Wholesale Food Production</b>	SP	N
<b>Day Care Service (as noted below)</b>	–	–
Adult Day Care	P	P
Child Day Care	P	P
<b>Educational Services</b>	P	N
<b>Maintenance &amp; Repair of Consumer Goods</b>	P	N
<b>Personal Services (except as follows)</b>	P	P
Fitness Services	P	SP
Funeral Services	SP	N
Health Care Services	P	SP
<b>Recreation Services (except as follows)</b>	SP	SP
Recreational Camp for Children	P	P
<b>Vehicle Parking (as noted below)</b>	–	–
Bike Share Parking	P	N
Car Share Parking (3 or fewer spaces)	P	N
Car Share Parking (4 or more spaces)	P	N

**Table 4.1.13 Permitted Uses**

Use Category Specific Use	1	2
Commercial Parking	P	N
<b>Food and Beverage Service</b>		
Bar, Restaurant, or Food Hall	P	P
Café or Coffee Shop	P	P
<b>Lodging</b>		
Bed & Breakfast	SP	N
Hotel or Hostel	SP	N
<b>Office</b>		
Business Incubator	P	N
Co-Working	P	N
General Office	P	N
Scientific Research and Development	P	N
Biomedical Technology	N	N
Medical or Diagnostic Laboratory	P	N
Testing Laboratory	P	N
<b>Residential</b>		
Residential Housing	SP	N
Artist Housing	SP	N
Institutional Housing (except as follows)	SP	N
Community or Group Residence	P	N
<u>Homeless Shelter</u>	<u>P</u>	<u>N</u>
<b>Retail Sales</b>		
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
<b>Urban Agriculture</b>		
Farming (as noted below)	–	–
Commercial Farming	P	N
Community Farming	P	N
Community Gardening	P	N
<b>Accessory Uses</b>		
Home Occupations (as noted below)	–	–
Hobby Kennel	N	N
Home-Based Business	N	N

**Table 4.1.13 Permitted Uses**

Use Category Specific Use	1	2
Home-Based Child Day Care	P	N
Home Office	P	N
<b>Urban Agriculture (as noted below)</b>	–	–
Apiculture	P	N
Aviculture	P	N
Commercial Farming	P	N
Residential Gardening	P	N
<b>Vehicle Parking, Accessory (except as follows)</b>	P	N
Home Business Vehicle Parking	N	N
P - Permitted • SP - Special Permit Required • N - Not Permitted		

**4.2.13 Use Provisions**

- a. General
  - i. The use of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
  - ii. Unless otherwise specified, use categories are permitted as specified in the first column on Table 4.2.13.
  - iii. Use categories that are not identified on Table 4.2.13 are prohibited.
  - iv. All uses must comply with any use-specific standards applicable for each use in Section 9.2 Use Definitions & Standards.
  - v. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permit.
- b. Permitted Use Limitations
  - i. Occupancy of a ground story commercial space fronting a pedestrian street is permitted as specified in the second column on Table 4.2.13.
    - a). Unless otherwise specified, only services associated with personal grooming such as barbers, hair salons, nail salons, or their substantial equivalents are permitted from the Personal Services use category.
    - b). 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 Veterinarian, Fitness Services, or Health Care Services use to occupy a ground story commercial space fronting a pedestrian street:
      - i). The maintenance of a diverse blend of commercial uses within the neighborhood.
      - ii). The existing concentration of uses from the same use category within the neighborhood.
      - iii). The availability of the same services within the neighborhood.
      - iv). The availability of comparable commercial spaces within the neighborhood.
- c. Increases in Density
  - i. Existing structures may not be altered to conflict with number of dwelling units permitted for each building type.

**Table 4.2.13 Permitted Uses**

Use Category Specific Use	1	2
<b>Arts &amp; Creative Enterprise</b>		
<b>Artisanal Production</b>	P	P
<b>Artist Studios &amp; Creative Incubators</b>	P	P
<b>Arts Education</b>	P	P
<b>Arts Exhibition</b>	P	P
<b>Arts Sales &amp; Services</b>	P	P
<b>Design Services</b>	P	P
<b>Auto-Oriented</b>		
<b>Recharging Station</b>	P	N
<b>Cannabis Establishment</b>		
<b>Cannabis Cultivation</b>	P	N
<b>Cannabis Retail Sales</b>	SP	SP

**Table 4.2.13 Permitted Uses**

Use Category Specific Use	1	2
<b>Cannabis Research &amp; Development</b>	P	N
<b>Cannabis Testing Laboratory</b>	P	N
<b>Civic &amp; Institutional</b>		
<b>Community Center</b>	P	P
<b>Hospital</b>	SP	N
<b>Library</b>	P	P
<b>Minor Utility Facility</b>	SP	N
<b>Museum</b>	P	P
<b>Private Non-Profit Club or Lodge</b>	SP	N
<b>Public Service</b>	P	P
<b>Religious &amp; Educational Uses Protected by M.G.L. 40A. Sec. 3</b>	P	P
<b>Commercial Services</b>		
<b>Animal Services (as noted below)</b>	–	–
Commercial Kennel	SP	N
Pet Grooming	P	P
Pet Daycare & Training	P	N
Veterinarian	P	SP
<b>Assembly or Entertainment</b>	SP	N
<b>Banking &amp; Financial Services (except as noted below)</b>	P	N
Personal Credit	SP	N
<b>Building &amp; Home Repair Services</b>	SP	N
<b>Business Support Services</b>	P	N
<b>Caterer/Wholesale Food Production</b>	SP	N
<b>Day Care Service (as noted below)</b>	–	–
Adult Day Care	P	P
Child Day Care	P	P
<b>Educational Services</b>	P	N
<b>Maintenance &amp; Repair of Consumer Goods</b>	P	N
<b>Personal Services (except as noted below)</b>	P	P
Fitness Services	P	SP
Funeral Services	SP	N
Health Care Services	P	SP
<b>Recreation Services (except as follows)</b>	SP	SP
Recreational Camp for Children	P	P
<b>Vehicle Parking (as noted below)</b>	–	–
Bike Share Parking	P	N
Car Share Parking (3 or fewer spaces)	P	N
Car Share Parking (4 or more spaces)	P	N

**Table 4.2.13 Permitted Uses**

Use Category Specific Use	1	2
Commercial Parking	P	N
<b>Food and Beverage Service</b>		
Bar, Restaurant, or Food Hall	P	P
Café or Coffee Shop	P	P
<b>Lodging</b>		
Bed & Breakfast	SP	N
Hotel or Hostel	SP	N
<b>Office</b>		
Business Incubator	P	N
Co-Working	P	N
General Office	P	N
Scientific Research and Development	P	N
Biomedical Technology	N	N
Medical or Diagnostic Laboratory	P	N
Testing Laboratory	P	N
<b>Residential</b>		
Residential Housing	SP	N
Artist Housing	SP	N
Institutional Housing (except as follows)	SP	N
Community or Group Residence	P	N
<u>Homeless Shelter</u>	<u>P</u>	<u>N</u>
<b>Retail Sales</b>		
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
<b>Urban Agriculture</b>		
Farming (as noted below)	–	–
Commercial Farming	P	N
Community Farming	P	N
Community Gardening	P	N
<b>Accessory Uses</b>		
Home Occupations (as noted below)	–	–
Hobby Kennel	N	N
Home-Based Business	N	N

**Table 4.2.13 Permitted Uses**

<b>Use Category Specific Use</b>	<b>1</b>	<b>2</b>
Home-Based Child Day Care	P	N
Home Office	P	N
<b>Urban Agriculture (as noted below)</b>	–	–
Apiculture	P	N
Aviculture	P	N
Commercial Farming	P	N
Residential Gardening	P	N
<b>Vehicle Parking, Accessory (except as follows)</b>	P	N
Home Business Vehicle Parking	N	N
P - Permitted • SP - Special Permit Required • N - Not Permitted		

**4.3.13 Use Provisions**

- a. General
  - i. The use of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
  - ii. Unless otherwise specified, use categories are permitted as specified in the first column on Table 4.3.13.
  - iii. Use categories not identified on Table 4.3.13 are prohibited.
  - iv. All uses must comply with any use-specific standards applicable for each use in Section 9.2 Use Definitions & Standards.
  - v. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permit.
- b. Permitted Use Limitations
  - i. Occupancy of a ground story commercial space fronting a pedestrian street is permitted as specified in the second column on Table 4.3.13.
    - a). Unless otherwise specified, only services associated with personal grooming such as barbers, hair salons, nail salons, or their substantial equivalents are permitted from the Personal Services use category.
    - b). 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 Veterinarian, Fitness Services, or Health Care Services use to occupy a ground story commercial space fronting a pedestrian street:
      - i). The maintenance of a diverse blend of commercial uses within the neighborhood.
      - ii). The existing concentration of uses from the same use category within the neighborhood.
      - iii). The availability of the same services within the neighborhood.
      - iv). The availability of comparable commercial spaces within the neighborhood.
- c. Required uses
  - i. A minimum of five percent (5%) of the gross leasable commercial floor area in any building must be provided as leasable floor area for uses from the Arts & Creative Enterprise use category.
- d. Increases in Density
  - i. Existing structures may not be altered to conflict with number of dwelling units permitted for each building type.

**Table 4.3.13 Permitted Uses**

Use Category Specific Use	1	2
Arts & Creative Enterprise		
Artisanal Production	P	P
Artist Studios & Creative Incubators	P	P
Arts Education	P	P
Arts Exhibition	P	P
Arts Sales & Services	P	P
Design Services	P	P
Auto-Oriented		
Recharging Station	P	N

**Table 4.3.13 Permitted Uses**

Use Category Specific Use	1	2
<b>Cannabis Establishment</b>		
Cannabis Cultivation	P	N
Cannabis Retail Sales	SP	SP
Cannabis Research & Development	P	N
Cannabis Testing Laboratory	P	N
<b>Civic &amp; Institutional</b>		
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
<b>Commercial Services</b>		
<b>Animal Services (as noted below)</b>	--	--
Commercial Kennel	SP	N
Pet Grooming	P	P
Pet Daycare & Training	P	N
Veterinarian	P	SP
<b>Assembly or Entertainment</b>	SP	N
<b>Banking &amp; Financial Services (except as noted below)</b>	P	N
Personal Credit	SP	N
<b>Building &amp; Home Repair Services</b>	SP	N
<b>Business Support Services</b>	P	N
<b>Caterer/Wholesale Food Production</b>	SP	N
<b>Day Care Service (as noted below)</b>	--	--
Adult Day Care	P	P
Child Day Care	P	P
<b>Educational Services</b>	P	N
<b>Maintenance &amp; Repair of Consumer Goods</b>	P	N
<b>Personal Services (except as noted below)</b>	P	P
Fitness Services	P	SP
Funeral Services	SP	N
Health Care Services	P	SP
<b>Recreation Services (except as follows)</b>	SP	SP
Recreational Camp for Children	P	P
<b>Vehicle Parking (as noted below)</b>	--	--

**Table 4.3.13 Permitted Uses**

Use Category Specific Use	1	2
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
<b>Food and Beverage Service</b>		
<b>Bar, Restaurant, or Food Hall</b>	P	P
<b>Café or Coffee Shop</b>	P	P
<b>Lodging</b>		
<b>Bed &amp; Breakfast</b>	SP	N
<b>Hotel or Hostel</b>	SP	N
<b>Office</b>		
<b>Business Incubator</b>	P	N
<b>Co-Working</b>	P	N
<b>General Office</b>	P	N
<b>Scientific Research and Development</b>	P	N
Biomedical Technology	N	N
<b>Medical or Diagnostic Laboratory</b>	P	N
<b>Testing Laboratory</b>	P	N
<b>Residential</b>		
<b>Residential Housing</b>	SP	N
Artist Housing	SP	N
<b>Institutional Housing (except as follows)</b>	SP	N
Community or Group Residence	P	N
<u>Homeless Shelter</u>	<u>P</u>	<u>N</u>
<b>Retail Sales</b>		
<b>Building/Home Supplies &amp; Equipment</b>	SP	SP
<b>Consumer Goods (except as follows)</b>	P	P
Alcohol Sales	SP	SP
Firearms Sales	N	N
Pet Store	SP	SP
<b>Fresh Food Market or Grocery Store</b>	P	P
<b>Farm/Vendor Market</b>	P	P
<b>Urban Agriculture</b>		
<b>Farming (as noted below)</b>	--	--
Commercial Farming	P	N
Community Farming	P	N
<b>Community Gardening</b>	P	N
<b>Accessory Uses</b>		

**Table 4.3.13 Permitted Uses**

Use Category Specific Use	1	2
<b>Home Occupations (as noted below)</b>	--	--
Hobby Kennel	N	N
Home-Based Business	N	N
Home-Based Child Day Care	P	N
Home Office	P	N
<b>Urban Agriculture (as noted below)</b>	--	--
Apiculture	P	N
Aviculture	P	N
Commercial Farming	P	N
Residential Gardening	P	N
<b>Vehicle Parking, Accessory (except as follows)</b>	P	N
Home Business Vehicle Parking	N	N
P - Permitted • SP - Special Permit Required • N - Not Permitted		

**4.4.13 Use Provisions**

- a. General
  - i. The use of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
  - ii. Unless otherwise specified, use categories are permitted as specified in the first column on Table 4.4.13.
  - iii. Use categories not identified on Table 4.4.13 are prohibited.
  - iv. All uses must comply with any use-specific standards applicable for each use in Section 9.2 Use Definitions & Standards.
  - v. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.
- b. Permitted Use Limitations
  - i. Occupancy of a ground story commercial space fronting a pedestrian street is permitted as specified in the second column on Table 4.4.13.
    - a). Unless otherwise specified, only services associated with personal grooming such as barbers, hair salons, nail salons, or their substantial equivalents are permitted from the Personal Services use category.
    - b). 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 Veterinarian, Fitness Services, or Health Care Services specific use to occupy a ground story commercial space fronting a pedestrian street:
      - i). The maintenance of a diverse blend of commercial uses within the neighborhood.
      - ii). The existing concentration of uses from the same use category within the neighborhood.
      - iii). The availability of the same services within the neighborhood.
      - iv). The availability of comparable commercial spaces within the neighborhood.
- c. Required uses
  - i. A minimum of five percent (5%) of the gross leasable commercial floor area in any building must be provided as leasable floor area for uses from the Arts & Creative Enterprise use category.
- d. Increases in Density
  - i. Existing structures may not be altered to conflict with number of dwelling units permitted for each building type.

**Table 4.4.13 Permitted Uses**

Use Category Specific Use	1	2
Arts & Creative Enterprise		
Artisanal Production	P	P
Artist Studios & Creative Incubators	P	P
Arts Education	P	P
Arts Exhibition	P	P
Arts Sales & Services	P	P
Design Services	P	P
Auto-Oriented		
Recharging Station	P	N

Table 4.4.13 Permitted Uses

Use Category Specific Use	1	2
<b>Cannabis Establishment</b>		
Cannabis Cultivation	P	N
Cannabis Retail Sales	SP	SP
Cannabis Research & Development	P	N
Cannabis Testing Laboratory	P	N
<b>Civic &amp; Institutional</b>		
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
<b>Commercial Services</b>		
<b>Animal Services (as noted below)</b>	--	--
Commercial Kennel	SP	N
Pet Grooming	P	P
Pet Daycare & Training	P	N
Veterinarian	P	SP
<b>Assembly or Entertainment</b>	SP	N
<b>Banking &amp; Financial Services (except as noted below)</b>	P	N
Personal Credit	SP	N
<b>Building &amp; Home Repair Services</b>	SP	N
<b>Business Support Services</b>	P	N
<b>Caterer/Wholesale Food Production</b>	SP	N
<b>Day Care Service (as noted below)</b>	--	--
Adult Day Care	P	P
Child Day Care	P	P
<b>Educational Services</b>	P	N
<b>Maintenance &amp; Repair of Consumer Goods</b>	P	N
<b>Personal Services (except as noted below)</b>	P	P
Fitness Services	P	SP
Funeral Services	SP	N
Health Care Services	P	SP
<b>Recreation Services (except as follows)</b>	SP	SP
Recreational Camp for Children	P	P
<b>Vehicle Parking (as noted below)</b>	--	--

**Table 4.4.13 Permitted Uses**

Use Category Specific Use	1	2
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	
<b>Food and Beverage Service</b>		
<b>Bar, Restaurant, or Food Hall</b>	P	P
<b>Café or Coffee Shop</b>	P	P
<b>Lodging</b>		
<b>Bed &amp; Breakfast</b>	SP	N
<b>Hotel or Hostel</b>	SP	N
<b>Office</b>		
<b>Business Incubator</b>	P	N
<b>Co-Working</b>	P	N
<b>General Office</b>	P	N
<b>Scientific Research and Development</b>	P	N
Biomedical Technology	N	N
<b>Medical or Diagnostic Laboratory</b>	P	N
<b>Testing Laboratory</b>	P	N
<b>Residential</b>		
<b>Residential Housing</b>	SP	N
Artist Housing	SP	N
<b>Institutional Housing (except as follows)</b>	SP	N
Community or Group Residence	P	N
<u>Homeless Shelter</u>	<u>P</u>	<u>N</u>
<b>Retail Sales</b>		
<b>Building/Home Supplies &amp; Equipment</b>	SP	SP
<b>Consumer Goods (except as follows)</b>	P	P
Alcohol Sales	SP	SP
Firearms Sales	N	N
Pet Store	SP	SP
<b>Fresh Food Market or Grocery Store</b>	P	P
<b>Farm/Vendor Market</b>	P	P
<b>Urban Agriculture</b>		
<b>Farming (as noted below)</b>	--	--
Commercial Farming	P	N
Community Farming	P	N
<b>Community Gardening</b>	P	N
<b>Accessory Uses</b>		

**Table 4.4.13 Permitted Uses**

Use Category Specific Use	1	2
<b>Home Occupations (as noted below)</b>	--	--
Hobby Kennel	N	N
Home-Based Business	N	N
Home-Based Child Day Care	P	N
Home Office	P	N
<b>Urban Agriculture (as noted below)</b>	--	--
Apiculture	P	N
Aviculture	P	N
Commercial Farming	P	N
Residential Gardening	P	N
P - Permitted • SP - Special Permit Required • N - Not Permitted		

**5.1.14 Use Provisions**

- a. Permitted uses
  - i. The use of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
  - ii. Unless otherwise specified, use categories are permitted as specified in the first column on Table 5.1.14.
  - iii. Use categories not identified on Table 5.1.14 are prohibited.
  - iv. All uses must comply with any use-specific standards applicable for each use in Section 9.2 Use Definitions & Standards.
  - v. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.
- b. Permitted Use Limitations
  - i. Occupancy of a ground story commercial space fronting a pedestrian street is permitted as specified in the second column on Table 5.1.14.
    - a). Unless otherwise specified, only services associated with personal grooming such as barbers, hair salons, nail salons, or their substantial equivalents are permitted from the Personal Services use category.
    - b). 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 Veterinarian, Fitness Services, or Health Care Services use to occupy a ground story commercial space fronting a pedestrian street:
      - i). The maintenance of a diverse blend of commercial uses within the neighborhood.
      - ii). The existing concentration of uses from the same use category within the neighborhood.
      - iii). The availability of the same services within the neighborhood.
      - iv). The availability of comparable commercial spaces within the neighborhood.
- c. Required Uses
  - i. A minimum of five percent (5%) of the gross leasable commercial floor space in any building must be provided as leasable floor area for uses from the Arts & Creative Enterprise use category.

**Table 5.1.14 Permitted Uses**

Use Category Specific Use	1	2
<b>Arts &amp; Creative Enterprise</b>		
<b>Artisanal Production</b>	P	P
<b>Artist Studios &amp; Creative Incubators</b>	P	P
<b>Arts Education</b>	P	P
<b>Arts Exhibition</b>	P	P
<b>Arts Sales &amp; Services</b>	P	P
<b>Design Services</b>	P	P
<b>Auto-Oriented</b>		
<b>Recharging Station</b>	P	N
<b>Cannabis Establishment</b>		
<b>Cannabis Cultivation</b>	P	N
<b>Cannabis Retail Sales</b>	SP	SP

Table 5.1.14 Permitted Uses

Use Category Specific Use	1	2
<b>Cannabis Research &amp; Development</b>	P	N
<b>Cannabis Testing Laboratory</b>	P	N
<b>Civic &amp; Institutional</b>		
<b>Community Center</b>	P	P
<b>Hospital</b>	SP	N
<b>Library</b>	P	P
<b>Minor Utility Facility</b>	SP	N
<b>Museum</b>	P	P
<b>Private Non-Profit Club or Lodge</b>	SP	N
<b>Public Service</b>	P	P
<b>Religious &amp; Educational Uses Protected by M.G.L. 40A. Sec. 3</b>	P	P
<b>Commercial Services</b>		
<b>Animal Services (as noted below)</b>	--	--
Commercial Kennel	SP	N
Pet Grooming	P	P
Pet Daycare & Training	P	N
Veterinarian	P	SP
<b>Assembly or Entertainment</b>	SP	N
<b>Banking &amp; Financial Services (except as follows)</b>	P	N
Personal Credit	SP	N
<b>Building &amp; Home Repair Services</b>	SP	N
<b>Business Support Services</b>	P	N
<b>Caterer/Wholesale Food Production</b>	SP	N
<b>Day Care Service (as noted below)</b>	--	--
Adult Day Care	P	P
Child Day Care	P	P
<b>Educational Services</b>	P	N
<b>Maintenance &amp; Repair of Consumer Goods</b>	P	N
<b>Personal Services (except as follows)</b>	P	P
Fitness Services	P	SP
Funeral Services	SP	N
Health Care Services	P	SP
<b>Recreation Services (except as follows)</b>	SP	SP
Recreational Camp for Children	P	P
<b>Vehicle Parking (as noted below)</b>	--	--
Bike Share Parking	P	N
Car Share Parking (3 or fewer spaces)	P	N
Car Share Parking (4 or more spaces)	P	N

**Table 5.1.14 Permitted Uses**

Use Category Specific Use	1	2
Commercial Parking	P	N
<b>Food and Beverage Service</b>		
<b>Bar, Restaurant, or Food Hall</b>	P	P
<b>Café or Coffee Shop</b>	P	P
<b>Lodging</b>		
<b>Bed &amp; Breakfast</b>	SP	N
<b>Hotel or Hostel</b>	SP	N
<b>Office</b>		
<b>Business Incubator</b>	P	N
<b>Co-Working</b>	P	N
<b>General Office</b>	P	N
<b>Scientific Research and Development</b>	P	N
Biomedical Technology	P	N
<b>Medical or Diagnostic Laboratory</b>	P	N
<b>Testing Laboratory</b>	P	N
<b>Residential</b>		
<b>Residential Housing</b>	SP	N
Artist Housing	SP	N
<b>Institutional Housing (except as follows)</b>	SP	N
Community or Group Residence	P	N
<u>Homeless Shelter</u>	<u>P</u>	<u>N</u>
<b>Retail Sales</b>		
<b>Building/Home Supplies &amp; Equipment</b>	SP	SP
<b>Consumer Goods (except as follows)</b>	P	P
Alcohol Sales	SP	SP
Firearms Sales	N	N
Pet Store	SP	SP
<b>Fresh Food Market or Grocery Store</b>	P	P
<b>Farm/Vendor Market</b>	P	P
<b>Urban Agriculture</b>		
<b>Farming (as noted below)</b>	--	--
Commercial Farming	P	N
Community Farming	P	N
<b>Community Gardening</b>	P	N
<b>Accessory Uses</b>		
<b>Home Occupations (as noted below)</b>	--	--
Home Office	P	N
Home-Based Child Day Care	P	N

**Table 5.1.14 Permitted Uses**

Use Category Specific Use	1	2
<b>Urban Agriculture (as noted below)</b>	--	--
Apiculture	P	N
Aviculture	P	N
Commercial Farming	P	N
Residential Gardening	P	N
P - Permitted • SP - Special Permit Required • N - Not Permitted		

**7.2.7 Use Provisions**

- a. General
  - i. The use of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this Section conflict with those of Article 9, the provisions of Article 7 apply.
  - ii. Use categories are permitted as specified on Table 7.2.7 Permitted Uses.
  - iii. Use categories not identified on Table 7.2.7 are prohibited.
  - iv. All uses must comply with any use-specific standards applicable for each use in Section 9.2 Use Definitions & Standards.
  - v. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permit.
- b. Required Uses
  - i. A minimum of ten thousand (10,000) gross square feet must be provided as one or more commercial uses.
  - ii. Commercial space must front onto Broadway for a minimum of one hundred (100) feet in width.

**Table 7.2.7 Permitted Uses**

Use Category Specific Use	PSR
<b>Arts &amp; Creative Enterprise</b>	
<b>Artisanal Production</b>	P
<b>Artist Studios &amp; Creative Incubators</b>	P
<b>Arts Education</b>	P
<b>Arts Exhibition</b>	P
<b>Arts Sales &amp; Services</b>	P
<b>Civic &amp; Institutional</b>	
<b>Community Center</b>	P
<b>Library</b>	P
<b>Minor Utility Facility</b>	P
<b>Museum</b>	P
<b>Public Service</b>	P
<b>Religious &amp; Educational Uses Protected by M.G.L. 40A. Sec. 3</b>	P
<b>Commercial Services</b>	
<b>Assembly or Entertainment</b>	P
<b>Day Care Service (as noted below)</b>	--
Adult Day Care Center	P
Child Day Care Center	P
<b>Maintenance &amp; Repair of Consumer Goods</b>	P
<b>Personal Services (except as follows)</b>	P
Fitness Services	P
Funeral Services	N
Health Care Services	SP
<b>Vehicle Parking (except as follows)</b>	--

**Table 7.2.7 Permitted Uses**

<b>Use Category Specific Use</b>	<b>PSR</b>
Bike Share Parking	P
Car Share Parking (3 or less)	P
Car Share Parking (4 or more)	P
Public Parking	P
<b>Food and Beverage Service</b>	
<b>Bar, Restaurant, or Food Hall</b>	SP
<b>Café or Coffee Shop</b>	P
<b>Office</b>	
<b>Business Incubator</b>	P
<b>Co-Working</b>	P
<b>General Office</b>	P
<b>Scientific Research and Development</b>	P
Biomedical Technology	N
<b>Medical or Diagnostic Laboratory</b>	P
<b>Testing Laboratory</b>	P
<b>Residential</b>	
<b>Residential Housing</b>	SP
Artist Housing	SP
<b>Institutional Housing (except as follows)</b>	SP
Community or Group Residence	P
<a href="#"><u>Homeless Shelter</u></a>	<b>P</b>
<b>Retail Sales</b>	
<b>Consumer Goods (except as follows)</b>	P
Alcohol Sales	P
Firearms Sales	N
Pet Store	SP
<b>Fresh Food Market or Grocery Store</b>	P
<b>Urban Agriculture</b>	
<b>Farming (as noted below)</b>	--
Commercial Farming	P
Community Farming	P
<b>Community Gardening</b>	P
<b>Accessory Uses</b>	
<b>Home Occupations (as noted below)</b>	--
Hobby Kennel	N
Home-Based Business	P
Home-Based Child Day Care	P
Home Office	P

**Table 7.2.7 Permitted Uses**

Use Category Specific Use	PSR
<b>Tourist Home</b>	P
<b>Urban Agriculture (as noted below)</b>	--
Apiculture	P
Aviculture	P
Commercial Farming	P
Residential Gardening	P
<b>Vehicle Parking, Accessory (except as follows)</b>	N
Home Business Vehicle Parking	N
P - Permitted • SP - Special Permit Required • N - Not Permitted	

### 7.4.8 Use Provisions

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- a. General
  - i. The use of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this Section conflict with those of Article 9, the provisions of Article 9 apply.
  - ii. Use categories are permitted as specified on Table 7.4.7. Use categories not identified on Table 7.4.7 are prohibited.
  - iii. All uses must comply with any use-specific standards applicable for each use in Section 9.2 Use Definitions & Standards and this Section.
  - iv. Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permit.
- b. Definitions & Use Specific Standards
  - i. General
    - a). This Section provides definitions and standards applicable to individual uses not already identified in Article 9: Use Provisions of this Ordinance.
  - ii. Industrial
    - a). Marina
      - i). A site used for docking and storage of pleasure boats or services for pleasure boaters, including minor repair of boats while in the water, sale of fuel and supplies, or provision of food, beverages, and entertainment. Ancillary long-term dry storage of recreational watercraft in racks or other storage systems may be provided.
- c. Use Limitations
  - i. Occupancy of any single ground story commercial space over fifty thousand (50,000) square feet in leasable floor area by any use from the Retail Sales use category is prohibited.
  - ii. Occupancy of any single commercial space greater than ten-thousand (10,000) square feet in leasable floor area by any permitted use requires a Special Permit.
  - 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 occupancy of any single commercial space over ten-thousand (10,000) square feet in leasable floor area by any permitted use:
    - a). Compatibility with the intensity of activity associated with the surrounding land uses.
    - b). Capacity of the local thoroughfare network providing access to the site and the impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood.
- iv. Required Uses
  - i. Any development providing fifty thousand (50,000) net square feet of retail floor area must provide one and one half (1.5) square feet of non-retail uses for every square foot over fifty thousand (50,000) net square feet of Retail use.
- v. Use Restrictions
  - i. Drive-up and drive-through uses are prohibited.
  - ii. Ground story retail uses over fifty-thousand (50,000) gross square feet are prohibited.
- vi. Changes in Use
  - i. Changes in use within the same use category are permitted without additional review, provided the following criteria are met:
    - a). The net floor area of the proposed principal use may not be greater than one hundred and five percent (105%) of the net floor area of the existing use;

- b). In the case of uses within the residential use category, the proposed number of dwelling units may not exceed the existing number of dwelling units; and
- c). The only exterior changes to the building allowed will be renovations and signage.
- ii. The flexibility to move within the same use category does not apply to legally pre-existing nonconforming uses.
- iii. As part of an approved Master Plan Special Permit, the Planning Board may specify permitted uses for any or all phases of development and permit the change of use between these specified uses without further review.

**Table 7.4.8 Permitted Uses**

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

**Table 7.4.8 Permitted Uses**

Use Category Specific Use	ASQ
<b>Banking &amp; Financial Services (except as follows)</b>	P
Personal Credit	N
<b>Business Support Services</b>	P
<b>Caterer/Wholesale Food Production</b>	P
<b>Day Care Service (as noted below)</b>	--
Adult Day Care Center	P
Child Day Care Center	P
<b>Educational Services</b>	P
<b>Maintenance &amp; Repair of Consumer Goods</b>	P
<b>Personal Services (except as follows)</b>	P
Fitness Services	P
Funeral Services	N
Health Care Services	P
<b>Vehicle Parking (except as follows)</b>	--
Bike Share Parking	P
Car Share Parking (3 or less)	P
Car Share Parking (4 or more)	SP
Public Parking	P
<b>Food and Beverage Service</b>	
<b>Bar, Restaurant, or Food Hall</b>	P
<b>Café or Coffee Shop</b>	P
<b>Industrial</b>	
<b>Manufacturing</b>	P
<b>Marina</b>	P
<b>Moving and/or Self Storage (except as follows)</b>	N
Self Storage	P
<b>Recycling Collection</b>	P
<b>Wholesale Trade &amp; Distribution</b>	P
<b>Lodging</b>	
<b>Hotel or Hostel</b>	P
<b>Office</b>	
<b>Business Incubator</b>	P
<b>Co-Working</b>	P
<b>General Office</b>	P
<b>Scientific Research and Development</b>	P
Biomedical Technology	P
<b>Medical or Diagnostic Laboratory</b>	P
<b>Testing Laboratory</b>	P

**Table 7.4.8 Permitted Uses**

Use Category Specific Use	ASQ
<b>Residential</b>	
<b>Residential Housing</b>	P
Artist Housing	SP
<b>Institutional Housing (except as follows)</b>	SP
Community or Group Residence	P
<u>Homeless Shelter</u>	<u>P</u>
<b>Retail Sales</b>	
<b>Building/Home Supplies &amp; Equipment</b>	P
<b>Consumer Goods (except as follows)</b>	P
Alcohol Sales	P
Firearms Sales	N
Pet Store	N
<b>Fresh Food Market or Grocery Store</b>	P
<b>Farm/Vendor Market</b>	P
<b>Urban Agriculture</b>	
<b>Farming (as noted below)</b>	--
Commercial Farming	P
<b>Accessory Uses</b>	
<b>Home Occupations (as noted below)</b>	--
Hobby Kennel	N
Home-Based Business	N
Home-Based Child Day Care	P
Home Office	N
<b>Urban Agriculture (as noted below)</b>	--
Apiculture	P
Aviculture	P
Commercial Farming	P
Residential Gardening	P
<b>Vehicle Parking, Accessory (except as follows)</b>	P
Home Business Vehicle Parking	P

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

Table 9.1.1

Table 9.1.1 Permitted Uses													
Use Category Specific Use	NR	UR	MR3	MR4	MR5	MR6	HR	FAB	R&D	CC	CI	CB	CIV
<b>Arts &amp; Creative Enterprise Categories</b>													
Artisanal Production	N	N	P	P	P	P	P	P	P	P	P	P	N
Artist Studios & Creative Incubators	N	N	P	P	P	P	P	P	P	P	P	P	N
Arts Education	N	N	P	P	P	P	P	P	P	P	P	P	N
Arts Exhibition	N	N	P	P	P	P	P	P	P	P	P	P	N
Arts Sales or Services	N	N	P	P	P	P	P	P	P	P	P	P	N
Design Services	N	N	P	P	P	P	P	P	P	P	P	P	N
<b>Auto-Oriented Categories</b>													
Commercial Vehicle Repair or Maintenance	N	N	N	N	N	N	N	N	N	N	SP	SP	N
Dispatch Service (except as follows)	N	N	N	N	N	N	N	N	N	N	P	P	N
Towing Service	N	N	N	N	N	N	N	N	N	N	SP	SP	N
Gasoline Station	N	N	N	N	N	N	N	N	N	N	N	N	N
Personal Vehicle Repair or Maintenance	N	N	N	N	N	N	N	N	N	N	SP	SP	N
Recharging Station	N	N	P	P	P	P	P	N	N	P	P	P	N
Vehicle Sales	N	N	N	N	N	N	N	N	N	N	SP	SP	N
<b>Cannabis Establishment Categories</b>													
Cannabis Cultivation	N	N	P	P	P	P	P	P	N	P	P	P	N
Cannabis Product Manufacturing	N	N	N	N	N	N	N	P	N	N	P	N	N
Cannabis Retail Sales	N	N	SP	SP	SP	SP	SP	N	N	SP	SP	SP	N
Cannabis Research & Development	N	N	P	P	P	P	P	N	N	P	P	P	N
Cannabis Testing Laboratory	N	N	P	P	P	P	P	N	N	P	P	P	N
<b>Civic &amp; Institutional Categories</b>													
Community Center	N	N	P	P	P	P	P	P	P	P	N	N	N
Hospital	N	N	SP	SP	SP	SP	SP	N	N	SP	SP	N	N
Library	N	N	P	P	P	P	P	P	P	P	N	N	N
Minor Utility Facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Major Utility Facility	N	N	N	N	N	N	N	N	N	N	N	N	N
Museum	N	N	P	P	P	P	P	P	P	P	N	N	N
Private Non-Profit Club or Lodge	N	N	SP	SP	SP	SP	SP	N	N	SP	N	N	N
Public Service	P	P	P	P	P	P	P	P	P	P	P	P	P
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>Commercial Services Categories</b>													
Animal Services (as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial Kennel	N	N	SP	SP	SP	SP	SP	N	N	SP	P	P	N
Pet Grooming	N	N	P	P	P	P	P	N	N	P	P	P	N

Table 9.1.1 Permitted Uses

Use Category Specific Use	NR	UR	MR3	MR4	MR5	MR6	HR	FAB	R&D	CC	CI	CB	CIV
Pet Day Care or Training	N	N	P	P	P	P	P	N	N	P	P	P	N
Veterinarian	N	N	P	P	P	P	P	N	N	P	P	P	N
Assembly or Entertainment	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N
Banking or Financial Services (except as follows)	N	N	P	P	P	P	P	N	N	P	P	P	N
Personal Credit	N	N	SP	SP	SP	SP	SP	N	N	SP	SP	SP	N
Building or Home Repair Services	N	N	SP	SP	SP	SP	SP	N	N	SP	P	P	N
Business Support Services	N	N	P	P	P	P	P	N	N	P	P	P	N
Caterer or Wholesale Food Production	N	N	SP	SP	SP	SP	SP	P	N	SP	P	P	N
Day Care Services (as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-
Adult Day Care	N	N	P	P	P	P	P	N	P	P	P	P	N
Child Day Care	P	P	P	P	P	P	P	P	P	P	P	P	N
Educational Services	N	N	P	P	P	P	P	N	N	P	P	P	N
Maintenance or Repair Services	N	N	P	P	P	P	P	N	P	P	P	P	N
Personal Services (except as follows)	N	N	P	P	P	P	P	N	P	P	P	P	N
Fitness Services	N	N	P	P	P	P	P	P	SP	P	P	P	N
Funeral Services	N	N	SP	SP	SP	SP	SP	N	N	SP	P	P	N
Health Care Services	N	N	P	P	P	P	P	N	SP	P	SP	SP	N
Recreation Services (except as follows)	N	N	SP	SP	SP	SP	SP	SP	SP	SP	P	P	P
Recreational Camp for Children	P	P	P	P	P	P	P	P	P	P	P	P	P
Vehicle Parking (as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-
Bike Share Parking	N	P	P	P	P	P	P	P	P	P	P	P	P
Car Share Parking (3 or less)	N	P	P	P	P	P	P	P	P	P	P	P	N
Car Share Parking (4 or more)	N	SP	P	P	P	P	P	P	P	P	P	P	N
Commercial Parking Facility	N	N	P	P	P	P	P	P	P	P	P	P	N
<b>Food and Beverage Services Categories</b>													
Bar, Restaurant, or Food Hall	N	N	P	P	P	P	P	N	SP	P	P	P	N
Café or Coffee Shop	N	N	P	P	P	P	P	N	SP	P	P	P	N
<b>Industrial Categories</b>													
Dry Cleaning or Laundry Services	N	N	N	N	N	N	N	N	N	N	SP	N	N
Data Center	N	N	N	N	N	N	N	N	N	N	SP	N	N
Manufacturing	N	N	N	N	N	N	N	P	P	N	P	N	N
Moving or Storage Services (except as follows)	N	N	N	N	N	N	N	N	N	N	P	N	N
Self Storage	N	N	N	N	N	N	N	N	N	N	SP	SP	N
Recycling Collection	N	N	N	N	N	N	N	N	N	N	SP	N	N
Salvage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N
Trucking or Transportation Depot	N	N	N	N	N	N	N	N	N	N	SP	N	N

Table 9.1.1 Permitted Uses

Use Category Specific Use	NR	UR	MR3	MR4	MR5	MR6	HR	FAB	R&D	CC	CI	CB	CIV
Wholesale Trade or Distribution	N	N	N	N	N	N	N	P	N	N	P	N	N
<b>Lodging Categories</b>													
Bed & Breakfast	SP	SP	SP	SP	SP	SP	SP	N	N	SP	N	N	N
Hotel or Hostel	N	N	SP	SP	SP	SP	SP	N	SP	SP	SP	SP	N
<b>Office Categories</b>													
Business Incubator	N	N	P	P	P	P	P	N	P	P	P	P	N
Co-Working	N	N	P	P	P	P	P	N	P	P	P	P	N
General Office	N	N	P	P	P	P	P	N	N	P	P	P	N
Scientific Research and Development (except as follows)	N	N	P	P	P	P	P	N	P	P	P	P	N
Biomedical Technology	N	N	N	N	N	N	P	N	N	P	P	P	N
Medical or Diagnostic Laboratory	N	N	P	P	P	P	P	N	N	P	P	P	N
Testing Laboratory	N	N	P	P	P	P	P	N	P	P	P	P	N
<b>Residential Categories</b>													
Residential Housing	P	P	SP	SP	SP	SP	SP	N	N	N	N	N	N
Artist Housing	P	P	SP	SP	SP	SP	SP	N	N	N	N	N	N
Institutional Housing (except as follows)	N	SP	SP	SP	SP	SP	SP	N	N	N	N	N	N
Community or Group Residence	P	P	P	P	P	P	P	N	N	N	N	N	N
<u>Homeless Shelter</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<b>Retail Sales Categories</b>													
Building/Home Supplies or Equipment	N	N	SP	SP	SP	SP	SP	N	N	SP	P	P	N
Consumer Goods (except as follows)	P	P	P	P	P	P	P	N	N	P	P	P	N
Alcohol Sales	N	N	SP	SP	SP	SP	SP	N	N	SP	SP	SP	N
Firearms Sales	N	N	N	N	N	N	N	N	N	N	N	N	N
Pet Store	N	N	SP	SP	SP	SP	SP	N	N	SP	SP	SP	N
Fresh Food Market or Grocery Store	P	P	P	P	P	P	P	N	SP	P	SP	P	N
Farm/Vendor Market	N	N	P	P	P	P	P	N	SP	P	P	P	N
<b>Urban Agriculture Categories</b>													
Farming (as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial Farming	N	N	P	P	P	P	P	P	P	P	P	P	N
Community Farming	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Gardening	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>Accessory Use Categories</b>													
Home Occupations (as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-
Hobby Kennel	SP	N	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	N
Home-Based Child Day Care	P	P	P	P	P	P	P	N	N	N	N	N	N

**Table 9.1.1 Permitted Uses**

Use Category Specific Use	NR	UR	MR3	MR4	MR5	MR6	HR	FAB	R&D	CC	CI	CB	CIV
Home Office	P	P	P	P	P	P	P	N	N	N	N	N	N
Urban Agriculture (as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-
Apiculture	P	P	P	P	P	P	P	N	P	N	N	N	N
Aviculture	P	P	P	P	P	P	P	N	N	N	N	N	N
Commercial Farming	P	P	P	P	P	P	P	P	P	P	P	P	N
Residential Gardening	P	P	P	P	P	P	P	N	N	N	N	N	N
Vehicle Parking, Accessory (except as follows)	P	P	P	P	P	N	N	P	P	N	P	P	N
Home Business Vehicle Parking	SP	SP	N	N	N	N	N	P	N	N	N	N	N

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

**9.2.11 Residential Use Categories**

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**a. Residential Housing**

Residential occupancy of a building in dwelling units by any number of persons living together as a single housekeeping unit. The following standards apply:

- i. Rental of a dwelling unit for less than one (1) month requires compliance with all City Ordinances.

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

- ii. **Artist Housing:** Residential occupancy of a building in a 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 as 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.

**b. Institutional Housing**

Residential occupancy of a building operated by a government, educational, religious, health care, or other organization including, but not limited to, an assisted living facility, chapter house, dormitory, homeless shelter, nursing home, and their substantial equivalents.

- 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 an institutional housing principal use:
  - a. The suitability of the location for an institutional housing principal use compared to other potential principal uses.
  - b. The increase or decrease in the number or price of any previously existing ADUs.
  - c. The concentration of similar principal uses within the neighborhood.
  - d. The demand for the specific institutional living principal use within the community.

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

**ii. Community or Group Residence**

Residential occupancy by individuals that are 'handicapped' as defined in 42 U.S.C. §3602 or have a 'disability' as defined in 42 U.S.C. §12102. Both terms are defined as a physical or mental impairment that substantially limits one or more major life activities; a record of such an impairment; or being

regarded as having such an impairment not including current, illegal use of or addiction to a controlled substance.

iii. Homeless Shelter

The provisions of overnight sleeping accommodations to individuals experiencing homelessness.

a. Applicants for a Certificate of Occupancy for a Homeless Shelter principal use must hold a neighborhood meeting subject to the provisions of Section 15.1.3 Neighborhood Meeting.