

CITY OF SOMERVILLE
ORDINANCE NO. 2023-
IN CITY COUNCIL: _____, 2023

Be it ordained by the City Council, in session assembled, that sections 10.3 and 10.4.1 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

- b. Perimeter Planting
 - i. SURFACE PARKING must be screened from view along any LOT LINE ABUTTING a public THOROUGHFARE, excluding and 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.

8. Vegetated Roofs

- 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 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; photovoltaic (PV) devices; and any equipment required to support the operation of the building is exempt.
 - ii. Balconies and roof area for outdoor amenity space and required open space is exempt.
 - iii. Non-habitable architectural features, required screening, and unobstructed areas required by the Massachusetts State Building Code are exempt.
 - iv. Development subject to the Affordable Housing overlay district is exempt.

10. DEVELOPMENT STANDARDS

Green Score

10.4 GREEN SCORE

1. Purpose

- a. To incentive urban landscape elements that manage storm water, filter pollutants, reduce the urban heat island, provide habitat, sequester carbon dioxide, and improve air quality.

2. Overview

- a. GREEN SCORE is an environmental sustainability performance standard for urban landscapes.
- b. Green Score is measured as the combined weighted value of all landscape elements to divided by the total land area of a lot.
- c. Landscaped areas that earn a higher green score correlate to a higher environmental sustainability than sites that earn a lower score.

3. Applicability

- a. This section is applicable to the construction of any NEW PRINCIPAL BUILDING and any SUBSTANTIAL RENOVATION of a PRINCIPAL BUILDING.

4. Compliance & Enforcement

- a. Real property must comply with the GREEN SCORE indicated for each BUILDING TYPE. See the standards for each BUILDING TYPE in each zoning district for more information.
- b. The BUILDING OFFICIAL shall establish standards for the administration of this Section.

5. Calculation

- a. GREEN SCORE is calculated as follows:
 - i. Determine total LOT AREA.
 - ii. Calculate the area of each proposed landscape element for each category identified in the first column of Table 10.4.1. Certain types of plantings use the number of individual plants multiplied by an equivalent square footage when indicated in the second column of Table 10.4.1.
 - iii. Multiply the actual square footage, or the equivalent square footage, of each landscape element by the multiplier specified for each landscape element in the third column of Table 10.4.1 plus any bonus on Table 10.4.2 to determine the weighted score of each element.
 - iv. Add the weighted score of all landscape elements together.
 - v. Divide the resulting sum by the area of the LOT to determine the final GREEN SCORE.
 - vi. If necessary, redesign the landscape plan to achieve the required GREEN SCORE.
- b. BONUSES
 - i. Review Boards may establish additional bonuses

Table 10.4.1 Green Score Calculation

	Credit	Multiplier
Soils		
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
Groundcovers		
Turfgrass, mulch, and inorganic surfacing materials	actual sf	0.1
Plants		
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
Trees		
SMALL TREE	50 sf/tree	0.6
LARGE TREE	450 sf/tree	0.6
Preserved Tree	65 sf/tree	0.8
Engineered Landscape		
Vegetated Wall	actual sf	0.1
Rain gardens, bioswales, and storm water PLANTERS.	actual sf	1.0
<u>Green Vegetated</u> roof with up to 6" of growth medium	actual sf	0.1
<u>Green Vegetated</u> roof with 6"-10" of growth medium	actual sf	0.4
<u>Green Vegetated</u> roof of 10"-24" growth medium	actual sf	0.6
<u>Vegetated roof with solar facilities</u>	<u>actual sf</u>	<u>0.8</u>
<u>Green Vegetated</u> roof of over 24" growth medium	-	per individual landscape elements