



LUC Meeting

May 1, 2025

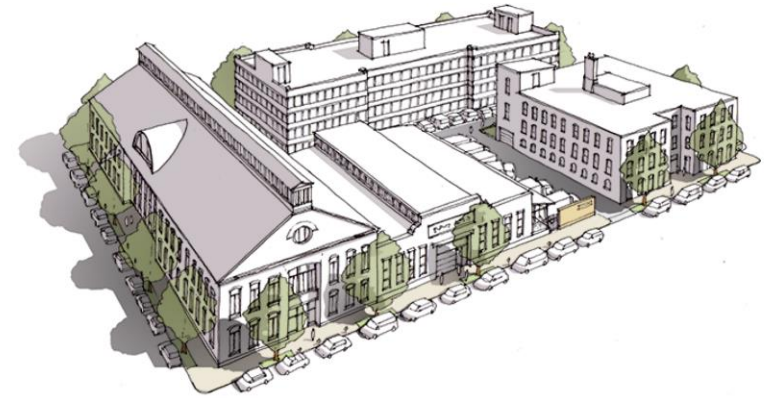
Zoning Recommendations

- Create an Artist Studios use
- Address concerns about Arts Education & Design Services uses
- Remove business incubator uses from Shared Workspaces
- Remove Co-working
- Amend Work/Live Creative Studio to Artist Housing model
- Permit arts-oriented Home Occupations in all districts that permit residential
- Provide incentives for development to go beyond standard ACE requirements
- Establish implementation mechanisms (database of need, in-lieu payment option, municipal fund to reinvest in arts, hire staff)



Fab District Intent

1. protect buildings [] from residential conversion,
2. preserve existing workspace, and
3. **retain incubator spaces for start-up, entry-, and mid-level businesses.**



6.1.2 Intent

- a. To implement the objectives of the Comprehensive Plan of the City of Somerville related to the arts & creative economy.
- b. To protect buildings that are key assets to the creative economy of Somerville from residential conversion, preserve existing work space, and retain incubator spaces for start-up, entry-, and mid-level businesses.
- c. To create, maintain, and enhance areas appropriate for small- and moderate-scale, single- and multi-use buildings; activities common to the arts & creative economy and supporting commercial activities; and a variety of employment opportunities in the arts & creative enterprises.

6.1.3 Purpose

- a. To permit the development of single- and multi-use buildings that do not exceed four (4) stories in height.
- b. To provide quality commercial spaces and permit a mix of uses common to the arts & creative economy and supporting commercial activities.
- c. To prohibit residential principal uses.

6.1.4 Applicability

- a. The section is applicable to all real property within the Fabrication district as shown on maps of the Official Zoning Atlas of the City of Somerville.

6.1.5 Development Review

- a. Development review is subject to the provisions of Article 15: Administration of this Ordinance.
- b. This Ordinance may also require Subdivision Plan Approval, Site Plan Approval, a Special Permit, or a Hardship Variance based on the nature of a development proposal. In such cases, additional development review is required in accordance with Article 15: Administration.



25-0129 – Arts & Creative Enterprise

Use Category Changes

Arts & Creative Enterprise (ACE) Use Categories

1. Artisanal Production
2. Arts Exhibition
3. Arts Sales & Service
4. Co-Working
5. Design Services
6. Shared Workspaces & Arts Education
7. Work/Live Creative Studio

Changes to ACE Categories

1. Artisanal Production (allow retail sales & customary F&B; bakeries)
2. Artist Studios & Creative Incubators
3. Arts Education
4. Arts Exhibition (allow retail sales & customary F&B; broadcast/recording)
5. Arts Sales & Service
6. Design Services

Office Use Categories

1. General Office
2. Research and Development or Laboratory

Changes to Office Categories

1. Business Incubator
2. Co-Working
3. General Office
4. Research and Development or Laboratory

Food & Beverage Service Use Categories

1. Bar, Restaurant, Tavern
2. Bakery, Café, Coffee Shop

Changes to Food & Beverage Service Categories

1. Bar, Restaurant, or Food Hall
2. Café or Coffee Shop

Residential Use Categories

1. Residential Housing
2. Institutional Housing
 - Community or Group Residence

Changes to Residential Categories

1. Residential Housing
 - Artist Housing
2. Institutional Housing
 - Community or Group Residence

Accessory Use Categories

1. Home Occupations

- Creative Studio
- Hobby Kennel
- Home-Based Business
- Home-Based Child Day Care
- Home Office

2. Urban Agriculture

3. Vehicle Parking

Accessory Use Categories

1. Home Occupations

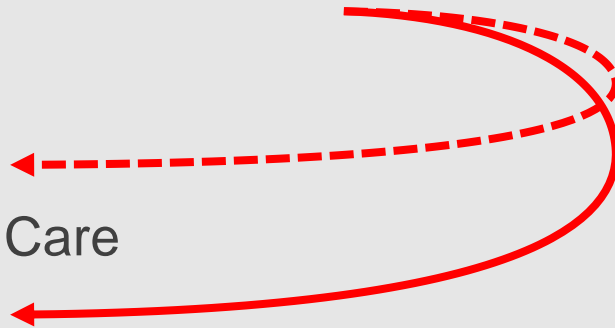
~~○ Creative Studio~~

○ Hobby Kennel

○ Home-Based Business

○ Home-Based Child Day Care

○ Home Office



2. Urban Agriculture

3. Vehicle Parking

24-1460 – R&D Uses and Laboratory Buildings

Changes to Offices Uses & Building Types

- Breaking up the “Research & Development or Laboratory” land use category
- Elimination of the Lab building type

Office Categories Changes

1. Business Incubator
2. Co-Working
3. General Office
4. Research & Development or Laboratory

Office Categories Changes

1. Business Incubator
2. Co-Working
3. General Office
4. **Scientific** Research & Development
 - Biomedical Technology*  “Labs”
5. Medical or Diagnostic Laboratory*
6. Testing Laboratory*

*Definitions based upon relevant North American Industry Classification System (NAICS) codes.

Scientific Research & Development

Biomedical Technology

- Allows us to regulate biomedical technology uses differently from other research & development uses.

9.1 PERMITTED USES

Table 9.1.1

Table 9.1.1 Permitted Uses												
Use Category Specific Use	NR	UR	MR3	MR4	MR5	MR6	HR	FAB	CC	CI	CB	CIV
Office Categories												
General Office	N	N	P	P	P	P	P	N	P	P	P	N
<u>Scientific</u> Research and Development or <u>Laboratory</u>	N	N	P	P	P	P	P	N	P	P	P	N
<u>Biomedical Technology</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>
<u>Medical or Diagnostic Laboratory</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>
<u>Testing Laboratory</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>

Goal: regulate “labs” by land use instead of building type.

- Eliminate Lab Building as a building type.
- Adjust dimensional standards for Commercial Buildings in the three zoning districts where Lab Buildings were permitted.

Dimension (max)	Commercial Core (CC)		Mid-Rise 6 (MR-6)		High-Rise (HR)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Height (FT)	Varies	+ 5-10 ft	85	<u>95 ft</u>	150	<u>155 ft</u>
Width (FT)	200	<u>240 ft</u>	200	No change	200	<u>240 ft</u>
Floor Plate (SF)	30,000	<u>35,000 sf</u>	30,000	No change	30,000	<u>35,000 sf</u>

25-0128 – Research & Development District

- Establish a new R&D zoning district





R&D District Intent

To create, maintain, and enhance areas appropriate for:

- moderately scaled single- and multi-use commercial buildings;
- neighborhood- and community-serving uses; and
- employment opportunities in the scientific research sector.

6.5 RESEARCH & DEVELOPMENT (R&D)

6.5.1 Description

The Research & Development district is characterized by large floor plate buildings up to four (4) stories in height. The district is entirely commercial with a concentration of business incubator and scientific research & development principal uses with supporting businesses.

6.5.2 Intent

- To implement the objectives of the Comprehensive Plan of the City of Somerville for commercial development.
- To create, maintain, and enhance areas appropriate for moderately scaled single- and multi-use commercial buildings; neighborhood-, community-serving uses; and employment opportunities in the scientific research sector.

6.5.3 Purpose

- To permit the development of single- and multi-use commercial buildings that do not exceed four (4) stories in height.
- To provide quality commercial spaces and permit a mix of uses common to the scientific research & development economy and supporting commercial activities.
- To prohibit residential principal uses.

6.5.4 Applicability

- The section is applicable to all real property within the Research & Development district as shown on maps of the Official Zoning Atlas of the City of Somerville.

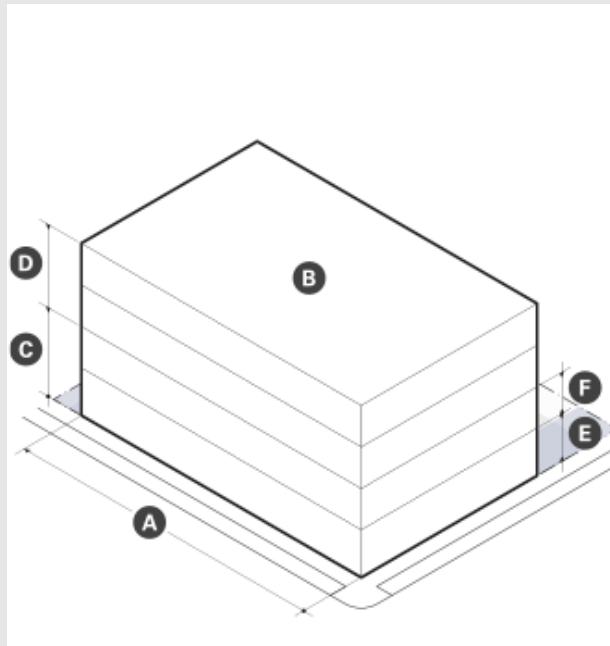
6.5.5 Development Review

- Development review is subject to the provisions of Article 15: Administration of this Ordinance.
- This Ordinance may also require Subdivision Plan Approval, Site Plan Approval, a Special Permit, or a Hardship Variance based on the nature of a development proposal. In such cases, additional development review is required in accordance with Article 15: Administration.
 - The Planning Board is the decision-making authority for all development that requires Site Plan Approval or a Special Permit.
 - The Zoning Board of Appeals is the Review Board for all Hardship Variances.

6.5.6 Building Types

- One (1) principal building is permitted on each lot.
- The following principal building types are permitted by Site Plan Approval in the Research & Development district:
 - Commercial Building
- Accessory structures are regulated according to Article 10: Development Standards of this Ordinance.

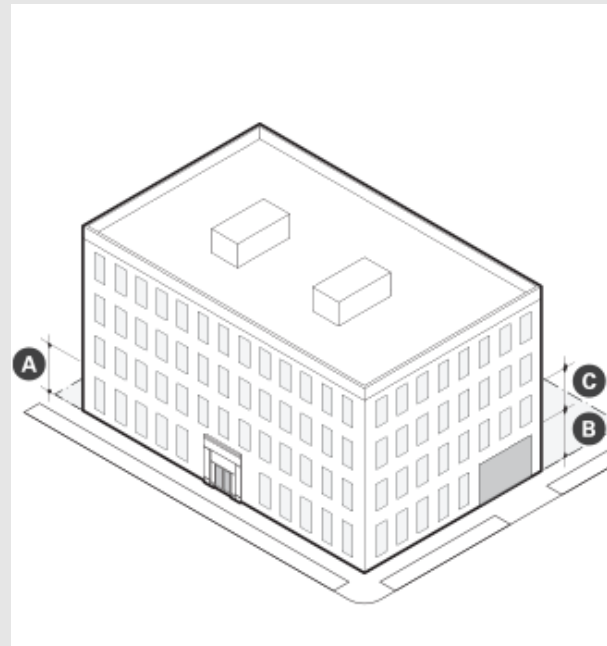
a. Massing & Height



Main Mass

A	Building Width (max)	n/a
	Facade Build Out (min)	—
	Primary Front (min)	65%
	Secondary Front (min)	65%
B	Floor Plate (max)	45,000 sf
C	Ground Story Height (min)	15 ft
D	Upper Story Height (min)	10 ft
E	Number of Stories (min/max)	2 4
F	Building Height, Feet (max)	78 ft
	Roof Type	Flat

b. Uses & Features



Facade Composition

	Ground Story Fenestration	—
A	Primary Facade (min)	50%
B	Secondary Facade (min/max)	15%
C	Upper Story Fenestration (min/max)	15% 70%
	Blank Wall (max)	50 ft

Use & Occupancy

	Ground Story Entrance Spacing (max)	n/a
	Commercial Space Depth (min)	30 ft

Table 9.1.1 Permitted Uses			Table 9.1.1 Permitted Uses		
Use Category Specific Use	FAB	R&D	Use Category Specific Use	FAB	R&D
Arts & Creative Enterprise Categories			Food and Beverage Services Categories		
Artisanal Production	P	P	Bar, Restaurant, or Food Hall	N	SP
Artist Studios & Creative Incubators	P	P	Café or Coffee Shop	N	SP
Arts Education	P	P	Industrial Categories		
Arts Exhibition	P	P	Manufacturing	P	P
Arts Sales or Services	P	P	Wholesale Trade or Distribution	P	N
Design Services	P	P	Lodging Categories		
Commercial Services Categories			Bed & Breakfast	N	N
Assembly or Entertainment	N	SP	Hotel or Hostel	N	SP
Maintenance or Repair Services	N	P	Office Categories		
Personal Services (except as follows)	N	P	Business Incubator	N	P
Fitness Services	P	SP	Co-Working	N	P
Health Care Services	N	SP	General Office	N	N
Recreation Services (except as follows)	SP	SP	Scientific Research and Development (except as follows)	N	P
Recreational Camp for Children	P	P	Biomedical Technology	N	N
P - Permitted • SP - Special Permit Required • N - Not Permitted			Medical Laboratory	N	N
			Testing Laboratory	N	P

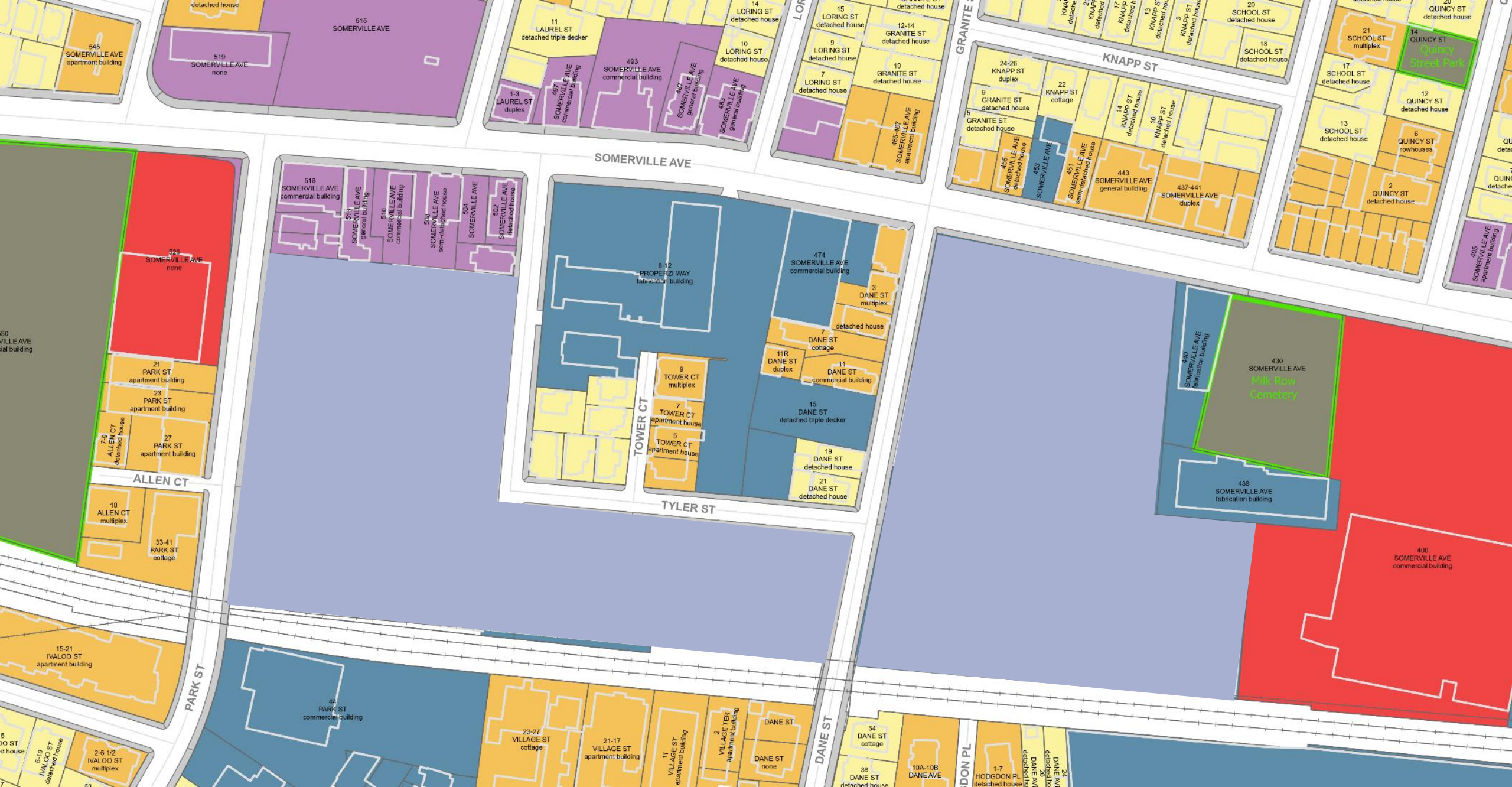
Required Uses

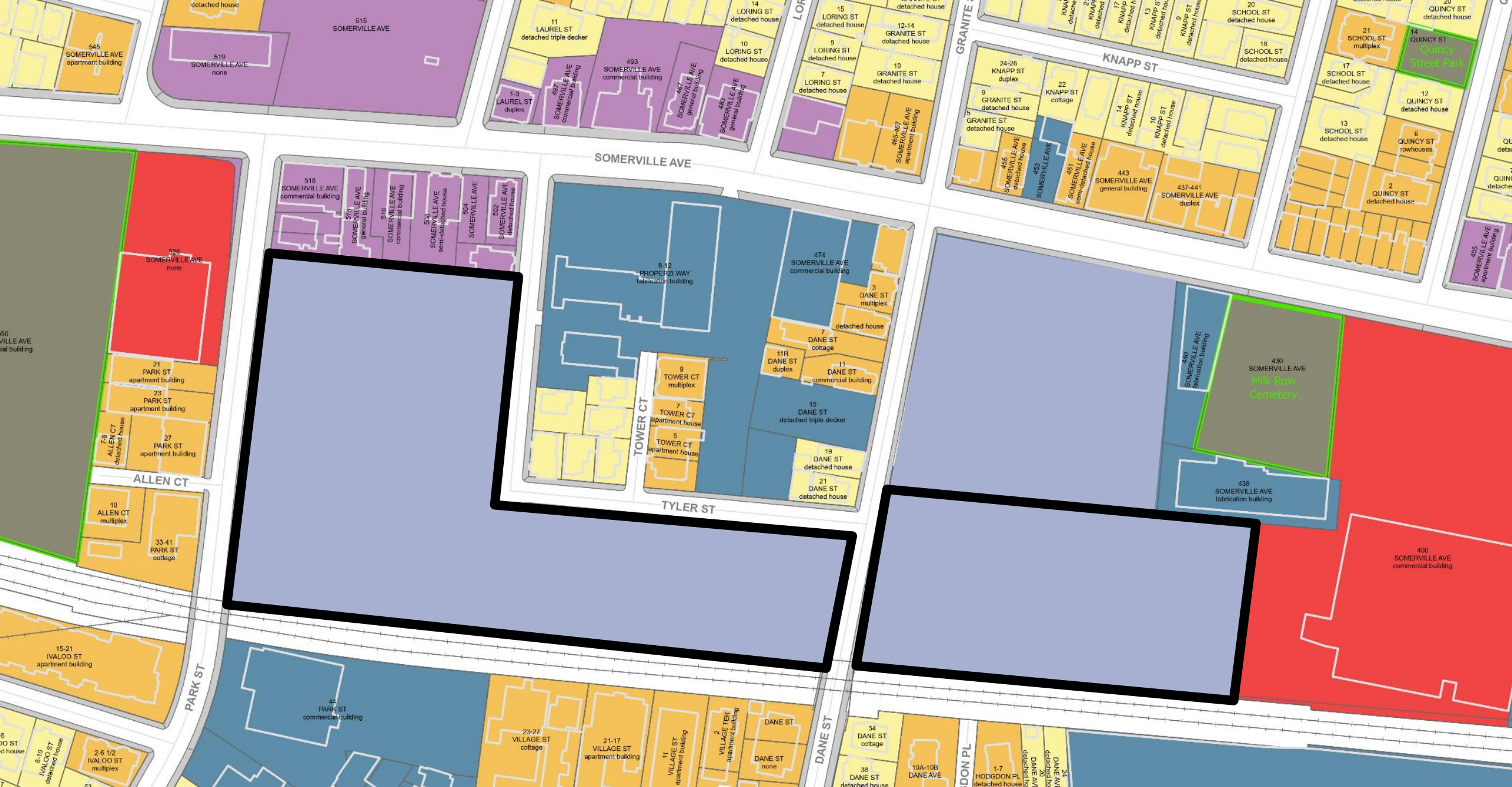
- At least **ten percent (10%)** of the gross leasable commercial floor space in any building must be provided as leasable floor area for principal uses from the Arts & Creative Enterprise use categories.

25-0131 – Arts & Innovation Sub-Area

Master Planned Development Overlay District

- Establish a new Sub-Area of the Master Planned Development overlay district





END