Parking Maximums Corrections

Land Use Committee and Planning Board Joint Hearing

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Justin Schreiber, Senior Transportation Planner

Strategy & Development Department
[Mobility Division]

Parking Maximums Amendment: Goals

- **Pass full slate of parking maximums intended for 2024 amendment – correcting administrative oversight with previous proposal.**

- Limit the creation of new parking in locations close to rapid transit:
  - ¼ miles for commercial uses
  - ½ miles for residential uses

- Simplify parking tables and provide consistency across districts within Transit Areas.

- Include process for applicants to apply to exceed parking maximums.

Table 4.1.15 Vehicular Parking

Use Category Specific Use	BICYCLE Short-Term (min)	BICYCLE Long-Term (min)	MOTOR VEHICLE Within a Transit Area[1] (max)
Arts & Creative Enterprise			
All Permitted Use Categories	0.10/1,000 sf	0.33/1,000 sf	1.20/1,000 sf
Cannabis Establishment			
All Permitted Use Categories (except as follows)	0.05/1,000 sf	0.20/1,000 sf	1.00/1,000 sf
Cannabis Retail Sales	0.40/1,000 sf	0.10/1,000 sf	0.50/1,000 sf
Civic & Institutional			
All Permitted Use Categories (except as follows)	0.50/1,000 sf	0.10/1,000 sf	0.80/1,000 sf
Educational Facility	1.00/classroom	4.00/classroom	1.50/classroom
Hospital	10.00/entrance	0.20/1,000 sf	5.00/1,000 sf
Commercial Services			
All Permitted Use Categories (except as follows)	0.50/1,000 sf	0.10/1,000 sf	0.50/1,000 sf
Assembly or Entertainment	1.00/40 seats	0.10/1,000 sf	1.00/6 seats
Food and Beverage Service			
All Permitted Use Categories	1 .00/1,000 sf	0.20/1,000 sf	0.50/1,000 sf
Lodging			
All Permitted Use Categories	1.00/20 rooms	1 .00/10 rooms	1.00/2 rooms
Office			
All Permitted Use Categories	0.05/1,000 sf	0.33/1,000 sf	0.60/1,000 sf
Residential			
Residential Housing	0.10/DU	1.00/DU	0.50/DU
Institutional Housing (except as follows)	0.05/RU	0.50/RU	n/a
Community or Group Residence	n/a	n/a	n/a
Retail Sales			
All Permitted Use Categories (except as follows)	1.00/1,000 sf	0.10/1,000 sf	0.50/1,000 sf
Farm/Vendor Market	n/a	n/a	n/a

sf - Gross Leasable Square Footage • DU - Dwelling Unit • RU - Rooming Unit
1 See the Transit Area Map

Proposed Amendment

The proposed zoning amendment would…

- Change Motor Vehicle Maximums within Transit Areas

Use Category	Current Parking Maximum	Proposed Parking Maximum
Civic & Institutional*	5.00 / 1,000 sf	0.80 / 1,000 sf
Commercial Service**	Varies 1.20-5.0 / 1,000 sf	0.50 / 1,000 sf
Food & Beverage	3.33 / 1,000 sf	0.50 / 1,000 sf
Retail Sales***	2.00 / 1,000 sf	0.50 / 1,000 sf
Cannabis	1.20 / 1,000 sf	1.00 / 1,000 sf
Cannabis Retail	0.67 / 1,000 sf	0.50 / 1,000 sf
Office (includes R&D)	1.11 / 1,000 sf	0.60 / 1,000 sf
Residential Housing****	NR/UR: None MR/HR: 0.5 / 1,000 sf	NR: None UR/MR/HR: 0.5 / 1,000 sf

- Adjustments applied across districts as is applicable.

*Excludes Schools/Hospitals | **Excludes Assembly/Entertainment | ***Excludes Farm/Vendor Market | ****Excludes Community/Group Residence

Affected Zoning Ordinance Sections

The proposed amendment affects the following portions of the Somerville Zoning Ordinance:

- 3.2.17 – Urban Residence Vehicular Parking Table
- 4.1.15 – Mid-Rise 3 Vehicular Parking Table
- 4.2.15 – Mid-Rise 4 Vehicular Parking Table
- 4.3.15 – Mid-Rise 5 Vehicular Parking Table
- 4.4.15 – Mid-Rise 6 Vehicular Parking Table
- 5.1.16 – High-Rise Vehicular Parking Table
- 6.1.13 – Fabrication Vehicular Parking Table
- 6.2.14 – Commercial Core Vehicular Parking Table
- 6.3.13 – Commercial Industry Vehicular Parking Table
- 6.4.16 – Commercial Business Vehicular Parking Table
- 6.5.13 – Research & Development Vehicular Parking Table

Questions and Comments

Thank you!