CITY OF SOMERVILLE
ORDINANCE NO. 2024-
IN CITY COUNCIL: _____, 2024

Be it ordained by the City Council, in session assembled, that Sections 1.1.4, 2.1.1, 3.1.18, 3.2.17, 4.1.15, 4.2.15, 4.3.15, 4.4.16, 5.1.17, 6.1.13, 6.2.15, 6.3.13, 6.4.16, 7.2.9, 7.3.9, 8.2.4.c, 9.2.3, 9.2.6, 11.2.4, 11.2.5, 11.2.6, 11.3, 12.1.7, 15.2.1, and Table 9.1.1 of the Zoning Ordinance of the City of Somerville is amended as follows by deleting the ~~struckthrough~~ text and adding the underlined text.

The provisions of this amendment shall be effective on February 1, 2025.

Approved:

_____
President

Approved:

_____
Mayor

1.1.4 Intent

h. Parking & Mobility

i. To ensure that off-street accessory parking for motor vehicles is provided in a manner consistent with the objectives and policies of the comprehensive plan of the City of Somerville.

ii. To establish parking policies that support transit-oriented development and a walkable, human-scaled urban environment.

iii. To un-bundle the cost of off-street parking from the cost of housing, so that housing in Somerville is more affordable.

iv. To encourage the use of public transportation, bicycling, and walking in lieu of motor vehicle use when a choice of travel mode exists.

~~v. To allow flexibility in how parking is provided by allowing shared and/or off-site arrangements in order to accommodate the parking of motor vehicles in a manner that is less disruptive to the urban environment.~~

~~vi.~~v. To balance the supply of off-street parking with local thoroughfare network capacity.

2.1.1 General

a. The following words, phrases, and terms identified by capitalized lowercase typeface in this Ordinance are defined in this Section.

Commercial Parking Facility

A specific use type of the Vehicle Parking principal use category. See §9.2.6.m.iii Commercial Parking Facility.

~~**Parking, Shared**~~

~~Parking spaces shared by two (2) or more uses.~~

3.1.18 Parking & Mobility

a. General

i. Development is subject to the provisions of Article 11: Parking & Mobility of this Ordinance. Where the provisions of this Section conflict with those of Article 11, the provisions of Article 11 apply.

ii. Vehicular parking must be provided as specified on Table 3.1.18, except as follows:

~~i. Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of Table 3.1.18.~~

iii. There are no parking requirements for accessory uses.

~~iv. Parking may be shared between uses on the same lot and buildings on the same block in accordance with Section 11.3 Shared Parking.~~

~~v. Development outside of a transit area may count one (1) on street parking space for every twenty (20) feet of lot width toward any minimum parking requirement if residential permit parking is permitted along the same side of the street as the lot that the spaces will serve.~~

b. Type

i. Motor vehicle parking may be provided as surface parking spaces, above ground structured parking, underground structured parking, and on street parking spaces.

c. Driveways

i. New driveways require a permit from the City Engineer in accordance with Chapter 11, Article II, Sections 11-33 Driveway Construction of The Code of Ordinances, City of Somerville, Massachusetts.

ii. Driveways must be paved with paving stones, grass pavers, pervious concrete, or porous asphalt unless graded to direct runoff onto on- site permeable areas or granted a waiver by the City Engineer to mitigate adverse site conditions. Ribbon driveways are highly encouraged.

iii. Driveways are not permitted in the frontage area between a building and the front lot line.

iv. Driveways may be up to twelve (12) feet in width. See Figure 3.1.18.

v. Ribbon driveways must have paved tracks that are at least two (2) feet in width and five (5) feet on center with an unpaved area that is at least three (3) feet in width. Figure 3.1.18.

vi. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.

vii. New driveways should accommodate at least two (2) motor vehicles for every one (1) on-street parking space that will be removed as a result of the new driveway.

d. Parking Design

i. The design of all parking is subject to Section 11.1 Bicycle Parking and Section 11.2 Motor Vehicle Parking of this Ordinance.

ii. Tandem parking within the drive aisle of a driveway is permitted and is counted as two (2) parking spaces toward any minimum parking requirement.

e. Parking Location

i. Motor vehicle parking within the drive aisle of a driveway is exempt from the parking setback required for each building type.

~~ii. Required vehicular parking, excluding any required handicapped parking, may be provided on a contiguous lot under the same ownership as the lot that the parking will serve as follows:~~

~~i. Pedestrian access to off-site vehicular parking must be via a paved sidewalk or walkway.~~

~~ii. A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or Building Official and executed and filed with the Registry of Deeds.~~

~~iii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.~~

f. Unbundled Parking

i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.

ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.

g. Parking Relief

i. Relief from the parking standards of Table 3.1.18 requires a Special Permit.

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 relief from the parking standards of Table 3.1.18:

1. The supply and demand of on-street parking in the neighborhood, as determined through a parking study.

2. Mobility management programs and services provided by the applicant to reduce the demand for parking.

3. That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.

Table 3.1.18 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (min/max)	~~Outside of a Transit Area[1] (min)~~
Arts & Creative Enterprise Uses				
All Permitted ~~Uses~~Use Categories	~~1.0 / 10,000 sf~~ 0.10/1,000 sf	~~1.0 / 3,000 sf~~ 0.33/1,000 sf	none	~~1.0 / 1,000 sf~~
Civic & Institutional				
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	none	none	none	~~none~~
Lodging Uses				
Bed & Breakfast	none	2.00	none	~~1.0 / 4 rooms~~
Residential Uses				
All Permitted ~~Uses~~Use Categories	none	none	none	~~1.0 / DU~~
Retail Sales Uses				
All Permitted ~~Uses~~Use Categories	~~1.0 / 2,500 sf~~ 0.40/1,000 sf	~~1.0 / 10,000 sf~~ 0.10/1,000 sf	none	~~1.0 / 1,500 sf~~

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

3.2.17 Parking & Mobility

a. General

i. Development is subject to the provisions of Article 11: Parking & Mobility of this Ordinance. Where the provisions of this Section conflict with those of Article 11, the provisions of Article 11 apply.

ii. Vehicular parking must be provided as specified on Table 3.2.17, except as follows:

~~i. Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of Table 3.2.17.~~

iii. There are no parking requirements for accessory uses.

~~iv. Parking may be shared between uses on the same lot and buildings on the same block in accordance with Section 11.3 Shared Parking.~~

~~v. Development outside of a transit area may count one (1) on street parking space for every twenty (20) feet of lot width toward any minimum parking requirement if residential permit parking is permitted along the same side of the street as the lot that the spaces will serve.~~

b. Type

i. Motor vehicle parking may be provided as surface parking spaces, above ground structured parking, underground structured parking, and on street parking spaces.

c. Driveways

i. New driveways require a permit from the City Engineer in accordance with Chapter 11, Article II, Sections 11-33 Driveway Construction of The Code of Ordinances, City of Somerville, Massachusetts.

ii. Driveways must be paved with paving stones, grass pavers, pervious concrete, or porous asphalt unless graded to direct runoff onto on-site permeable areas or granted a waiver by the City Engineer to mitigate adverse site conditions.

iii. Driveways are not permitted in the frontage area between a building and the front lot line.

iv. Driveways may be up to twelve (12) feet in width. See Figure 3.2.17.

v. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.

vi. New driveways should accommodate at least two (2) motor vehicles for every one (1) on-street parking space that will be removed as a result of the new driveway.

d. Parking Design

i. The design of all parking is subject to Section 11.1 Bicycle Parking and Section 11.2 Motor Vehicle Parking of this Ordinance.

~~e. Parking Location~~

~~i. Required vehicular parking, excluding any required handicapped parking, may be provided on a contiguous lot under the same ownership as the lot that the parking will serve as follows:~~

~~i. Pedestrian access to off-site vehicular parking must be via a paved sidewalk or walkway.~~

~~ii. A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or Building Official and executed and filed with the Registry of Deeds.~~

~~ii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.~~

~~f.~~e. Unbundled Parking

i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.

ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.

~~g.~~f. Parking Relief

i. Relief from the parking standards of Table 3.2.17 requires a Special Permit.

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 relief from the parking standards of Table 3.2.17:

1. The supply and demand of on-street parking in the neighborhood, as determined through a parking study.
2. mobility management programs and services provided by the applicant to reduce the demand for parking.
3. That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.

Table 3.2.17 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
Arts & Creative Enterprise Uses				
All Permitted ~~Uses~~Use Categories	~~1.0 / 10,000 sf~~ 0.10/1,000 sf	~~1.0 / 3,000 sf~~ 0.33/1,000 sf	none	~~1.0 / 1,000 sf~~
Civic & Institutional				
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	none	none	none	~~none~~
Lodging Uses				
Bed & Breakfast	none	2.00	none	~~1.0 / 4 rooms~~
Residential Uses				
All Permitted ~~Uses~~Use Categories	none	none	none	~~1.0 / DU~~
Retail Sales Uses				
All Permitted ~~Uses~~Use Categories	~~1.0 / 2,500 sf~~ 0.40/1,000 sf	~~1.0 / 10,000 sf~~ 0.10/1,000	none	~~1.0 / 1,500 sf~~

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

4.1.15 Parking & Mobility

a. General

i. Development is subject to the provisions of Article 11: Parking & Mobility of this Ordinance. Where the provisions of this section conflict with those of Article 11, the provisions of Article 11 apply.

ii. Vehicular parking must be provided as specified on Table 4.1 (d), except as follows:

~~i. Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of Table 4.1.15.~~

~~ii. Any change in use within a non-residential structure constructed before the effective date of this Ordinance, provided that the change is to a permitted use, is exempt from any minimum requirements of Table 4.1.15.~~

iii. There are no parking requirements for accessory uses.

~~iv. Motor vehicle parking spaces may be shared between uses on the same lot and buildings on the same block in accordance with Section 11.3 Shared Parking.~~

b. Type

i. Motor vehicle parking may be provided as surface parking, above ground structured parking, and underground structured parking.

c. Driveways

i. New driveways require a permit from the City Engineer in accordance with Chapter 11, Article II, Sections 11-33 Driveway Construction of The Code of Ordinances, City of Somerville, Massachusetts.

ii. Driveways are not permitted in the frontage area between a building and the front lot line.

iii. Driveways may be up to twenty four (24) feet in width.

iv. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.

d. Parking Design

i. The design of all parking is subject to Section 11.1 Bicycle Parking and Section 11.2 Motor Vehicle Parking of this Ordinance.

~~e. Parking Location~~

~~i. Required vehicular parking, excluding any required handicapped parking, may be provided on a contiguous lot under the same ownership as the lot that the parking will serve as follows:~~

~~i. Pedestrian access to off-site vehicular parking must be via a paved sidewalk or walkway.~~

~~ii. A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or Building Official and executed and filed with the Registry of Deeds.~~

~~ii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.~~

~~f.~~e. Unbundled Parking

i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.

ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.

~~g.~~f. Parking Relief

i. Relief from the parking standards of Table 4.1.15 requires a special permit.

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 relief from the parking standards of Table 4.1.15:

1. The supply and demand of on-street parking in the neighborhood, as determined through a parking study.
2. Mobility management programs and services provided by the applicant to reduce the demand for parking.
3. That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.

Table 4.1.15 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
Arts & Creative Enterprise				
All Permitted ~~Uses~~Use Categories	1 / 10,000 sf 0.10/1,000 sf	1 / 3,000 sf 0.33/1,000 sf	1 / 800 sf 1.20/1,000 sf	~~1 / 1,000 sf~~
Cannabis Establishment				
All Permitted Use Categories (except as follows)	~~1 / 20,000 sf~~ 0.05/1,000 sf	~~1 / 5,000 sf~~ 0.20/1,000 sf	1.00/1,000 sf	
Cannabis Retail Sales	0.40/1,000 sf	0.10/1,000 sf	~~1.00/1,500 sf~~0.67/1,000 sf	
~~**Cannabis Retail Sales**~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,500 sf~~	~~1 / 750 sf~~
~~**Cannabis Research & Development**~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
~~**Cannabis Testing Laboratory**~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
Civic & Institutional				
All Permitted Use Categories (except as follows)	0.50/1,000 sf	0.10/1,000 sf	5.00/1,000 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	
~~**Community Center**~~	~~1 / 10,000 sf~~	~~4 / 10,000 sf~~	~~1 / 1,800 sf~~	~~1 / 600 sf~~
~~**Educational Facility**~~	~~1.0 / classroom~~	~~4.0 / classroom~~	~~1.5 / classroom~~	~~3.0 / classroom~~
~~**Hospital**~~	~~10 per entrance~~	~~1 / 5,000 sf~~	~~1 / 200 sf~~	~~1/ 1,000 sf~~
~~**Library**~~	~~1 / 3,000 sf~~	~~1 / 5,000 sf~~	~~1 / 800 sf~~	~~1 / 500 sf~~
~~**Minor Utility Facility**~~	~~–~~	~~–~~	~~–~~	~~–~~
~~**Museum**~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 500 sf~~
~~**Private Non-Profit Club or Lodge**~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 200 sf~~	~~1 / 1,000 sf~~
Commercial Services				

Table 4.1.15 Vehicular Parking				
Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
All Permitted Use Categories (except follows)	0.50/1,000 sf	0.10/1,000 sf	2.00/1,000 sf	
Assembly or Entertainment	1.00/ 40 seats	0.10/1,000 sf	1.00 / 6 seats	
~~Animal Services (as noted below)~~	–	–	–	–
~~Commercial Kennel~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Pet Grooming~~	~~1 / 2,500 sf~~	~~none~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Pet Day Care or Training~~	~~1 / 2,500 sf~~	~~none~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Veterinarian~~	~~1 / 2,500 sf~~	~~1 / 5,000 sf~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Assembly or Entertainment~~	~~1 / 40 seats~~	~~1 / 10,000 sf~~	~~1 / 6 seats~~	~~1 / 6 seats~~
~~Banking & Financial Services (except as noted below)~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 450 sf~~	~~1 / 400 sf~~
~~Broadcast and/or Recording Studio~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 600 sf~~
~~Building & Home Repair Services~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,000 sf~~	~~1 / 2,000 sf~~
~~Business Support Services~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 900 sf~~	~~1 / 600 sf~~
~~Caterer/Wholesale Food Production~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 1,000 sf~~
~~Day Care Service~~	~~2~~	~~1 / 10,000 sf~~	~~1 / 900 sf~~	~~1 / 600 sf~~
~~Maintenance & Repair of Consumer Goods~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 750 sf~~	~~1 / 1,000 sf~~
~~Personal Services (except as noted below)~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 750 sf~~	~~1 / 1,000 sf~~
~~Health Care Services~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 500 sf~~	~~1 / 300 sf~~
~~Recreation Services~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~–~~	~~–~~
Food and Beverage Service				
All Permitted ~~Uses~~Use Categories	~~1 /~~1.00/ 1,000 sf	~~1 / 5,000 sf~~ 0.20/1,000 sf	~~1 / 300 sf~~ 3.33/1,000 sf	~~1 / 500 sf~~
Lodging				
~~Bed & Breakfast~~	~~–~~	~~2~~	~~1 / DU + 1 / 4 guest rooms~~	~~1 / DU + 1 / 4 guest rooms~~
~~Hotel or Hostel~~All Permitted Use Categories	~~1 / 20 rooms~~0.05 / room	~~1 / 10 rooms~~0.10 / room	~~1 / 2 rooms~~0.50 / room	~~1 / 2 rooms~~
Office				
~~Co-Working~~	~~1 / 20,000 sf~~	~~1 / 3,000 sf~~	~~1 / 1,200 sf~~	~~1 / 800 sf~~
~~General Office~~All Permitted Use Categories	~~1 / 20,000 sf~~ 0.05/1,000 sf	~~1 / 3,000 sf~~ 0.33/1,000 sf	~~1 / 900 sf~~ 1.11/1,000 sf	~~1 / 650 sf~~
~~Research and Development or Laboratory~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
Residential				
~~Household Living~~Residential Housing	0.10 / DU	1.00 / DU	~~1.0~~ 0.50/ DU	~~1.0 / DU~~

Table 4.1.15 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
~~Group Living~~Institutional Housing (except as follows)	0.05 / room	0.50 / room	–	~~–~~
Community or Group Residence	–	–	–	~~–~~
~~Dormitory, Fraternity or Sorority~~	~~0.1 / bed~~	~~0.5 / bed~~	~~.05 / bed~~	~~1.0 / 4 beds~~
~~Homeless Shelter~~	~~–~~	~~–~~	~~4.0~~	~~4.0~~
~~Nursing Home/Assisted Living Facility~~	~~–~~	~~–~~	~~1 / 6 beds~~	~~1 / 6 beds~~
~~Single Room Occupancy Housing~~	~~–~~	~~–~~	~~1 / 6 beds~~	~~1 / 4 beds~~
Retail Sales				
~~**Building/Home Supplies & Equipment**~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
~~**Consumer Goods (except as follows)**~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,500 sf~~	~~1 / 750 sf~~
~~**Fresh Food Market or Grocery Store**~~**All Permitted Use Categories (except as follows)**	~~1 /~~1.00/ 1,000 sf	~~1 / 10,000 sf~~ 0.10/1,000 sf	~~1 / 500 sf~~ 2.00/1,000 sf	~~1 / 1,500 sf~~
Farm/Vendor Market	–	–	–	~~1 / 1,500 sf~~

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

4.2.15 Parking & Mobility

a. General

i. Development is subject to the provisions of Article 11: Parking & Mobility of this Ordinance. Where the provisions of this section conflict with those of Article 11, the provisions of Article 11 apply.

ii. Vehicular parking must be provided as specified on Table 4.2.15, except as follows:

~~i. Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of Table 4.2.15.~~

~~ii. Any change in use within a non-residential structure constructed before the effective date of this Ordinance, provided that the change is to a permitted use, is exempt from any minimum requirements of Table 4.2.15.~~

iii. There are no parking requirements for accessory uses.

~~iv. Motor vehicle parking spaces may be shared between uses on the same lot and buildings on the same block in accordance with Section 11.3 Shared Parking.~~

b. Type

i. Motor vehicle parking may be provided as surface parking, above ground structured parking, or underground structured parking.

c. Driveways

i. New driveways require a permit from the City Engineer in accordance with Chapter 11, Article II, Sections 11-33 Driveway Construction of The Code of Ordinances, City of Somerville, Massachusetts.

ii. Driveways are not permitted in the frontage area

iii. between a building and the front lot line.

iv. Driveways may be up to twenty four (24) feet in width.

v. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.

d. Parking Design

i. The design of all parking is subject to Section 11.1 Bicycle Parking and Section 11.2 Motor Vehicle Parking of this Ordinance.

~~e. Parking Location~~

~~i. Required vehicular parking, excluding any required handicapped parking, may be provided on a contiguous lot under the same ownership as the lot that the parking will serve as follows:~~

~~i. Pedestrian access to off-site vehicular parking must be via a paved sidewalk or walkway.~~

~~ii. A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or building official and executed and filed with the Registry of Deeds.~~

~~ii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.~~

~~f.~~e. Unbundled Parking

i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.

ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.

~~g.~~f. Parking Relief

i. Relief from the parking standards of Table 4.2.15 requires a Special Permit.

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 relief from the parking standards of Table 4.2.15:

1. The supply and demand of on-street parking in the neighborhood, as determined through a parking study.
2. Mobility management programs and services provided by the applicant to reduce the demand for parking.
3. That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.

Table 4.2.15 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
Arts & Creative Enterprise				
All Permitted ~~Uses~~Use Categories	~~1 / 10,000 sf~~ 0.10/1,000 sf	~~1 / 3,000 sf~~ 0.33/1,000 sf	~~1 / 800 sf~~ 1.2/1,000 sf	~~1 / 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	~~1 / 2,500 sf~~ 0.40/1,000 sf	~~1 / 10,000 sf~~ 0.10/1,000 sf	~~1 / 1,500 sf~~ 0.67/1,000 sf	~~1 / 750 sf~~
~~**Cannabis Research & Development**~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
~~**Cannabis Testing Laboratory**~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
Civic & Institutional				
~~**Community Center**~~	~~1 / 10,000 sf~~	~~4 / 10,000 sf~~	~~1 / 1,800 sf~~	~~1 / 600 sf~~
All Permitted Use Categories (except as follows)	0.50/1,000 sf	0.10/1,000 sf	5.00/1,000 sf	
Educational Facility	1.00 / classroom	4.00 / classroom	1.50 / classroom	~~3.0 / classroom~~
Hospital	10.00/~~ per~~ entrance	~~1 / 5,000 sf~~ 0.20/1,000 sf	~~1 / 200 sf~~ 5.00/1,000 sf	~~1/ 1,000 sf~~
~~**Library**~~	~~1 / 3,000 sf~~	~~1 / 5,000 sf~~	~~1 / 800 sf~~	~~1 / 500 sf~~
~~**Minor Utility Facility**~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~
~~**Museum**~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 500 sf~~
~~**Private Non-Profit Club or Lodge**~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 200 sf~~	~~1 / 1,000 sf~~
Commercial Services				

Table 4.2.15 Vehicular Parking				
Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
All Permitted Use Categories (except follows)	0.50/1,000 sf	0.10/1,000 sf	2.00/1,000 sf	
Assembly or Entertainment	1.00 / 40 seats	0.10/1,000 sf	1.00 / 6 seats	
~~Animal Services (as noted below)~~	–	–	–	–
~~Commercial Kennel~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Pet Grooming~~	~~1 / 2,500 sf~~	~~none~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Pet Day Care or Training~~	~~1 / 2,500 sf~~	~~none~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Veterinarian~~	~~1 / 2,500 sf~~	~~1 / 5,000 sf~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Assembly or Entertainment~~	~~1 / 40 seats~~	~~1 / 10,000 sf~~	~~1 / 6 seats~~	~~1 / 6 seats~~
~~Banking & Financial Services (except as noted below)~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 450 sf~~	~~1 / 400 sf~~
~~Broadcast and/or Recording Studio~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 600 sf~~
~~Building & Home Repair Services~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,000 sf~~	~~1 / 2,000 sf~~
~~Business Support Services~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 900 sf~~	~~1 / 600 sf~~
~~Caterer/Wholesale Food Production~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 1,000 sf~~
~~Day Care Service~~	~~2~~	~~1 / 10,000 sf~~	~~1 / 900 sf~~	~~1 / 600 sf~~
~~Maintenance & Repair of Consumer Goods~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 750 sf~~	~~1 / 1,000 sf~~
~~Personal Services (except as noted below)~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 750 sf~~	~~1 / 1,000 sf~~
~~Health Care Services~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 500 sf~~	~~1 / 300 sf~~
~~Recreation Services~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	–	–
Food and Beverage Service				
All Permitted ~~Uses~~Use Categories	~~1~~ 1.00 /~~-~~1,000 sf	~~1 / 5,000 sf~~ 0.20/1,000 sf	~~1 / 300 sf~~ 3.33/1,000 sf	~~1 / 500 sf~~
Lodging				
~~Bed & Breakfast~~	~~n/a~~	~~2.0~~	~~1 / DU + 1 / 4 guest rooms~~	~~1 / DU + 1 / 4 guest rooms~~
~~Hotel or Hostel~~All Permitted Use Categories	~~1 / 20 rooms~~0.05/room	~~1 / 10 rooms~~0.10/room	~~1 / 2 rooms~~0.50/room	~~1 / 2 rooms~~
Office				

Table 4.2.15 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
~~Co-Working~~	~~1 / 20,000 sf~~	~~1 / 3,000 sf~~	~~1 / 1,200 sf~~	~~1 / 800 sf~~
~~General Office~~All Permitted Use Categories	~~1 / 20,000 sf~~ 0.05/1,000 sf	~~1 / 3,000 sf~~ 0.33/1,000 sf	~~1 / 900 sf~~ 1.11/1,000 sf	~~1 / 650 sf~~
~~Research and Development or Laboratory~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
Residential				
~~Household Living~~Residential Housing	0.10 / DU	1.00 / DU	~~1.0~~ 0.50/ DU	~~1.0 / DU~~
~~Group Living~~Institutional Housing (except as follows)	0.05 / room	0.50 / room	–	~~–~~
Community or Group Residence	–	–	–	~~–~~
~~Dormitory, Fraternity or Sorority~~	~~0.1 / room~~	~~0.5 / room~~	~~.05 / bed~~	~~1.0 / 4 beds~~
~~Homeless Shelter~~	~~–~~	~~–~~	~~4.0~~	~~4.0~~
~~Nursing Home/Assisted Living Facility~~	~~–~~	~~–~~	~~1 / 6 beds~~	~~1 / 6 beds~~
~~Single Room Occupancy Housing~~	~~–~~	~~–~~	~~1 / 6 beds~~	~~1 / 4 beds~~
Retail Sales				
~~Building/Home Supplies & Equipment~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
~~Consumer Goods (except as follows)~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,500 sf~~	~~1 / 750 sf~~
~~Fresh Food Market or Grocery Store~~All Permitted Use Categories (except as follows)	~~1~~/1.00/ 1,000 sf	~~1 / 10,000 sf~~ 0.10/1,000 sf	~~1 / 500 sf~~ 2.00/1,000 sf	~~1 / 1,500 sf~~
Farm/Vendor Market	n/a	n/a	n/a	~~1 / 1,500 sf~~

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

4.3.15 Parking & Mobility

a. General

i. Development is subject to the provisions of Article 11: Parking & Mobility of this Ordinance. Where the provisions of this section conflict with those of Article 11, the provisions of Article 11 apply.

ii. Vehicular parking must be provided as specified on Table 4.3.15, except as follows:

~~i. Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of Table 4.3.15.~~

~~ii. Any change in use within a non-residential structure constructed before the effective date of this Ordinance, provided that the change is to a permitted use, is exempt from any minimum requirements of Table 4.3.15.~~

iii. There are no parking requirements for accessory uses.

~~iv. Motor vehicle parking spaces may be shared between uses on the same lot and buildings on the same block in accordance with Section 11.3 Shared Parking.~~

b. Type

i. Motor vehicle parking may be provided as above ground structured parking or underground structured parking. Surface parking is prohibited.

c. Driveways

i. New driveways require a permit from the City Engineer in accordance with Chapter 11, Article II, Sections 11-33 Driveway Construction of The Code of Ordinances, City of Somerville, Massachusetts.

ii. Driveways are not permitted in the frontage area between a building and the front lot line.

iii. Driveways may be up to twenty four (24) feet in width.

iv. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.

d. Parking Design

i. The design of all parking is subject to Section 11.1 Bicycle Parking and Section 11.2 Motor Vehicle Parking of this Ordinance.

~~e. Parking Location~~

~~i. Required vehicular parking, excluding any required handicapped parking, may be provided on a contiguous lot under the same ownership as the lot that the parking will serve as follows:~~

~~i. Pedestrian access to off-site vehicular parking must be via a paved sidewalk or walkway.~~

~~ii. A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or building official and executed and filed with the Registry of Deeds.~~

~~ii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.~~

~~f.~~e. Unbundled Parking

i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.

ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.

~~g.~~f. Parking Relief

i. Relief from the parking standards of Table 4.3.15 requires a Special Permit.

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 relief from the parking standards of Table 4.3.15:

1. The supply and demand of on-street parking in the neighborhood, as determined through a parking study.
2. mobility management programs and services provided by the applicant to reduce the demand for parking.
3. That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.

Table 4.3.15 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
Arts & Creative Enterprise				
All Permitted ~~Uses~~Use Categories	~~1 / 10,000 sf~~ 0.10/1,000 sf	~~1 / 3,000 sf~~ 0.33/1,000 sf	~~1 / 800 sf~~ 1.20/1,000 sf	~~1 / 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	~~1 / 2,500 sf~~ 0.40/1,000 sf	~~1 / 10,000 sf~~ 0.10/1,000 sf	~~1 / 1,500 sf~~ 0.67/1,000 sf	~~1 / 750 sf~~
~~Cannabis Research & Development~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
~~Cannabis Testing Laboratory~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
Civic & Institutional				
~~Community Center~~	~~1 / 10,000 sf~~	~~4 / 10,000 sf~~	~~1 / 1,800 sf~~	~~1 / 600 sf~~
All Permitted Use Categories (except as follows)	0.50/1,000 sf	0.10/1,000 sf	5.00/1,000 sf	
Educational Facility	1.00 / classroom	4.00 / classroom	1.50 / classroom	~~3.0 / classroom~~
Hospital	10.00/ ~~per~~ entrance	~~1 / 5,000 sf~~ 0.20/1,000 sf	~~1 / 200 sf~~ 5.00/1,000 sf	~~1/ 1,000 sf~~
~~Library~~	~~1 / 3,000 sf~~	~~1 / 5,000 sf~~	~~1 / 800 sf~~	~~1 / 500 sf~~
~~Minor Utility Facility~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~
~~Museum~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 500 sf~~
~~Private Non-Profit Club or Lodge~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 200 sf~~	~~1 / 1,000 sf~~
Commercial Services				

Table 4.3.15 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
All Permitted Use Categories (except follows)	0.50/1,000 sf	0.10/1,000 sf	5.00/1,000 sf	
Assembly or Entertainment	1.00 / 40 seats	0.10/1,000 sf	1.00 / 6 seats	
~~Animal Services (as noted below)~~	~~–~~	~~–~~	~~–~~	~~–~~
~~Commercial Kennel~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Pet Grooming~~	~~1 / 2,500 sf~~	~~none~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Pet Day Care or Training~~	~~1 / 2,500 sf~~	~~none~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Veterinarian~~	~~1 / 2,500 sf~~	~~1 / 5,000 sf~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Assembly or Entertainment~~	~~1 / 40 seats~~	~~1 / 10,000 sf~~	~~1 / 6 seats~~	~~1 / 6 seats~~
~~Banking & Financial Services (except as noted below)~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 450 sf~~	~~1 / 400 sf~~
~~Broadcast and/or Recording Studio~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 600 sf~~
~~Building & Home Repair Services~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,000 sf~~	~~1 / 2,000 sf~~
~~Business Support Services~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 900 sf~~	~~1 / 600 sf~~
~~Caterer/Wholesale Food Production~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 1,000 sf~~
~~Day Care Service~~	~~2~~	~~1 / 10,000 sf~~	~~1 / 900 sf~~	~~1 / 600 sf~~
~~Maintenance & Repair of Consumer Goods~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 750 sf~~	~~1 / 1,000 sf~~
~~Personal Services (except as noted below)~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 750 sf~~	~~1 / 1,000 sf~~
~~Health Care Services~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 500 sf~~	~~1 / 300 sf~~
~~Recreation Services~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~–~~	~~–~~
Food and Beverage Service				
All Permitted ~~uses~~Use Categories	~~1 /~~1.00/-1,000 sf	~~1 / 5,000 sf~~ 0.20/1,000 sf	~~1 / 300 sf~~ 3.33/1,000 sf	~~1 / 500 sf~~
Lodging				
~~Bed & Breakfast~~	~~n/a~~	~~2.0~~=	~~1 / DU + 1 / 4 guest rooms~~	~~1 / DU + 1 / 4 guest rooms~~
~~Hotel or Hostel~~All Permitted Use Categories	~~1 / 20 rooms~~0.05/room	~~1 / 10 rooms~~0.10/room	~~1 / 2 guest rooms~~0.50/room	~~1 / 2 guest rooms~~

Table 4.3.15 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
Office				
~~Co-Working~~	~~1 / 20,000 sf~~	~~1 / 3,000 sf~~	~~1 / 1,200 sf~~	~~1 / 800 sf~~
~~General office~~All Permitted Use Categories	~~1 / 20,000 sf~~ 0.05/1,000 sf	~~1 / 3,000 sf~~ 0.33/1,000 sf	~~1 / 900 sf~~ 1.11/1,000 sf	~~1 / 650 sf~~
~~Research and Development or Laboratory~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
Residential				
~~Household Living~~Residential Housing	0.10 / DU	1.00 / DU	~~1.0~~ 0.50/ DU	~~1.0 / DU~~
~~Group Living~~Institutional Housing (except as follows)	0.05 / room	0.50 / room	--	~~--~~
Community or Group Residence	--	--	--	~~--~~
~~Dormitory, Fraternity or Sorority~~	~~0.1 / room~~	~~0.5 / room~~	~~.05 / bed~~	~~1.0 / 4 beds~~
~~Homeless Shelter~~	~~--~~	~~--~~	~~4.0~~	~~4.0~~
~~Nursing Home/Assisted Living Facility~~	~~--~~	~~--~~	~~1 / 6 beds~~	~~1 / 6 beds~~
~~Single Room Occupancy Housing~~	~~--~~	~~--~~	~~1 / 6 beds~~	~~1 / 4 beds~~
Retail Sales				
~~Building/Home Supplies & Equipment~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
~~Consumer Goods (except as follows)~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,500 sf~~	~~1 / 750 sf~~
~~Fresh Food Market or Grocery Store~~All Permitted Use Categories (except as follows)	~~1~~/1.00/-1,000 sf	~~1 / 10,000 sf~~ 0.10/1,000 sf	~~1 / 500 sf~~ 2.00/1,000 sf	~~1 / 1,500 sf~~
Farm/Vendor Market	n/a	n/a	n/a	~~1 / 1,500 sf~~

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

4.4.16 Parking & Mobility

a. General

i. Development is subject to the provisions of Article 11: Parking & Mobility of this Ordinance. Where the provisions of this section conflict with those of Article 11, the provisions of Article 11 apply.

ii. Vehicular parking must be provided as specified on Table 4.4.16, except as follows:

~~i. Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of Table 4.4.16.~~

~~ii. Any change in use within a non-residential structure constructed before the effective date of this Ordinance, provided that the change is to a permitted use, is exempt from any minimum requirements of Table 4.4.16.~~

iii. There are no parking requirements for accessory uses.

~~iv. Motor vehicle parking spaces may be shared between uses on the same lot and buildings on the same block in accordance with Section 11.3 Shared Parking.~~

b. Type

i. Motor vehicle parking may be provided as above ground structured parking or underground structured parking. Surface parking is prohibited.

c. Driveways

i. New driveways require a permit from the City Engineer in accordance with Chapter 11, Article II, Sections 11-33 Driveway Construction of The Code of Ordinances, City of Somerville, Massachusetts.

ii. Driveways are not permitted in the frontage area between a building and the front lot line.

iii. Driveways may be up to twenty four (24) feet in width.

iv. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.

d. Parking Design

i. The design of all parking is subject to Section 11.1 Bicycle Parking and Section 11.2 Motor Vehicle Parking of this Ordinance.

~~e. Parking Location~~

~~i. Required vehicular parking, excluding any required handicapped parking, may be provided on a contiguous lot under the same ownership as the lot that the parking will serve as follows:~~

~~i. Pedestrian access to off-site vehicular parking must be via a paved sidewalk or walkway.~~

~~ii. A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or building official and executed and filed with the Registry of Deeds.~~

~~ii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.~~

~~f.~~e. Unbundled Parking

i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.

ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.

~~g.~~f. Parking Relief

i. Relief from the parking standards of Table 4.4.16 requires a Special Permit.

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 relief from the parking standards of Table 4.4.16:

1. The supply and demand of on-street parking in the neighborhood, as determined through a parking study.
2. Mobility management programs and services provided by the applicant to reduce the demand for parking.
3. That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.

Table 4.4.16 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
Arts & Creative Enterprise				
All Permitted ~~Uses~~Use Categories	~~1 / 10,000 sf~~ 0.10/1,000 sf	~~1 / 3,000 sf~~ 0.33/1,000 sf	~~1 / 800 sf~~ 1.20/1,000 sf	~~1 / 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	~~1 / 2,500 sf~~ 0.40/1,000 sf	~~1 / 10,000 sf~~ 0.10/1,000 sf	~~1 / 1,500 sf~~ 0.67/1,000 sf	~~1 / 750 sf~~
~~Cannabis Research & Development~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
~~Cannabis Testing Laboratory~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
Civic & Institutional				
~~Community Center~~	~~1 / 10,000 sf~~	~~4 / 10,000 sf~~	~~1 / 1,800 sf~~	~~1 / 600 sf~~
All Permitted Use Categories (except as follows)	0.50/1,000 sf	0.10/1,000 sf	5.00/1,000 sf	
__Educational Facility	1.00 / classroom	4.00 / classroom	1.50 / classroom	~~3.0 / classroom~~
__Hospital	10.00/~~ per~~ entrance	~~1 / 5,000 sf~~ 0.20/1,000 sf	~~1 / 200 sf~~ 5.00/1,000 sf	~~1/ 1,000 sf~~
~~Library~~	~~1 / 3,000 sf~~	~~1 / 5,000 sf~~	~~1 / 800 sf~~	~~1 / 500 sf~~
~~Minor Utility Facility~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~
~~Museum~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 500 sf~~
~~Private Non-Profit Club or Lodge~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 200 sf~~	~~1 / 1,000 sf~~
Commercial Services				

Table 4.4.16 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
All Permitted Use Categories (except follows)	0.50/1,000 sf	0.10/1,000 sf	2.00/1,000 sf	
Assembly or Entertainment	1.00 / 40 seats	0.10/1,000 sf	1.00 / 6 seats	
~~Animal Services (as noted below)~~	~~–~~	~~–~~	~~–~~	~~–~~
~~Commercial Kennel~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Pet Grooming~~	~~1 / 2,500 sf~~	~~none~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Pet Day Care or Training~~	~~1 / 2,500 sf~~	~~none~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Veterinarian~~	~~1 / 2,500 sf~~	~~1 / 5,000 sf~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Assembly or Entertainment~~	~~1 / 40 seats~~	~~1 / 10,000 sf~~	~~1 / 6 seats~~	~~1 / 6 seats~~
~~Banking & Financial Services (except as noted below)~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 450 sf~~	~~1 / 400 sf~~
~~Broadcast and/or Recording Studio~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 600 sf~~
~~Building & Home Repair Services~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,000 sf~~	~~1 / 2,000 sf~~
~~Business Support Services~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 900 sf~~	~~1 / 600 sf~~
~~Caterer/Wholesale Food Production~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 1,000 sf~~
~~Day Care Service~~	~~2~~	~~1 / 10,000 sf~~	~~1 / 900 sf~~	~~1 / 600 sf~~
~~Maintenance & Repair of Consumer Goods~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 750 sf~~	~~1 / 1,000 sf~~
~~Personal Services (except as noted below)~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 750 sf~~	~~1 / 1,000 sf~~
~~Health Care Services~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 500 sf~~	~~1 / 300 sf~~
~~Recreation Services~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~–~~	~~–~~
Food and Beverage Service				
All Permitted ~~Uses~~Use Categories	1.00 / 1,000 sf	~~1 / 5,000 sf~~ 0.20/1,000 sf	~~1 / 300 sf~~ 3.33/1,000 sf	~~1 / 500 sf~~
Lodging				
~~Bed & Breakfast~~	~~none~~	~~2 / 10 rooms~~	~~1 / 4 rooms~~	~~1 / 4 rooms~~
~~Hotel or Hostel~~All Permitted Use Categories	~~1 / 20 rooms~~0.05/room	~~1 / 10 rooms~~0.10/room	~~1 / 2 rooms~~0.50/room	~~1 / 2 rooms~~
Office				
~~Co-Working~~	~~1 / 20,000 sf~~	~~1 / 3,000 sf~~	~~1 / 1,200 sf~~	~~1 / 800 sf~~

Table 4.4.16 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
~~General Office~~All Permitted Use Categories	~~1 / 20,000 sf~~ 0.05/1,000 sf	~~1 / 3,000 sf~~ 0.33/1,000 sf	~~1 / 900 sf~~ 1.11/1,000 sf	~~1 / 650 sf~~
~~Research and Development or Laboratory~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
Residential				
~~Household Living~~Residential Housing	0.10 / DU	1.00 / DU	~~1.0~~ 0.50/ DU	~~1.0 / DU~~
~~Group Living~~Institutional Housing (except as follows)	0.05 / room	0.50 / room	--	~~--~~
Community or Group Residence	--	--	--	~~--~~
~~Dormitory, Fraternity or Sorority~~	~~0.1 / room~~	~~0.5 / room~~	~~.05 / bed~~	~~1.0 / 4 beds~~
~~Homeless Shelter~~	~~--~~	~~--~~	~~4.0~~	~~4.0~~
~~Nursing Home/Assisted Living Facility~~	~~--~~	~~--~~	~~1 / 6 beds~~	~~1 / 6 beds~~
~~Single Room Occupancy Housing~~	~~--~~	~~--~~	~~1 / 6 beds~~	~~1 / 4 beds~~
Retail Sales				
~~Building/Home Supplies & Equipment~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
~~Consumer Goods (except as follows)~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,500 sf~~	~~1 / 750 sf~~
~~Fresh Food Market or Grocery Store~~All Permitted Use Categories (except as follows)	1.00 / 1,000 sf	~~1 / 10,000 sf~~ 0.10/1,000 sf	~~1 / 500 sf~~ 2.00/1,000 sf	~~1 / 1,500 sf~~
Farm/Vendor Market	n/a	n/a	n/a	~~1 / 1,500 sf~~

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

5.1.17 Parking & Mobility

a. General

i. Development is subject to the provisions of Article 11: Parking & Mobility of this Ordinance. Where the provisions of this section conflict with those of Article 11, the provisions of Article 11 apply.

ii. Vehicular parking must be provided as specified on Table 5.1.17, except as follows:

~~i. Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of Table 5.1.17.~~

~~ii. Any change in use within a non-residential structure constructed before the effective date of this Ordinance, provided that the change is to a permitted use, is exempt from any minimum requirements of Table 5.1.17.~~

iii. There are no parking requirements for accessory uses.

~~iv. Motor vehicle parking spaces may be shared between uses on the same lot and buildings on the same block in accordance with Section 11.3 Shared Parking.~~

b. Type

i. Motor vehicle parking may be provided as above ground structured parking or underground structured parking. Surface parking is prohibited.

c. Driveways

i. New driveways require a permit from the City Engineer in accordance with Chapter 11, Article II, Sections 11-33 Driveway Construction of The Code of Ordinances, City of Somerville, Massachusetts.

ii. Driveways are not permitted in the frontage area between a building and the front lot line.

iii. Driveways may be up to twenty four (24) feet in width.

iv. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.

d. Parking Design

i. The design of all parking is subject to Section 11.1 Bicycle Parking and Section 11.2 Motor Vehicle Parking of this Ordinance.

~~e. Parking Location~~

~~i. Required motor vehicle parking, excluding any required handicapped parking, may be provided off-site according to the following:~~

~~i. The off-site parking must be located within one thousand three hundred and twenty (1,320) feet of walking distance to the lot it will serve, measured from the nearest point of the off-site parking along block faces and walkways to the principal entrance of the use served;~~

~~ii. Pedestrian access to off-site motor vehicle parking must be via a paved sidewalk or walkway.~~

~~iii. A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or building official and executed and filed with the Registry of Deeds.~~

~~ii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.~~

~~f.~~e. Unbundled Parking

i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit, rooming unit, or non-residential floor space.

ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.

g.f. Parking Relief

i. Relief from the parking standards of Table 5.1.17 requires a special permit.

i. In its discretion to approve or deny a special permit authorizing relief from the parking standards of Table 5.1.17, the review board shall make findings considering the following in addition to the review considerations for all Special Permits specified in §15.2.1.e. Review Criteria:

1. The supply and demand of on-street parking in the neighborhood, as determined through a parking study.

2. Mobility management programs and services provided by the applicant to reduce the demand for parking.

Table 5.1.17 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
Arts & Creative Enterprise				
All Permitted ~~Uses~~Use Categories	~~1 / 10,000 sf~~ 0.10/1,000 sf	~~1 / 3,000 sf~~ 0.33/1,000 sf	~~1 / 800 sf~~ 1.20/1,000 sf	~~1 / 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	~~1 / 2,500 sf~~ 0.40/1,000 sf	~~1 / 10,000 sf~~ 0.10/1,000 sf	~~1 / 1,500 sf~~ 0.67/1,000 sf	~~1 / 750 sf~~
~~Cannabis Research & Development~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
~~Cannabis Testing Laboratory~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
Civic & Institutional				
~~Community Center~~	~~1 / 10,000 sf~~	~~4 / 10,000 sf~~	~~1 / 1,800 sf~~	~~1 / 600 sf~~
All Permitted Use Categories (except as follows)	0.50/1,000 sf	0.10/1,000 sf	5.00/1,000 sf	
Educational Facility	1.~~0~~00/ classroom	4.~~0~~00/ classroom	1.~~5~~50/ classroom	~~3.0 / classroom~~
Hospital	10.00/~~ per/~~ entrance	~~1 / 5,000 sf~~ 0.20/1,000 sf	~~1 / 200 sf~~ 5.00/1,000 sf	~~1/ 1,000 sf~~
~~Library~~	~~1 / 3,000 sf~~	~~1 / 5,000 sf~~	~~1 / 800 sf~~	~~1 / 500 sf~~
~~Minor Utility Facility~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~
~~Museum~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 500 sf~~
~~Private Non-Profit Club or Lodge~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 200 sf~~	~~1 / 1,000 sf~~
Commercial Services				
All Permitted Use Categories (except follows)	0.50/1,000 sf	0.10/1,000 sf	2.00/1,000 sf	
Assembly or Entertainment	1.00/-40 seats	0.10/1,000 sf	1.00 / 6 seats	
~~Animal Services (as noted below)~~	~~--~~	~~--~~	~~--~~	~~--~~
~~Commercial Kennel~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 500 sf~~	~~1 / 500 sf~~

Table 5.1.17 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
~~Pet Grooming~~	~~1 / 2,500 sf~~	~~none~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Pet Day Care or Training~~	~~1 / 2,500 sf~~	~~none~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Veterinarian~~	~~1 / 2,500 sf~~	~~1 / 5,000 sf~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~**Assembly or Entertainment**~~	~~1 / 40 seats~~	~~1 / 10,000 sf~~	~~1 / 6 seats~~	~~1 / 6 seats~~
~~**Banking & Financial Services (except as noted below)**~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 450 sf~~	~~1 / 400 sf~~
~~**Broadcast and/or Recording Studio**~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 600 sf~~
~~**Building & Home Repair Services**~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,000 sf~~	~~1 / 2,000 sf~~
~~**Business Support Services**~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 900 sf~~	~~1 / 600 sf~~
~~**Caterer/Wholesale Food Production**~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 1,000 sf~~
~~**Day Care Service**~~	~~2~~	~~1 / 10,000 sf~~	~~1 / 900 sf~~	~~1 / 600 sf~~
~~**Maintenance & Repair of Consumer Goods**~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 750 sf~~	~~1 / 1,000 sf~~
~~**Personal Services (except as noted below)**~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 750 sf~~	~~1 / 1,000 sf~~
~~Health Care Services~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 500 sf~~	~~1 / 300 sf~~
~~**Recreation Services**~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~--~~	~~--~~
Food and Beverage Service				
All Permitted ~~Uses~~Use Categories	1.00 / 1,000 sf	~~1 / 5,000 sf~~ 0.20/1,000 sf	~~1 / 300 sf~~ 3.33/1,000 sf	~~1 / 500 sf~~
Lodging				
~~**Bed & Breakfast**~~	n~~/a~~	~~2.0~~	~~1 / DU + 1 / 4 guest rooms~~	~~1 / DU + 1 / 4 guest rooms~~
~~**Hotel or Hostel**~~**All Permitted Use Categories**	1.00 / 20 rooms	1.00 / 10 rooms	1.00 / 2 guest rooms	~~1 / 2 guest rooms~~
Office				
~~**Co-Working**~~	~~1 / 20,000 sf~~	~~1 / 3,000 sf~~	~~1 / 1,200 sf~~	~~1 / 800 sf~~
~~**General Office**~~**All Permitted Use Categories**	~~1 / 20,000 sf~~ 0.05/1,000 sf	~~1 / 3,000 sf~~ 0.33/1,000 sf	~~1 / 900 sf~~ 1.11/1,000 sf	~~1 / 650 sf~~
~~**Research and Development or Laboratory**~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
Residential				
~~**Household Living**~~**Residential Housing**	0.10 / DU	1.00 / DU	~~1.0~~ 0.50/ DU	~~1.0 / DU~~
~~**Group Living**~~**Institutional Housing (except as follows)**	0.05 / room	0.50 / room	--	~~--~~
Community or Group Residence	--	--	--	~~--~~
~~Dormitory or Chapter House~~	~~0.1 / room~~	~~0.5 / room~~	~~.05 / bed~~	~~1.0 / 4 beds~~
~~Homeless Shelter~~	~~--~~	~~--~~	~~4.0~~	~~4.0~~
~~Nursing Home/Assisted Living Facility~~	~~--~~	~~--~~	~~1 / 6 beds~~	~~1 / 6 beds~~
~~Single Room Occupancy Housing~~	~~--~~	~~--~~	~~1 / 6 beds~~	~~1 / 4 beds~~

Table 5.1.17 Vehicular Parking				
Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
Retail Sales				
~~Building/Home Supplies & Equipment~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
~~Consumer Goods (except as follows)~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,500 sf~~	~~1 / 750 sf~~
~~Fresh Food Market or Grocery Store~~All Permitted Use Categories (except as follows)	1.00 / 1,000 sf	~~1 / 10,000 sf~~ 0.10/1,000 sf	~~1 / 500 sf~~ 2/1,000 sf	~~1 / 1,500 sf~~
__Farm/Vendor Market	n/a	n/a	n/a	~~1 / 1,500 sf~~

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

6.1.13 Parking & Mobility

a. General

i. Vehicular parking must be provided as specified on Table 6.1.13, except as follows:

~~i. Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of Table 6.1.13.~~

~~ii. Any change in use within a non-residential structure constructed before the effective date of this Ordinance, provided that the change is to a permitted use, is exempt from any minimum requirements of Table 6.1.13.~~

ii. There are no parking requirements for accessory uses.

~~iii. Motor vehicle parking spaces may be shared between uses on the same lot and buildings on the same block in accordance with Section 11.3 Shared Parking.~~

b. Type

i. Motor vehicle parking may be provided as above ground structured parking or underground structured parking. Surface parking spaces are prohibited.

c. Driveways

i. New driveways require a permit from the City Engineer.

ii. Driveways must be compliant with all City Ordinances and constructed in accordance with all standards established by relevant City Departments.

iii. Driveways are not permitted in the frontage area between a building and the front lot line.

iv. Driveways may be no wider than twenty four (24) feet in the frontage area of a lot.

v. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.

d. Parking Design

i. The design of all parking is subject to Section 11.1 Bicycle Parking and Section 11.2 Motor Vehicle Parking of this Ordinance.

~~e. Parking Location~~

~~i. Required vehicular parking, excluding any required handicapped parking, may be provided on a contiguous lot under the same ownership as the lot that the parking will serve as follows:~~

~~i. Pedestrian access to off-site vehicular parking must be via a paved sidewalk or walkway.~~

~~ii. A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or Building Official and executed and filed with the Registry of Deeds.~~

~~ii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.~~

~~f.~~e. Unbundled Parking

i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.

ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.

~~g.~~f. Parking Relief

i. Relief from the parking standards of Table 6.1.13 requires a Special Permit.

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 relief from the parking standards of Table 6.1.13:

1. The supply and demand of on-street parking in the neighborhood, as determined through a parking study.
2. Mobility management programs and services provided by the applicant to reduce the demand for parking.
3. That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.

Table 6.1.13 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	Outside of a Transit Area[1] (min)
Arts & Creative Enterprise				
All Permitted ~~Uses~~Use Categories	~~1 / 10,000 sf~~0.10/1,000 sf	~~1 / 3,000 sf~~0.33/1,000 sf	~~1 / 800 sf~~1.20/1,000 sf	~~1 / 1,000 sf~~
Cannabis Establishment				
Cannabis Product Manufacturing	~~1 / 10,000 sf~~0.10/1,000 sf	~~1 / 3,000 sf~~0.33/1,000 sf	~~1 / 800 sf~~1.20/1,000 sf	~~1 / 1,000 sf~~
Civic & Institutional				
All Permitted Use Categories (except as follows)	~~1 / 2,000 sf~~0.50/1,000 sf	~~1 / 10,000 sf~~0.10/1,000 sf	~~1 / 200 sf~~5.00/1,000 sf	
Educational Facility	1.00 / classroom	4.00 / classroom	1.50 / classroom	
Minor Utility Facility	n/a	n/a	n/a	
~~Community Center~~	~~1 / 10,000 sf~~	~~4 / 10,000 sf~~	~~1 / 1,800 sf~~	~~1 / 600 sf~~
~~Educational Facility~~	~~1.0 / classroom~~	~~4.0 / classroom~~	~~1.5 / classroom~~	~~3.0 / classroom~~
~~Library~~	~~1 / 3,000 sf~~	~~1 / 5,000 sf~~	~~1 / 800 sf~~	~~1 / 500 sf~~
~~Minor Utility Facility~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~
~~Museum~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 500 sf~~
~~Private Non-Profit Club or Lodge~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 200 sf~~	~~1 / 1,000 sf~~
Commercial Services				
~~Broadcast and/or Recording Studio~~All Permitted Use Categories	~~1 / 2,500 sf~~0.40/1,000 sf	~~1 / 10,000 sf~~0.10/1,000 sf	~~1 / 800 sf~~1.20/1,000 sf	~~1 / 600 sf~~
~~Caterer/Wholesale Food Production~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 1,000 sf~~
~~Day Care Service~~	~~2~~	~~1 / 10,000 sf~~	~~1 / 900 sf~~	~~1 / 600 sf~~
~~Recreation Services~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~—~~	~~—~~

Table 6.1.13 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
Industrial				
~~Manufacturing~~All Permitted Use Categories	~~1 / 10,000 sf~~0.10/1,000 sf	~~1 / 3,000 sf~~0.33/1,000 sf	~~1 / 900 sf~~1.1/1,000 sf	~~1 / 1,200 sf~~
~~Wholesale Trade & Distribution~~	~~1 / 40,000 sf~~	~~1 / 3,000 sf~~	~~1 / 900 sf~~	~~1 / 1,200 sf~~
~~Office~~				
~~General Office~~	~~1 / 20,000 sf~~	~~1 / 3,000 sf~~	~~1 / 900 sf~~	~~1 / 650 sf~~
~~Research and Development or Laboratory~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~

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

6.2.15 Parking & Mobility

a. General

i. Development is subject to the provisions of Article 11: Parking & Mobility of this Ordinance. Where the provisions of this section conflict with those of Article 11, the provisions of Article 11 apply.

ii. Vehicular parking must be provided as specified on Table 6.2.15, except as follows:

~~i. Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of Table 6.2.15.~~

~~ii. Any change in use within a non-residential structure constructed before the effective date of this Ordinance, provided that the change is to a permitted use, is exempt from any minimum requirements of Table 6.2.15.~~

iii. There are no parking requirements for accessory uses.

~~iv. Motor vehicle parking spaces may be shared between uses on the same lot and buildings on the same block in accordance with Section 11.3 Shared Parking.~~

b. Type

i. Motor vehicle parking may be provided as above ground structured parking or underground structured parking. Surface parking is prohibited.

c. Driveways

i. New driveways require a permit from the City Engineer.

ii. Driveways must be compliant with all City Ordinances and constructed in accordance with all standards established by relevant City Departments.

iii. Driveways are not permitted in the frontage area between a building and the front lot line.

iv. Driveways may be no wider than twenty four (24) feet in the frontage area of a lot.

v. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.

d. Parking Design

i. The design of all parking is subject to Section 11.1 Bicycle Parking and Section 11.2 Motor Vehicle Parking of this Ordinance.

~~f. Parking Location~~

~~i. Required vehicular parking, excluding any required handicapped parking, may be provided on a contiguous lot under the same ownership as the lot that the parking will serve as follows:~~

~~a). Pedestrian access to off-site vehicular parking must be via a paved sidewalk or walkway.~~

~~b). A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or building official and executed and filed with the Registry of Deeds.~~

ii. ~~For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville~~.

~~g.~~f. Unbundled Parking

i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.

ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.

~~h.~~g. Parking Relief

i. Relief from the parking standards of Table 6.2.15 requires a Special Permit.

a). 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 relief from the parking standards of Table 6.2.15:

i). The supply and demand of on-street parking in the neighborhood, as determined through a parking study.

ii). Mobility management programs and services provided by the applicant to reduce the demand for parking.

iii). That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.

Table 6.2.15 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
Arts & Creative Enterprise				
All Permitted ~~Uses~~Use Categories	~~1 / 10,000 sf~~0.10/1,000 sf	~~1 / 3,000 sf~~0.33/1,000 sf	~~1 / 800 sf~~1.20/1,000 sf	~~1 / 1,000 sf~~
Cannabis Establishment				
All Permitted Use Categories (except as follows)	~~1 / 20,000 sf~~0.05/1,000 sf	~~1 / 5,000 sf~~0.20/1,000 sf	1.00 / 1,000 sf	
__Cannabis Retail Sales	~~1 / 2,500 sf~~0.40/1,000 sf	~~1 / 10,000 sf~~0.10/1,000 sf	~~1 / 1,500 sf~~0.66/1,000 sf	~~1 / 750 sf~~
~~Cannabis Research & Development~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
~~Cannabis Testing Laboratory~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
Civic & Institutional				
~~Community Center~~	~~1 / 10,000 sf~~	~~4 / 10,000 sf~~	~~1 / 1,800 sf~~	~~1 / 600 sf~~
All Permitted Use Categories (except as follows)	~~1 / 2,000 sf~~0.50/1,000 sf	~~1 / 10,000 sf~~0.10/1,000 sf	~~1 / 200 sf~~5.00/1,000 sf	
__Educational Facility	1.00 / classroom	4.00 / classroom	1.50 / classroom	~~3.0 / classroom~~
__Hospital	10.00/~~ per~~ entrance	~~1 / 5,000 sf~~0.20/1,000 sf	~~1 / 200 sf~~5.00/1,000 sf	~~1/ 1,000 sf~~
~~Library~~	~~1 / 3,000 sf~~	~~1 / 5,000 sf~~	~~1 / 800 sf~~	~~1 / 500 sf~~
~~Minor Utility Facility~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~
~~Museum~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 500 sf~~
~~Private Non-Profit Club or Lodge~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 200 sf~~	~~1 / 1,000 sf~~

Table 6.2.15 Vehicular Parking				
Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
Commercial Services				
All Permitted Use Categories (except follows)	~~1 / 2,000 sf~~0.50/1,000 sf	~~1 / 10,000 sf~~0.10/1,000 sf	~~1 / 500 sf~~2.00/1,000 sf	
Assembly or Entertainment	1.00 / 40 seats	~~1 / 10,000 sf~~0.10/1,000 sf	1.00 / 6 seats	
~~**Animal Services (as noted below)**~~	~~--~~	~~--~~	~~--~~	~~--~~
~~Commercial Kennel~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Pet Grooming~~	~~1 / 2,500 sf~~	~~none~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Pet Day Care or Training~~	~~1 / 2,500 sf~~	~~none~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~Veterinarian~~	~~1 / 2,500 sf~~	~~1 / 5,000 sf~~	~~1 / 500 sf~~	~~1 / 500 sf~~
~~**Assembly or Entertainment**~~	~~1 / 40 seats~~	~~1 / 10,000 sf~~	~~1 / 6 seats~~	~~1 / 6 seats~~
~~**Banking & Financial Services (except as noted below)**~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 450 sf~~	~~1 / 400 sf~~
~~**Broadcast and/or Recording Studio**~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 600 sf~~
~~**Building & Home Repair Services**~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,000 sf~~	~~1 / 2,000 sf~~
~~**Business Support Services**~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 900 sf~~	~~1 / 600 sf~~
~~**Caterer/Wholesale Food Production**~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 1,000 sf~~
~~**Day Care Service**~~	~~2~~	~~1 / 10,000 sf~~	~~1 / 900 sf~~	~~1 / 600 sf~~
~~**Maintenance & Repair of Consumer Goods**~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 750 sf~~	~~1 / 1,000 sf~~
~~**Personal Services (except as noted below)**~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 750 sf~~	~~1 / 1,000 sf~~
~~Health Care Services~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 500 sf~~	~~1 / 300 sf~~
~~**Recreation Services**~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~--~~	~~--~~
Food and Beverage Service				
All Permitted ~~Uses~~Use Categories	1.00 / 1,000 sf	~~1 / 5,000 sf~~0.20/1,000 sf	~~1 / 300 sf~~3.33/1,000 sf	~~1 / 500 sf~~
Lodging				
~~**Bed & Breakfast**~~	~~1 / 20 rooms~~	~~1 / 10 rooms~~	~~1 / DU + 1 / 4~~ guest rooms	~~1 / DU + 1 / 4 guest rooms~~
~~**Hotel or Hostel**~~All Permitted Use Categories	1.00 / 20 rooms	1.00 / 10 rooms	1.00 / 2 guest rooms	~~1 / 2 guest rooms~~
Office				
~~**Co-Working**~~	~~1 / 20,000 sf~~	~~1 / 3,000 sf~~	~~1 / 1,200 sf~~	~~1 / 800 sf~~

Table 6.2.15 Vehicular Parking				
Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
~~General Office~~All Permitted Use Categories	~~1 / 20,000 sf~~0.05/1,000 sf	~~1 / 3,000 sf~~0.33/1,000 sf	~~1 / 900 sf~~1.10/1,000 sf	~~1 / 650 sf~~
~~Research and Development or Laboratory~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
Retail Sales				
~~Building/Home Supplies & Equipment~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
~~Consumer Goods (except as follows)~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,500 sf~~	~~1 / 750 sf~~
~~Fresh Food Market or Grocery Store~~All Permitted Use Categories (except as follows)	1.00 / 1,000 sf	~~1 / 10,000 sf~~0.10/1,000 sf	~~1 / 500 sf~~2.00/1,000 sf	~~1 / 1,500 sf~~
Farm/Vendor Market	n/a	n/a	n/a	~~1 / 1,500 sf~~

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

6.3.13 Parking & Mobility

a. General

i. Development is subject to the provisions of Article 11: Parking & Mobility of this Ordinance. Where the provisions of this section conflict with those of Article 11, the provisions of Article 11 apply.

ii. Vehicular parking must be provided as specified on Table 6.3.13, except as follows:

~~i. Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of Table 6.3.13.~~

~~ii. Any change in use within a non-residential structure constructed before the effective date of this Ordinance, provided that the change is to a permitted use, is exempt from any minimum requirements of Table 6.3.13.~~

iii. There are no parking requirements for accessory uses.

~~iv. Motor vehicle parking spaces may be shared between uses on the same lot and buildings on the same block in accordance with Section 11.3 Shared Parking.~~

b. Type

i. Motor vehicle parking may be provided as surface parking, above ground structured parking, or underground structured parking.

c. Driveways

i. New driveways require a permit from the City Engineer.

ii. Driveways must be compliant with all City Ordinances and constructed in accordance with all standards established by relevant City Departments.

iii. Driveways are not permitted in the frontage area between a building and the front lot line.

iv. Driveways may be no wider than twenty four (24) feet in the frontage area of a lot.

v. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.

d. Parking Design

i. The design of all parking is subject to Section 11.1 Bicycle Parking and Section 11.2 Motor Vehicle Parking of this Ordinance.

~~e. Parking Location~~

~~i. Required vehicular parking, excluding any required handicapped parking, may be provided on a contiguous lot under the same ownership as the lot that the parking will serve as follows:~~

~~i. Pedestrian access to off-site vehicular parking must be via a paved sidewalk or walkway.~~

~~ii. A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or Building Official and executed and filed with the Registry of Deeds.~~

~~ii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.~~

~~f.~~e. Loading Facilities

i. All development is exempt from §11.2.5.b.i.

~~g.~~f. Unbundled Parking

i. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.

ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.

~~i.~~h. Parking Relief

i. Relief from the parking standards of Table 6.3.13 requires a Special Permit.

a). 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 relief from the parking standards of Table 6.3.13:

i). The supply and demand of on-street parking in the neighborhood, as determined through a parking study.

ii). Mobility management programs and services provided by the applicant to reduce the demand for parking.

iii). That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.

Table 6.3.13 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
Arts & Creative Enterprise				
All Permitted ~~Uses~~Use Categories	~~1 / 10,000 sf~~0.10/1,000 sf	~~1 / 3,000 sf~~0.33/1,000 sf	~~1 / 800 sf~~1.2/1,000 sf	~~1 / 1,000 sf~~
Cannabis Establishment				
~~**Cannabis Product Manufacturing**~~**All Permitted Use Categories (except as follows)**	~~1 / 10,000 sf~~0.10/1,000 sf	~~1 / 3,000 sf~~0.33/1,000 sf	~~1 / 800 sf~~1.20/1,000 sf	~~1 / 1,000 sf~~
Cannabis Retail Sales	~~1 / 2,500 sf~~0.40/1,000 sf	~~1 / 10,000 sf~~0.10/1,000 sf	~~1 / 1,500 sf~~0.67/1,000 sf	~~1 / 750 sf~~
~~**Cannabis Research & Development**~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
~~**Cannabis Testing Laboratory**~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
Civic & Institutional				
~~**Community Center**~~	~~1 / 10,000 sf~~	~~4 / 10,000 sf~~	~~1 / 1,800 sf~~	~~1 / 600 sf~~
All Permitted Use Categories (except as follows)	~~1 / 2,000 sf~~0.50/1,000 sf	~~1 / 10,000 sf~~0.10/1,000 sf	~~1 / 200 sf~~5.00/1,000 sf	
Educational Facility	1.00 / classroom	4.00 / classroom	1.50 / classroom	~~3.0 / classroom~~
Hospital	10.00/~~ per~~ entrance	~~1 / 5,000 sf~~0.20/1,000 sf	~~1 / 200 sf~~5.00/1,000 sf	~~1/ 1,000 sf~~
Minor Utility Facility	n/a	n/a	n/a	
~~**Library**~~	~~1 / 3,000 sf~~	~~1 / 5,000 sf~~	~~1 / 800 sf~~	~~1 / 500 sf~~
~~**Minor Utility Facility**~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~
~~**Museum**~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 500 sf~~

Table 6.3.13 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	Outside of a Transit Area[1] (min)
Private Non-Profit Club or Lodge	1 / 2,000 sf	1 / 10,000 sf	1 / 200 sf	1 / 1,000 sf
Commercial Services				
All Permitted Use Categories (except as follows)	1 / 1,000 sf0.50/1,000 sf	1 / 5,000 sf0.10/1,000 sf	1 / 300 sf2.00/1,000 sf	
Assembly or Entertainment	1.00 / 40 seats	1 / 10,000 sf0.10/1,000 sf	1.00 / 6 seats	
Animal Services (as noted below)	--	--	--	--
Commercial Kennel	1 / 2,500 sf	1 / 10,000 sf	1 / 500 sf	1 / 500 sf
Pet Grooming	1 / 2,500 sf	none	1 / 500 sf	1 / 500 sf
Pet Day Care or Training	1 / 2,500 sf	none	1 / 500 sf	1 / 500 sf
Veterinarian	1 / 2,500 sf	1 / 5,000 sf	1 / 500 sf	1 / 500 sf
Assembly or Entertainment	1 / 40 seats	1 / 10,000 sf	1 / 6 seats	1 / 6 seats
Banking & Financial Services (except as noted below)	1 / 2,000 sf	1 / 10,000 sf	1 / 450 sf	1 / 400 sf
Broadcast and/or Recording Studio	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 600 sf
Building & Home Repair Services	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 2,000 sf
Business Support Services	1 / 2,500 sf	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Caterer/Wholesale Food Production	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 1,000 sf
Day Care Service	2	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Maintenance & Repair of Consumer Goods	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Personal Services (except as noted below)	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Health Care Services	1 / 2,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 300 sf
Recreation Services	1 / 2,500 sf	1 / 10,000 sf	--	--
Food and Beverage Service				
All Permitted Uses	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
Industrial				
All Permitted Use Categories	n/a	n/a	n/a	
Dry Cleaning or Laundry Services	--	--	--	1 / 1,200 sf
Data Center	--	--	--	1 / 1,200 sf
Manufacturing	--	1 / 10,000 sf	--	1 / 1,200 sf
Moving and/or Self Storage (except as follows)	--	--	--	1 / 1,200 sf
Self Storage	--	--	--	1 / 1,200 sf
Recycling Collection	--	--	--	1 / 1,200 sf
Trucking and Transportation Depot	--	--	--	1 / 1,200 sf
Wholesale Trade & Distribution	--	1 / 40,000 sf	--	1 / 1,200 sf

Table 6.3.13 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit Area[1] (max)	~~Outside of a Transit Area[1] (min)~~
Lodging				
~~Bed & Breakfast~~	~~1 / 20 rooms~~	~~1 / 10 rooms~~	~~1 / DU + 1 / 4 guest rooms~~	~~1 / DU + 1 / 4 guest rooms~~
~~Hotel or Hostel~~All Permitted Use Categories	1.00 / 20 rooms	1.00 / 10 rooms	1.00 / 2 guest rooms	~~1 / 2 guest rooms~~
Office				
~~Co-Working~~	~~1 / 20,000 sf~~	~~1 / 3,000 sf~~	~~1 / 1,200 sf~~	~~1 / 800 sf~~
~~General Office~~All Permitted Use Categories	~~1 / 20,000 sf~~0.05/1,000 sf	~~1 / 3,000 sf~~0.33/1,000 sf	~~1 / 900 sf~~1.10/1,000 sf	~~1 / 650 sf~~
~~Research and Development or Laboratory~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
Residential				
~~Household Living~~	~~0.1 / DU~~	~~1.0 / DU~~	~~1.0 / DU~~	~~1.0 / DU~~
~~Group Living (except as follows)~~	~~0.05 / room~~	~~0.5 / room~~	~~--~~	~~--~~
~~Community or Group Residence~~	~~--~~	~~--~~	~~--~~	~~--~~
~~Dormitory, Fraternity or Sorority~~	~~0.1 / room~~	~~0.5 / room~~	~~.05 / bed~~	~~1.0 / 4 beds~~
~~Homeless Shelter~~	~~--~~	~~--~~	~~4.0~~	~~4.0~~
~~Nursing Home/Assisted Living Facility~~	~~--~~	~~--~~	~~1 / 6 beds~~	~~1 / 6 beds~~
~~Single Room Occupancy Housing~~	~~--~~	~~--~~	~~1 / 6 beds~~	~~1 / 4 beds~~
Retail Sales				
~~Building/Home Supplies & Equipment~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
~~Consumer Goods (except as follows)~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,500 sf~~	~~1 / 750 sf~~
~~Fresh Food Market or Grocery Store~~All Permitted Use Categories (except as follows)	1.00 / 1,000 sf	~~1 / 10,000 sf~~0.10/1,000 sf	~~1 / 500 sf~~2.00/1,000 sf	~~1 / 1,500 sf~~
__Farm/Vendor Market	n/a	n/a	n/a	~~1 / 1,500 sf~~

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

6.4.16 Parking & Mobility

a. General

i. Development is subject to the provisions of Article 11: Parking & Mobility of this Ordinance. Where the provisions of this section conflict with those of Article 11, the provisions of Article 11 apply.

ii. Vehicular parking must be provided as specified on Table 6.4.16, except as follows:

~~i. Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of Table 6.4.16.~~

~~ii. Any change in use within a non-residential structure constructed before the effective date of this Ordinance, provided that the change is to a permitted use, is exempt from any minimum requirements of Table 6.4.16.~~

iii. There are no parking requirements for accessory uses.

~~iv. Motor vehicle parking spaces may be shared between uses on the same lot and buildings on the same block in accordance with Section 11.3 Shared Parking.~~

b. Type

i. Motor vehicle parking may be provided as surface parking, above ground structured parking, or underground structured parking.

c. Driveways

i. New driveways require a permit from the City Engineer.

ii. Driveways must be compliant with all City Ordinances and constructed in accordance with all standards established by relevant City Departments.

iii. Driveways are not permitted in the frontage area between a building and the front lot line.

iv. Driveways may be no wider than twenty four (24) feet in the frontage area of a lot.

v. Driveways may provide access in whole or in part on or across an abutting lot(s), provided that an access easement exists between all property owners.

d. Parking Design

i. The design of all parking is subject to Section 11.1 Bicycle Parking and Section 11.2 Motor Vehicle Parking of this Ordinance.

~~e. Parking Location~~

~~i. Required vehicular parking, excluding any required handicapped parking, may be provided on a contiguous lot under the same ownership as the lot that the parking will serve as follows:~~

~~i. Pedestrian access to off-site vehicular parking must be via a paved sidewalk or walkway.~~

~~ii. A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or Building Official and executed and filed with the Registry of Deeds.~~

~~iii. For real property located in more than one municipality, motor vehicle parking need not be located within the City of Somerville.~~

~~j.~~i. Unbundled Parking

ii. Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.

iii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.

~~k.~~j. Parking Relief

i. Relief from the parking standards of Table 6.4.16 requires a special permit.

a). 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 relief from the parking standards of Table 6.4.16:

i). The supply and demand of on-street parking in the neighborhood, as determined through a parking study.

ii). Mobility management programs and services provided by the applicant to reduce the demand for parking.

iii). That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.

Table 6.4.16 Vehicular Parking

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a Transit area[1] (max)	~~Outside of a Transit Area[1] (min)~~
Arts & Creative Enterprise				
All Permitted ~~Uses~~Use Categories	~~1 / 10,000 sf~~0.10/1,000 sf	~~1 / 3,000 sf~~0.33/1,000 sf	~~1 / 800 sf~~1.20/1,000 sf	~~1 / 1,000 sf~~
Cannabis Establishment				
~~**Cannabis Product Manufacturing**~~**All Permitted Use Categories (except as follows)**	~~1 / 10,000 sf~~0.05/1,000 sf	~~1 / 3,000 sf~~0.20/1,000 sf	~~1 / 800 sf~~1.00/1,000 sf	~~1 / 1,000 sf~~
Cannabis Retail Sales	~~1 / 2,500 sf~~0.40/1,000 sf	~~1 / 10,000 sf~~0.10/1,000 sf	~~1 / 1,500 sf~~0.67/1,000 sf	~~1 / 750 sf~~
~~**Cannabis Research & Development**~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
~~**Cannabis Testing Laboratory**~~	~~1 / 20,000 sf~~	~~1 / 5,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
Civic & Institutional				
~~**Community Center**~~	~~1 / 10,000 sf~~	~~4 / 10,000 sf~~	~~1 / 1,800 sf~~	~~1 / 600 sf~~
All Permitted Use Categories (except as follows)	~~1 / 2,000 sf~~0.50/1,000 sf	~~1 / 10,000 sf~~0.10 /1,000 sf	~~1 / 200 sf~~5.00/1,000 sf	
Educational Facility	1.00 / classroom	4.00 / classroom	1.50 / classroom	~~3.0 / classroom~~
Hospital	10.00~~ per~~/ entrance	~~1 / 5,000 sf~~0.20/1,000 sf	~~1 / 200 sf~~5.00/1,000 sf	~~1/ 1,000 sf~~
Minor Utility Facility	n/a	n/a	n/a	
~~**Library**~~	~~1 / 3,000 sf~~	~~1 / 5,000 sf~~	~~1 / 800 sf~~	~~1 / 500 sf~~
~~**Minor Utility Facility**~~	~~n/a~~	~~n/a~~	~~n/a~~	~~n/a~~
~~**Museum**~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 800 sf~~	~~1 / 500 sf~~
~~**Private Non-Profit Club or Lodge**~~	~~1 / 2,000 sf~~	~~1 / 10,000 sf~~	~~1 / 200 sf~~	~~1 / 1,000 sf~~
Commercial Services				
All Permitted Use Categories (except as follows)	~~1 / 2,000 sf~~0.50/1,000 sf	~~1 / 10,000 sf~~0.10/1,000 sf	~~1 / 500 sf~~2.00/1,000 sf	

Table 6.4.16 Vehicular Parking				
Assembly or Entertainment	1.00 / 40 seats	1 / 10,000 sf0.10/1,000 sf	1.00 / 6 seats	
Animal Services (as noted below)	--	--	--	--
Commercial Kennel	1 / 2,500 sf	1 / 10,000 sf	1 / 500 sf	1 / 500 sf
Pet Grooming	1 / 2,500 sf	none	1 / 500 sf	1 / 500 sf
Pet Day Care or Training	1 / 2,500 sf	none	1 / 500 sf	1 / 500 sf
Veterinarian	1 / 2,500 sf	1 / 5,000 sf	1 / 500 sf	1 / 500 sf
Assembly or Entertainment	1 / 40 seats	1 / 10,000 sf	1 / 6 seats	1 / 6 seats
Banking & Financial Services (except as noted below)	1 / 2,000 sf	1 / 10,000 sf	1 / 450 sf	1 / 400 sf
Broadcast and/or Recording Studio	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 600 sf
Building & Home Repair Services	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 2,000 sf
Business Support Services	1 / 2,500 sf	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Caterer/Wholesale Food Production	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 1,000 sf
Day Care Service	2	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Maintenance & Repair of Consumer Goods	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Personal Services (except as noted below)	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Health Care Services	1 / 2,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 300 sf
Recreation Services	1 / 2,500 sf	1 / 10,000 sf	--	--
Food and Beverage Service				
Bar/Restaurant/TavernAll Permitted Use Categories	1.00 / 1,000 sf	1 / 5,000 sf0.20/1,000 sf	1 / 300 sf3.33/1,000 sf	1 / 500 sf
Bakery/Café/Coffee Shop	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
Lodging				
Bed & Breakfast	1 / 20 rooms	1 / 10 rooms	1 / DU + 1 / 4 guest rooms	1 / DU + 1 / 4 guest rooms
Hotel or HostelAll Permitted Use Categories	1.00 / 20 rooms	1.00 / 10 rooms	1.00 / 2 guest rooms	1 / 2 guest rooms
Office				
Co-Working	1 / 20,000 sf	1 / 3,000 sf	1 / 1,200 sf	1 / 800 sf
General OfficeAll Permitted Use Categories	1 / 20,000 sf0.05/1,000 sf	1 / 3,000 sf0.33/1,000 sf	1 / 900 sf1.10/1,000 sf	1 / 650 sf
Research and Development or Laboratory	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf
Residential				
Household Living	0.1 / DU	1.0 / DU	1.0 / DU	1.0 / DU
Group Living (except as follows)	0.05 / room	0.5 / room	--	--
Community or Group Residence	--	--	--	--
Dormitory, Fraternity or Sorority	0.1 / room	0.5 / room	.05 / bed	1.0 / 4 beds
Homeless Shelter	--	--	4.0	4.0
Nursing Home/Assisted Living Facility	--	--	1 / 6 beds	1 / 6 beds

Table 6.4.16 Vehicular Parking				
~~Single Room Occupancy Housing~~	~~--~~	~~--~~	~~1 / 6 beds~~	~~1 / 4 beds~~
Retail Sales				
~~**Building/Home Supplies & Equipment**~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,000 sf~~	~~1 / 1,000 sf~~
~~**Consumer Goods (except as follows)**~~	~~1 / 2,500 sf~~	~~1 / 10,000 sf~~	~~1 / 1,500 sf~~	~~1 / 750 sf~~
~~**Fresh Food Market or Grocery Store**~~**All Permitted Use Categories (except as follows)**	1.00 / 1,000 sf	~~1 / 10,000 sf~~0.10/1,000 sf	~~1 / 500 sf~~2.00/1,000 sf	~~1 / 1,500 sf~~
Farm/Vendor Market	n/a	n/a	n/a	~~1 / 1,500 sf~~

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

7.2.9 Parking & Mobility

a. General

i. Development is subject to the provisions of Article 11: Parking & Mobility of this Ordinance.

ii. The total parking requirement in the PS district is as follows:

~~i. A minimum of forty-eight (48) motor vehicle parking spaces must be provided on-site.~~

~~ii.~~i. A minimum of one hundred (100) bicycle parking spaces must be provided on-site.

b. Parking Type

i. Motor vehicle parking may be provided as above ground structured parking or underground structured parking.

c. Parking Design

i. ~~Bicycle and motor vehicle parking is subject to Section 11.1 Parking Design of this Ordinance~~ The design of all parking is subject to Section 11.1 Bicycle Parking and Section 11.2 Motor Vehicle Parking of this Ordinance, except as follows:

i. ~~Parking~~ Motor vehicle parking spaces may be seven (7) feet six (6) inches in width.

ii. Two (2) way maneuvering aisles may be eighteen (18) feet in width.

d. Loading Facilities

i. Loading facilities are not required for any uses.

7.3.9 Parking & Mobility

a. General

i. Development is subject to the provisions of Article 11: Parking & Mobility of this Ordinance. Where the provisions of this Section conflict with those of Article 11, the provisions of Article 11 apply.

~~ii. Vehicular parking must be provided as specified on Table 7.3.9 (a) based on the total number of persons in the Tufts University campus population, including faculty, staff, students, and visitors. The total number of motor vehicle parking spaces provided on the Tufts University campus must be equal to the sum of the products for each row of Table 7.3.9 (a).~~

b. Type

i. Motor vehicle parking may be provided as surface parking spaces, above ground structured parking, underground structured parking, and on-street parking spaces which are owned or controlled by Tufts University.

~~**Table 7.3.9 (a) Required Parking Spaces**~~

	~~Multiplier~~
~~Full Time Faculty & Staff~~	~~0.47~~
~~Part Time Faculty & Staff~~	~~0.37~~
~~Campus Resident Students~~	~~0.12~~
~~Non Campus Resident Students~~	~~0.24~~
~~Other~~	~~0.44~~

c. Parking Design

i. The design of all parking is subject to Section 11.1 Bicycle Parking and Section 11.2 Motor Vehicle Parking of this Ordinance.

ii. Parking lots located within the red, yellow, or green bands as shown on Map 7.3.7(a) are exempt from §11.2.2.c.iv.

~~d. Parking Location~~

~~i. Motor vehicle parking may be located anywhere on or within five hundred (500) feet of the Tufts University campus and need not be located within the City of Somerville.~~

~~ii. To ensure that motor vehicle parking spaces are reasonably distributed throughout the Tufts University campus, a minimum and maximum percentage of the required motor vehicle parking spaces must be located as specified on Table 7.3.9(b).~~

~~e.~~d. Parking Access

i. Tufts University shall establish and administer a parking permit program for motor vehicle parking spaces provided on the Tufts University campus.

ii. Parking permits may be issued only to Tufts University faculty, staff, or students and to visitors having a need for parking for temporary use.

iii. Parking permits may be issued for general use of motor vehicle parking spaces or for limited use of specific parking spaces or for limited time periods.

~~f.~~e. Annual Reporting

i. Tufts University shall submit an annual report to the Director of Mobility within sixty (60) days after September 1st in each year that identifies the following:

i. The number and location of motor vehicle parking spaces provided by Tufts University to faculty, staff, students, and visitors.

ii. The average number of persons in the Tufts University campus population, including faculty, staff, students, and visitors, organized by the categories of Table 7.3.9 (a).

~~**Table 7.3.9 (b) Parking Space Location**~~

~~Location~~	~~Min~~	~~Max~~
~~Area between Professors Row - Dearborn Road in Somerville and Boston Avenue in Medford~~	~~25%~~	~~75%~~
~~Area southwesterly of Professors Row in Somerville~~	~~10%~~	~~50%~~
~~Area easterly of Boston Avenue in Medford~~	~~10%~~	~~60%~~

i. The average of the number of persons holding Tufts University parking permits broken down by type, if applicable, during the preceding ~~twelve-month~~twelve-month period.

ii. Any known incidences of motor vehicle parking spaces used by persons not holding Tufts University parking permits.

~~l. Parking Demand Study~~

~~i. Tufts University shall submit a parking demand study, prepared by a qualified professional consultant, every three (3) years. If the parking demand study identifies a deficiency in the number of motor vehicle parking spaces provided by Tufts University compared to the number of motor vehicle parking spaces required by Table 7.3.9 (a), Tufts University shall also submit a plan for the interim and long term correction and elimination of such a deficiency.~~

~~m. Parking Relief~~

~~i. If the parking demand study indicates that a lesser number of motor vehicle parking spaces is necessary than is required by Table 7.3.9 (a), the Director of Mobility may permit a reduction in the number of motor vehicle parking spaces provided by up to twenty-five (25) percent. Permission granted for such reduction remains in effect for an initial period of up to three (3) years, but may subsequently be extended or granted for a longer period upon reasonable verification in the annual report that the parking provided remains adequate.~~

~~n.~~k. Loading Facilities

i. Buildings located within the red, yellow, or green bands as shown on Map 7.3.7(a) are exempt from §11.2.5.b.i.

8.2.4 Neighborhood Residence & Urban Residence

c. Parking & Mobility

i. Vehicular parking must be provided as specified on Table 8.2.4 (b), except as follows:

i. ~~Non-residential uses with five thousand (5,000) square feet or less of gross leasable floor area are exempt from any minimum requirements of 8.2.4 (b).~~

Table 8.2.4 (b) Vehicular Parking

~~*See transit areas Map for lots located in a transit area~~

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	~~Inside~~ Within a Transit Area[1] (max)	~~Outside of a Transit Area (min)~~
Arts & Creative Enterprise				
All Permitted Uses	0.10 / 1,000 sf	0.33 / 1,000 sf	~~0.8~~1.20 / 1,000 sf	~~1.0 / 1,000 sf~~
Civic & Institutional				
All Permitted Uses	0.50 / 1,000 sf	0.01 / 1,000 sf	4.00 / 1,000 sf	~~1.0 / 1,000 sf~~
Commercial Services				
All Permitted Uses ~~(except as noted below)~~	0.~~4~~50 / 1,000 sf	0.10 / 1,000 sf	~~1~~2.00 / 1,000 sf	~~1.0 / 1,000 sf~~
~~**Business Support Services**~~	~~–~~	~~–~~	~~–~~	~~0.75 / 1,000 sf~~
~~**Day Care Service**~~	~~2 (min)~~	~~–~~	~~–~~	~~0.75 / 1,000 sf~~
~~**Maintenance & Repair of Consumer Goods**~~	~~–~~	~~–~~	~~0.5 / 1,000 sf~~	~~–~~
~~**Personal Services**~~	~~–~~	~~–~~	~~0.5 / 1,000 sf~~	~~–~~
Food and Beverage Service				
All Permitted Uses	1.00 / 1,000 sf	0.20 / 1,000 sf	~~0~~3.33 / 1,000 sf	~~0.5 / 1,000 sf~~
Retail Sales				
All Permitted Uses (except as noted below)	~~0.4~~1.00 / 1,000 sf	0.10 / 1,000 sf	~~1~~2.00 / 1,000 sf	~~0.66 / 1,000 sf~~
Farm/Vendor Market	none	none	none	~~–~~

sf - Gross Leasable Square Footage • DU - Dwelling Unit • RU - Rooming Unit

1 See the Transit Area Map

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
Auto-Oriented Categories												
Commercial Vehicle Repair or Maintenance	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	P	P	N
Towing Service	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
~~Motor Vehicle Parking (as noted below)~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~	~~–~~
~~Off-Site Accessory Parking~~	~~SP~~	~~SP~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~P~~	~~N~~
Personal Vehicle Repair or Maintenance	N	N	N	N	N	N	N	N	N	SP	SP	N
Recharging Station	N	N	P	P	P	P	P	N	P	P	P	N
Vehicle Sales	N	N	N	N	N	N	N	N	N	SP	SP	N
Commercial Services Categories												
Vehicle Parking (as noted below)	–	–	–	–	–	–	–	–	–	–	–	–
Bike Share Parking	N	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	N
Car Share Parking (4 or more)	N	SP	P	P	P	P	P	P	P	P	P	N
Commercial Parking Facility	N	N	P	P	P	P	P	P	P	P	P	N
Accessory Use Categories												
Vehicle Parking, Accessory (except as follows)	P	P	P	P	P	N	N	P	N	P	P	N
Home Business Vehicle Parking	SP	SP	N	N	N	N	N	P	N	N	N	N

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

(Ord. 2023-25, 11/21/2023)

9.2.3 Auto-Oriented Use Categories

a. Commercial Vehicle Repair or Maintenance

Repair, installation, or maintenance of the mechanical components or the bodies of large trucks, mass transit vehicles, large construction equipment, or commercial boats. The following standards apply:

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 a Commercial Vehicle Repair or Maintenance principal use:

i. Location of driveways entrances and access points in relation to the safety of pedestrians, bicyclists, and motor vehicles.

ii. Visual impact and quality of screening of vehicles.

b. Dispatch Service

The storage and dispatch of ambulances, taxis, limousines, armored cars, tow trucks, buses, and similar vehicles for specialized transportation, including where ambulance crews not located at a hospital or fire department stand by for emergency calls, ancillary professional offices, and/or minor vehicle service and maintenance repair. The following specific dispatch service uses are regulated differently than other uses classified within the dispatch service category:

i. Towing Service

Storage of towed vehicles ~~and/~~or the parking and dispatch of tow vehicles. The following standards apply:

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 a Towing Service principal use:

1. Compatibility of the towing service with other surrounding properties.
2. Location of driveways entrances and access points in relation to the safety of pedestrians, bicyclists, and motor vehicles.
3. Visual impact and quality of screening of vehicles.
4. Sight lines needed by the driver of any vehicle entering or exiting the site.
5. Procedures for controlling emission of noxious or hazardous materials or substance.

c. Gasoline Station

The retail sales of fuels for motor vehicles.

~~d. Motor Vehicle Parking~~

~~The storage, for a limited period of time, of operable motor vehicles. The specific use types within the motor vehicle parking use category are:~~

~~i. Off-Site Accessory Parking~~

~~Motor vehicle parking that supports a principal use on a different lot. The following standards apply:~~

~~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 Off-Site Accessory Parking principal use:~~

~~1. Location of driveways entrances and access points in relation to the safety of pedestrians, bicyclists, and motor vehicles.~~

~~2. Visual impact and quality of screening of vehicles.~~

~~e.~~d. Personal Vehicle Repair or Maintenance

Repair, installation, or maintenance of the mechanical components or the bodies of automobiles, small trucks or vans, motorcycles, motor homes, or recreational vehicles or that wash, clean, or otherwise protect the exterior or interior surfaces of these types of vehicles. The following standards apply:

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 a Personal Vehicle Repair or Maintenance principal use:
   i. Location of driveways entrances and access points in relation to the safety of pedestrians, bicyclists, and motor vehicles.
   ii. Visual impact and quality of screening of vehicles.

~~f.~~e. Recharging Station

The retail sales of electric energy for plug-in electric drive vehicles through DC Fast Charging (DCFC) equipment. The following standards apply:

i. Recharging services that are provided subordinate and incidental to the day-to-day operations of a Commercial Parking facility principal use or a Vehicle Parking accessory use is an ancillary activity rather than a separate Recharging Station principal use.

~~g.~~f. Vehicle Sales

Sale or rental of new or used automobiles, small trucks or vans, motorcycles, motor homes, or recreational vehicles. Examples of personal vehicle sales & rental establishments include new and used automobile dealers, and car rental agencies. The following standards apply:

i. On-site vehicle maintenance and repair is considered an additional principal use.
ii. Vehicles for display, sale, or lease must be located entirely within a building.
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 a Vehicle Sales principal use:
   i. Location of driveways entrances and access points in relation to the safety of pedestrians, bicyclists, and motor vehicles.
   ii. Visual impact and quality of screening of vehicles.

9.2.6 Commercial Services Use Categories

m. Vehicle Parking

The rent or lease of parking spaces for motor vehicles, the use of a reserved parking space for a fleet vehicle of a car sharing service, and the use of land for the docking station of a bicycle-sharing service. The specific use types within the vehicle parking use category are:

i. Bike-Share Parking

Parking for bicycles that are made available for an hourly rental fee as part of a business operating ten (10) or more docking stations within the City of Somerville or surrounding municipalities. The following standards apply:

a). Docking stations must not interfere with the reasonable visibility needs of drivers, the flow of pedestrians traffic, or needs of businesses on the same site.

ii. Car-Share Parking

Parking for motor vehicles that are made available for hourly or daily rental fee to members of a car sharing service. The following standards apply:

a). 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 Car-Share Parking principal use:

~~i). Compliance with any minimum parking requirement of this Ordinance.~~

~~ii).~~i). Privacy of on-site or abutting residential uses from the route of pedestrian access to the car-share parking space.

iii. Commercial Parking Facility

~~Parking spaces for motor vehicles that are rented or leased~~A parking lot or structure providing short- or long-term parking to the general public for a fee ~~through various offerings~~ including, but not limited to, monthly passes, overnight passes, daily rates (weekday and weekend), or hourly fees ~~to residents, employees, and the public, twenty-four (24) hours per day, seven (7) days per week, three-hundred and sixty-five (365) days per year~~. The following standards apply:

a). Uses from the commercial parking facility use category are prohibited as the only principal use of any lot.

~~a).~~b). Reserved parking spaces must be subject to a price premium that reflects the under-utilization of that space as a shared resource that is at least two hundred percent (200%) of the demonstrated market rate for a parking space reserved for a similar time period within a reasonable market radius.

~~b).~~c). The review boards shall require the operator of any permitted Commercial Parking Facility use to submit an annual report to validate continued compliance with the provisions of this Ordinance in accordance with the standards for monitoring and annual reporting of the Director of Mobility.

11.2 MOTOR VEHICLE PARKING

~~**11.2.4 Flexible Use of Accessory Parking**~~

~~a. When existing accessory parking spaces are not needed to meet the parking demand of a principal use (such as when the principal use is closed for business), the property owner may make the unused or under-utilized parking spaces available for other uses, including commercial parking, when permitted in the district where the lot is located.~~

11.2.~~5~~ 4 Loading Facilities

a. General
   i. Buildings providing space for uses that regularly receive or distribute large quantities of goods must provide loading facilities as required by the Director of Mobility. Loading facilities must be sufficient to adequately serve the intended use(s).
   ii. The Director of Mobility may authorize the use of an alley for loading activities in lieu of requiring a separate on-site loading facility.
   iii. Loading and unloading activities are not permitted within a public thoroughfare except in a loading zone during permitted hours designated by the Director of Mobility.

b. Design & Construction
   i. Loading facilities, including all docks and areas used for the storing and staging of materials being transported to or from the site, must be fully enclosed within a building or located to the side or rear of buildings and screened from view from any public thoroughfare (excluding alleys) or civic space according to Section 10.7 Screening.
   ii. Common loading facilities may be shared by two (2) or more buildings or multiple uses within the same building with the approval of the Director of Mobility.

c. Neighborhood Compatibility
   i. Loading and unloading activities may not encroach on or interfere with the use of sidewalks, drive aisles, or parking areas, or public thoroughfares.
   ii. Maneuvering aisles and driveways may serve both required parking and loading bays if they meet the design needs of each activity.
   iii. Loading facilities requiring vehicles to back in from a public thoroughfare are permitted.
   iv. Loading and unloading activities for lots abutting the NR or UR districts are limited to the hours of the day between 7:00 a.m. and 10:00 p.m. All loading docks on these lots must be signed to indicate 'no idling'.

11.2.~~6~~ 5 Alternative Compliance

a. The provisions of Section 11.2 may be modified by Special Permit to accommodate alternative technologies and methods for providing motor vehicle parking.
   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 to modify the provisions of Section 11.2 Motor Vehicle Parking:
      a). The ability of alternative technologies and methods of motor vehicle parking to provide equal or greater benefits to motor vehicle users.

11.2.~~7~~ 6 On-Street Parking in Transit Areas

a. Upon the adoption of an official policy limiting on-street residential parking permits in Transit Areas, the review boards shall require the following as a condition(s) of any discretionary or administrative permit:

   i. that the applicant complete and file formal acknowledgment that all dwelling unit(s) are ineligible to participate in the Somerville Residential Permit Parking program with the with the Middlesex South Registry of Deeds or Land Court prior to the issuance of a Building Permit;

   ii. that all dwelling units are advertised as ineligible to participate in the Somerville Residential Permit Parking program; and

   iii. that all buyers grantees, lessees, renters, or tenants are informed that all dwelling unit(s) is ineligible to participate in the Somerville Residential Permit Parking program.

11.3 SHARED PARKING

Contents:

h. 11.3.1 Purpose
i. 11.3.2 Applicability
j. 11.3.3 Restrictions
k. 11.3.4 Reductions to Minimum Parking
l. 11.3.5 Shared Parking Agreements
m. 11.3.6 Signage

11.3.1 Purpose

n. To allow parking to be shared between uses on the same lot or between buildings on the same block when the actual demand for parking is less than the total number of spaces required by this Ordinance for each individual use.

o. To help prevent land from being unnecessarily devoted to the parking of motor vehicles.

p. To support the efficient use of Somerville's limited land area for productive uses that contribute toward the City's tax base.

q. To encourage the efficient use of existing parking resources.

r. To help reduce impermeable surfaces and associated storm water runoff and pollution.

11.3.2 Applicability

2. This Section is applicable to all real property located outside of a Transit Area and subject to a minimum parking requirement by this Ordinance.

3. Motor vehicle parking spaces may be shared between uses on the same lot and buildings on the same block as specified elsewhere in this Ordinance.

11.3.3 Restrictions

2. Accessible parking space (for persons with disabilities) may not be shared and must be provided on-site.

11.3.4 Reductions to Minimum Parking

2. Development proposing to share parking may use Table 11.3.4 to reduce the number of motor vehicle parking spaces required for the combined uses.

3. Activities qualifying as evening commercial include all uses from the Assembly or Entertainment; Bar, Restaurant, or Tavern; Hotel or Hostel; and Private Non-Profit Club or Lodge use categories.

4. The reduction to minimum parking requirements due to shared parking is calculated as follows:

   i. Replace each 'X' on Table 11.3.4 with the total number of motor vehicle parking spaces required for all commercial uses. See the Vehicular Parking table for the zoning district where the lot is located to determine this number.

   ii. Replace each 'Y' on Table 11.3.4 with the total number of motor vehicle parking spaces required for all residential uses. See the Vehicular Parking table for the zoning district where the lot is located to determine this number.

   iii. Multiple the number required by §11.3.4.i and §11.3.4.ii (above) as indicated for each time slot for all three columns of Table 11.3.4.

   iv. Add the result of each cell together for each row on Table 11.3.4.

v. The row (time period) with the highest total parking requirement is the reduced minimum number of parking spaces that are required for all participating uses.

Table 11.3.4 Shared Parking Calculation

Time of Day	Commercial	Evening Commercial	Residential	Total
6am - 9am	(X) * 25%	(X) * 0%	(y) * 100%	= sum of this row
9am - 7pm	(X) * 100%	(X) * 50%	(y) * 65%	= sum of this row
7pm - 11pm	(X) * 25%	(X) * 100%	(y) * 100%	= sum of this row
11pm - 6am	(X) * 0%	(X) * 25%	(y) * 100%	= sum of this row

11.3.5 Shared Parking Agreements

a. Shared parking requires a written agreement among all owners of record.

b. An attested copy of the agreement between the owners of record must be submitted to the Building Official and in a form deemed acceptable by the City Solicitors Office prior to and as a condition of the issuance of a Building Permit.

c. Revocation of an existing parking agreement will only be accepted if the required off-street parking spaces are provided in accordance with the standards for the district where each property is located.

11.3.6 Signage

a. Shared parking facilities must provide signage identifying the permitted users.

12.1.7 ADU Development Standards

a. Unless otherwise specified elsewhere in this Ordinance, ADUs must be provided on-site, intermixed with the market rate units in the development that generated the requirement for affordable dwelling units. ADUs may not be overly concentrated on any single story of a building without the approval of the Director of Housing.

b. ADUs must be proportional to the corresponding market rate units with respect to tenure type (for-sale or rental), unit size, number of bedrooms, and size of rooms. The proportion of ADUs with two (2) or more bedrooms may exceed the proportion provided for the corresponding market rate units for each tenure type.

c. Unless otherwise specified elsewhere in this Ordinance, any development with thirty (30) or more dwelling units must provide at least twenty percent (20%) of the ADUs with three (3) or more bedrooms. Any fractional number resulting from this calculation is rounded up to the next whole number and regarded as a whole unit.

   i. The Director of Housing shall establish quality standards for three (3) bedroom ADUs. Quality standards must include, but may not be limited to, minimum floor area and the inclusion of certain features such as the number of bathrooms and the existence of built-in closets.

   ii. The review boards shall require compliance to the quality standards for three (3) bedroom ADUs as a condition of discretionary or administrative permit approval.

d. Unit features including, but not limited to, finishes, appliances, and outdoor amenity spaces must be comparable to those provided in corresponding market-rate units, but may be functionally equivalent rather than identical provided that they are durable, of good quality, and consistent with contemporary standards for new housing with the approval of the Director of Housing.

e. Unless otherwise specified elsewhere in this Ordinance, ADUs must have the same access to amenities that are provided to the corresponding market-rate units including, but not limited to, laundry facilities, storage, fitness rooms, parking, and shared outdoor amenity spaces.

f. Unless otherwise specified elsewhere in this Ordinance, real property providing ADUs and an on-site Commercial Parking Facility or Accessory Vehicle Parking use must provide at least twenty percent (20%) of the total parking spaces, rounded up to the next whole number, annually to all ADU households as a right of first refusal until each parking space is either rented or leased.

15.2.1 Special Permit

d. Procedure

i. The following review procedures are required:

i. Step 1: Development Review Application

ii. Step 2: Application Review & Staff Report

iii. Step 3: Public Notice

iv. Step 4: Public Hearing

v. Step 5: Decision

vi. Step 6: Appeal Period

vii. Step 7: Certification of Decision

ii. The following additional review procedures are required prior to Step 1: Development Review Application for all use Special Permits, changes to nonconforming uses, development seeking modification to ~~the minimum or maximum~~ parking standards, and all modifications to nonconforming structures:

i. Pre-Submittal Meeting

ii. Neighborhood Meeting