

Form-Based Codes: An Introduction

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Please stand

Who has...

...heard of form-based codes before?

...been involved in a project regulated by a form-based code?

...been involved in development and adoption of a form-based code?

...developed a favorable opinion of form-based codes?

...developed an unfavorable opinion of form-based codes?

Outline

Introduction – “More of what we want, less of what we don’t”

Background and Context

Why Form-Based Codes?

What are Form-Based Codes?

Where are Form-Based Codes used?

Key risks and opportunities of Form-Based Codes

State of the Art: Somerville’s ambitious City-wide Form-Based Code

Introduction

“How do we get more of what we want and less of what we don’t?”

What problem are form-based codes
trying to solve?

Most of us resist new development
as staunchly and uniformly as we
root for our favorite team

Disconnect between community
vision and result of regulatory
process

Happens most of the time because
conventional zoning isn't geared to
producing a specific community vision
or physical outcome – it's geared to
separating uses from each other

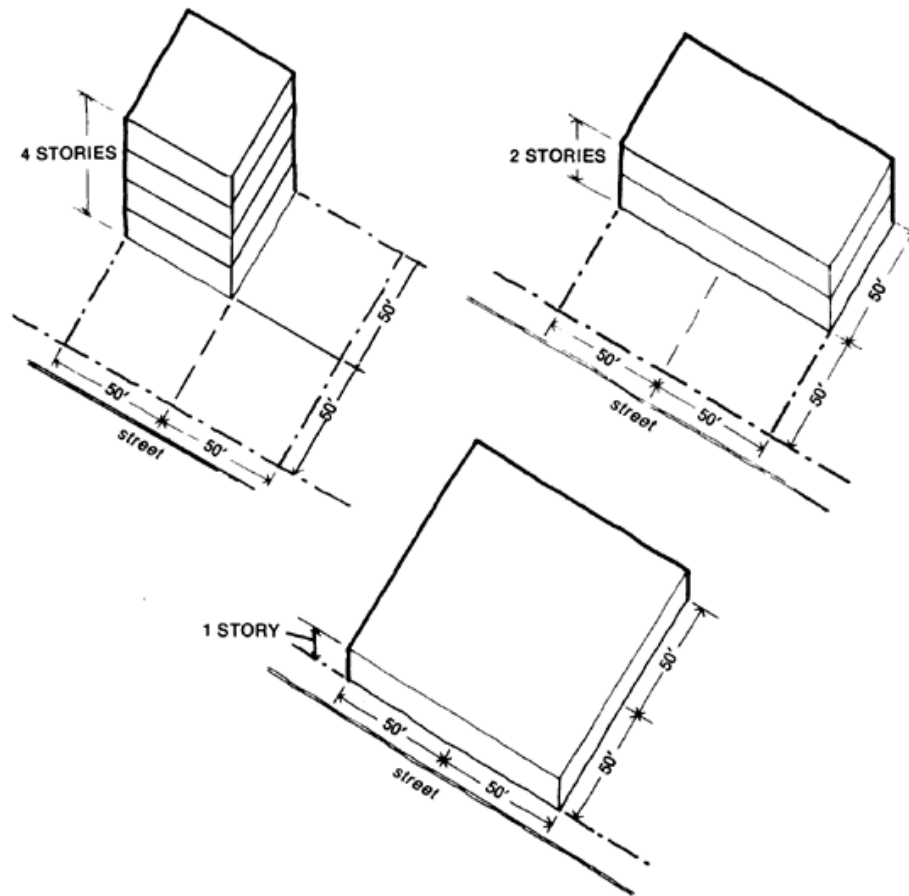
(...because mixing uses is bad for us...)

Conventional zoning treats every property within each use-based zone the same, regardless of specific geographic location

Paradoxically,
built results of properties within the
same zone can be different and
largely unpredictable



Front setback



The above illustrations show three different buildings with the same floor area (FAR 1.0).

Floor Area Ratio (FAR)

Conventional zoning codes have tried, largely unsuccessfully, to redress this fundamental problem with project by project review, seeking to remedy the initial decision not to code to a vision with process

Form-based codes seek to redress
the unpredictability of land
regulation by coding to community
vision and seeking to produce it in
built form

Accordingly...

Form-based codes try to give us
more of what we want, and less of
what we don't.









Some Background
OR
How did we get here?

Several centuries of regulating land
use in North America

Laws of the Indies (Spanish Colonies)
Plans for Philadelphia (1680s),
Savannah (1730s),
and Washington (1790s),
Manhattan (1810s)

Boston Building Height Statutes
1898 (Copley Square)
1899 (State House vicinity)
1904/1905 (A and B districts)

New York Zoning Ordinance of 1916

Use-based zoning: a response to industrialization

OBJECTIVE:

Separate unwanted from wanted uses

Commercial from residential
from industrial from institutional...

Uniform use-based zones

All such regulations share a common basis in the police power – inherent power of the sovereign to regulate for the public health, safety and welfare.

The impactful 1920s:
Standard State Zoning Enabling Act, the
U.S. Department of Commerce
and Euclid v. Ambler

Outcomes:

1. Virtually all states enacted some variation of the SSZEA
SUCH THAT
2. Use-based zoning became the dominant mode of land regulation

Post-war period: conventional, use-based zoning taken to its logical extreme and combined with explosion of auto-serving infrastructure produced sprawl (with only limited exceptions) for several decades.

Post-sprawl period: renewed interest in live/work/play environments, new public health crisis, and ongoing environmental sustainability concerns have produced a growing desire for the mixed-use, walkable alternative to sprawl

Conventional, use-based zoning isn't well equipped to regulate development to produce the increasingly desired post-sprawl built environment

Why Form-Based Codes?

A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law.

Source: Form-Based Codes Institute

Regulation with the force of law...
NOT just a policy or guidelines.

Predictable results...

NOT just a series of prohibitions or a drawn out, negotiated approval process for every project, with uncertainties for both community and developer.

Form first, with use secondary...
But NOT disregarding use entirely.

Conventional Zoning



Form-based Codes



Use

Management

Form

Credit: Form-Based Codes Institute

Focus on urban form – to produce places...
NOT just individual parcels of development.

Goes beyond individual lot metrics (e.g., setbacks) to relate lots to each other, blocks, and public realm.

Public realm integrated with private realm...
NOT private realm only.

Side-by-side comparison

Conventional, Use-Based Zoning Codes

- Use Segregation, Auto Orientation
- Organized by Use
- Use is Primary
- Reactive to Individual Development Proposals
- *Generally* Proscriptive
- Create Buildings

Form-Based Codes

- Mixed-use, Walkable, Compact
- Organized by Spatial Hierarchy
- Physical Form is Primary
- Proactive Community Visioning
- *Generally* Prescriptive
- Create Places

What goes into a form-based code?

TYPICAL FBC COMPONENTS

Regulating Plan

Building Form Standards

Public Realm/Street Standards

Administration/Definitions/Mechanics

MUST start with the
community's
plan/intentions for how it
wants to grow

REGULATING PLAN

Replaces the zoning map
More detailed/connected

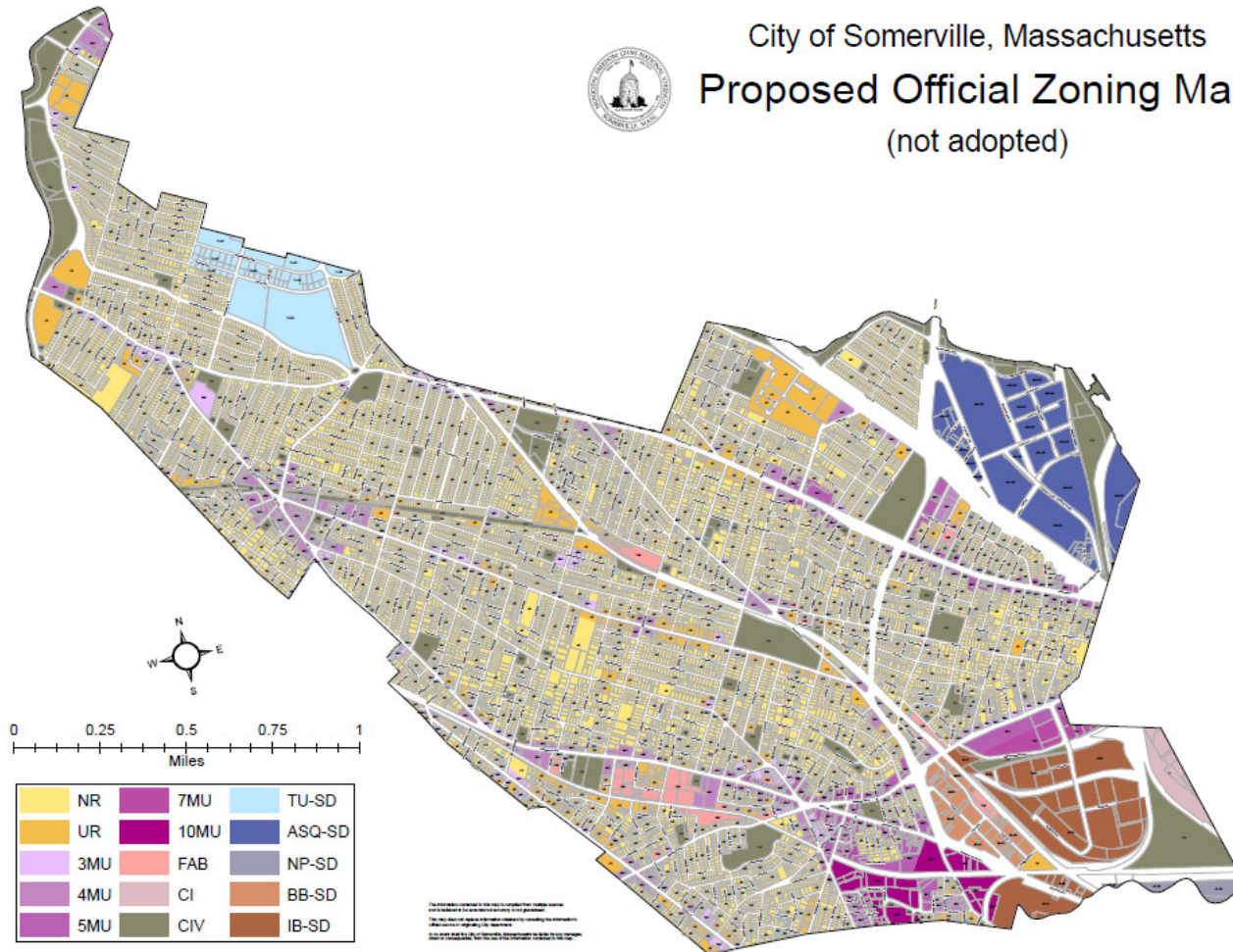
WAREHOUSE DISTRICT



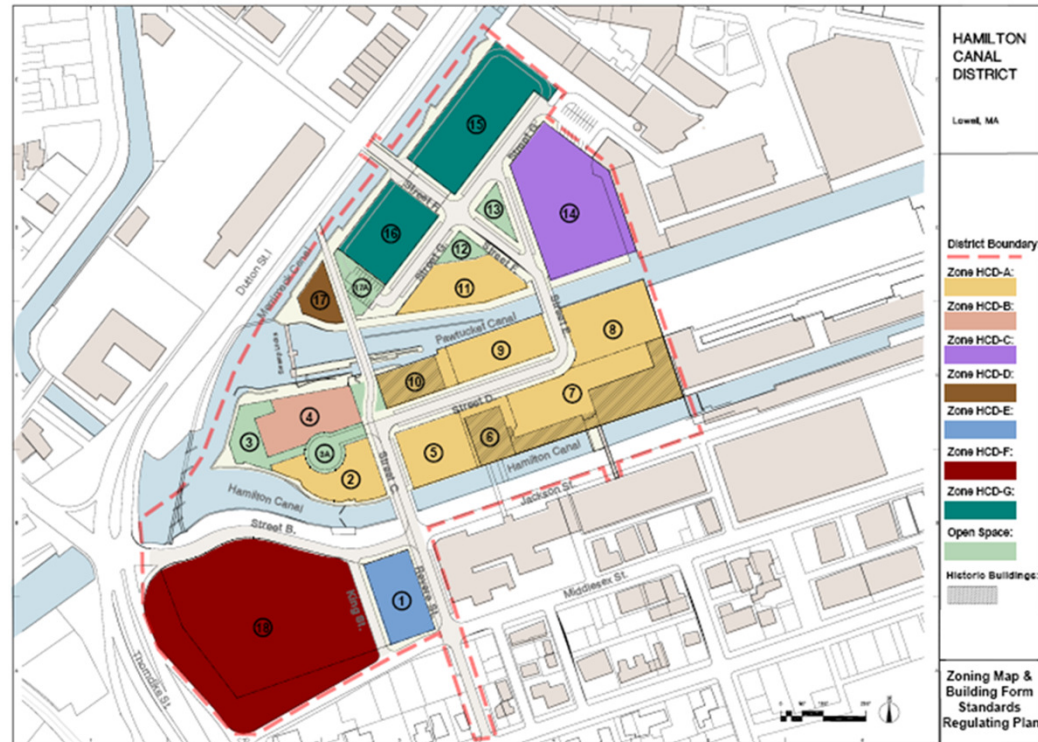
Frontage-based Regulating Plan



City of Somerville, Massachusetts
Proposed Official Zoning Map
(not adopted)



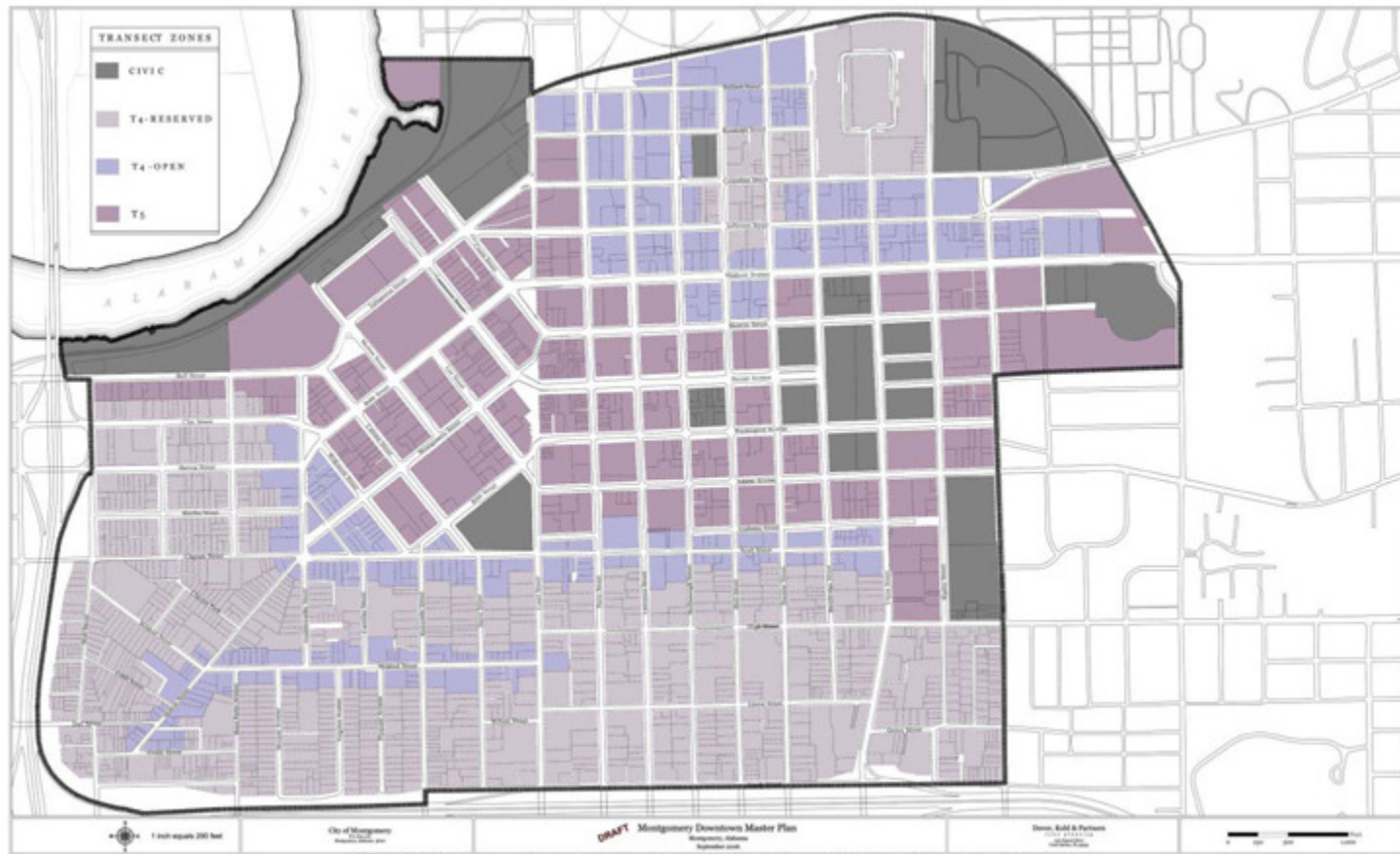
Building type-based Regulating Plan



Parcel-based Regulating Plan

Street-type-based Regulating Plan





Downtown Transect Map

Transect-based Regulating Plan



Rural to Urban Transect

Building Form Standards

Build-to-Line or Required-Building-Line or Build-to-Zone

Building frontage

Building height

Side/rear setbacks

Lot coverage/lot width

Off-Street parking location & sharing

Use, often by floor (in mixed-use districts)

Street Wall standards

Building transparency (fenestration) standards

Hamilton Canal District

Parcel 2 (Zoning District HCD-A: HCD Core District)

Zoning District Description:

This is the central zoning district of the HCD with mixed-use mid-rise buildings. This district is designed to promote preservation of Historic buildings and remnant walls and to reflect historic scale of buildings, with the development of a contemporary mill yard.

Parcel Description:

This parcel is one of eight building parcels in Zone HCD-A.

Parcel Size: 0.47 acre

Standards for Parcel 2

A: Site Configuration

Site Configuration for Parcel 2						
Side	Build To Line* (feet)		Street Wall		Maximum Setback*	
	Minimum	Maximum	Minimum street wall %*	Height range	Up to x%	Up to x feet
N1	12	n/a	n/a	55' -- 70'	n/a	n/a
N2	0	n/a	n/a	55' -- 70'	n/a	n/a
N3	12	n/a	n/a	55' -- 70'	n/a	n/a
E	0	4	65%	55' -- 70'	35%	20
S	10	20	50%	55' -- 70'	50%	20

*See definitions for an understanding of Build To Line, Street Wall % and Maximum Setback

Parcel Coverage: 55% minimum -- 100% maximum

B: Building Configuration

Floors: 10' minimum clear first floor

Projections: Not allowed

Projections: Allowed at 10' minimum above the street level and allowed to extend out 6' max within setback areas.

Encroachment: Allowed at 10' minimum above the street level and allowed to extend out 4' maximum. Encroachments on south side are not allowed.

Maximum Height: 70'

C: Other Requirements

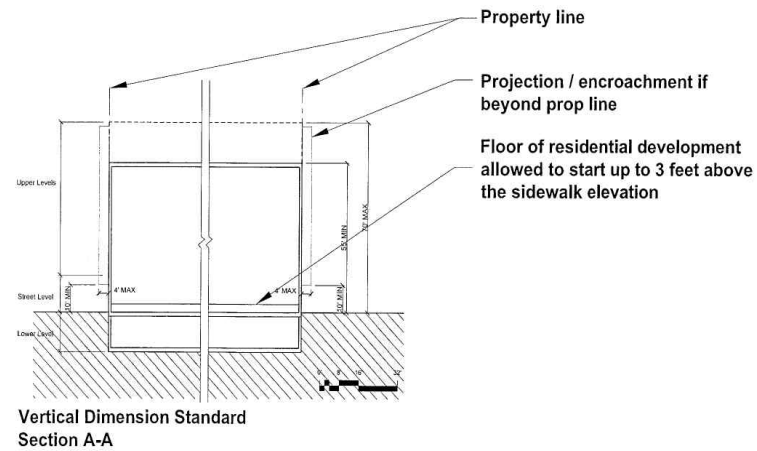
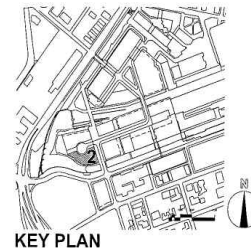
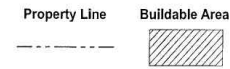
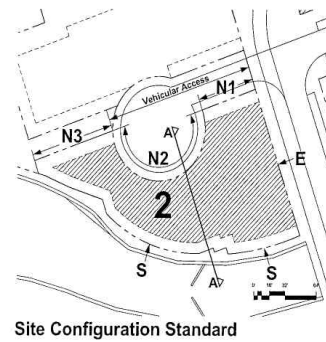
- Any vehicular access to below-grade parking must be provided along the North side of the parcel, within the frontage defined on plan.
- Southern façade must generally follow the bend of the Hamilton canal.

D: Uses -- See Also Allowed Uses Table at 10.3.10(4)

Allowed Uses in the HCD-A: HCD Core District:	
See notes under Section 10.3.10(4)	
Lower Level (See note #1)	P, R, IRE, RRC, UTP, OL
Canal Level	R, IRE, RRC, P (See note #2), UTP, OL
Street Level	R, IRE, RRC, UTP, OL
Upper Levels	R, IRE, RRC, UTP, OL

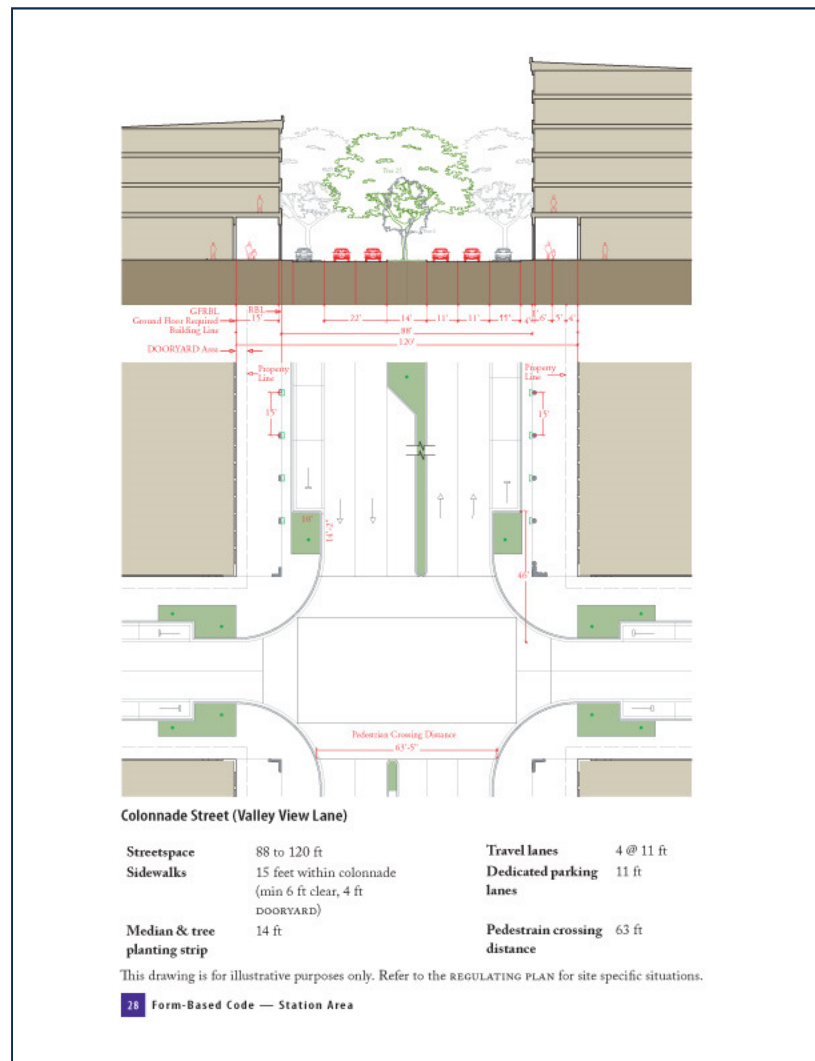
Building Form Standards for Parcel 2 – Hamilton Canal District FBC

Parcel 2: Graphical Standards



Public Realm/Street Standards

- street type
- total ROW width
- width of sidewalks
- tree yards
- bicycle facilities
- on-street parking
- vehicle lanes



Farmers Branch Station Area FBC

Administration

Definitions

Mechanics

Preference for administrative review and approval
once FBC has been adopted

The goal: fast and predictable

Do not usurp existing roles defined by
state statute or local ordinance

The goal: work within the rest of the system

Optional FBC components

Architectural standards

Block standards

Green infrastructure standards

Pattern books/preferred building types

Where are form-based
codes used?

City-wide/Town-wide
complete form-based code

City of Miami, FL

Partial, area-specific
form-based code

Hamilton Canal District

Lowell, MA

Parallel, optional, overlay
form-based code

Columbia Pike

Arlington County, VA

Floating district
form-based code

Sarasota County

Florida

Wide range of applications

New downtowns

Retrofitting suburban locations

Corridors

New greenfield development

Context-sensitive/historic place codes

Transit-oriented development

Increasingly – city-wide/town-wide

Common opportunities and risks in form-based codes

Opportunity 1

Predictably producing more
of what you want, and less
of what you don't

Opportunity 2

Streamlining the approval process
by giving clear direction and
approving projects administratively
(less demand on public and private
resources to review each project)

Opportunity 3

Combining graphics and
text to make regulation
more accessible to the public

Risk 1

Stakeholders need to engage
in a different way than is typical
(limited discretion
after adoption)

Risk 2

Up-front planning and visioning
can be expensive and
beyond local communities'
needs

Risk 3

Beware the FBC un-tethered to
reality/adopted with no
concern for the market

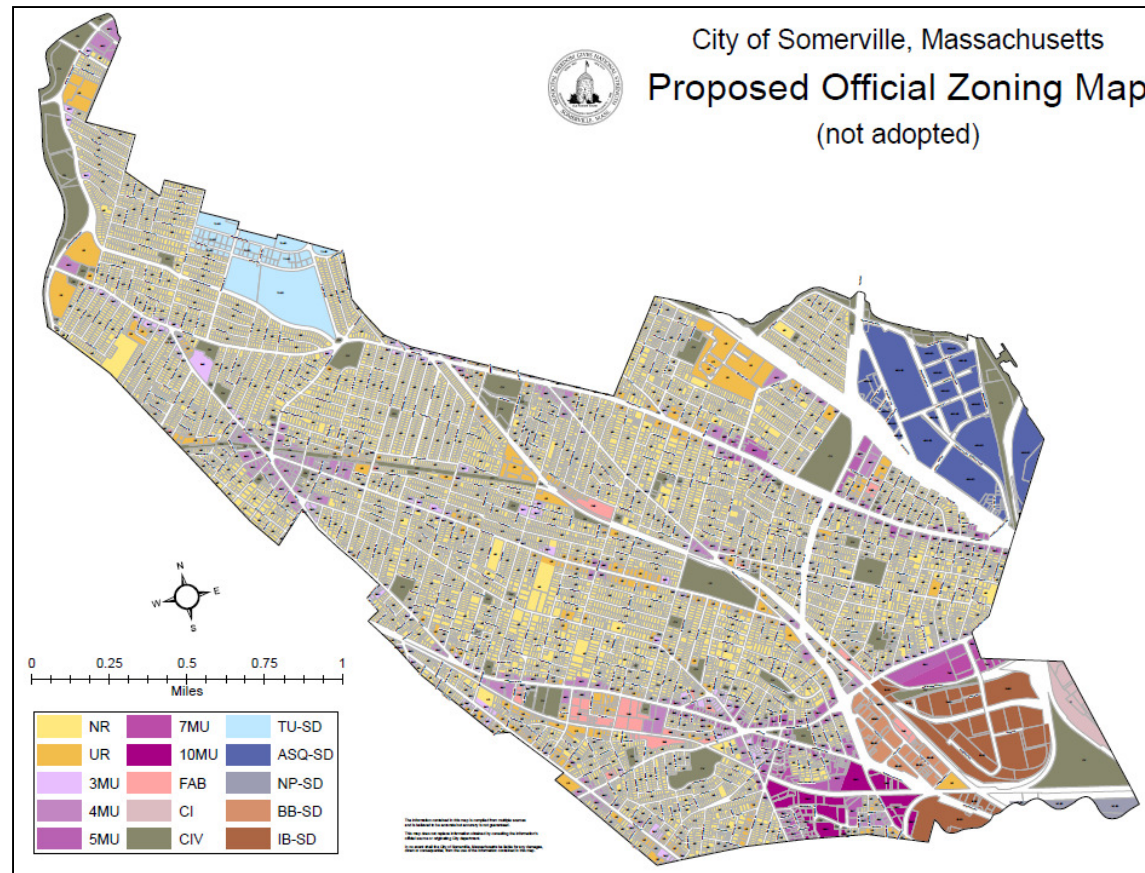
The new Somerville FBC

A full-blown, state-of-the-art FBC...

Builds off of city-wide
comprehensive plan
SomerVision

Developed in-house with
Planning Dept. Staff
Led by George Proakis
with Dan Bartman

Political will supplied by
Mayor Joseph Curtatone



RECALL: Building type-based Regulating Plan

A. GENERAL**1. TITLE**

- a. This Ordinance is known as the "Zoning Ordinance of the City of Somerville" and may also be cited and referred to as "Somerville Zoning Ordinance" and "SZO."

2. PURPOSE

- a. To implement the comprehensive master plan of the City of Somerville and enforce other officially adopted plans and policies.
- b. To coordinate development and redevelopment according to plans collaboratively developed with community members for each of Somerville's neighborhoods, squares, corridors, and special districts.
- c. To equitably balance the regulation of real property with the interests of the community as a whole.
- d. To develop and maintain complete, mixed-use, walkable, transit-oriented neighborhoods throughout the city.
- e. To permit the activities customary to daily life within walking distance of most dwellings, providing accessibility to goods and services for all residents of Somerville including the disabled, elderly, young, low income, and those that do not drive or choose to own an automobile.
- f. To provide distinct physical habitats at different scales, including the lot, block, street, and neighborhood, so that meaningful choices in living arrangement can be provided to residents with differing physical, social, and emotional needs.
- g. To provide a range of housing types, unit sizes, and price points to accommodate the diverse household sizes, and life stages of Somerville residents at all income levels, paying particular attention to providing housing affordable to individuals and families with low and moderate incomes.
- h. To capture a fiscal return on investments made in transportation infrastructure by locating higher intensity development, employment opportunities, and a broad mix of uses along major corridors and within walking distance of transit stops.
- i. To preserve and enhance the existing character of Somerville's traditional residential housing and respect existing built form and development patterns.
- j. To require a strong connection and gradual transition between the public realm (sidewalks, thoroughfares, and civic spaces) and private realm (yards and building interiors).
- k. To promote the adaptation of existing buildings and permit redevelopment and infill construction that contributes to Somerville's architectural legacy, while respecting neighborhood character.
- l. To preserve and expand the city's walkable network of human scaled thoroughfares and the small block and lot pattern of land subdivision.
- m. To resolve design conflicts between vehicular and pedestrian movement in favor of the pedestrian.
- n. To preserve and enhance the design of Somerville's public realm.
- o. To protect and promote a diverse mix of businesses and increase accessibility to diverse employment opportunities within Somerville.

- p. To conserve and restore Somerville's natural and historic resources.

3. AUTHORITY

- a. This Ordinance is adopted under the authority granted by Article 89 of the Amendments to the Constitution of the Commonwealth of Massachusetts and enacted in accordance with the provisions of the Massachusetts General Laws (M.G.L.) Chapter 40A, as amended.

4. APPLICABILITY

- a. Unless otherwise specified, this Ordinance is applicable to all real property within the City of Somerville.
- b. All divisions, departments, commissions, boards, and authorities of the City of Somerville shall comply with the procedural requirements of this Ordinance.
- c. Real property used or occupied by the City of Somerville is exempt from the provisions of this Ordinance.
- d. Real property used or occupied by the Commonwealth of Massachusetts in conducting its essential government functions is exempt from the provisions of this Ordinance.

5. COMPLIANCE

- a. No real property may be occupied or used; no use of an existing building or land may change; no sign may be erected, replaced, altered, refurbished, or otherwise modified; and no building or structure may be constructed, reconstructed, altered, expanded, or enlarged in whole or in part for any purpose except as specifically authorized by this Ordinance.
- b. Nothing contained in this Ordinance shall be construed to restrict the use of land or structures for religious or educational activities per M.G.L. Chapter 40A, Section 3.

6. CONFLICTING PROVISIONS

- a. This Ordinance does not abrogate, annul, or otherwise interfere with any easement, covenant, and/or other private agreements.
- b. Where the provisions of this Ordinance impose a greater restriction than required by other ordinances, regulations, resolutions, rules, easements, covenants, or agreements, the provisions of this Ordinance shall apply.
- c. All development activity must comply with relevant Federal and State law and regulations. Where the provisions of this Ordinance imposes a greater restriction than required by Federal or State law, the provisions of this Ordinance shall apply unless otherwise prohibited law.

7. MEANING & INTENT

- a. Words, phrases, and terms used in this Ordinance are defined in Article 12. Measurement & Definitions.
- b. Words, phrases, and terms not defined in Article 12 are subject to definition by the Commonwealth of Massachusetts State Building Code.
- c. Words, phrases, and terms not defined by either Article 12 or the Commonwealth of Massachusetts State Building Code are subject to definition by the most recent edition of Webster's Unabridged Dictionary.
- d. Words used or defined in one tense or form include other tenses and derivative forms.

Personal favorite purpose:

"To permit the activities customary to daily life within walking distance of most dwellings, providing accessibility to goods and services for all residents of Somerville including the disabled, elderly, young, low income, and those that do not drive or choose to own an automobile."

A. NEIGHBORHOOD RESIDENCE (NR)

For Illustrative Purposes Only

1. INTENT

- a. To conserve already established areas of detached and semi-detached residential building types.

2. PURPOSE

- a. To permit the development of one- & two-unit detached and semi-detached residential building types on individual lots.
- b. To provide for the discretionary review of three-unit detached and semi-detached residential building types on individual lots.
- c. To permit the adaptive reuse of already existing civic & institutional facilities as arts & creative enterprise uses.
- d. To permit the adaptive reuse of already existing commercial buildings as neighborhood stores.
- e. To promote diversity in housing, including unit type, size, bedroom count, and affordability.
- f. To provide the community with a predictable outcome from development and redevelopment.

3. BUILDING STANDARDS

- a. Permitted Building Types

- i. The following building types are permitted in the Neighborhood Residence district:

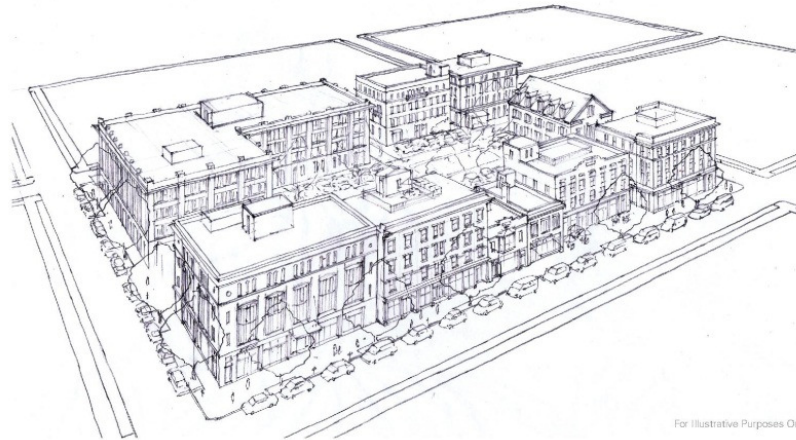
Y	Cottage	L	Shop House
Y	House	L	Neighborhood Store
Y	Paired House	N	Mixed Use Building
Y	Duplex	N	Commercial Building
SP	Triple Decker	N	Production Building
SP	Paired Triple Decker	N	Fabrication Loft
N	Four Plex		
N	Six Plex		
N	Apartment House		
N	Apartment Building		
N	Row Houses		
Y	by Right		
L	by Right with Limitations		
SDP	by Site Development Plan		
SP	by Special Permit		
N	Not Permitted		

- ii. See Article 3. Building Standards for the standards for each type.

Majority of city is zoned Neighborhood Residence – NR on the Regulating Plan

- 10 | SOMERVILLE ZONING ORDINANCE

Second page of the NR district section.

D. 4-STORY MIXED-USE (4MU)

For Illustrative Purposes Only

1. INTENT

- a. To accommodate small- and medium-scale, mixed-use building types that do not exceed four (4) stories in height and neighborhood-serving commercial uses that provide convenient access to daily needs.

2. PURPOSE

- a. To permit the development of mixed-use and commercial building types.
- b. To promote diversity in housing, including unit type, size, bedroom count, and affordability.
- c. To promote housing for smaller households on the upper floors of residential mixed-use buildings.
- d. To promote quality commercial space for neighborhood serving commercial uses.
- e. To provide the community with a predictable outcome from development and redevelopment.

3. BUILDING STANDARDS**a. Permitted Building Types**

- i. The following building types are permitted in the 4-Story Mixed-Use district:

N	Cottage	N	Shop House
N	House	N	Neighborhood Store
N	Painted House	SDP	Mixed-Use Building
N	Duplex	SDP	Commercial Building
N	Triplex	N	Production Building
N	Triplex Deckler	N	Fabrication Loft
N	Row House		
N	Four-plex		
N	Six-plex		
N	Apartment House		
SDP	Apartment Building		
N	Townhouse Building		

- Y** by Right
- L** by Right with Limitations
- SDP** by Site Development Plan
- SP** by Special Permit
- N Not Permitted

- ii. See Article 3. Building Standards for the standards for each type.

4-Story Mixed-Use District Illustration

4. PARKING & ACCESS

- a. Surface parking lots providing more than six (6) total spaces are prohibited.

5. DEVELOPMENT REVIEW

- a. Preliminary Review
 - i. A neighborhood meeting, in accordance with the provisions of §10.B.2. Neighborhood Meeting, is required for all building types.
 - ii. Design review, in accordance with the provisions of §10.B.3. Design Review, is required for the following all building types.
- b. Administrative Development Review
 - i. Building types permitted by "site development plan" require site development plan approval as a prerequisite to a the issuance of a zoning permit. See §10.C.5. Site Development Plan Approval for more information.

Second Page of 4-Story Mixed-Use Section

A. BUILDING TYPES OVERVIEW**1. ESTABLISHMENT & PERMITTING**

- a. Principal building types are summarized on Table 3.1 and permitted according to Table 3.2.
- b. See §3.C.1. Cottage through §3.C.17. Fabrication Loft for the standards for each type.

2. DETERMINATION OF BUILDING TYPE

- a. The Building Official shall classify existing principal structures as a specific building type based on the

definition of each type and upon finding that the structure is substantially similar in placement, height, massing, use, and features to one of the permitted building types for the zoning district where the structure is located.

- b. If the Building Official is unable to classify an existing principal structure as one of the building types of this section, the structure is considered nonconforming and subject to Article 11: Nonconformance.

TABLE 3.1 Buildings Types










		
Cottage A small floor plate, detached, residential building type with one dwelling unit.	House A moderate floor plate, detached, residential building type with up to two vertically stacked dwelling units.	Paired House A moderate floor plate, semi-detached, residential building type with up to two vertically stacked dwelling units. A paired house is attached on one side to another paired house.
		
Duplex A moderate floor plate, detached, residential building type with two side by side dwelling units.	Triple Decker A moderate floor plate, detached, residential building type with three vertically stacked dwelling units.	Paired Triple Decker A moderate floor plate, semi-detached, residential building type with three vertically stacked dwelling units. A paired triple decker is attached on one side to another paired triple decker.
		
Four-Plex A moderate floor plate, detached, residential building type with up to four dwelling units.	Six-Plex A moderate floor plate, detached, residential building type with up to six dwelling units.	Apartment House A moderate floor plate, detached, residential building type with six to ten dwelling units designed to appear as a large house.

TABLE 3.1 Buildings Types**Apartment Building**

A large floor plate, multi-story, residential building type with more than six dwelling units.

**Row Houses**

A moderate to large floor plate, residential building type consisting of three (3) to ten (10) side by side dwelling units.

**Shop House**

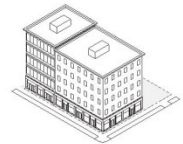
A house building type with the ground story converted for commercial use and the residential appearance of upper stories maintained.

**Neighborhood Store**

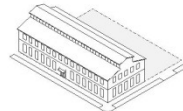
A moderate floor plate, single story building type designed for commercial purposes.

**Mixed-Use Building**

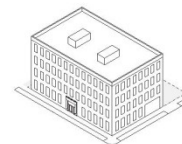
A multi-story building type with ground floor commercial and upper story residential uses with six or more dwelling units.

**Commercial Building**

A multi-story building type limited to commercial uses.

**Production Building**

A moderate to large floor plate, up to two story building type, often naturally lit with a monitor, clerestory, or sawtooth roof.

**Fabrication Loft**

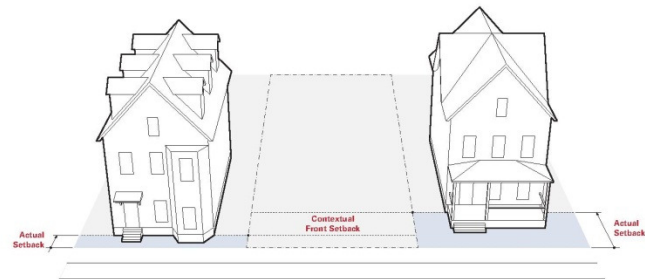
A moderate to large floor plate, multi-story building type subdivided for multiple tenants, often designed with tall ceilings, expansive windows, wide corridors, and service elevators.

B. STANDARDS FOR ALL BUILDING TYPES**1. LOT STANDARDS**

- a. Number of Buildings
 - i. One (1) principal building type may be built on each lot, except for lots in the Fabrication District.
- b. Lot Lines
 - i. The front lot line of any INTERIOR LOT OR KEY LOT is a primary FRONT LOT LINE.
 - ii. For CORNER LOTS, the primary FRONT LOT LINE is designated as follows:
 - a). Any front lot line abutting a block face designated on the Pedestrian Streets Map is a primary FRONT LOT LINE. See Article 8. Public Realm Standards for more information on pedestrian streets.
 - b). For all other CORNER LOTS, the primary FRONT LOT LINE is designated by the property owner, with all remaining FRONT LOT LINES are designated as secondary FRONT LOT LINES.
- c. Lot Dimensions
 - i. Lot dimension requirements designate the range of lot sizes that a given building type is allowed to be built on. If a lot is smaller than the minimum required for a certain building type, a different type must be built. If a lot is larger than the maximum specified for a certain building type, the lot should be split to accommodate another building.

2. BUILDING PLACEMENT

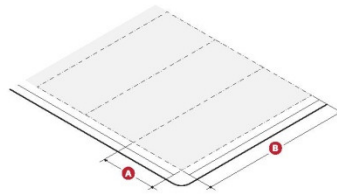
- a. Setbacks
 - i. All buildings and structures must be located at or behind any required minimum front, side, or rear setback except as indicated in §3.B.2.c. Setback Encroachments.
 - ii. The facade of a principal building must be built at or in front of any maximum front setback for each story of a building.
 - iii. Buildings and structures are not permitted to encroach upon any easement or the right-of-way of any public thoroughfare.
- b. Contextual Front Setback
 - i. Regardless of the minimum and maximum front setbacks identified for each building type, new construction must have a contextual front setback where the facade is built at any point between the actual front setbacks of the principal buildings on the two immediately abutting lots of the same block face.
 - ii. If the subject lot is a corner lot, the facade may be built at any point between the actual front setback of the building on the abutting lot that is oriented toward the same thoroughfare and the maximum front setback indicated for the appropriate building type.
 - iii. If the lot on either side of the subject lot is vacant, the minimum and maximum front setback identified for each building type applies.
 - iv. The contextual front setback provision shall not be interpreted as requiring a greater front setback than the maximum front setback identified for each building type.
 - v. Buildings in the fabrication and commercial industry districts are exempt.
- c. Setback Encroachments
 - i. Building frontages and components may extend beyond a required front setback as indicated for each type. See §3.D. Building Components and §3.F. Outdoor Amenity Space of this Article for more information.
 - ii. Cornices, belt courses, sills, buttresses and other architectural features may encroach up to two (2) feet.
 - iii. Chimneys and flues may encroach up to four (4) feet, provided that at least two (2) feet is maintained from the vertical plane of any lot line.
 - iv. Building eaves and roof overhangs may encroach up to three (3) feet, provided that at least two (2) feet is maintained from the vertical plane of any lot line.
 - v. Unenclosed fire escapes or emergency egress stairways may encroach up to four (4) feet into a required side or rear setback, provided that at least



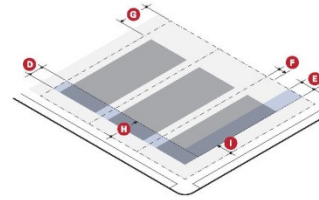
Standards for All Building Types

C. PRINCIPAL BUILDING TYPES**1. COTTAGE**

A small floor plate, detached, residential building type with one dwelling unit.

a. Lot Standards**b. Placement**

LOT DIMENSIONS	
A Width (min)	32 feet
B Depth (min)	70 feet
LOT COVERAGE	
Permeable Surface (min)	35%
Landscape (min)	25%



BUILDING SETBACKS		
Contextual Front Setback (see §3.3.2.b)		Required
H Primary Front Setback (min/max)	10 feet	20 feet
I Secondary Front Setback (min/max)	10 feet	20 feet
J Side Setback (min)		5 feet
K Rear Setback (min)		20 feet
PARKING SETBACKS		
H Primary Front Setback (min)		20 feet
I Secondary Front Setback (min)		10 feet

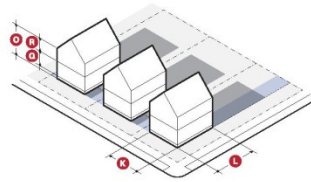
First page of “Cottage” Building Type

COTTAGE (cont.)

A small floor plate, detached, residential building type with one dwelling unit.

c. Height & Massing

d. Uses & Features

**MAIN BODY**

A Facade Build Out (min)	60%
B Width (min/max)	22 feet 26 feet
C Depth (min/max)	24 feet 32 feet
D Building Height (max)	2 stories (28 ft.)
E Story Height (min/max)	9 feet 12 feet
F First Floor Elevation (min)	2 feet

PERMITTED BUILDING COMPONENTS

Awning	See §3.D.2
Entry Canopy	See §3.D.3
Bay	See §3.D.4
Balcony	See §3.D.5
Deck	See §3.D.6
Dormer Window	See §3.D.8
Cross Gable	See §3.D.9
Side Wing	See §3.D.10
Rear Addition	See §3.D.11

FACADE COMPOSITION

G Ground Story Fenestration (min/max)	20%	50%
H Upper Story Fenestration (min/max)	20%	50%

PERMITTED BUILDING FRONTAGE

(1 required)

Stoop	See §3.E.2
Portico	See §3.E.3
Porch, Projecting	See §3.E.4
Porch, Engaged	See §3.E.5

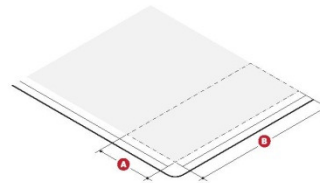
USE & OCCUPANCY

Use Category	Residential
Dwelling Units (max)	1
Outdoor Amenity Space (min)	1/ Dwelling Unit

Second page of “Cottage” Building Type

12. SHOP HOUSE

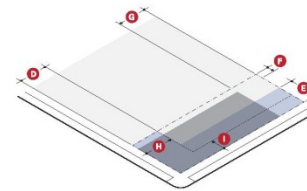
A house building type with the ground story converted for commercial use and the residential appearance of upper stories maintained.

a. Lot Standards**LOT DIMENSIONS**

A Width (min)	34 ft.
B Depth (min)	80 ft.

LOT COVERAGE

Permeable Surface	35%
-------------------	-----

b. Placement**BUILDING SETBACKS**

Contextual Front Setback (see 5.3.8.2.b)	Required	
A Primary Front Setback	--	--
Ground Story (min/max)	--	--
N/R & UR	0 feet	20 feet
SMU	2 feet	20 feet
Upper Story (min/max)	10 feet	20 feet
F Secondary Front Setback	--	--
Ground Story (min/max)	--	--
N/R & UR	0 feet	20 feet
SMU	2 feet	20 feet
Upper Story (min/max)	10 feet	20 feet
I Side Setback (min)		5 ft.
J Rear Setback (min)		20 ft.

PARKING SETBACKS

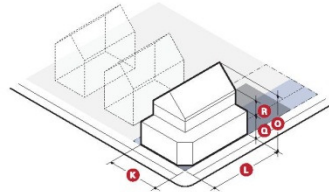
K Primary Front Setback (min)	20 ft.
L Secondary Front Setback (min)	10 feet

First page of “Shop House” Building Type

SHOP HOUSE (cont.)

A house building type with the ground story converted for commercial use and the residential appearance of upper stories maintained.

c. Height & Massing

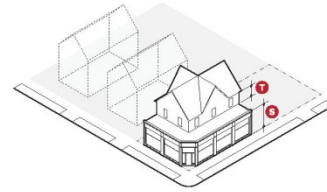
**MAIN BODY**

J	Facade Build Out (min)	80%
K	Width (min/max)	24 feet 30 feet
L	Depth (min/max)	28 feet 48 feet
N	Building Height (max)	2.5 stories (28 feet)
O	Ground Story Height (min)	9 feet
P	Upper Story Height (min)	9 feet

PERMITTED BUILDING COMPONENTS

Awning	See §3.D.2
Entry Canopy	See §3.D.3
Bay	See §3.D.4
Balcony	See §3.D.5
Deck	See §3.D.6

d. Uses & Features

**FACADE COMPOSITION**

S	Ground Story Fenestration (min)	60%
T	Upper Story Fenestration (min/max)	20% 50%

PERMITTED BUILDING FRONTAGE

(1 required)

Stoop	See §3.E.2
Portico	See §3.E.3
Porch, Projecting	See §3.E.4
Porch, Engaged	See §3.E.5
Storefront	See §3.E.9

USE & OCCUPANCY

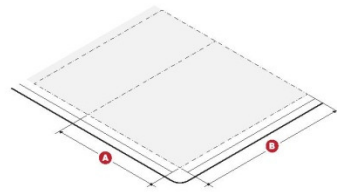
Tenant Space Depth (min)	n/a
Ground Story Permitted Use	See §2.A.3.b; §2.B.3.b
Upper Story Permitted Use	Residential
Dwelling Units (max)	1
Outdoor Amenity Space (min)	1/ Dwelling Unit

Second page of “Shop House” Building Type

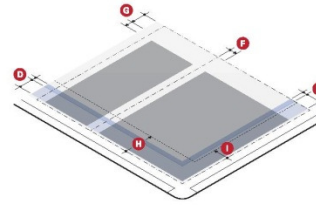
14. MIXED-USE BUILDING

A multi-story building type with ground floor commercial and upper story residential uses with six or more dwelling units.

a. Lot Standards



b. Placement

**LOT DIMENSIONS**

A Width (min/max)	--
3MU & 4MU	30 feet 150 feet
5MU - 10MU	30 feet 200 feet
B Depth (min)	--
3MU & 4MU	40 feet
5MU - 10MU	100 feet
C Area (max)	--
3MU	20,000 sq. ft.
4MU	28,000 sq. ft.
5MU	40,000 sq. ft.
7MU & 10MU	45,000 sq. ft.

LOT COVERAGE

Permeable Surface	10%
-------------------	-----

BUILDING SETBACKS

Contextual Front Setback (see § 3.3.2.b)	Required
D Primary & Secondary Front Setback (min/max)	
3MU & 4MU	2 feet 12 feet
5MU - 10MU	2 feet 15 feet
FAB & CI	2 feet 12 feet
F Side Setback (min)	0 feet
Side Setback Abutting NR (min)	5 feet
C Rear Setback (min)	10 feet
Rear Setback Abutting NR (min)	15 feet

PARKING SETBACKS

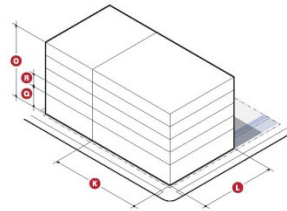
D Primary Front Setback (min)	--
3MU & FAB	20 feet
4MU - 10MU, CI	30 feet
I Secondary Front Setback (min)	--
Surface Parking	10 feet
Structured Parking	2 feet
3MU - 5MU, FAB, CI	2 feet
7MU & 10MU	30 feet

First page of “Mixed-Use Building” Type

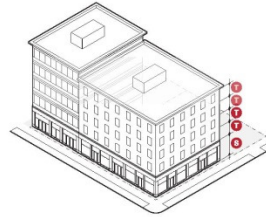
MIXED-USE BUILDING (cont.)

A multi-story building type with ground floor commercial and upper story residential uses with six or more dwelling units.

c. Height & Massing



d. Uses & Features



MAIN BODY	
1 Facade Build Out (min)	80%
2 Floor Plate (max)	—
3MU	15,000 sq. ft.
4MU	22,000 sq. ft.
5MU	32,000 sq. ft.
7MU & 10MU	—
Up to 5 stories	36,000 sq. ft.
Above 5 stories	18,000 sq. ft.
3 Building Height (min)	2 stories
4 Building Height (max)	—
5MU	3 stories (35 ft.)
4MU	4 stories (50 ft.)
5MU	5 stories (60 ft.)
7MU	7 stories (85 ft.)
10MU	10 stories (115 ft.)
6 Ground Story Height (min)	—
3MU	12 ft.
4MU - 10MU	14 ft.
7 Upper Story Height (min)	9 ft.
PERMITTED BUILDING COMPONENTS	
Awning	See §3.D.2
Entry Canopy	See §3.D.3
Bay	See §3.D.4
Balcony	See §3.D.5
FACADE COMPOSITION	
1 Ground Story Fenestration (min)	—
3MU & 4MU	60%
5MU - 10MU	70%
2 Upper Story Fenestration (min/max)	20% min - 50% max.
Blank Wall (max)	20 ft.
PERMITTED BUILDING FRONTAGE	
	(1 required)
Forecourt	See §3.E.7
Lobby Entrance	See §3.E.8
Storefront	See §3.E.9
Terrace	See §3.E.10
Lightwell	See §3.E.11
USE & OCCUPANCY	
Tenant Space Depth (min)	—
3MU	20 feet
4MU - 10MU	30 feet
Ground Story Permitted Use	Non-Residential
Upper Story Permitted Use Category	Residential
Dwelling Units (min)	—
3MU & 4MU	5 Units
5MU - 10MU	7 Units
Average Dwelling Unit Size (min)	900 sq. ft.
Outdoor Amenity Space (min)	1/ Dwelling Unit

Second page of “Mixed-Use Building” Type

A. GENERAL**1. PURPOSE**

- a. To ensure that the limited land area of Somerville is efficiently divided into a block and lot pattern consistent with the objectives and policies of the comprehensive master plan of the City of Somerville.
- b. To ensure the development of a well-connected thoroughfare network, composed of direct & convenient routes that reinforce Somerville as a walkable, human-scaled urban environment.
- c. To ensure the development of a well-connected thoroughfare network, composed of direct & convenient routes that reinforce Somerville as a walkable, human-scaled urban environment.
- d. To prohibit one-way thoroughfares and infrequent intersections that limit connectivity, discourage walking, induce traffic congestion, and increase vehicular air pollutant emissions by reducing the number of possible routes of travel and add unnecessary distance between destinations.
- e. To require alley loaded blocks that concentrate "back-of-house" elements such as utility infrastructure, refuse collection, and access to parking & loading in the block interior, to the rear of buildings.
- f. To require the platting of land so that lots have frontage upon and buildings are properly oriented toward the public realm of an abutting thoroughfare.
- g. To ensure pedestrian safety and comfort, promote economic vitality, and preserve and enhance the character of the public realm along designated pedestrian streets.
- h. To develop a comprehensive network of thoroughfares that accommodate multiple modes of transportation, organized in a hierarchy defined by the character of each type.
- i. To ensure a variety of functional, well-designed civic and recreation spaces that complement the character of adjacent properties, contribute to a comprehensive open space network, and add vibrancy to the city.

B. URBAN DESIGN**1. LAND SUBDIVISION**

- a. Unless otherwise specified, development sites over four (4) acres in land area must be subdivided with thoroughfares to create blocks conforming to § 8.B.4. Blocks and platted with lots according to § 8.B.6. Lots.
- b. Access for motor vehicles, loading, and service to new blocks and individual lots must be from an alley. The configuration of alleys internal to a block must conform to § 8.B.5. Alley Access.
- c. The subdivision of land requires Subdivision Plan Approval. See § 10.C.8. Subdivision Plan Approval for more information.
- d. The construction or reconstruction of thoroughfares requires Site Development Plan Approval as a prerequisite to the issuance of a zoning permit. See § 10.C.5. Site Development Plan Approval for more information.

2. LAND PARCELIZATION

- a. Lot splits, lot mergers, and lot line adjustments are subject to the provisions of § 8.B.6. Lots and require only

a Zoning Permit. See § 10.C.1. Zoning Permit for more information.

3. THOROUGHFARE NETWORK

- a. The general location and width of all proposed thoroughfares must conform with official maps and existing policy plans of the City of Somerville.
- b. All thoroughfares must intersect with other thoroughfares, forming a network. This provision shall not be construed as prohibiting the termination of a thoroughfare at a "T" intersection, provided that the overall connectivity of the thoroughfare network is maintained and side sections are adequately spaced subject to the approval of the City Engineer.
- c. To every extent possible, proposed thoroughfares should align to those on adjacent sites to provide for the continuation of thoroughfares from adjoining areas.
- d. Cul-de-sacs and other dead-end thoroughfares are prohibited unless granted a waiver from the intersection requirement of § 8.B.2.b on a case-by-case basis to accommodate specific site conditions in accordance with the provisions of § 10.D.2. Urban Design Waiver.
- e. Thoroughfares must be permanently open and provide public access as part of an overall connected thoroughfare network.

4. BLOCKS

- a. Unless otherwise specified, blocks must have individual block faces no greater than five-hundred (500) feet and a total perimeter no greater than sixteen-hundred (1,600) feet.
- b. Block faces are measured as the aggregate of all front lot lines and the width of alleys, if present, on one side of a block.
- c. Block perimeter is measured as the aggregate of all block face lengths of an individual block.
- d. Blocks should be rectangular in shape, but are expected to respond to natural features.
- e. Portions of development sites abutting areas abutting undeveloped land, areas unsuitable for development,

GRAPHIC STILL
IN PRODUCTION

Personal favorite

“To ensure the development of a well-connected thoroughfare network, composed of direct & convenient routes that reinforce Somerville as a walkable, human-scaled urban environment.”

7. PUBLIC SQUARE

A civic space type designed for passive recreation and civic purposes. A public square is a free standing site with thoroughfares on all sides and landscape consisting of formally disposed lawns, paths, and trees. Examples include:

**GRAPHIC STILL
IN PRODUCTION**

DIMENSIONS		
Size (min/max)	8,000 sq. ft.	2 acres

FURNISHINGS	
Seating (min)	1 linear foot / 275 sq. ft.
Tables (min)	n/a

LANDSCAPE	
Trees (min)	1 / 2,000 sq. ft.
Permeable Surface (min)	85%
Landscape (min)	60%

- a. Development Standards
 - i. A minimum of one (1) combination compactable litter/recycling receptacle is required for every ten thousand (10,000) square feet of plaza area.
- b. Design Guidelines
 - i. A PUBLIC SQUARE should have design characteristics in response to the surrounding civic, commercial, and/or residential context of surrounding buildings.
 - ii. A PUBLIC SQUARE should offer a variety of seating types and seating locations.

D. THOROUGHFARES**1. DEVELOPMENT REVIEW**

- a. The development of thoroughfares requires site development plan approval as a prerequisite to the issuance of a zoning permit. See §10.C.5. Site Development Plan Approval for more information.

2. STANDARDS FOR ALL THOROUGHFARES

- a. Thoroughfares must include vehicular lanes and sidewalks, excluding alleys.
- b. Thoroughfares must be engineered and constructed in accordance with the City of Somerville's official thoroughfare design standards. In the absence of official standards, thoroughfares must be designed and constructed according to the standards deemed to be appropriate by the review board.

3. STREETS**a. Motor Vehicle Travel Lanes**

- i. Motor vehicle travel lanes may have a width between ten (10) feet minimum and twelve (12) feet maximum.
- ii. No more than two (2) motor vehicle travel lanes may be combined for any single direction of traffic flow.

b. Motor Vehicle Parking Lanes

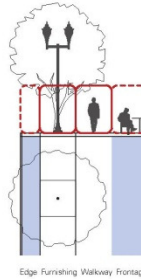
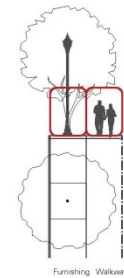
- i. Motor vehicle parking lanes are required and must be eight (8) feet wide or narrower for parallel parking and eighteen (18) feet wide or narrower for diagonal parking.
- ii. Gutter seams, drainage inlets, and utility covers must be flush with the pavement surface and oriented to prevent conflicts with bicycle tires.
- iii. Gutter pans must be incorporated into the width of any parking lane.

c. Bike Lanes

- i. Bike lanes may have a width between five (5) feet minimum and six (6) feet maximum.
- ii. A six (6) to eight (8) inch solid white lane line must be used to visually separate motor vehicle travel lanes from any bike lane.
- iii. A four (4) inch solid white lane line must be used to visually separate any bike lane from an adjacent motor vehicle parking lane, as applicable.
- iv. Word, symbol, and arrow pavement markings (MUTCD Figure 9C-3) must be used to define any bike lane as the portion of a THOROUGHFARE dedicated for specific use by bicyclists.
- v. Through bike lanes must be located to the left of any dedicated motor vehicle right-turn only lane.
- vi. Lane striping must be dashed through areas of merging and crossing vehicles.
- vii. Colored paint is required to enhance the visibility of bike lanes in locations determined to be necessary by the Traffic and Parking Department or Director of Transportation & Infrastructure.

d. Sidewalks

- i. All new and reconstructed sidewalks must be accessible to and usable by persons with disabilities in accordance with the Americans with Disabilities Act and the Rules and Regulations of the Massachusetts Access Board (521 CMR), as

FIGURE 8.3 Sidewalks

- amended.
- ii. Sidewalks must include a walkway and furnishing zone, and may include an edge and/or frontage zone as illustrated in Figure 6.2: Sidewalks.
 - a. Walkways must be a minimum of six (6) feet in width.
 - b. Furnishing zones must be a minimum of four (4) feet in width.
 - c. Edge zones (ie, "curbwalks") must be a minimum of two (2) feet in width.
 - d. Frontage zones must be a maximum of four and a half (4.5) feet in width.
- iii. Sidewalks must include street trees planted within the furnishing zone in a regularly-spaced ALLEE pattern no greater than thirty (30) feet on center. Along retail frontages, street trees may be planted in an irregularly-spaced ALLEE pattern to avoid visually obscuring storefront windows and signage.
- iv. When planted, street trees must be a minimum height of ten (10) feet and/or two (2) inches in

- caliper.
- v. A minimum sixteen (16) sq. ft. open soil area must be left around each street tree, centered at the tree trunk. When level with an adjacent walkway, the soil area must be protected by six (6) inch metal fencing and mulch must be applied to a minimum depth of three (3) inches. When recessed below an adjacent walkway, open soil areas must be protected by metal tree grates.
- vi. Sidewalks in front of TERMINATED VISTAS and along CIVIC SPACE frontage may be granted a WAIVER from street tree requirements at the discretion of the Planning Board.
- vii. The pavement design of walkways must be continuous for the full length of each BLOCK FACE.
- o. Sidewalk Extensions (see Figure 8.4)
 - i. Sidewalk extensions must occupy the full width of the parking lane they extend into.
 - ii. When a bike lane is present, sidewalk extensions must be set back so that the gutter does not extend into the bike lane.
 - iii. At corners, sidewalk extensions must run at least five (5) feet from the corner area of the sidewalk as illustrated in Figure 8.4.
 - iv. At bus stops, sidewalk extensions must run at least fifty (50) feet from the corner area of the sidewalk.
- f. Pedestrian Crosswalks
 - i. Crosswalks must be designed as shown in Table 8.1.
 - ii. Crosswalk markings must be aligned with the walkway of all adjacent sidewalks unless granted a waiver by the Planning Board.
 - iii. Where the walkway is wider than the prescribed width of the crosswalk, crosswalk markings should be widened to match the walkway of the sidewalk.
- g. Curb Cuts
 - i. Curb cuts may be no wider than the driveway or vehicular entrance they serve, excluding flares or returned curbs.
- h. Driveway and Alley Crossings
 - i. Driveway crossings traversing sidewalks with paved furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include sloped flares on either side of the driveway as shown in Figure 8.5.
 - ii. Driveway crossings traversing sidewalks with continuously planted furnishing zones must be designed to maintain the grade and clear width of the walkway they cross and must include returned curbs as shown in Figure 8.5.
 - iii. The appearance of any walkway (i.e. scoring pattern or special paving) must be maintained across any driveway or alley to indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.
 - i. All water and sewer utilities, storm water management infrastructure, public lighting, and public furniture must be designed and constructed according to criteria established by relevant City departments and/or adopted by the Planning Board.

FIGURE 8.4 Sidewalk Extensions

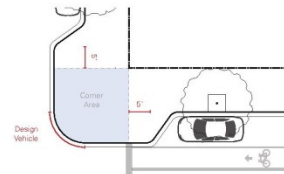


TABLE 8.1 Pedestrian Crosswalks

Total Width	10 feet
Stripe Thickness	1 foot
Stripe Length	10 feet
Stripe Offset	3 feet o.c.

FIGURE 8.5 Driveway and Alley Crossings

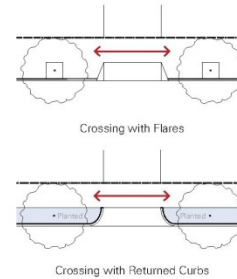


TABLE 7.1 Bicycle Parking Standards

SQ.FT. = Gross Leasable Square Footage DU = Dwelling Unit	Short Term (min)	Long Term (min)
ARTS & CREATIVE ENTERPRISE		
Artisan Production	1.0 / 10,000 sq. ft.	1.0 / 3,000 sq. ft.
Arts Education & Shared Workspaces	1.0 / 10,000 sq. ft.	1.0 / 3,000 sq. ft.
Arts Exhibition	1.0 / 10,000 sq. ft.	1.0 / 3,000 sq. ft.
Arts Sales & Services	1.0 / 10,000 sq. ft.	1.0 / 3,000 sq. ft.
Creative Studio	n/a	n/a
Design Services	1.0 / 10,000 sq. ft.	1.0 / 3,000 sq. ft.
Work/Live Creative Studio	1.0 / 10,000 sq. ft.	1.0 / 3,000 sq. ft.
AUTO-ORIENTED		
Commercial Vehicle Repair & Maintenance	n/a	n/a
Dispatch Service (except as noted below)	n/a	n/a
Towing Service	n/a	n/a
Gasoline Station	n/a	n/a
Motor Vehicle Parking (as noted below)	n/a	n/a
Car Share Parking	n/a	n/a
Commercial Parking	n/a	10, or 1.0 / 10 motor vehicle parking spaces‡
Off-Site Accessory Parking	n/a	n/a
Personal Vehicle Repair & Maintenance	n/a	n/a
Vehicle Sales	n/a	n/a
CIVIC & INSTITUTIONAL		
Community Center	1.0 / 10,000 sq. ft.	1.0 / 10,000 sq. ft.
Educational Facility	1.0 / classroom	4.0 / classroom
Hospital	10 per entrance	1.0 / 5,000 sq. ft.
Library	1.0 / 3,000 sq. ft.	1.0 / 5,000 sq. ft.
Minor Utility Facility	n/a	n/a
Major Utility Facility	n/a	n/a
Museum	1.0 / 2,000 sq. ft.	1.0 / 10,000 sq. ft.
Private Non-Profit Club or Lodge	1.0 / 2,000 sq. ft.	1.0 / 10,000 sq. ft.
COMMERCIAL SERVICES		
Animal Services (as noted below)	1.0 / 2,500 sq. ft.	1.0 / 10,000 sq. ft.
Veterinarian	1.0 / 2,000 sq. ft.	1.0 / 5,000 sq. ft.
Assembly & Entertainment	1.0 / 40 seats	1.0 / 10,000 sq. ft.
Banking & Financial Services (except as noted below)	1.0 / 2,000 sq. ft.	1.0 / 10,000 sq. ft.
Broadcast and/or Recording Studio	1.0 / 2,500 sq. ft.	1.0 / 10,000 sq. ft.
Building & Home Repair Services	1.0 / 2,500 sq. ft.	1.0 / 10,000 sq. ft.
Business Support Services	1.0 / 2,500 sq. ft.	1.0 / 10,000 sq. ft.
Caterer/Wholesale Food Production	1.0 / 2,500 sq. ft.	1.0 / 10,000 sq. ft.
Day Care Service	None	1.0 / 10,000 sq. ft.
Maintenance & Repair of Consumer Goods	1.0 / 2,500 sq. ft.	1.0 / 10,000 sq. ft.
Personal Services (except as noted below)	1.0 / 2,500 sq. ft.	1.0 / 10,000 sq. ft.
Health Care Provider	1.0 / 2,000 sq. ft.	1.0 / 5,000 sq. ft.
Recreation Facility	1.0 / 2,500 sq. ft.	1.0 / 10,000 sq. ft.

‡ whichever is greater

Bicycle Parking Standards Excerpt

TABLE 7.2 Motor Vehicle Parking Standards

SQ.FT. - Gross Leasable Square Footage DU - Dwelling Unit	Urban Square TOD (max)	Neighborhood Square TOD (max)	Non-TOD Areas (min)
COMMERCIAL SERVICES (CONT.)			
Gym or Health Club	1.0 / 200 sq.ft.	1.0 / 200 sq.ft.	1.0 / 500 sq.ft.
Funeral Home			
Health Care Provider	1.0 / 500 sq.ft.	1.0 / 300 sq.ft.	1.0 / 300 sq.ft.
EATING AND DRINKING			
Bar or Tavern	1.0 / 300 sq.ft.	1.0 / 100 sq.ft.	1.0 / 500 sq.ft.
Restaurant, Café, Bakery	1.0 / 300 sq.ft.	1.0 / 100 sq.ft.	1.0 / 500 sq.ft.
Formula Eating & Drinking Establishment	1.0 / 300 sq.ft.	1.0 / 100 sq.ft.	1.0 / 500 sq.ft.
INDUSTRIAL			
Commercial Dry Cleaning & Laundry Services	n/a	n/a	1.0 / 1200 sq.ft.
Data Center	n/a	n/a	1.0 / 1200 sq.ft.
Industrial Manufacturing Facility	n/a	n/a	1.0 / 800 sq.ft.
Moving and/or Self Storage	n/a	n/a	1.0 / 1200 sq.ft.
Recycling Collection	n/a	n/a	1.0 / 1200 sq.ft.
Salvage Yard	n/a	n/a	1.0 / 1200 sq.ft.
Trucking and Transportation Depot	n/a	n/a	1.0 / 1200 sq.ft.
Wholesale Trade & Distribution	n/a	n/a	1.0 / 1200 sq.ft.
LODGING			
Bed & Breakfast	1.0 / DU + 1.0 / 4 guest rooms	1.0 / DU + 1.0 / 4 guest rooms	1.0 / DU + 1.0 / 4 guest rooms
Hotel	1.0 / 2 guest rooms	1.0 / 2 guest rooms	1.0 / 2 guest rooms
Short Term Rental of a Dwelling Unit	1.0	1.0	1.0
OFFICE			
Co-Working	1.0 / 1200 sq.ft.	1.0 / 1200 sq.ft.	1.0 / 800 sq.ft.
General Office	1.0 / 900 sq.ft.	1.0 / 900 sq.ft.	1.0 / 650 sq.ft.
Research and Development and/or Laboratory	1.0 / 1000 sq.ft.	1.0 / 1000 sq.ft.	1.0 / 1000 sq.ft.
RESIDENTIAL			
Household Living	1.0 / DU	1.0 / DU	1.0 / DU
Group Living (except as noted below)	—	—	—
Community or Group Residence	1.0 / DU	1.0 / DU	1.0 / DU
Dormitory, Fraternity, or Sorority	0.5 / bed	0.5 / bed	1.0 / 4 beds
Homeless Shelter	4.0	4.0	4.0
Nursing Home/Assisted Living Facility	1.0 / 10 beds	1.0 / 6 beds	1.0 / 6 beds
Single Room Occupancy Housing	1.0 / 6 beds	1.0 / 4 beds	1.0 / 4 beds
RETAIL SALES			
Building/Home Supplies & Equipment	1.0 / 1000 sq.ft.	1.0 / 1000 sq.ft.	1.0 / 1000 sq.ft.
Consumer Goods (except as noted below)	1.0 / 1500 sq.ft.	1.0 / 1000 sq.ft.	1.0 / 750 sq.ft.
Medical Marijuana	1.0 / 1000 sq.ft.	1.0 / 750 sq.ft.	1.0 / 500 sq.ft.
Formula Retail	1.0 / 1500 sq.ft.	1.0 / 1000 sq.ft.	1.0 / 750 sq.ft.
Fresh Food Market and/or Grocery Store	1.0 / 500 sq.ft.	1.0 / 300 sq.ft.	1.0 / 1500 sq.ft.
Farm/Vendor Market	n/a	n/a	1.0 / 1500 sq.ft.

5. SITE DEVELOPMENT PLAN APPROVAL

- a. Purpose
 - i. Site development plan approval is the administrative review and approval of a zoning permit application for development with the potential for significant on-site or off-site impacts to certify that the plans conform to the provisions of this Ordinance.
 - ii. The site development plan approval process provides an applicant with the opportunity to submit architectural, site, landscape, or engineering plans so that compliance to the provisions of this Ordinance can be determined prior to preparation of construction documents.
- b. Applicability
 - i. No zoning permit shall be issued for development that requires site development plan approval until the designated review board has held a public hearing and approved the plan.
 - ii. The review and approval of an application for site development plan approval is conducted administratively at a public hearing.
 - iii. Approval of a site development plan authorizes the Building Official to issue a zoning permit.
- c. Authority
 - i. The Zoning Board of Appeals review and approves all applications for that require site development plan approval for development in the NR, UR, 3MU, and 4MU districts.
 - ii. The Planning Board reviews and approves all applications for that require site development plan approval for development in all other districts.
- d. Procedure
 - i. Within four-five (45) days after receiving a completed application for a zoning permit that requires site development plan approval, the Planning Board must review the application and hold a public hearing.
 - ii. Within twenty (20) days of the closing of the public hearing, the Planning Board must make a decision to approve, approve with conditions, deny, or grant withdrawal the application for site development plan approval.
 - iii. When considering a revision to a previously approved application for site development plan approval, the Planning Board shall limit their review to the proposed changes to the previously approved application.
- e. Review Criteria
 - i. The review board shall approve an application for site development plan approval upon verifying that the submitted plan conforms with the provisions of this ordinance and demonstrates consistency to the following:
 - a). the adopted comprehensive Master Plan of the City of Somerville and existing policy plans and standards established by the City;
 - b). the purpose of this Ordinance in general;
 - c). the purpose of the district where the property is located; and
 - d). considerations indicated elsewhere in this Ordinance for the required site development plan approval.
- ii. The review board may reject a application for site DEVELOPMENT PLAN approval only when:
 - a). the submittal fails to furnish adequate information required for approval;
 - b). the imposition of reasonable conditions would not ensure compliance to standards, as applicable; and/or
 - c). the submittal, although proper in form, includes or creates an intractable problem so intrusive on the needs of the public in one regulated aspect or another and cannot be adequately mitigated.
- f. Compliance
 - i. The review board may require the posting of a bond or other performance guarantee to assure compliance with the site DEVELOPMENT PLAN and/or conditions, as approved.
- g. Conditions
 - i. The review board may attach conditions and/or limitations that it deems necessary in order to ensure compliance to the provisions applicable to development requiring site development plan approval.
- h. Appeals
 - i. Administrative Appeal
 - a). An aggrieved party may appeal the decision of the Building Official according to the procedures of §10.F.2. Administrative Appeal.
 - b). Administrative appeals must be filed within thirty (30) days after the filing of a decision with the Office of the City Clerk.
 - ii. Judicial Appeal
 - a). An aggrieved party may appeal the decision of the Planning Board according to the procedures of §10.F.3. Judicial Appeal.
 - b). Judicial appeals must be filed within twenty (20) days after the filing of a decision with the Office of the City Clerk.

a). the submittal fails to furnish adequate information required for approval;

b). the imposition of reasonable conditions would not ensure compliance to standards, as applicable; and/or

c). the submittal, though proper in form, includes or creates an intractable problem so intrusive on the needs of the public in one regulated aspect or another and cannot be adequately mitigated.

Thanks!

Questions and answers...