

Essex Zoning Bylaw Review Project

Planning Board & Board of Selectmen Meeting

March 22, 2023



Agenda

- I. Process for Bylaw Amendments**
- II. April 12 Community Forum**
- III. Zoning Ambassadors**
- IV. Board discussion**
- V. Next steps**



Process for Bylaw Amendments

Joint Planning Board & Board of Selectmen Meetings

- **Early May**
- **June**
- **July**
- **August**
- **September**



- Hear **public feedback** received thus far
- **Share progress** from smaller work groups
- Discuss **potential bylaw amendments** by topic area
- **Plan** for upcoming engagement events



Process – Planning Board Priorities

- Ensure bylaw regulations are performing as intended
- Site Plan Review
- More categories of uses
- Special Permit applicability
- Update definitions
- Understand what is regulated through bylaws and what other PB rules/regulations may cover outside of bylaw
- Incorporate Scenic Roads
- Parking
- Explore district zoning
- Affordable Housing
- Public Outreach
- Enforcement

Process for Bylaw Amendments

May

Codify the General District w/Form-Based Code Elements

- Dimensional Regulations (Peter and Matt)
- Use Regulations (Shelly and Jud)

June

Update 6-6 Additional Regulations

- Scenic Roads (Simone and Michael)
- Home Occupations (Simone and Michael)
- Affordable housing (Shelly and Jud)

July

Section 6-7, Development Regulations

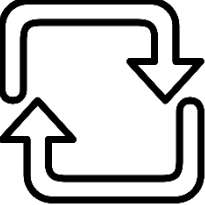
- Parking (Peter and Matt)
- Site Configuration
- Access and Connectivity
- Landscaping, Fencing, Walls, and Screening

August

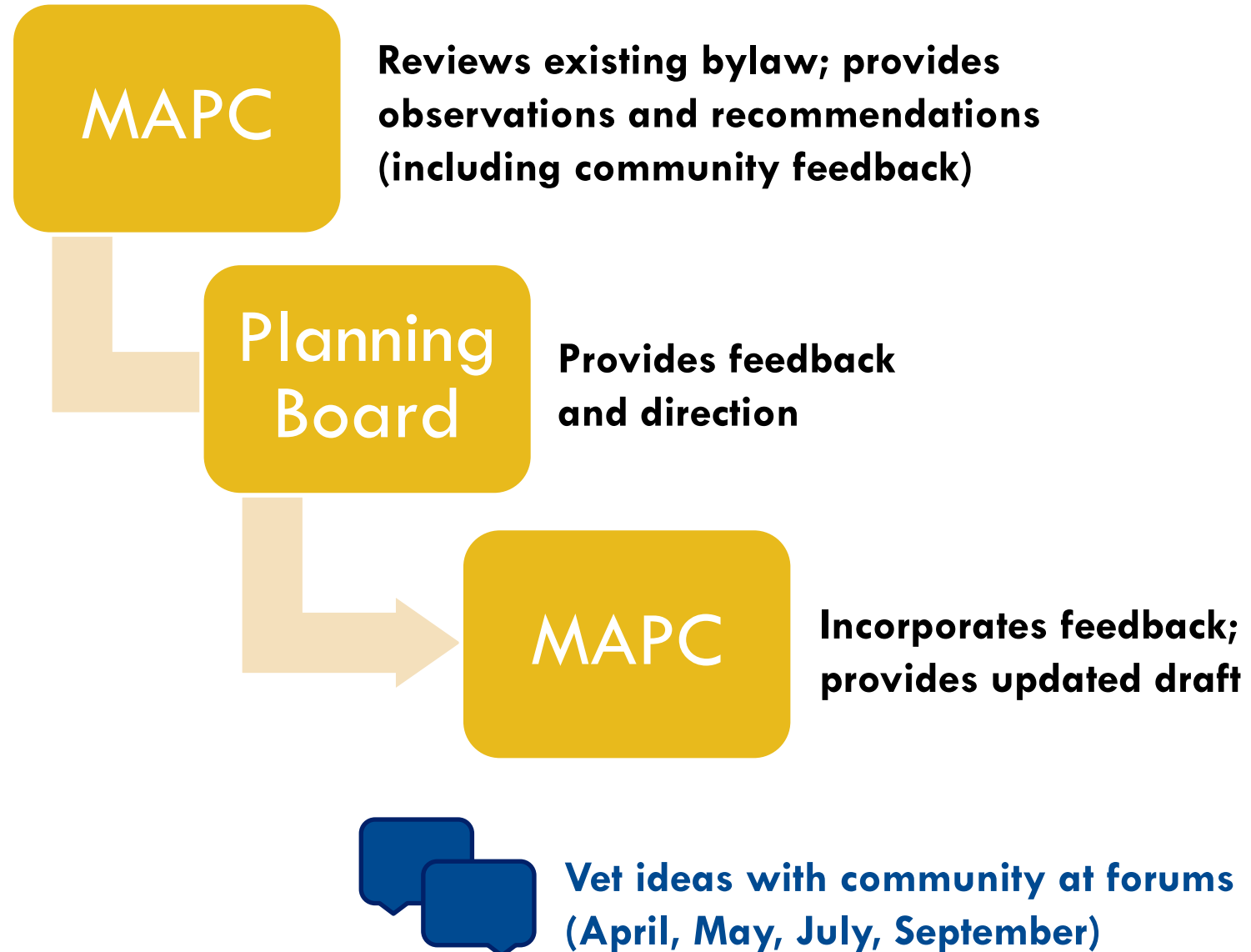
Section 6-9 and 6-10, Nonconformities and Administration

- Site Plan Review (Simone and Michael)
- Enforcement (Lisa and Brendhan/BOS)

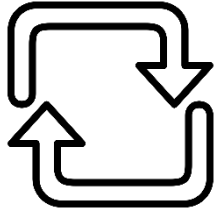
Process for Bylaw Amendments



**Iterative
Process**



Process for Bylaw Amendments



**Iterative
Process**

- **Planning Board pairs should meet with MAPC**
- **Any towns we should look to for models/examples?**
- **Any towns we should avoid?**



Bylaw Layout, Structure, & Organization (Examples)

Arlington, MA

Zoning Bylaw Features



TOWN OF ARLINGTON ZONING BYLAW

Adopted by Town Meeting on February 12, 2018
Amended by Special Town Meeting on May 2, 2018
Amended by Special Town Meeting on December 5, 2018
Amended by Town Meeting on April 22, 2019
Amended by Special Town Meeting on November 16, 2020
Amended by Annual Town Meeting on April 26, 2021
Amended by Annual Town Meeting on April 25, 2022
Amended by Special Town Meeting on May 11, 2022

Definitions with supporting illustrative graphics

SECTION 2. DEFINITIONS

In this Bylaw and unless the context of usage clearly indicates another meaning, the following terms shall have the meanings indicated herein. Words used in the present tense include the future. The singular includes the plural and the plural includes the singular. The word "and" includes "or" unless the contrary is evident from the text. The word "includes" or "including" shall not limit a term to specified examples, but is intended to extend its meaning to all other instances, circumstances, or items of like character or kind. The words "used" or "occupied" include the words "designed," "arranged," "intended," or "offered," to be used or occupied; the words "building," "structure," "lot," "land," or "premises" shall be construed as though followed by the words "or any portion thereof"; and the word "shall" is always mandatory and not merely directory.

Terms and words not defined herein but defined in the State Building Code shall have meanings given therein unless a contrary intention clearly appears. Words not defined in either place shall have the meaning given in the most recent edition of Webster's Unabridged Dictionary.

Abandonment: The cessation of a use as indicated by the visible or otherwise apparent intention of an owner to discontinue a use of a structure or lot; or the removal of the characteristic equipment or furnishing used in the performance of the use, without its replacement by similar equipment or furnishings; or the replacement of a nonconforming use or structure by a conforming use or structure.

Adult Day Care: A facility providing non-residential social, supportive, or health services, day-care services, or any combination thereof, to the elderly and people of any age with disabilities, licensed if applicable by the Massachusetts Department of Public Health.

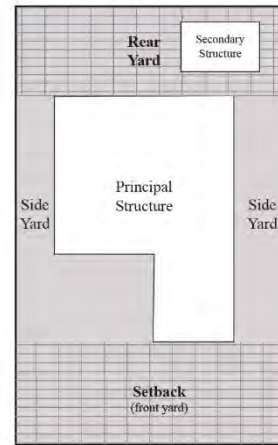
Adult Uses: All uses as described and defined in [Massachusetts General Laws Chapter 40A, § 93](#), as amended.

Definitions Associated with Affordable Housing

Affordable Units: Rental Units priced such that the rent (including utilities) shall not exceed 30% of the income of a household at 60% of median income; or, for homeownership units, priced such that the annual debt service on a mortgage plus taxes, insurance, and condominium fees (assuming a 5% down payment) shall not exceed 30% of the income of a household at 70% of median income.

Area Median Income: The median family income for the metropolitan statistical region that includes the Town of Arlington, as defined by the U.S. Department of Housing and Urban Development (HUD).

Eligible Household: For ownership units, a household whose total income does not exceed 80% of Area Median Income, adjusted for household size. For rental units, a household whose total income does not exceed 70% of Area Median Income, adjusted for household size.



Street Right-Of-Way
This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

BASIC PROVISIONS

Graphics, illustrations, and diagrams

Color-coded sections

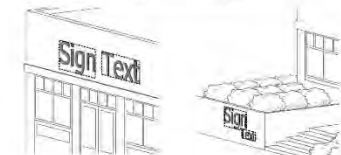
Sign Area for Signs on Background Panel (See Section 6.2.4(B)(1))



This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

- Signs with Individual Letters. Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy, is measured as a sum of the smallest rectangle(s) that will enclose each word and each graphic in the total sign.

Sign Area for Signs with Individual Letters (See Section 6.2.4(B)(1))



This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

STANDARDS

Bylaw Layout, Structure, & Organization *(Examples)*

Arlington, MA

Zoning Bylaw Features



TOWN OF ARLINGTON ZONING BYLAW

Adopted by Town Meeting on February 12, 2018
Amended by Special Town Meeting on May 2, 2018
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Intensity and Dimensional Standards Table

5-14 / DISTRICTS & USES

A. Tables of Dimensional and Density Regulations

R District Lot Regulations (see 5.4.2(B) for exceptions).

District Use	Minimum Requirement		
	Minimum Lot Area (sq. ft.)	Minimum Lot Area per Unit (sq. ft.)	Minimum Lot Frontage (ft.)
R0	9,000	-----	75
R1, R2	6,000	-----	60
R3		-----	60
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling; or other permitted structure except townhouse	5,000	-----	45
Townhouse structure	-----	2,500	45
R4			
Single-family detached dwelling, two-family dwelling, duplex dwelling	6,000	-----	60
Three-family dwelling	7,500	-----	70
Townhouse structure	30,000	2,500	100
Apartment conversion	12,500	2,500	80
Nursing home, dormitory, or single-room occupancy conversion	20,000	-----	100
Any other permitted structure	6,000	-----	60
R5			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	6,000	-----	60
Townhouse, apartment building	20,000	1,450	100
Other permitted structure	6,000	-----	60
R6			
Single or two-family dwelling, duplex dwelling, three-family dwelling	5,000	-----	45
Townhouse structure, apartment	20,000	700	100

Bylaw Layout, Structure, & Organization *(Examples)*

Ipswich, MA

Zoning Bylaw Features

VI. Protective Zoning Bylaw

Town of Ipswich
Massachusetts



May 7, 1977

(As Amended through October, 2021)

Intensity and Dimensional Standards Table

TABLE OF DIMENSIONAL AND DENSITY REGULATIONS
PRINCIPAL BUILDINGS AND STRUCTURES

District	Use	Min. Lot Area (Sq. Ft.) ²³	Min. Lot Width (foot)	Min. Lot frontage (foot)	Minimum Setbacks			Expressed as % of lot area		
					Front ^{1,2,7} (foot)	Side ^{2,7} (foot)	Rear ^{2,7} (foot)	Max. bldg. Area (%) ²⁰	Max. floor area (%)	Min. open space (%)
Rural Residence (RRA & RRC) (Amended 10/15/01 STM, AG 2/19/02)	Single-family, detached (Amended 10/22/90 STM, AG 1/14/91) (Amended 10/15/01 STM, AG 2/19/02)	87,120 ^{25,26}	175 ²²	150 ²²	50 ¹²	40 ¹²	30 ¹²	20	—	50
	Single-family, attached (Amended 10/22/90 STM, AG 1/14/91) (Amended 10/15/01 STM, AG 2/19/02)	See IX.A. ^{25,26}	20	20	20 ¹²	None ^{4,12}	20 ¹²	See IX.A.	—	See IX.A.
	Two-family (Amended 10/15/04 STM, AG 1/23/05)	130,680	250	150	50	40	30	20	—	50
	Open Space Preservation zoning	See IX.A. ²⁵	—	—	—	—	—	—	—	—
	All other permitted uses (Amended 4/7/86 TM, AG 5/13/86)	87,120	175 ²²	150 ²²	50	40	30	20	—	50
Rural Residence (RRB) ¹⁶ (Amended 10/15/01 STM, AG 2/19/02)	Single-family, detached (Amended 10/22/90 STM, AG 1/14/91) (Amended 10/15/01 STM, AG 2/19/02)	87,120 ^{25,26}	175 ²²	150	20	20 ¹⁹	20 ¹⁹	20	30 ²¹	50
	Single-family, attached (Amended 10/22/90 STM, AG 1/14/91) (Amended 10/15/01 STM, AG 2/19/02)	See IX.A. ^{25,26}	—	—	—	—	—	—	— ²¹	—
	Two-family (Added 10/16/05 STM, AG 1/04/07)	130,680	250	150	50	40	30	20	—	50
	All other permitted uses (Amended 10/17/11 STM, AG 2/2/12)	87,120 ²⁵	175 ²²	150	20	20 ¹⁹	20 ¹⁹	20	30 ²¹	50
	Single-family, detached	10,000 ²⁰	90	50	20	10	20	40	—	30
Intown Residence	Two-family (Amended 10/15/04 STM, AG 1/23/05)	12,000	90	50	20	10	20	40	—	30
	Multi-family, Multi-family Residential Development (Amended 4/6/87; AG 8/24/87) (STM 10/17/05; AG 12/12/05) (STM 10/16/21, AG 2/2/22)	9,000 for first dwelling unit + 5,000 per DU thereafter	90	50	20	10	20	40	—	30
	All other permitted uses	8,000	90	50	20	10	20	40	—	30
	Multi-family, Multi-family Residential Development (Amended 10/17/05; AG 12/12/05)	5,000 for first dwelling unit + 2,500/DU thereafter up to 6 units; 5,000/DU each unit over 6 ¹³	50	50	0 ²⁴	10 ⁹	20	80	—	5
	Mixed residential/business use (Amended 10/16/06; AG 1/4/07)	3,000 for first dwelling unit + 2,000/DU thereafter ^{11,30}	50	50	0 ²⁴	10 ⁵	20	80	—	5
Central Business (CB) ⁹ (Added 10/20/03 STM, 1/22/04 AG)	All other permitted uses	5,000	50	50	0 ²⁴	10 ⁵	20	80	—	5

Bylaw Layout, Structure, & Organization *(Examples)*

Ipswich, MA

Zoning Bylaw Features

Use Table	TABLE OF USE REGULATIONS										
Use Classification	PRINCIPAL USE	DISTRICT									
Use Category	Residential	RRA ¹⁶	RRB ¹⁶	RRC ¹⁶	IR ¹⁶	GB ¹⁶	CB ¹⁶	HB ¹⁶	PC ¹⁶	I ¹⁶	LI ¹⁶
Use Types	Single-family detached dwelling (Amended 10/15/01, 10/23/01, 10/18/04 and 10/26/10 STM, AG 2/19/02, 1/27/05 and 2/24/11)	p ¹⁸	p ¹⁸	p ¹⁸	p ¹⁸				—	—	—
	Two-family dwelling ³⁰ (Amended 10/15/01, 10/23/01, 10/19/09 and 10/26/10 STM, AG 2/19/02, 2/16/10 and 2/24/11)	SBA ¹⁸	SBA ¹⁸	SBA ¹⁸	p ¹⁸	—	—	—	—	—	—
	Multi-family dwelling ³⁰ (Amended 10/18/04, 10/19/09 and 10/26/10 STM; 1/27/05, 2/16/10 and 2/24/11 AG)	—	—	—	SPB ^{18,20}	SPB ²⁰	SPB ²⁰	SPB ²⁰	—	—	—
	Detached Accessory Dwelling Unit (Amended STM 10/16/21; Approved by AG 2/7/22)	—	—	—	SPB ⁴¹	—	—	—	—	—	—
	Multi-family residential development ³⁰ (Added 10/17/05 STM; 12/12/05 AG; Amended 10/26/10 STM, 2/24/11 AG)	—	—	—	SPB ^{18,20}	SPB ²⁰	SPB ²⁰	SPB ²⁰	—	—	—

Bylaw Layout, Structure, & Organization *(Examples)*

Newton, MA

Zoning Ordinance Features

Newton City Ordinances
Volume II

Updated 02-21-23

Newton, Massachusetts
Chapter 30: Zoning Ordinance

December 31, 2017



Article 3. Residence Districts | Sec. 3.1. Single Residence Districts

Sec. 3.1. Single Residence Districts

3.1.1. District Intent [reserved]

3.1.2. Dimensional Standards

A. Applicability.

1. The density and dimensional controls in Sec. 3.1 apply to all buildings, structures and uses in each of the listed districts.
2. Lots created before December 7, 1953 (referred to as 'Before 12/7/1953') use a different set of density and dimensional standards than lots created on or after December 7, 1953 (referred to as 'On or After 12/7/1953'), as shown in the tables in Sec. 3.1.3.
3. Where a density or dimensional control is not set forth in this Sec. 3.1 for a use granted by special permit, the most restrictive density or dimensional control applicable to such use in any district where the use is allowed as of right shall be applicable, unless otherwise required in the special permit by the City Council.
4. Where a lot does not meet these standards it is nonconforming (see Sec. 7.8).

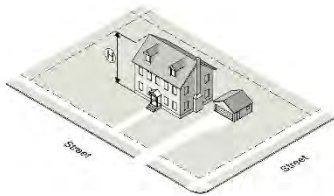
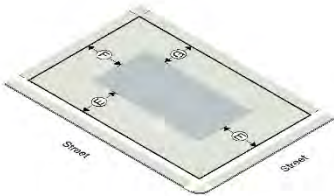
(Ord. No. 5-260, 08/03/87)

3.1.3. Single-Family Detached

Measurement depictions and site design layouts



	SR1	SR2	SR3
Lot Dimensions (On or After 12/7/1953)			
A Lot Area (min)	25,000 sf	15,000 sf	10,000 sf
Lot Area Per Unit (min)	25,000 sf	15,000 sf	10,000 sf
B Lot Coverage (max)	15%	20%	30%
C Open Space (min)	70%	65%	50%
D Lot Frontage (min)	140'	100'	80'
Build Factor (max)	30	25	20
Lot Dimensions (Before 12/7/1953)			
A Lot Area (min)	15,000 sf	10,000 sf	7,000 sf
Lot Area Per Unit (min)	25,000 sf	15,000 sf	10,000 sf
B Lot Coverage (max)	20%	30%	30%
C Usable Open Space (min)	65%	50%	50%
D Lot Frontage (min)	100'	80'	70'
Build Factor (max)	30	25	20



	SR1	SR2	SR3		SR1	SR2	SR3
Principal Building Setbacks (On or After 12/7/1953)				Principal Building Height			
① Front (min)*	40'	30'	30'	Sloped Roof (max)	36'	36'	36'
② Side (min)	20'	15'	10'	Flat Roof (max)	30'	30'	30'
③ Rear (min)	25'	15'	15'	④ Stories (max)	2.5	2.5	2.5
Principal Building Setbacks (Before 12/7/1953)				④ Stories by Special Permit (max)	3	3	3
① Front (min)*	25'	25'	25'	Floor Area Ratio			
② Side (min)	12.5'	7.5'	7.5'	All Lot Sizes			
③ Rear (min)	25'	15'	15'	see Sec. 3.1.9			

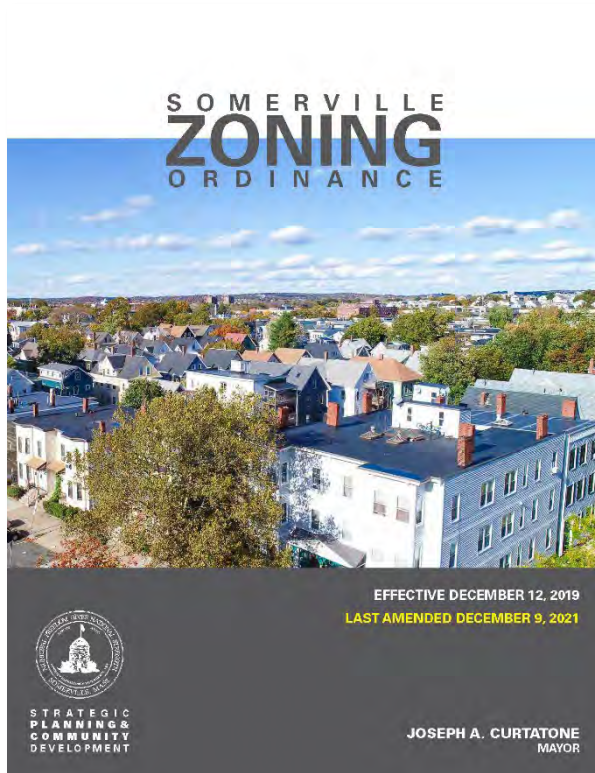
* See Sec. 1.5.3 for setback averaging requirement.

Intensity and Dimensional Standards Table

Bylaw Layout, Structure, & Organization *(Examples)*

Somerville, MA

Zoning Ordinance Features



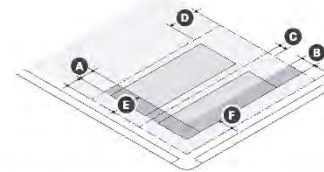
3. RESIDENCE DISTRICTS Neighborhood Residence (NR)

3.1.7 Cottage (continued) a. Lot Standards

Lot Dimensions	
A Lot Width (min)	—
No Driveway Access	32 ft
Side or Rear Driveway Access	32 ft
Front Driveway Access	34 ft
D Lot Depth (min)	70 ft

Lot Development	
C Lot Coverage (max)	60%
I Green Score	—
Minimum	0.35
Ideal	0.40

b. Building Placement



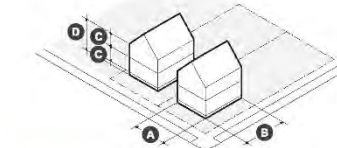
Building Setbacks	
A Primary Front Setback ¹ (min/max)	10 ft 20 ft
B Secondary Front Setback ¹ (min/max)	10 ft 20 ft
C Side Setback (min)	—
No Driveway Access	5 ft
Side or Rear Driveway Access	5 ft
Front Driveway Access	3 ft
Sum of Side Setbacks (min)	—
No Driveway Access	10 ft
Side or Rear Driveway Access	10 ft
Front Driveway Access	12 ft
D Rear Setback (min)	20 ft
E Building Separation (min)	10 ft

Parking Setbacks	
F Primary Front Setback (min)	20 ft
G Secondary Front Setback (min)	10 ft

¹ See §3.1.13.a Contextual Front Setbacks

3. RESIDENCE DISTRICTS Neighborhood Residence (NR)

3.1.7 Cottage (continued) c. Massing & Height



Main Mass	
Facade Build Out (min)	60%
A Width (min/max)	22 ft 26 ft
B Depth (min/max)	24 ft 32 ft
Ground Story Elevation (min)	2 ft
C Story Height (min/max)	10 ft 12 ft
D Number of Stories (max)	2
Roof Type	Flat, Gable, Mansard

d. Units & Features



Facade Composition	
A Ground Story Fenestration (min/max)	15% 50%
B Upper Story Fenestration (min/max)	15% 50%

Use & Occupancy	
Dwelling Units per Lot (max)	1
Dwelling Units (max)	1
Outdoor Amenity Space (min)	17 DU

Intensity and Dimensional Standards Table

Bylaw Layout, Structure, & Organization (Examples)

Character Description

3.1 NEIGHBORHOOD RESIDENCE (NR)

1. Character Description

The Neighborhood Residence district is characterized by a variety of small and moderate FLOOR PLATE, one-, two-, and three-unit PRINCIPAL BUILDINGS with minimal front and side SETBACKS to help prioritize rear yard space. The district is almost entirely residential, with occasional neighborhood stores, schools, places of worship, and arts related uses and on advantageous SITES.

Intent

Purpose statement



Illustrative building type diagram

3. RESIDENCE DISTRICTS Neighborhood Residence (NR)

3. RESIDENCE DISTRICTS Neighborhood Residence (NR)

Color corresponds with Zoning District

2. Intent

- To implement the objectives of the COMPREHENSIVE PLAN of the City of Somerville.
- To conserve already established areas of detached and semi-detached residential buildings.

3. Purpose

- To permit the DEVELOPMENT of one-, two-, and three-unit detached and semi-detached residential buildings on individual LOTS.
- To permit contextual MODIFICATIONS to existing detached and semi-detached residential buildings.
- To permit the adaptive REUSE of certain existing nonconforming buildings for arts & creative enterprise and retail uses compatible with residential areas.
- To create DWELLING UNIT types, sizes, and BEDROOM counts ideal for larger households in houses, semi-attached houses, duplexes, and triple deckers.
- To create DWELLING UNIT types, sizes, and bedroom counts ideal for smaller households in cottages and backyard cottages.

4. Applicability

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

5. Development Review

- DEVELOPMENT review is subject to the provisions of Article 15: Administration of this Ordinance.
- All DEVELOPMENT, excluding NORMAL MAINTENANCE, requires a Certificate of Zoning Compliance prior to the issuance of a BUILDING Permit or Certificate of Occupancy.
- This Ordinance may also require Subdivision Plan Approval, Site Plan Approval, a Special Permit, or a Hardship Variance based on the nature of a development proposal. In such cases, additional DEVELOPMENT review is required in accordance with Article 15: Administration.
 - The Zoning Board of Appeals is the decision making authority for all DEVELOPMENT that requires Site Plan Approval, a Special Permit, or a Hardship Variance in the Neighborhood Residence district.
- Upon verification that no additional DEVELOPMENT review is necessary, or completion of the required DEVELOPMENT review, the BUILDING OFFICIAL shall issue a Zoning Compliance Certificate to certify compliance with the provisions and procedures of this Ordinance.

6. Building Types

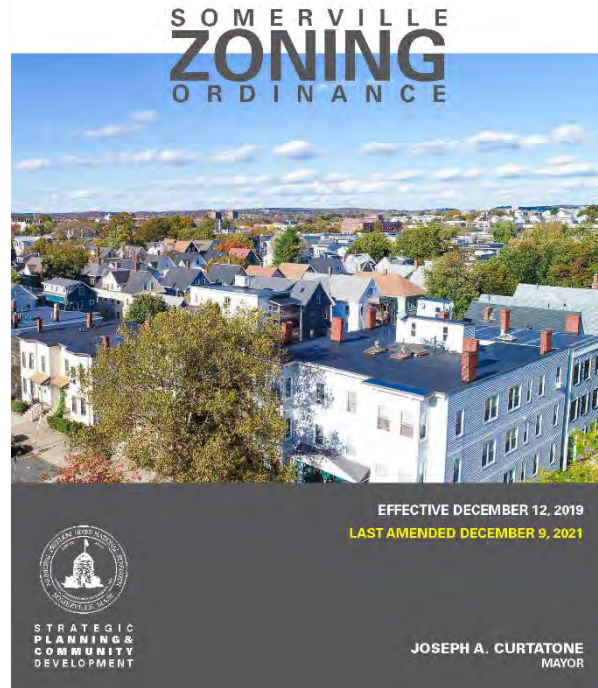
- One (1) PRINCIPAL BUILDING and one (1) ACCESSORY BUILDING are permitted on each LOT.
- Unless otherwise specified, the following PRINCIPAL BUILDING TYPES are permitted by right in the Neighborhood Residence district:
 - Cottage
 - Detached House
 - Semi-Detached House
 - Duplex
 - Detached Triple Decker
- The detached triple DECKER BUILDING TYPE is permitted only on a compliant LOT that is either ABUTTING at the side or directly opposite on any THROUGHFARE from a LOT with an existing triple DECKER BUILDING TYPE.
- The following ACCESSORY BUILDING TYPES are permitted by Site Plan Approval in the Neighborhood Residence district:
 - Backyard Cottage
- ACCESSORY STRUCTURES are regulated according to Article 10: DEVELOPMENT Standards of this Ordinance.

General description of building types permitted in each district

Bylaw Layout, Structure, & Organization (Examples)

Somerville, MA

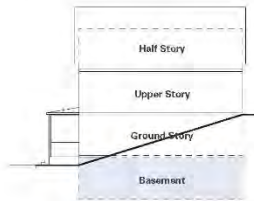
Zoning Ordinance Features



Definitions with supporting illustrative graphics

2. GLOSSARY & OVERVIEW Standards & Measurements

Figure 2.4.4 (b) Upward Slope



- b) Half-story must be located directly under a pitched roof is counted as a half-story. The following standards apply to half stories:
- The roof rafters must intersect the wall plate or top of wall frame of the exterior walls at a height up to two (2) feet above the finished floor of the half-story of a principal building type or four (4) feet above the finished floor of the half-story of an accessory building type.
 - Ceiling height of a half-story must not exceed twelve (12) feet in height at any point.
 - Non-habitable attic space located under a pitched roof is not counted as a half-story.
- c) Upper Stories
- Each upper story of a building may only be recessed from the exterior wall plane of the story below, excluding the ground story, except through the use of building components.

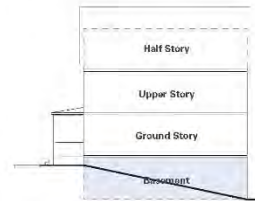
x. Set-Back

- A required distance that certain upper stories of a building must be recessed from the plane of the facade of the stories below.
- Required set-backs must be provided for all stories as indicated for each building type.
- Buildings on any lot less than sixty-five (65) feet deep are exempt from the set-back set-back requirement.

xi. Blank Wall Height, Feet

- Blank wall height in feet is measured as the vertical distance from the average finished ground level at the usual (s) to the top of the

Figure 2.4.4 (c) Downward Slope



structural beam or joists of the upper most story.

- xii. Roofs
- Defined roof types are permitted as indicated for each building type. If the roof type is not identified on the building type table, the roof is not regulated.

xiii. Roof Features

- Roof features are permitted only on flat roofs and must be attached at least five (5) feet from any wall, excluding building components.
- Mechanical & stairwell penthouses, roof mounted cellular radio, and internet, transmission equipment, vents or exhausts, solar panels or skylights, flagpoles, bellies, chimneys, cupolas, monuments, parapets, spires, steeples, and other non-habitable architectural features are permitted on roofs.

xiv. Reroofing

- Flat roofs must have a width and depth of at least twelve (12) feet and a maximum height to width ratio of two to one (2:1).
- A reroof must be enclosed by walls on three sides.
- Building components may be attached into a reroof.
- Driveways, parking spaces, passenger drop-off, garbage entrances, loading and service areas, exhaust vents, mechanical equipment, and relief or recycling storage are not permitted in reroofs.

2. GLOSSARY & OVERVIEW Standards & Measurements

5. Uses and Features

a. Facade Composition

i. Fenestration

- Fenestration must be provided as indicated for each building type and is calculated as a percentage of the area of a facade.
 - For buildings with accessory commercial spaces, accessory commercial spaces are measured between two (2) feet and twelve (12) feet above the finished floor of the ground story.
 - For all other buildings and all other stories, fenestration is measured independently for each story, from the top of a finished floor to the top of the finished floor above.
- b) Fenestration enclosed with glazing may be included in the calculation if it meets the following criteria:
- For single story buildings, glazing must have at least sixty percent (60%) Visible Light Transmittance (VLT) and may have up to fifteen percent (15%) Visible Light Reflectance (VLR).
 - For double story buildings, glazing must have must at least forty percent (40%) VLT and may have up to fifteen percent (15%) VLR.

ii. Blank Wall Area

- Blank wall area is any portion of a facade that does not include fenestration, doors and windows and surface relief through the use of columns, pilasters, moldings, sills, and sills, cornices, other equivalent architectural

features that either recess or project from the average plane of the facade by at least four (4) inches.

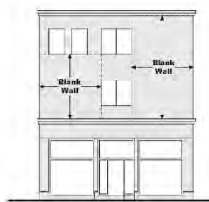
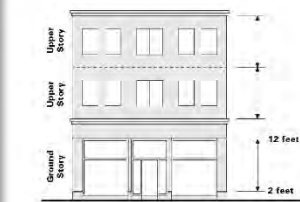
- Blank wall area limitations apply both vertically and horizontally for all stories of a building for any facade.

b. Use & Occupancy

i. Pedestrian Access

- Buildings must have at least one (1) main entrance. Entrances must be located on the facade, provide both ingress and egress, and be operable at all times.
- Multi-story buildings with ground story commercial spaces must have at least one (1) main entrance for each commercial space in addition to any entrance(s) necessary for accessing the upper stories.
- Primary entrance spacing is measured as the distance between center line of doors along a facade.
- All residential buildings developed after the adoption date of this Ordinance must provide at least one (1) zero step entrance at the front, side, or rear of the building. Per Article VI of the Code of Ordinances, City of Somerville, Massachusetts, reasonable accommodation may be requested to comply with this standard.
- Light wells may be provided within the footprint to provide light and access into lower stories or to accommodate a change in grade across the front of a building.
- The useable area of a lot may be terraced.

Figure 2.4.5 (a) Fenestration



Massachusetts City and Town Ordinances and Bylaws



- A collection of city and town ordinances or bylaws available online, compiled by the Trial Court Law Libraries.

www.mass.gov/guides/massachusetts-city-and-town-ordinances-and-bylaws



A scenic view of a coastal town, likely in New England, featuring a river or harbor in the foreground. The town includes several houses, a prominent church steeple, and a marina with boats. The sky is filled with large, dramatic clouds. A blue banner with white text is overlaid on the lower left.

April 12 Community Forum

Project Timeline



PHASE I

ZONING BYLAW UPDATE APPROACH

Zoning Audit & Diagnostic
November 2021 - April 2022



PHASE II

RECODIFICATION & COMMUNITY VISION

Reorganize, Reformat, Update & Align
November 2022 - April 2023



PHASE III

ZONING BYLAW DEVELOPMENT

Modify & Amend
May 2023 - November 2023

2021

2022

2023



Possible Reorganization of Zoning Bylaw

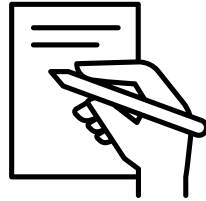
Current Organization	Possible Reorganization
Section 6-1: General Provisions	Section 6-1: General Provisions
Section 6-2: Definitions	Section 6-2: Definitions
Section 6-3: Land Use Regulations	Section 6-3: Establishment of Districts
Section 6-4: Non-Conforming Uses	Section 6-4: Use Regulations
Section 6-5: Supplementary Provisions	Section 6-5: Dimensional and Density Regulations
Section 6-6: Off-Street Parking and Loading	Section 6-6: Development Regulations
Section 6-7: Signs	Section 6-7: Additional Regulations
Section 6-8: Administration	Section 6-8: Open Space Residential Development
Section 6-9: Board of Appeals	Section 6-9: Nonconforming Uses and Structures
Section 6-10: Overlay Districts	Section 6-10: Administration and Regulations
Section 6-11: Southern Conomo Point Zoning District	
Section 6-12: Central Conomo Point Zoning District	
Section 6-13: Open Space Residential Development	
Section 6-14: Temporary Moratorium on Recreational Marijuana Establishments	
Section 6-15: Essex Downtown Zoning District	
Section 6-16: Temporary Moratorium on Business and Industrial Conversions	

Place Type Engagement Exercise

**What are some of the places in Essex that you care about the most or that are most meaningful to you?
What makes these places special?**

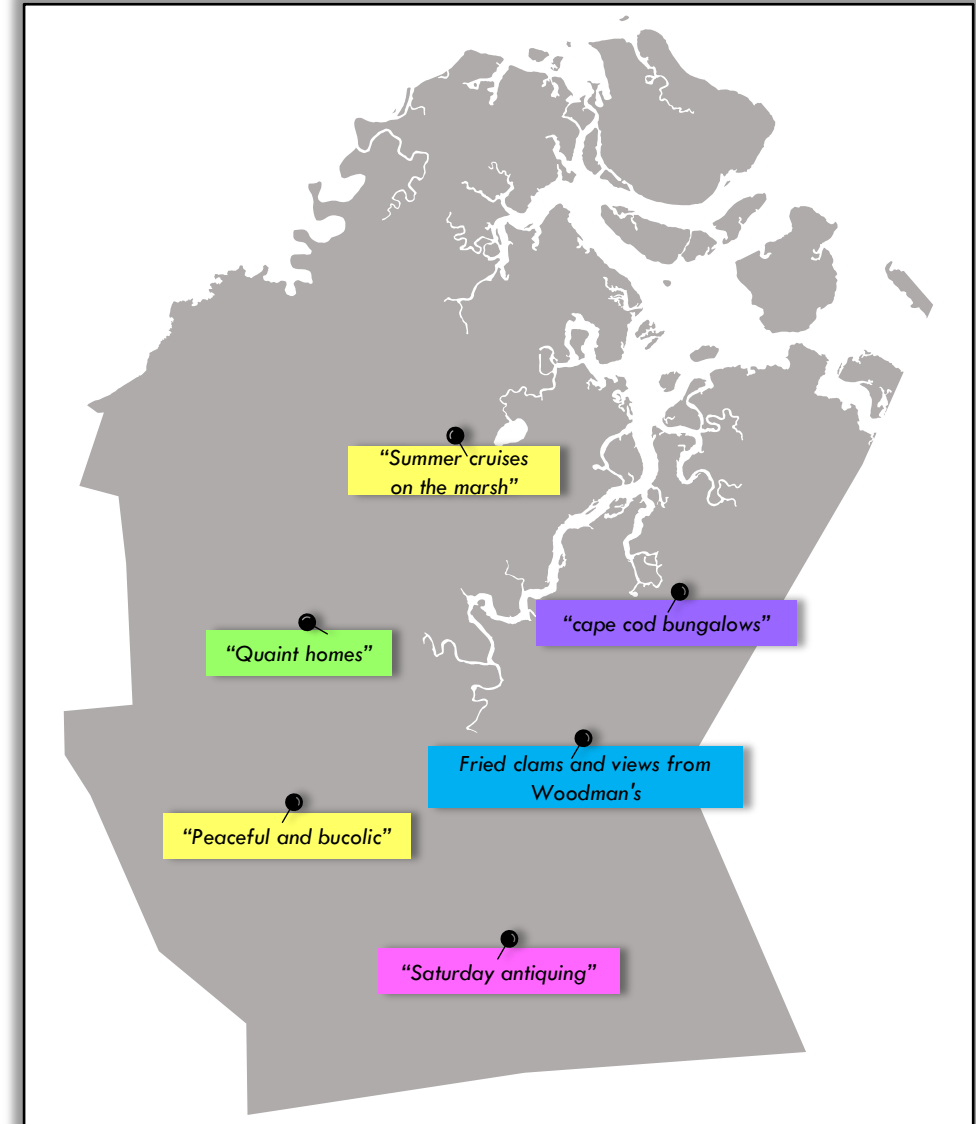
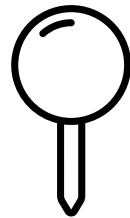
STEP
#1

Write down 3 words that describe or reflect the unique characteristics of this place.



STEP
#2

Pin your words on the map at the location you just described



Amendment Prioritization Exercise

Based on what you heard tonight what content and/or components of the zoning bylaw should the Town prioritize for future updates and amendments?

STEP
#1

Use dots to indicate the level of importance for each topic area



SPECIAL PERMITS

*Lorem ipsum dolor sit amet, consectetur adipiscing elit.
Maecenas porttitor congue massa.*



PARKING

*Lorem ipsum dolor sit amet, consectetur adipiscing elit.
Maecenas porttitor congue massa.*



A wide-angle photograph of a coastal town. In the foreground, a calm river flows from the bottom left towards the right. The middle ground features a row of houses and buildings along the riverbank. On the left, there are several large, multi-story houses with light-colored siding and dark roofs. Further right, there are smaller buildings, including a prominent white church with a tall, pointed steeple. The background consists of a line of trees with autumn foliage in shades of yellow, orange, and brown. The sky is filled with large, grey, overcast clouds. A blue rectangular banner is overlaid on the lower left side of the image, containing the text "Zoning Ambassadors" in white.

Zoning Ambassadors

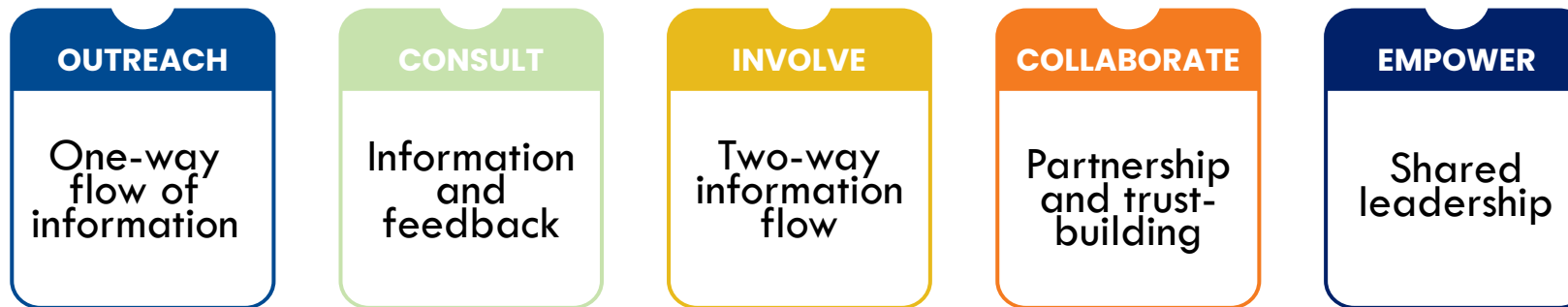
Zoning Ambassadors

Volunteers:

Ruth Pereen	Shelly Bradbury
Antonella Muniz	Jodi Harris
Meg Nelson	Ryan Madrigal
Charles Storey	Cliff Ageloff
Matthew Greco	
Lisa O'Donnell	
J Guerin	
Andrew St John	

Next Steps

- Schedule introductory work session
 - Community engagement overview
 - Strategy for this project



Community Engagement Spectrum

Next Steps

- **Confirm date/time of reorganization Public Hearing – April 19?**
- **Help get the word out about the April 12 forum**
- **Schedule Zoning Ambassadors session**
- **Schedule MAPC + Planning Board pairs conversations**

Thank You!

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