CITY OF SOMERVILLE
ORDINANCE NO. 2021-39
In City Council December 9, 2021

Be it ordained by the Somerville City Council in session assembled, that the Somerville Zoning Ordinance is amended as attached by deleting the struckthrough text and adding the underlined text.

Approved:

President

Approved:

Mayor

~~for up to one hundred percent (100%) of the civic space required in each sub-area by Special Permit in accordance with Section 12.3 Buyouts & Payments.~~

7. Master Plan Standards

a. Submitted master plans must include a sustainability component that details the following:
   i. Identification of all master plan scale efforts to mitigate climate change impacts identified in Somerville's Climate Change Vulnerability Assessment in relation to the design, construction, and occupancy or use of all thoroughfares, civic spaces, and buildings.
   ii. A carbon neutral pathway assessment.
   iii. A storm water management and green infrastructure plan.

b. Submitted master plans must include development phasing commitments and proposed contingencies as a basis of a performance bond.

8. Thoroughfares & Civic Spaces

a. Required and recommended THOROUGHFARES and CIVIC SPACES are shown on the regulating maps for each sub-area.
   i. Required THOROUGHFARES and CIVIC SPACES are mandatory and necessary to implement the approved plan for each sub-area.
   ii. Recommended THOROUGHFARES and CIVIC SPACES are ideal, but not mandatory.

b. THOROUGHFARES and CIVIC SPACES are subject to the provisions of Article 13: PUBLIC REALM of this Ordinance.

c. All THOROUGHFARES, excluding ALLEYS, and all CIVIC SPACES must be dedicated to the public in perpetuity by a covenant or other deed restriction.

d. CIVIC SPACE created through EASEMENT or decommissioning of an existing THOROUGHFARE or other ABUTTING right-of-way may be counted toward the required amount of CIVIC SPACE.

9. Development Standards

a. Sustainable DEVELOPMENT
   i. Laboratory buildings must be LEED Platinum certifiable.
   ii. All other building types must meet the following:
      a). No on-site combustion for HVAC system operation;
      b). No on-site combustion for cooking equipment, excluding Eating & Drinking Establishment principal uses; and
      c). Be certifiable as:
         i). Zero Carbon or higher from the International Living Future Institute; or
         ii). PHIUS+ from the Passive House Institute US or Passive House Institute.
   iii. All new principal building types must include a green roof, photovoltaic (PV) devices, or both for 100% of the roof area not occupied by building systems equipment or required outdoor amenity spaces.

10. Parking & Mobility

a. Type
   i. Unless otherwise specified, MOTOR VEHICLE PARKING must be provided as underground STRUCTURED PARKING. All other types of parking are prohibited.

b. Parking Maximums
   i. The maximum number of OFF-STREET PARKING SPACES and RESERVED PARKING spaces permitted for each sub-area is specified in the provisions for each sub-area.
   ii. The maximum number of OFF-STREET PARKING SPACES and RESERVED PARKING spaces permitted in each sub-area is reduced by the number of OFF-STREET PARKING SPACES and RESERVED PARKING spaces provided on any LOT in each sub-area.

c. Parking Relief
   i. The maximum number of OFF-STREET PARKING SPACES in each sub-area may be exceeded up to a maximum of 0.6 OFF-STREET PARKING SPACES per one thousand SQUARE FEET of GROSS FLOOR AREA by 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 an increase in the maximum number of OFF-STREET PARKING SPACES serving DEVELOPMENT within the MPD overlay district:
         i). That the amount of commercial floor space included in the proposal has resulted in an increase in the estimated parking demand necessary for the full build out of DEVELOPMENT.
      b). The Planning Board shall USE a demand model provided by the Director of Mobility to determine the appropriate number of parking spaces necessary to meet the increased demand.
      c). The Planning Board shall require a MOBILITY MANAGEMENT ASSOCIATION (i.e. Transportation Management Agency) to be constituted by a date of its choosing as a condition of the Special Permit approval.
         i). The MOBILITY MANAGEMENT ASSOCIATION must be empowered to set the prices and policies for the rent or lease of any vehicular parking operated as a commercial service