



# SOMERVISION2040

Sustainability • Diversity • Opportunity • Connectivity • Community

## Zoning & Place Types

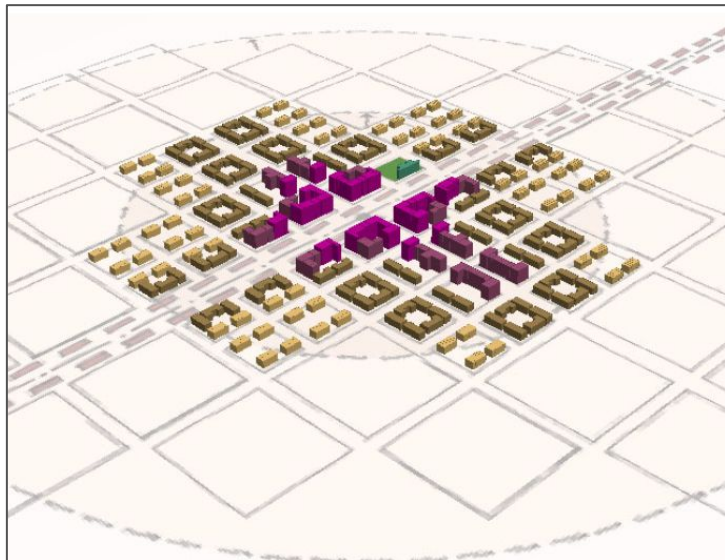
**Sarah Lewis, Director of Planning**



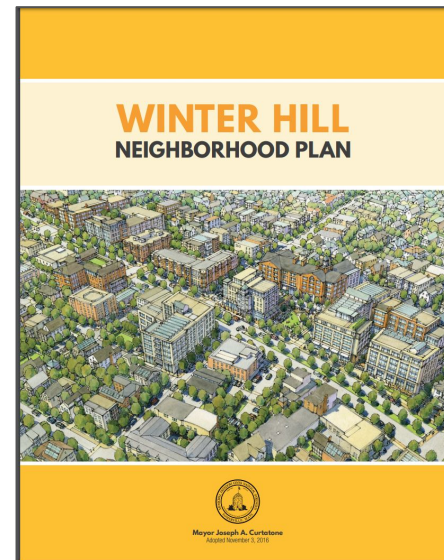
City of Somerville  
Mayor Joseph A. Curtatone

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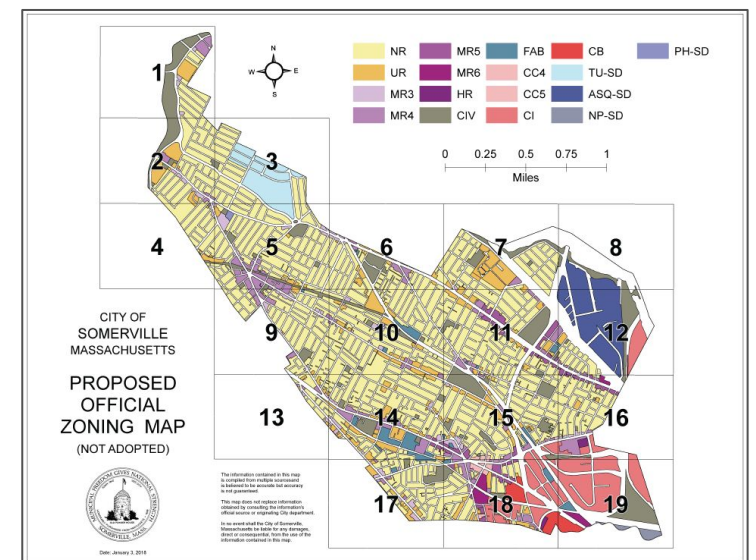
## Place Types



## Neighborhood Plans

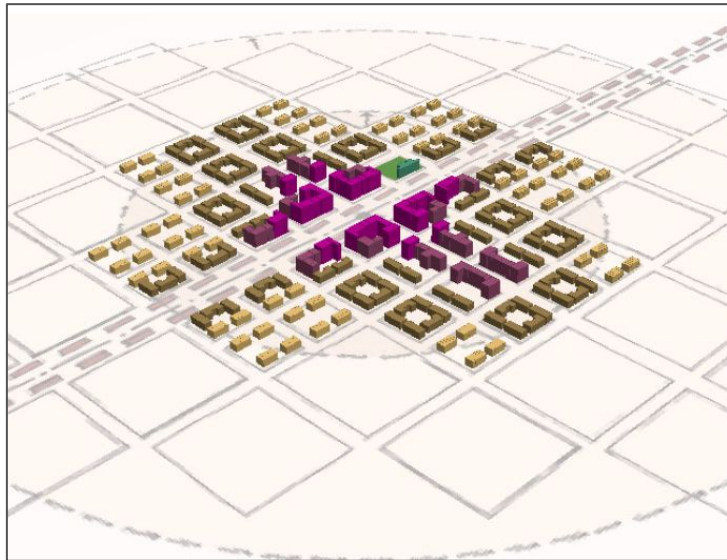


## Zoning

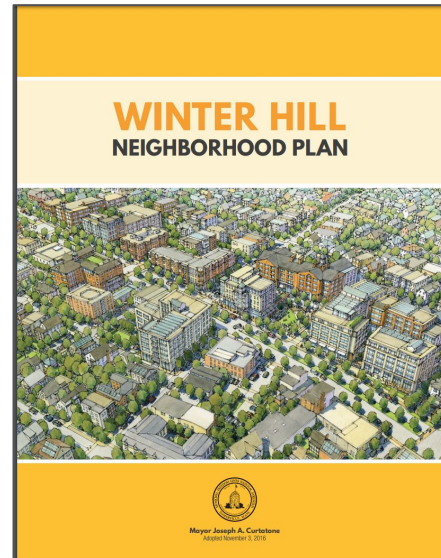


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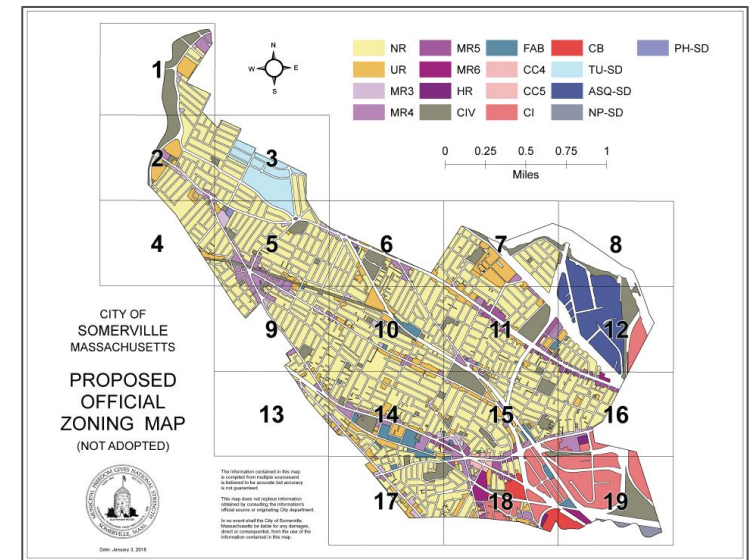
## Place Types



## Neighborhood Plans



## Zoning

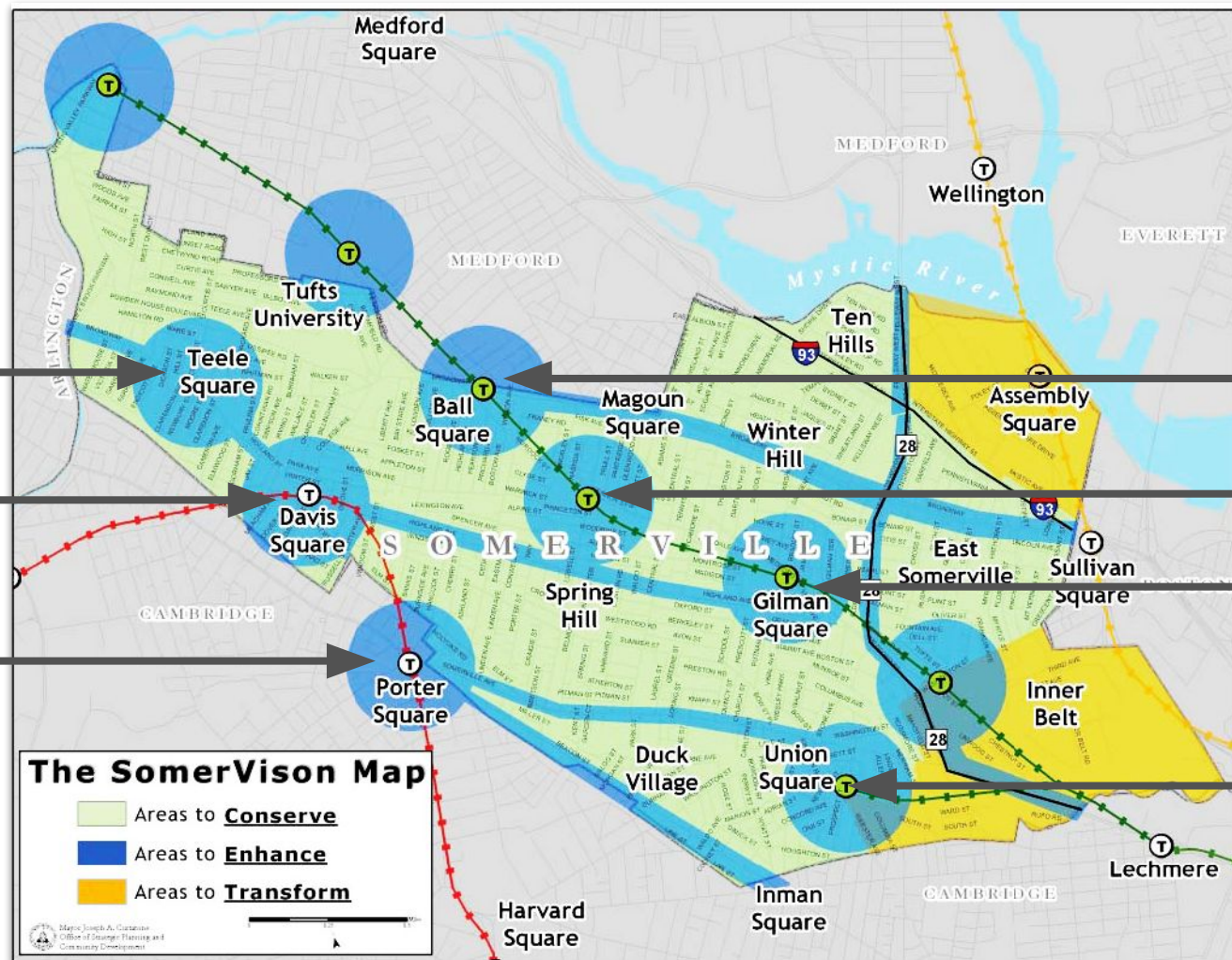


## Not all of these “Enhance Areas” are the same

Teele Sq.

Davis Sq.

Porter Sq.



Ball Sq.

Magoun Sq.

Gilman Sq.

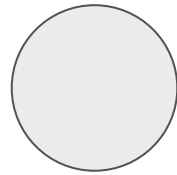
Union Sq./  
Boylston

# What are place types?

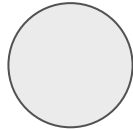
- A tool for planning our squares and main streets
- Establishes different parameters for housing, commercial, transportation, and development intensity (height and bulk)
- Helps us understand how each place fits in comparison to other places across the City and Greater Boston



# Place Types



Regional Center



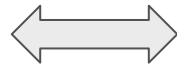
Urban Center



Local Center



Neighborhood Center



Main Streets



# Examples across Metro Boston

## Regional Center

- Downtown Boston



# Examples across Metro Boston

## Urban Center

- Kendall Square  
(an “Urban Employment Center”)
- Mass General  
(an “Urban Institutional Center”)
- Harvard Square  
(an “Urban Educational Center”)



# Examples across Metro Boston

## Local Center

- Coolidge Corner
- Malden Center
- Brighton Center



# Examples across Metro Boston

## Neighborhood Center

- Washington Square, Brookline
- Maverick Square, East Boston



# Examples across Metro Boston

## Main Streets

- Mass Avenue (Cambridge)
- Broadway (South Boston)
- Cambridge Street (Cambridge)
- Main Street (Melrose)



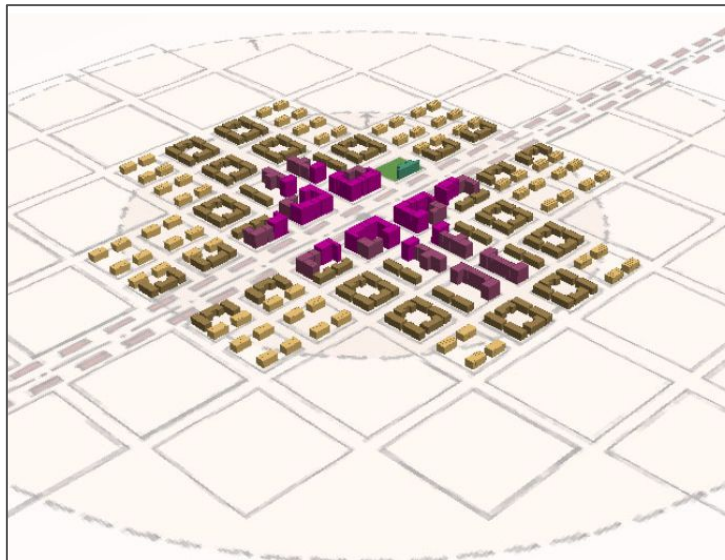
# Place Types in Somerville

1. Regional Center: none
2. **Urban Center:** Assembly Sq., Boynton Yards & the Eastern side of Union Sq.
3. **Local Center:** Davis Sq., existing Union Sq.
4. **Neighborhood Center:** Gilman Sq., Magoun Sq.
5. **Main Street:** Broadway, Somerville Avenue

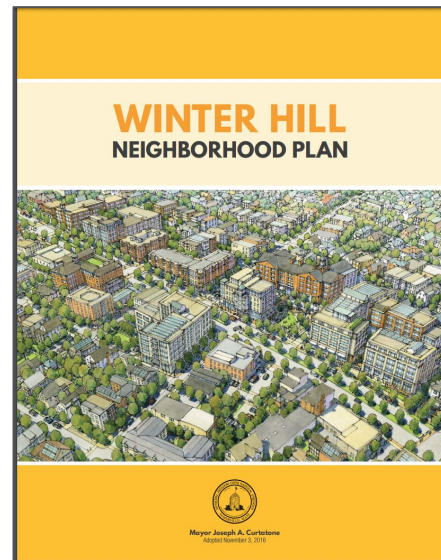


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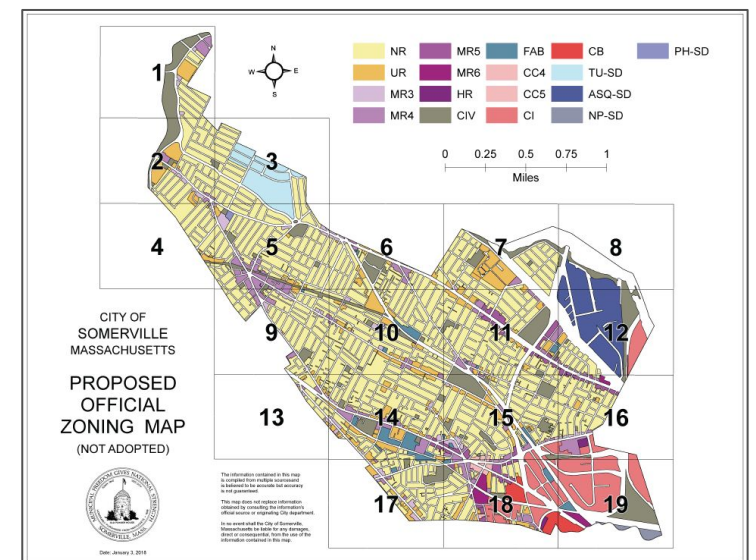
## Place Types



## Neighborhood Plans



## Zoning



# Neighborhood Planning

## Listen & Learn



## Balance Expertise



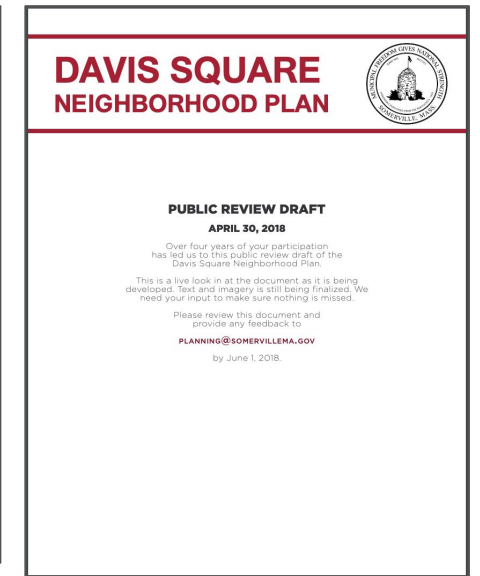
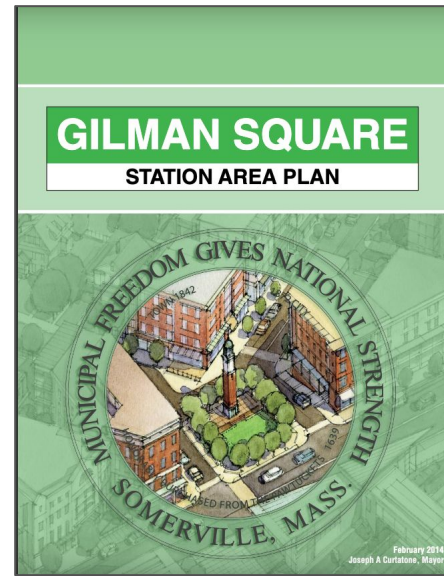
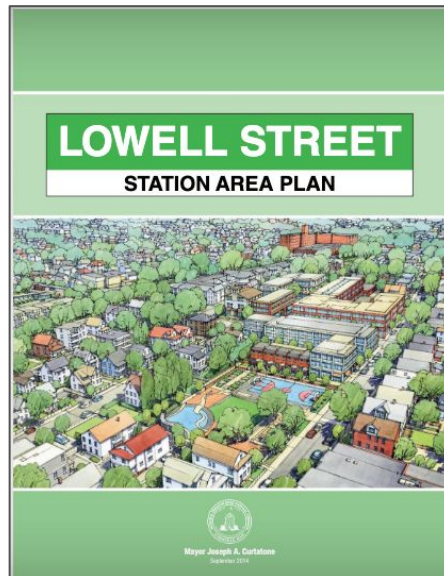
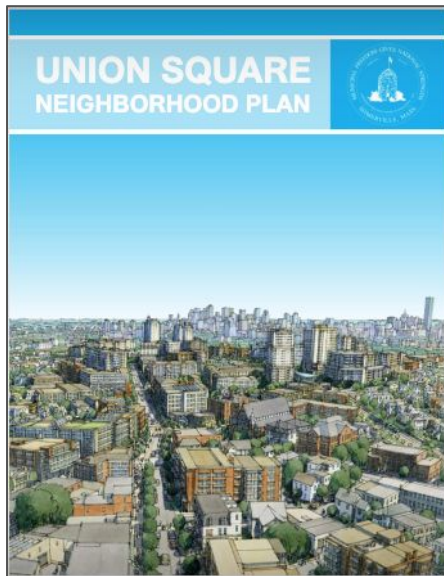
## Consensus



# Neighborhood Planning in Transform Areas

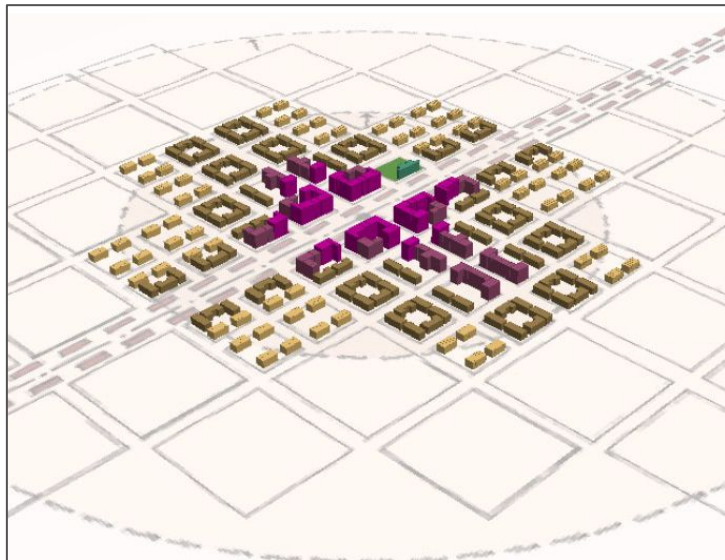


# Neighborhood Plans

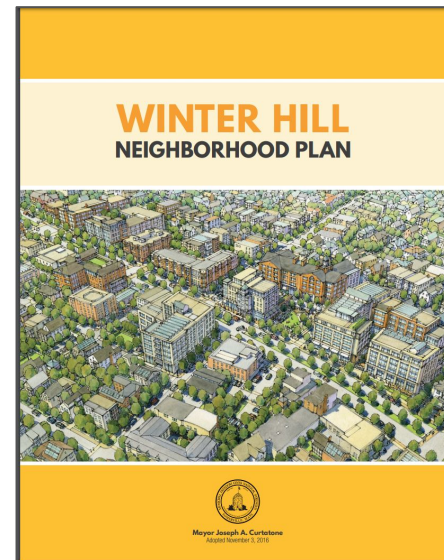


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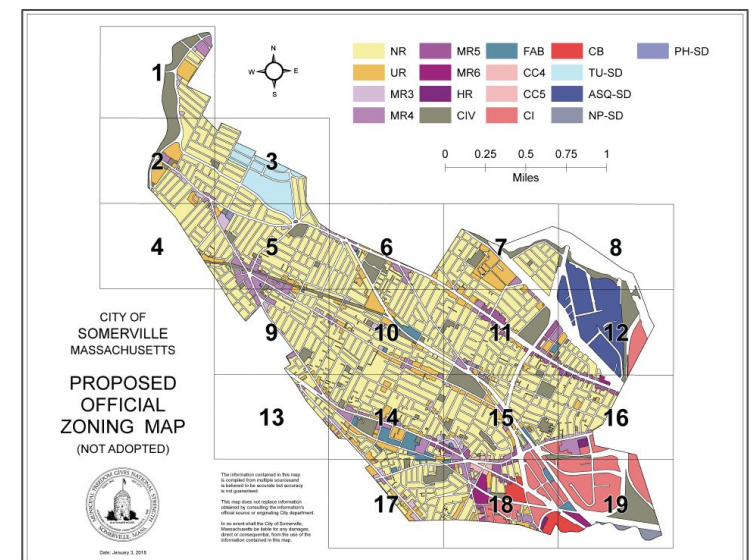
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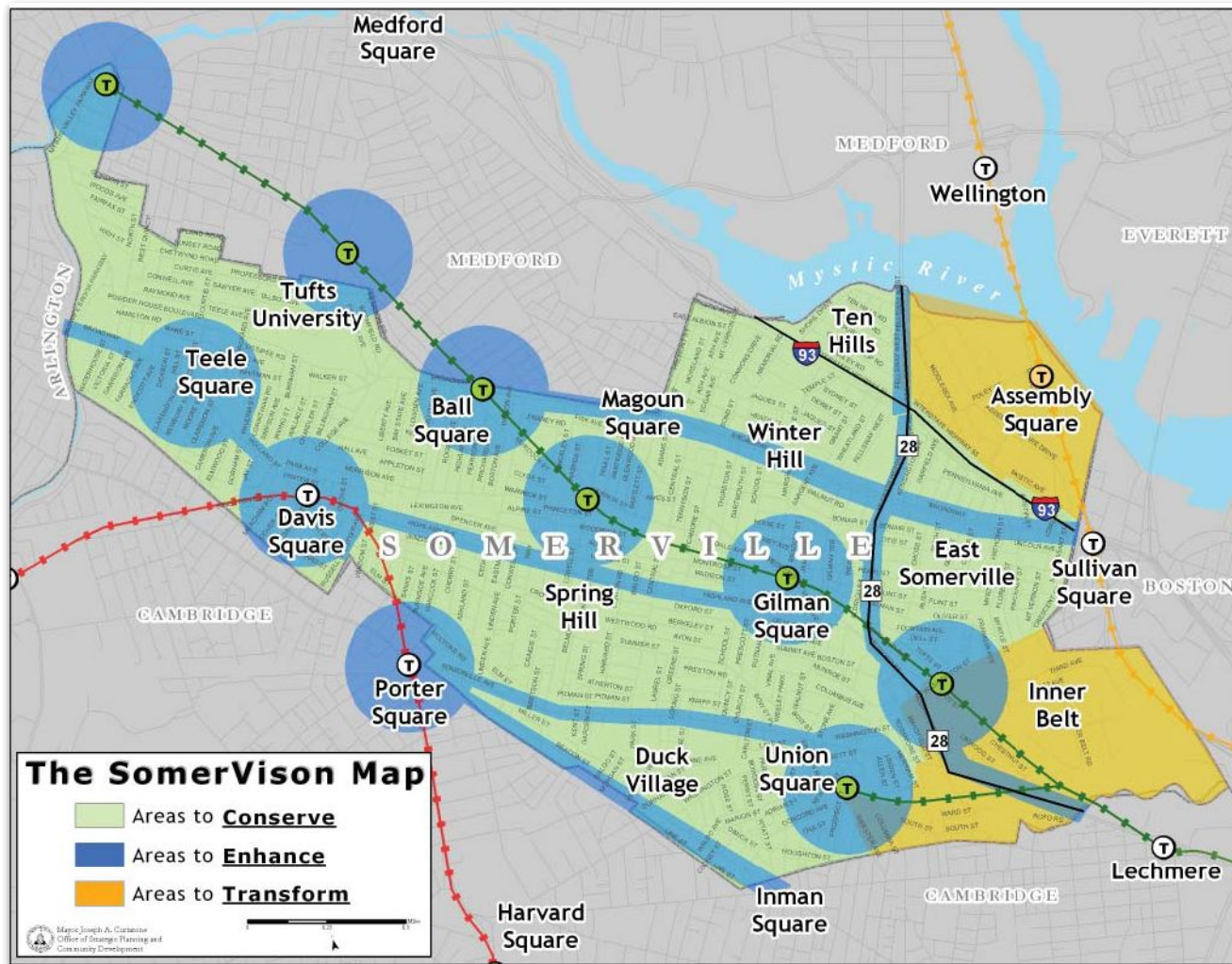


## Neighborhood Plans



## Zoning





# How does zoning work with SomerVision?

SomerVision lets us make some big-picture land use decisions that get implemented with tools like zoning and neighborhood plans.

For example, Conserve / Enhance / Transform in the SomerVision Map.

# Goals of the Zoning Code Overhaul

- Increase ease of use for everyone
- Create predictable results for high-quality urban design
- Implement the SomerVision Map and Station Area Plans
- Remove barriers to small business establishment
- Implement parking regulations that reflect Somerville's urban character

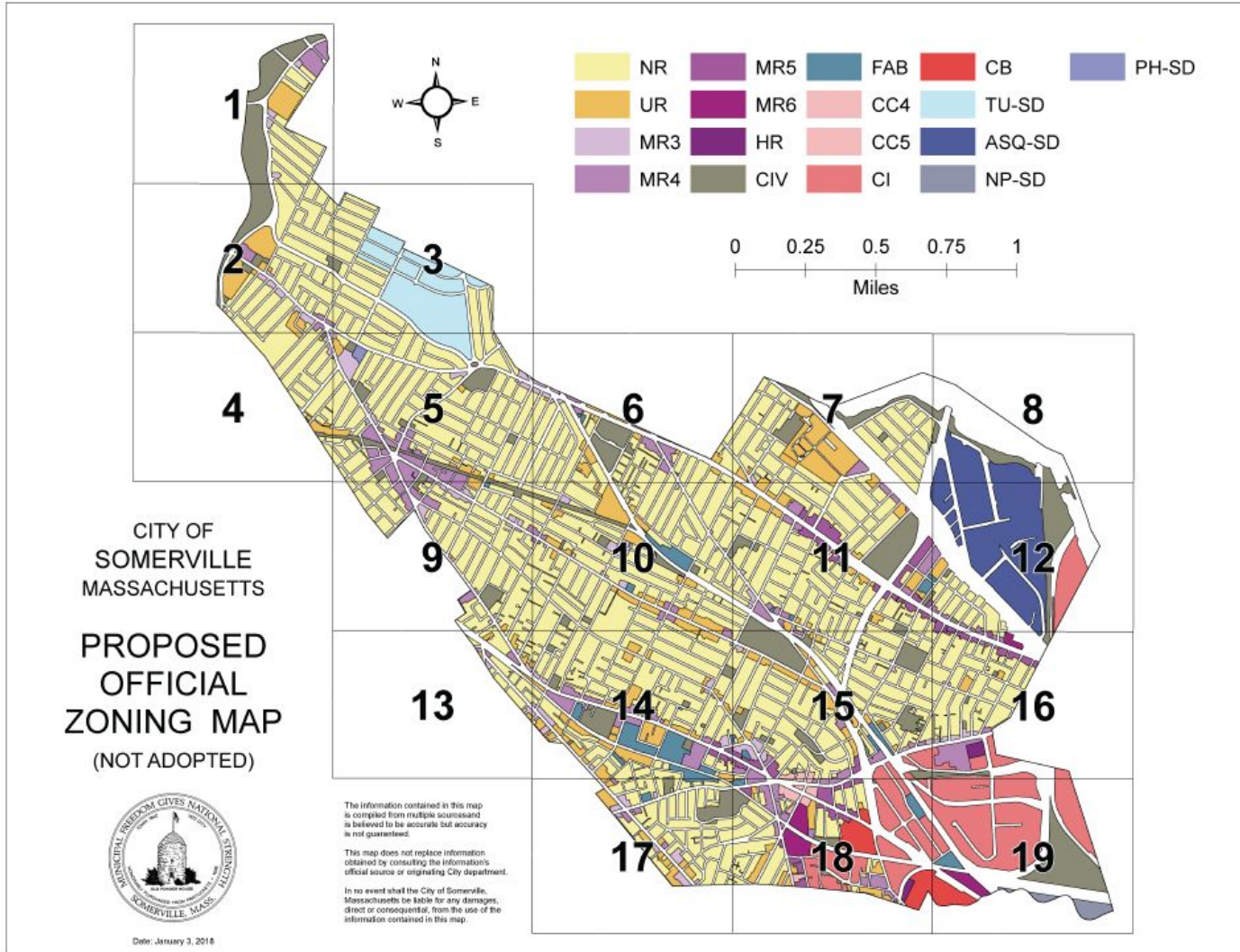


# Current Operating System



# Proposed Operating System





### 3. RESIDENTIAL DISTRICTS

Neighborhood Residence (NR)

#### 2. Intent

- To implement the Neighborhood Residential context from the Future Land Context Map of SomerVision.
- To conserve already established areas of detached and semi-detached residential buildings.

#### 3. Purpose

- To permit the development of one- and two-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.

#### 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 on any lot requires the submittal of a development review application to the Building Official.
- A pre-submittal meeting is recommended for all development.
- Proposed development may or may not necessitate the need for a Special Permit or a Variance based on the nature of the proposal. In such cases, additional development review is required in accordance with Article 16-Administration:
  - The Zoning Board of Appeals is the decision making authority for all development that requires

a Special Permit or 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 type may be built on each lot.
- The following principal building types are permitted in the Neighborhood Residence district:
  - Cottage
  - Detached House
  - Semi-Detached House
  - Duplex
- Accessory structures are regulated according to Article 10: Development Standards of this Ordinance.



# How was the zoning map created?

- Adopted Comprehensive & Neighborhood Plans
- In absence of adopted plans:
  - Existing districts
  - Neighborhood context
  - Existing building types and uses
  - Property location
- Extensive public, Councilor feedback since 2014



# Process for Somerville Zoning Overhaul



## Adoption Process

City Council is working on Amendments with Planning Staff for a new version intended for adoption



# Next Steps

## Place Types

**Develop a Place Type map to be reviewed in future SVC meetings**

## Neighborhood Plans

**Continue working on neighborhood planning efforts**

## Zoning

**Pass the proposed new Somerville Zoning Ordinance**



**Questions?**