

CITY OF SOMERVILLE
ORDINANCE NO. _____
IN THE BOARD OF ALDERMEN: _____

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE TO MODIFY THE PARKING REQUIREMENTS IN ARTICLE 9 FOR THE LARGE RETAIL AND SERVICE CLUSTER IN THE CORRIDOR COMMERCIAL DISTRICTS (CCD) AND TRANSIT ORIENTED DISTRICTS (TOD)

WHEREAS, the Board of Aldermen recently approved new zoning districts in Union Square and on Broadway in Winter Hill and East Somerville; and,

WHEREAS, regulation to limit the impact of large floorplate retail was identified as one of the objectives of the new zoning districts; and,

Whereas, a large floorplate retail and service establishments can have significant parking demand;

NOW THEREFORE, be it adopted by the Board of Aldermen, in session assembled, that the below listed sections of the Somerville Zoning Ordinance are hereby amended as identified.

1. Article 9: Off-Street Parking and Loading, Section 9.17 Parking Space and Loading Requirements in the Transit Oriented Districts (TODs) and Corridor Commercial District (CCD) is hereby amended as follows (additions are underlined and deletions are ~~crossed-out~~):

9.17. Parking Space and Loading Area Requirements in the Transit Oriented Districts (TODs) and Corridor Commercial Districts (CCDs).

The following parking space and loading space requirements supersede the parking space and loading space requirements in Article 9 of this Ordinance. All other requirements of Article 9 shall apply.

9.17.1. Number of Parking Spaces. Except as provided below, uses in TODs and CCDs shall meet the following standards for minimum parking spaces.

| | Use Cluster | Minimum Spaces TOD ⁽¹⁾ | Minimum Spaces CCD |
|---|---|-----------------------------------|-----------------------------------|
| A | Office / R&D Use | 1 per 1000 n.s.f | 1 per 800 n.s.f |
| B | Small Retail and Service (less than 1,500 net square feet) | 1 per 1500 n.s.f ^(2,3) | 1 per 1500 n.s.f ^(2,3) |
| C | Medium Retail and Service (1,500 to 10,000 net square feet) | 1 per 1000 n.s.f ⁽³⁾ | 1 per 800 n.s.f ⁽³⁾ |
| D | Eating and Drinking | 1 per 500 n.s.f ^(2,3) | 1 per 400 n.s.f ^(2,3) |
| E | Residential | 1 per unit ⁽⁴⁾⁽⁵⁾ | 1 per unit ⁽⁴⁾⁽⁵⁾ |
| F | Other Accommodations | 0.5 per guest room | 0.6 per guest room |

| | | | |
|----|--|---|--|
| G | Educational/Recreational/ Institutional Services | 1 per 500 n.s.f | 1 per 400 n.s.f |
| H | Light Industrial | 1 per 1500 n.s.f | NA |
| I | Other | None required | None required |
| J. | Protected Uses | See requirements for cluster containing most similar use | See requirements for cluster containing most similar use |
| K. | Large Retail and Service (more than 10,000 net square feet) | 1 per 4000 <u>500</u> n.s.f ⁽³⁾⁽⁶⁾ | 1 per 800 <u>400</u> n.s.f ⁽³⁾⁽⁶⁾ |

6. The Planning Board may grant a special permit reducing the parking requirement for a the Large Retail and Service Cluster to allow up to 1 parking space per 800 n.s.f. in the CCD districts and 1 parking space per 1000 n.s.f. in the TOD districts for new development where the Board can make a finding that shared parking and walk/bike travel demand will ensure that adequate parking is provided for all uses on the site. To be granted the special permit, an applicant must submit a parking analysis to be reviewed by the City’s Traffic Engineer and the Planning Board. The parking analysis must address the parking demand for all uses in the new development and establish that additional on-site parking is not necessary.