

CITY OF SOMERVILLE
ORDINANCE NO. 2009-14
IN THE BOARD OF ALDERMEN: November 12, 2009

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE TO ALTER USES ALLOWED IN THE IA, IB, AND IP INDUSTRIAL DISTRICTS AND TO MAKE ASSOCIATED MAP CHANGES

WHEREAS, the City of Somerville has long advocated for the extension of the Green Line from its existing terminus at Lechmere through Somerville to end at Medford hillside; and,

WHEREAS, the extension of the Green Line is an opportunity to improve the economic vitality of Somerville; and,

WHEREAS, the extension of the Green Line requires the location of a maintenance facility and the City has indicated its support of the “Mirror H” alternative; and,

WHEREAS, it is important to ensure that land will be made available to implement the Mirror H alternative;

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 6: Establishment of Zoning Districts

6.1.9. IB – Industrial Districts. Purpose. To establish and preserve areas for necessary industrial and related uses of such a nature that they require isolation from many other kinds of land uses, and to make provision for commercial uses which are necessary to service the immediate needs of people in these areas. All new development for a *by-right use* in the IB District shall be subject to Site Plan Approval (SPA) under Section 5.4. If some uses in the development are by right and some are allowed by Special Permit (SP) the entire development shall be subject to SPSR review.

2. Article 7: Permitted Uses

| PRINCIPAL USE (unless specified otherwise) | DISTRICT | | |
|---|-----------------|-----------------|-----------|
| | IA | IB (18)* | IP |
| 5. INSTITUTIONAL USES | | | |
| 2. Library, museum, art gallery | | | |
| a. less than 10,000 s.f. of gross floor area | SP | - | SP |
| b. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 3. Hospital | | | |
| a. less than 10,000 s.f. of gross floor area | Y | - | Y |
| b. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 5. Non-profit community center (e.g. YMCA) | | | |
| a. less than 10,000 s.f. of gross floor area | SP | - | SP |

| PRINCIPAL USE (unless specified otherwise) | DISTRICT | | |
|---|-----------------|-----------------|-----------|
| | IA | IB (18)* | IP |
| b. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 6. Private, non-profit club or lodge for members only | | | |
| a. less than 10,000 s.f. of gross floor area | SP | - | SP |
| b. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 7. Buildings and uses owned by the City of Somerville | | | |
| b. 10,000 s.f. or more of gross floor area | SPSR | Y | SPSR |
| 6. RECREATIONAL USES | | | |
| 1. Public park, playground, recreational area | | | |
| a. less than 10,000 s.f. of gross floor area | Y | - | Y |
| b. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 2. Private, non-profit outdoor recreational facility | | | |
| a. less than 10,000 s.f. of gross floor area | Y | - | Y |
| b. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 3. Commercial health, exercise, racquet, weight reduction, bowling or similar facility | | | |
| a. less than 10,000 s.f. of gross floor area | Y | - | Y |
| b. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 5. Marinas and dry boat storage | | | |
| a. less than 10,000 s.f. of gross floor area | Y | - | Y |
| b. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 7. OFFICE USES† | | | |
| 1. Office, other than medical | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | Y | - | SP |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 8. BUSINESS SERVICES | | | |
| 1. Beauty salon, barber shop, tailor, dressmaker, shoe repair† | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| 2. Laundry or dry cleaning: † | | | |
| a. Self-service laundromat or dry cleaning; pick-up station with processing done elsewhere | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. Laundry or dry cleaning with processing on the premises, provided only non-flammable solvents are used for cleaning; | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,001 to 9,999 s.f. of gross floor area | Y | - | Y |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 3. Real estate sales or rental, travel agency, insurance agency, ticket agency | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | Y | - | Y |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 4. Bank or credit union with or without an automatic teller machine but with no drive-up window† | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | Y | - | Y |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 5. Bank or credit union with drive-up window | | | |

| PRINCIPAL USE (unless specified otherwise) | DISTRICT | | |
|--|-----------------|-----------------|-----------|
| | IA | IB (18)* | IP |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| b. 5,000 to 9,999 s.f. of gross floor area | SP | - | SP |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 6. Photocopying, reproduction and photographic services including commercial photography, but not commercial printing† | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | Y | - | Y |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 7. Repair of household appliances, small tools or equipment | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | Y | - | Y |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 9. For-profit school for instruction in arts, skills, or vocational training† | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | Y | - | Y |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 10. Newspaper distribution agency | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| b. 5,000 to 9,999 s.f. of gross floor area | SP | - | SP |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 12. Pet store | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | SP | - | SP |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 13. Tattoo, Body Piercing, and/or Scarification Facilities (14)* (15)* | | | |
| a. less than 2,500 s.f. of gross floor area | SPD | - | SPD |
| b. 2,500 to 4,999 s.f. of gross floor area | SPD | - | SPD |
| c. 5,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 9. SALES OR RENTAL OF GOODS OR EQUIPMENT | | | |
| 1. Store selling convenience and grocery goods such as food, candy, newspapers, tobacco products† | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | Y | - | Y |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 4. Package liquor store, with no consumption of beverages on the premises† | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | Y | - | Y |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 8. Store selling hardware, paint, wallpaper, lawn and garden supplies† | | | |
| 1. All operations conducted entirely within an enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | Y | - | Y |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 2. Operations, in part or in whole, conducted outside an enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| 9. Building and construction materials store | | | |

| PRINCIPAL USE (unless specified otherwise) | DISTRICT | | |
|--|-----------------|-----------------|-----------|
| | IA | IB (18)* | IP |
| 1. All operations conducted entirely within an enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | Y | - | Y |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 2. Operations, in part or in whole, conducted outside an enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| 10. Commercial greenhouse or nursery | | | |
| 1. All operations conducted entirely within an enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | Y | - | Y |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 2. Operations, in part or in whole, conducted outside an enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| b. 5,000 to 9,999 s.f. of gross floor area | SPD | - | SPD |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 11. Sale or rental of equipment and supplies such as office furniture, home improvement equipment or tools† | | | |
| 1. All operations conducted entirely within an enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | Y | - | Y |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 2. Operations, in part or in whole, conducted outside an enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| 12. Farmers' market or roadside stand selling agricultural products (indoor or outdoor) † | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | Y | - | Y |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 13. Crafts related store selling jewelry, T-shirts, crafts, etc. where production occurs on premises | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | Y | - | Y |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 10. EATING, DRINKING, AND TRANSIENT ACCOMMODATIONS | | | |
| 4. Caterer preparing meals for consumption off site† | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | Y | - | Y |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 5. Hotel, motel | | | |
| a. less than 10,000 s.f. of gross floor area | Y | - | Y |
| b. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 11. MOTOR VEHICLE RELATED SALES AND SERVICE | | | |
| 1. Motor vehicle sales and service of new vehicles, or vehicles taken in exchange therefore, when conducted on the same lot and in conjunction therewith the repair of motor vehicle engines within a building | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| b. 5,000 s.f. or more of gross floor area | SPSR | - | SPSR |

| PRINCIPAL USE (unless specified otherwise) | DISTRICT | | |
|--|-----------------|-----------------|-----------|
| | IA | IB (18)* | IP |
| 2. Motor vehicle rental | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| b. 5,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 3. Service station, primarily for the sale of fuel, but including other motor oil products and accessories, and minor repairing, lubrication, and adjustment (fuel pumps may be outside enclosed building) | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SPSR |
| b. 5,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 4. Sales and installation of automotive parts such as tires, mufflers, brakes and motor vehicle accessories | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SPSR |
| b. 5,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 5. Motor vehicle maintenance and minor repairs limited to engine tune-up, lubrication and installation of replacement parts, adjustment or replacement of brakes or tires, washing and polishing, but not including engine overhaul, body work or painting | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SPSR |
| b. 5,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 6. Substantial motor vehicle repair including engine overhaul, body work and painting | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SPSR |
| b. 5,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 7. Used vehicles sales and in conjunction there with the repair of motor vehicle engines within a building | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SPSR |
| b. 5,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 10. Structured or open lot (outdoor) motor vehicle parking where the parking spaces are not accessory to a principal use on the same lot and where no sales or service take place | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| b. 5,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 11. Limousine rental and minor servicing | | | |
| 1. Operations conducted entirely within an enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| b. 5,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 2. Operations, in part or in whole, conducted outside an enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| b. 5,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 12. Bus and taxi rental, storage and servicing | | | |
| 1. Operations conducted entirely within an enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| b. 5,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 2. Operations, in part or whole, conducted outside an enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| b. 5,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 13. Motor vehicle wash (whether mechanically operated or self-service) | | | |
| 1. Operations conducted entirely within an enclosed building | | | |

| PRINCIPAL USE (unless specified otherwise) | DISTRICT | | |
|--|-----------------|-----------------|-----------|
| | IA | IB (18)* | IP |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| b. 5,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 2. Operations, in part or whole, conducted outside an enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SPSR |
| b. 5,000 s.f. or more of gross floor area | SPSR | - | - |
| 14. Parking spaces for car-share or flex-car spaces (may be within an enclosed building or outside) | | | |
| a. conversion of up to 3 spaces within an existing lot | Y | - | Y |
| b. creation of new space, or conversion of 4 or more existing spaces | SP | - | SP |
| 12. COMMERCIAL AND INDUSTRIAL SERVICES | | | |
| 1. Laundry or dry-cleaning processing center where clothes, carpets or other fabrics are washed or cleaned, excluding customer drop-off and pick-up or self-service facility | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | SP |
| b. 5,000 to 9,999 s.f. of gross floor area | SP | - | SP |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 2. Bakery, wholesale | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | SP |
| b. 5,000 to 9,999 s.f. of gross floor area | SP | - | SP |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 3. Industrial services such as machine shop, welding | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | SP |
| b. 5,000 to 9,999 s.f. of gross floor area | SP | - | SP |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 4. Self-storage facility | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| b. 5,000 to 9,999 s.f. of gross floor area | SP | - | SP |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 5. Distribution center, parcel delivery, commercial mail delivery center | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| b. 5,000 to 9,999 s.f. of gross floor area | SPD | - | SP |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 6. Shop and storage facilities for tradesmen such as carpenter, plumber, electrician, etc. engaged in the construction and repair of residential buildings and other light frame structures with incidental sale of building materials or products on the premises | | | |
| 1. Operations conducted entirely within an enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | Y | - | Y |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 2. Operations, in part or whole, conducted outside an enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| 7. Office, yard and storage facilities for construction company such as a general contractor, landscape contractor | | | |
| 1. Operations conducted entirely within an enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | Y | - | Y |

| PRINCIPAL USE (unless specified otherwise) | DISTRICT | | |
|--|-----------------|-----------------|-----------|
| | IA | IB (18)* | IP |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 2. Operations, in part or whole, conducted outside an enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| 8. Sale and repair of heating equipment but not including bulk storage of fuel oil | | | |
| 1. Operations conducted entirely within an enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | Y | - | Y |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 2. Operations, in part or whole, conducted outside an enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| 9. Bottle redemption center or collection center for recycling of non-hazardous materials such as glass, aluminum, paper | | | |
| a. less than 5,000 s.f. of gross floor area | SP | Y | SP |
| 10. Laboratory engaged in research, experimental and testing activities which may include the development of mockups and prototypes but not the manufacture of finished products | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | Y | - | Y |
| c. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 13. WHOLESALE BUSINESS AND WHOLESALE STORAGE | | | |
| 1. Wholesale business or storage, including office, sales and display space of such a business, provided that not more than 25 percent of the gross floor area is used for assembly of products, but not including wholesale storage of flammable liquids, gas or explosives | | | |
| 1. All operations conducted entirely within an enclosed building | | | |
| a. less than 25,000 s.f. of gross floor area | Y | - | Y |
| b. 25,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 2. Operations, in part or whole, conducted outside an enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| 3. Open lot (outside an enclosed building) storage of coal, coke, sand or other solid fuel or similar material, or such storage in silos or hoppers of second hand lumber or other used building materials, junk, scrap paper, rags, unrepaired or unclean containers, or other salvage articles; storage of flammable liquid or gas | - | - | - |
| 14. INDUSTRIAL USES | | | |
| A. LIGHT INDUSTRIAL | | | |
| Light manufacturing when the processes involved are limited to assembly or finishing work of electronic products, appliances, hand tools, furniture, and the like | | | |
| 1. Conducted entirely within an enclosed building in a manner that all dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the enclosed building | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 to 9,999 s.f. of gross floor area | Y | - | Y |
| c. 10,000 to 24,999 s.f. of gross floor area | SP | - | SP |
| d. 25,000 s.f. or more of gross floor area | SPSR | - | SPSR |

| PRINCIPAL USE (unless specified otherwise) | DISTRICT | | |
|--|-----------------|-----------------|-----------|
| | IA | IB (18)* | IP |
| 2. Conducted, in part or in whole, outside an enclosed building, provided in compliance with the Noise Ordinance | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SPSR |
| B. GENERAL INDUSTRIAL | | | |
| General industrial uses, including manufacturing, assembly, and processing or other industrial operation, such as, but not limited to, the following: food products manufacture, machine or woodworking shop, printing and publishing operation, or metal finishing | | | |
| 1. Conducted entirely within an enclosed building in a manner that all resulting cinders, dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the enclosed building and disposed of so as not to create a nuisance or hazard to safety or health; and further provided that no noise or vibration is perceptible without instruments at a distance greater than 50 feet from the lot line | | | |
| a. less than 10,000 s.f. of gross floor area | Y | - | Y |
| b. 10,000 to 24,999 s.f. of gross floor area | Y | - | Y |
| c. 25,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 2. Conducted, in part or in whole, outside an enclosed building in a manner that all resulting cinders, dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the premises or disposed of so as not to create a nuisance or hazard to safety or health; | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SPSR |
| b. 10,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| C. HEAVY INDUSTRIAL USES | | | |
| Other industrial uses of a noxious character, whether conducted inside or outside an enclosed building, such as, abattoir, foundry, chemical, refining, or rendering operation | | | |
| 1. Waste Management Facility including transfer station | | | |
| a. less than 25,000 s.f. | - | Y | - |
| b. 25,000 s.f. or more of gross floor area | - | SPSR | - |
| D. OTHER INDUSTRIAL USES | | | |
| Manufacturing use, including product research, development and testing activities conducted inside an enclosed building such as, but not limited to, biotechnology. | | | |
| a. less than 10,000 s.f. of gross floor area | Y | - | Y |
| b. 10,000 to 24,999 s.f. of gross floor area | Y | - | Y |
| c. 25,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 15. COMMUNICATIONS, UTILITY, AND TRANSPORTATION USES | | | |
| 1. Telephone exchange and facilities serving telecommunications carriers and internet service providers, including but not limited to: switching, relay, and telecommunications data storage and distribution centers (13)* | | | |
| a. less than 10,000 s.f. of gross floor area (13)* | Y | - | SP |
| b. 10,000 s.f. to 24,999 s.f. of gross floor area (13)* | Y | - | SPD |
| c. 25,000 s.f. or more of gross floor area (13)* | SPSR | - | SPSR |
| 2. Radio or television studio without transmitting or receiving towers | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 s.f. or more of gross floor area | SPSR | - | SPSR |

| PRINCIPAL USE (unless specified otherwise) | DISTRICT | | |
|---|-----------------|-----------------|-----------|
| | IA | IB (18)* | IP |
| 3. Wireless Communications Facility | SP | - | SP |
| 4. Commercial ambulance service | | | |
| a. less than 5,000 s.f. of gross floor area | Y | - | Y |
| b. 5,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 5. Railroad terminals and yards, including operations conducted outside enclosed buildings | | | |
| a. less than 25,000 s.f. of gross floor area | - | Y | - |
| b. 25,000 s.f. or more of gross floor area | - | SPSR | - |
| 7. Substation and Pumping Station | | | |
| a. less than 5,000 s.f. of gross floor area | SP | - | SP |
| b. 5,000 s.f. or more of gross floor area | SPSR | - | SPSR |
| 16. ACCESSORY COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL USES (11)* | | | |
| 1. Accessory retail or business service uses in an apartment dwelling, hotel, motel, office, institutional use or industrial building | Y | - | Y |
| 2. Trailer or other mobile structure used for an accessory use, but excluding temporary construction structure | | | |
| a. for up to one year | Y | - | Y |
| b. for more than one year | SP | - | SP |
| 3. Accessory assembly or light manufacturing, in conjunction with a permitted business, retail, wholesale or institutional use | Y | - | Y |

3. Article 7: Permitted Uses, Section 7.12 Footnotes to Table of Permitted Uses

18. All new development for a *by-right use* in the IB District shall be subject to Site Plan Approval (SPA) under Section 5.4. If some uses in the development are by right and some are allowed by Special Permit (SP) the entire development shall be subject to SPSR review.

4. The Zoning Map of the City of Somerville (Grid and Sections 16 and 19 attached)

Approved:

President

ARLINGTON

MEDFORD

CAMBRIDGE

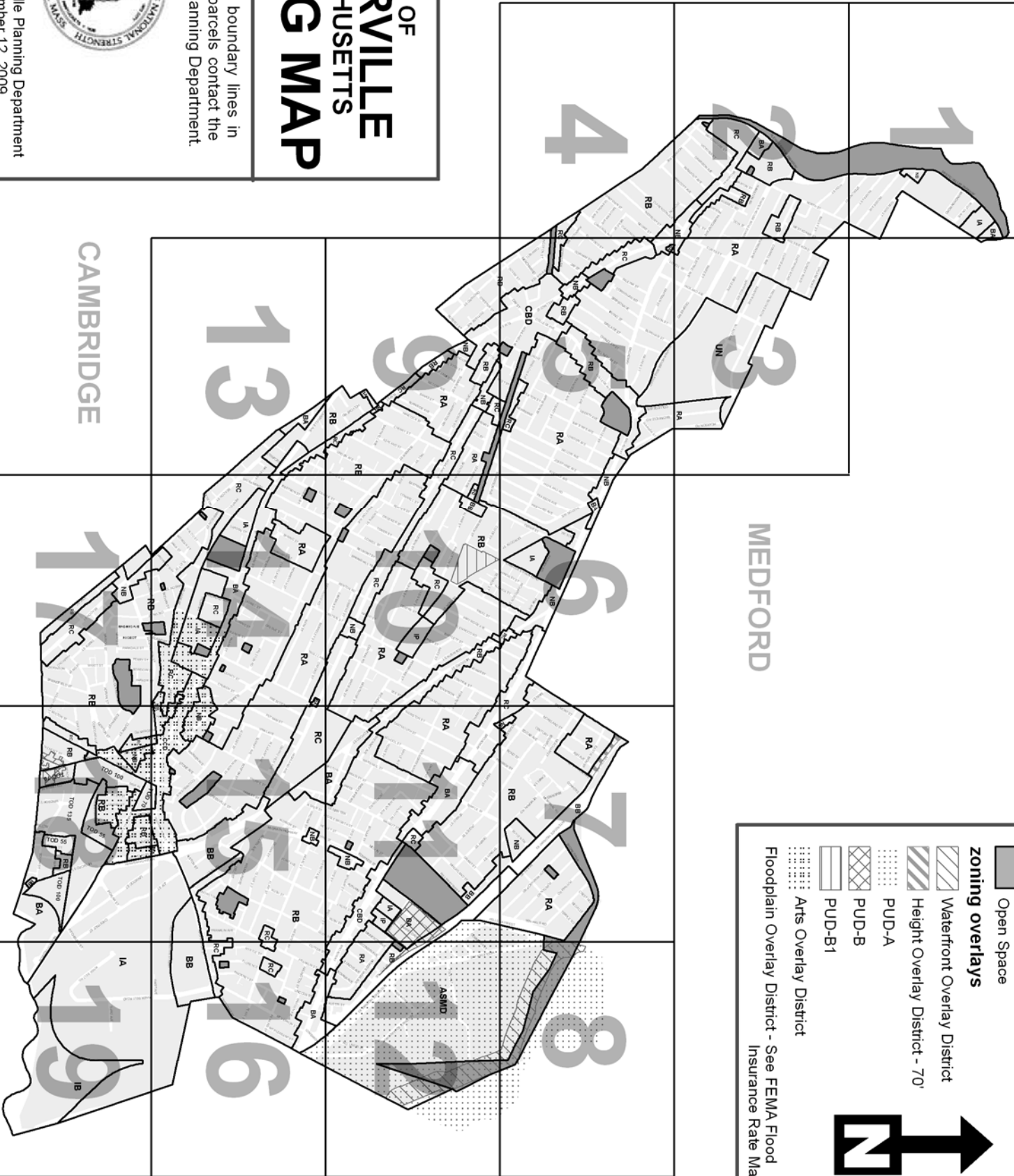
BOSTON

CITY OF SOMERVILLE MASSACHUSETTS ZONING MAP

To determine exact boundary lines in relation to specific parcels contact the City of Somerville Planning Department.



Prepared by the Somerville Planning Department
Amended November 12, 2009
Drawn July 9, 2009



zoning overlays

- Open Space
- Waterfront Overlay District
- Height Overlay District - 70'
- PUD-A
- PUD-B
- PUD-B1
- Arts Overlay District
- Floodplain Overlay District - See FEMA Flood Insurance Rate Maps





CITY OF SOMERVILLE
ZONING MAP
SECTION 16



BOSTON

Prepared by the Somerville Planning Department
 Amended November 12, 2009
 Drawn July 9, 2009

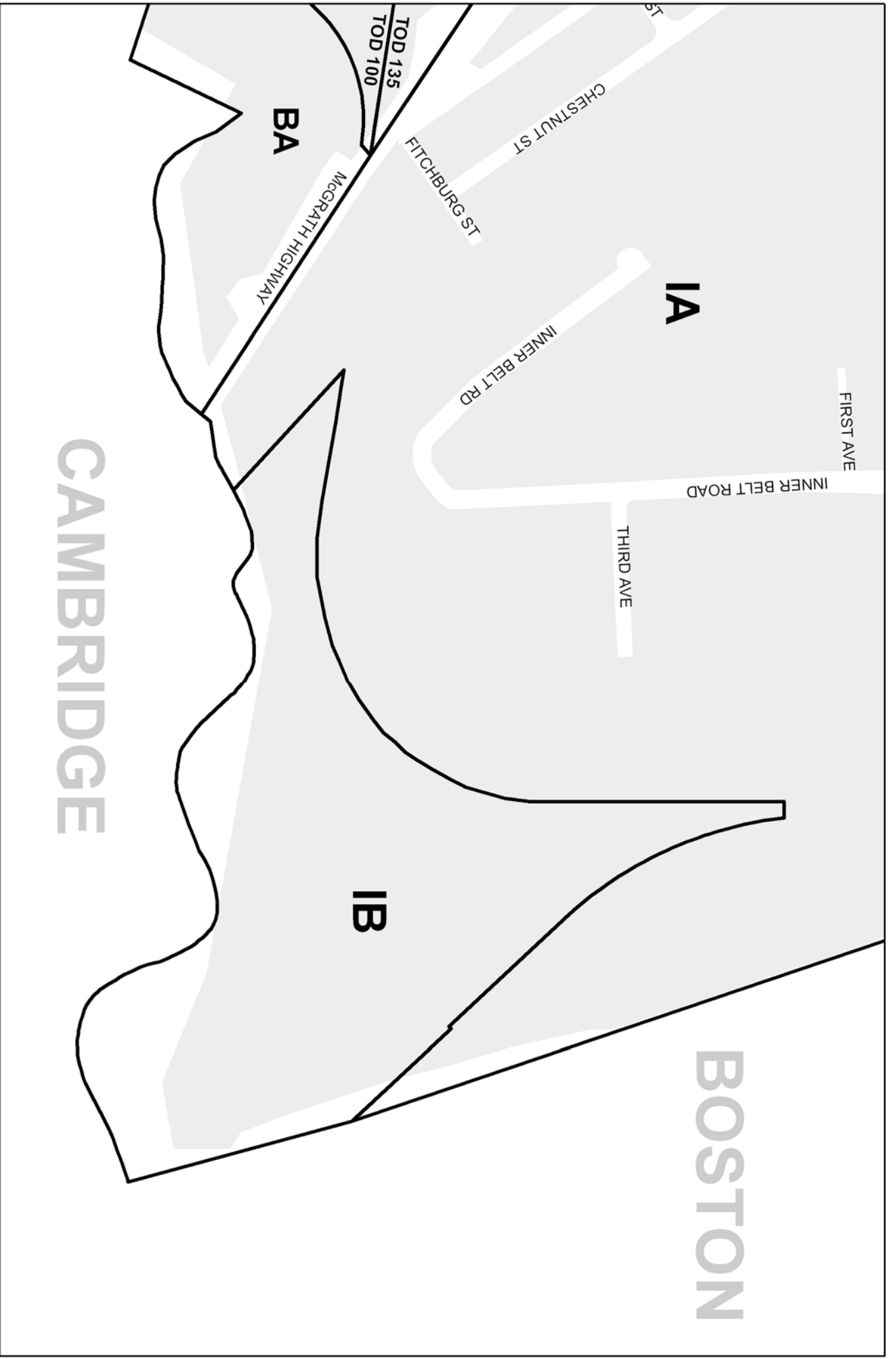
| | |
|--|--|
| | Open Space |
| | Zoning Overlays |
| | Waterfront Overlay District |
| | Height Overlay District - 70' |
| | PUD-A |
| | PUD-B |
| | PUD-B1 |
| | Floodplain Overlay District - See FEMA Flood Insurance Rate Maps |



CITY OF SOMERVILLE ZONING MAP SECTION 19

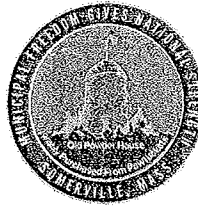
CAMBRIDGE

BOSTON



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| | |
|--|--|
| | Open Space |
| | Zoning Overlays |
| | Waterfront Overlay District |
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| | PUD-A |
| | PUD-B |
| | PUD-B1 |
| | Floodplain Overlay District - See FEMA Flood Insurance Rate Maps |



CITY OF SOMERVILLE, MASSACHUSETTS
JOSEPH A. CURTATONE
MAYOR

July 9, 2009

The Honorable Board of Aldermen
Somerville City Hall
Somerville, MA 02143

RE: AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE
TO ALTER USES ALLOWED IN THE IA, IB, AND IP INDUSTRIAL DISTRICTS
AND TO MAKE ASSOCIATED MAP CHANGES

Dear Honorable Board of Aldermen:

In conjunction with Alderman Heuston and Alderman Roche, I am submitting for your consideration a proposed ordinance that will amend the Somerville Zoning Ordinance (SZO) to alter the uses allowed in the IA, IB, and IP industrial districts and to make associated map changes. In the past few months, your honorable Board and I have gone on record with the Commonwealth regarding our recommendations for the location of the maintenance facility associated with the extension of the Green Line. We have both recommended that the "Mirror H" alternative be selected as the preferred alternative. The attached zoning amendment will support that recommendation by modifying the types of uses allowed in the vicinity of the recommended site. Although the Commonwealth is not required to comply with local zoning when it is constructing and operating facilities with a public purpose, the zoning amendment will ensure that private property owners are aware of the City's intent.

Staff from OSPCD will be available if you have any questions regarding these materials.

Respectfully submitted,


Joseph A. Curtatone
Mayor

William W. Roche
Alderman, Ward 1

Maryann M. Heuston
Alderman, Ward 2





CITY OF SOMERVILLE, MASSACHUSETTS
Office of Strategic Planning and Community Development
JOSEPH A. CURTATONE, MAYOR

Office of the Executive Director

MEMORANDUM

TO: Joseph A. Curtatone, Mayor

FROM: Monica R. Lamboy, Executive Director *ML*

DATE: July 9, 2009

SUBJECT: AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE TO ALTER USES ALLOWED IN THE IA, IB, AND IP INDUSTRIAL DISTRICTS AND TO MAKE ASSOCIATED MAP CHANGES

The Office of Strategic Planning and Community Development respectfully requests that you forward to the Board of Aldermen a proposed ordinance amending the Somerville Zoning Ordinance (SZO) that would alter the allowed uses in the IA, IB, and IP industrial zones. This ordinance also includes associated changes to the zoning map.

BACKGROUND

During the past year, City officials, members of the Somerville community, and members of the Board of Aldermen have paid very close attention to the future location and design of the planned maintenance facility associated with the extension of the Green Line, anticipated to open by December 2014. This spring, City officials recorded their support for the "Mirror H" alternative which would locate the facility in Somerville slightly south of the Boston Engine Terminal (BET). The proposed amendment to the Somerville Zoning Ordinance (SZO) will further show the City's support for this alternative by amending the uses allowed in several industrial zones in the vicinity. As you are aware, facilities operated by the Commonwealth for public purpose need not comply with local zoning, however, amending the ordinance at this time will ensure that private property owners are aware of the City's intent relative to the location of the maintenance facility.

The SZO presently contains two industrial zones (IA and IB) and one industrial park zone (IP). The purpose of the IA and IB districts is to establish and preserve areas for industrial and related uses that are best separated from other types of commercial uses. The IA zone does allow for living and studio space for artists, a use which is prohibited in the IB zone. The IP zone is to create industrial parks for light intensity, clean industries.

The largest area of IA zoning can be found in the Inner Belt and Brickbottom Districts, although smaller areas of IA zoning are also located along Somerville Avenue, along Franey Road, and in east Somerville near the Stop n' Shop site. IB zoning can be found only in the south east corner of Somerville and is mapped over the BET, those portions of Somerville to the south of the Fitchburg line, and a small area east of I-93 that can only be accessed off of Rutherford Road in Charlestown. The Industrial Park IP zone is mapped on Central Street at Vernon Street (Rogers Foam) and in east Somerville near the Stop n' Shop site.

PROPOSED AMENDMENTS

The most significant changes proposed are to the IB zone. In this zone, it is recommended that the use table be modified so that the only uses allowed in the district would be:

- Railroad terminals and yards, including operations conducted outside enclosed buildings;
- Waste Management Facility including transfer station and incineration associated with energy production;
- Bottle redemption center or collection center for recycling of non-hazardous materials such as glass, aluminum, paper; and,
- Buildings and uses owned by the City of Somerville.

Railroad terminals and yards is already an allowed use in the zone, as are recycling centers and buildings / uses owned by the City of Somerville. The recommended change would be that the uses would now be allowed as-of-right at any size, but with site plan approval being required to make sure that the design is compatible with the surroundings. Waste management facility and associated energy-producing incineration facilities would be a new use added to the use table that would also be allowed as-of-right with site plan approval. The new waste management use would acknowledge a potential future co-generation facility on the site and would also provide flexibility should the City wish to relocate the existing trash transfer facility to this location. Another possible use under the municipal use category could be the relocation of the Department of Public Works (DPW) yard. All other uses currently allowed by right or with special permit in the IB district would be eliminated.

Modifications to the IA and IP zones would include removing railroad terminals and yards, particularly privately owned facilities, from the list of uses allowed in these districts. At the present time, railroad facilities are allowed with a special permit in both the IA and IP zones.

Finally, a map change is recommended that would modify the boundary between the IA and IB zones. Specifically, those parcels east of I-93 would be removed from the IB zone and added to the IA zone. This would ensure that the new use of waste management facility would not be allowed west of I-93, and instead, only south of the BET.

RECOMMENDATION

It is recommended that the Board of Aldermen adopt the proposed ordinance amending the Somerville Zoning Ordinance to alter the uses allowed in the IA, IB, and IP zoning districts and to make associated map changes.