

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

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE TO ADD A DEFINITION OF PERVIOUS AREA AND AMEND THE TABLE OF DIMENSIONAL REQUIREMENTS AND FOOTNOTES TO REQUIRE A MINIMUM PERVIOUS AREA ON LOTS IN CERTAIN ZONING DISTRICTS

WHEREAS, impervious surfaces can contribute to runoff that overburdens drainage facilities; and,

WHEREAS, the creation of additional impervious surfaces changes the nature of stormwater runoff and can create flooding on adjacent properties; and,

WHEREAS, the addition of significant asphalt on existing lots creates a ‘heat island’ effect that raises air temperatures on hot days; and,

WHEREAS, the addition of asphalt driveways and parking areas can be detrimental to character of Somerville’s neighborhoods; and,

WHEREAS, it is necessary to ensure that lots in Somerville continue to provide open spaces for the benefit of the community; and,

WHEREAS, it is desirable to promulgate regulations to oversee the impervious coverage of surfaces in Somerville to reduce potential adverse impacts;

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 2: Definitions are hereby added to as follows (additions are underlined):

2.1.122a Pervious Area: The area of a lot covered by surfaces or materials that allows for the movement or passage of water into soils below. Pervious areas include, but are not limited to, areas of a lot covered by soil/mulch, vegetative matter, permeable pavers, green roofs, or other materials that allow for the passage of water.

2. Article 8: Section 8.5, Table of Dimensional Requirements is hereby added to as follows (additions are underlined):

<u>TABLE OF DIMENSIONAL REQUIREMENTS</u>				
		Districts		
		RA	RB	RC
C.	Maximum ground coverage (%)	50	50	70

D.	Landscaped area, minimum percent of lot	25	25	25
K.	<u>Pervious Area, minimum percentage of lot (24) (25)</u>	<u>35</u>	<u>35</u>	<u>30</u>

3. Article 8: Section 8.6, Footnotes to the Dimensional Table is hereby added to as follows (additions are underlined):

24. A waiver to the Pervious Area requirement may be issued by a Special Permit by the SPGA, per Section 5.1 of the SZO if the proposed plan meets the findings of Section 5.1.4 and addresses adverse environmental impacts per Section 5.1.4.e.

25. Properties otherwise conforming to the SZO shall not be determined to be nonconforming based only upon violation of the provisions of 8.5.k that were in existence as of March 1, 2012. Such properties may maintain, upgrade, and/or renovate their existing nonconforming pervious coverage by-right.