



Zoning by Design

*Presented by:
George J. Proakis, AICP*

June 8, 2015

We will transmit this city . . .
**greater, better and more
beautiful** than it was
transmitted to us.

- From the Oath of the Athenian City State







EUCLID

THE LAKEFRONT CITY

Photo: City of Euclid

ZONING MAP EUCLID VILLAGE

SCALE
0 500 1000 1500 2000 FEET
0 1/2 1 MILE

THE F.A. PEASE ENGINEERING CO.
1922
PLANNING & ZONING COMMISSION
JAS. METZNERBAUM, CHAIRMAN
C.X. ZIMMERMAN
R.L. FULLER
W.F. PETTEE
R.E. AGDENLE
L.F. CANTLON, SECRETARY
H.N. STEIN, BUILDING INSPECTOR
F.A. PEASE, VILLAGE ENGINEER



U.S. DISTRICT ETL BY ORD. 1027
PASSED DEC. 17, 1915.

LAKE

LAKE

ERIE

ROUTE INTERSECTION INTER-
SECTIONAL DISTRICTS
SOUTH OF 100th STREET
SOUTH OF 100th STREET
SOUTH OF 100th STREET

DISTRICTS		
USE	HEIGHT	
U1	SINGLE FAMILY	35 FT.
U2	TWO FAMILY	35 FT.
U3	APARTMENT HOUSE	35 FT.
U4	APARTMENT HOUSE	35 FT.
U5	COMMERCIAL	35 FT.
U6	INDUSTRIAL	35 FT.

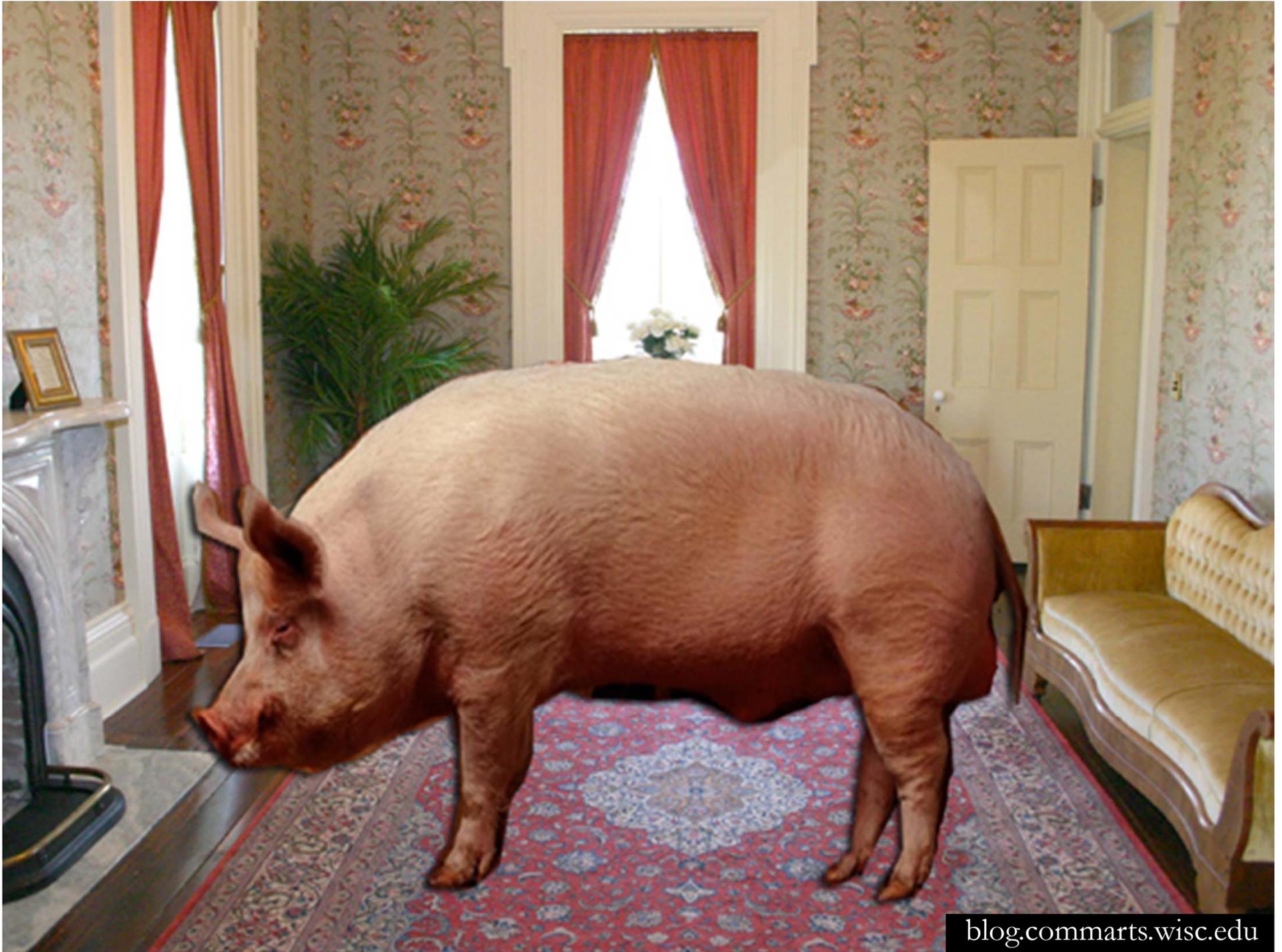
UNLESS OTHERWISE DESIGNATED
IN THE DISTRICTS ARE IN...
IN THE DISTRICTS ARE IN...
IN THE DISTRICTS ARE IN...
IN THE DISTRICTS ARE IN...

SETBACK LINES
EUCLID AND WILSON STREETS
LAKE SHORE BLVD. 100 FT.
ALL OTHER STREETS 10 FT.
ZONING ORDINANCE 1922
AMENDMENT ORDINANCE 1927
AMENDMENT ORDINANCE 1930

Town of Euclid Map from ASU Codes Project

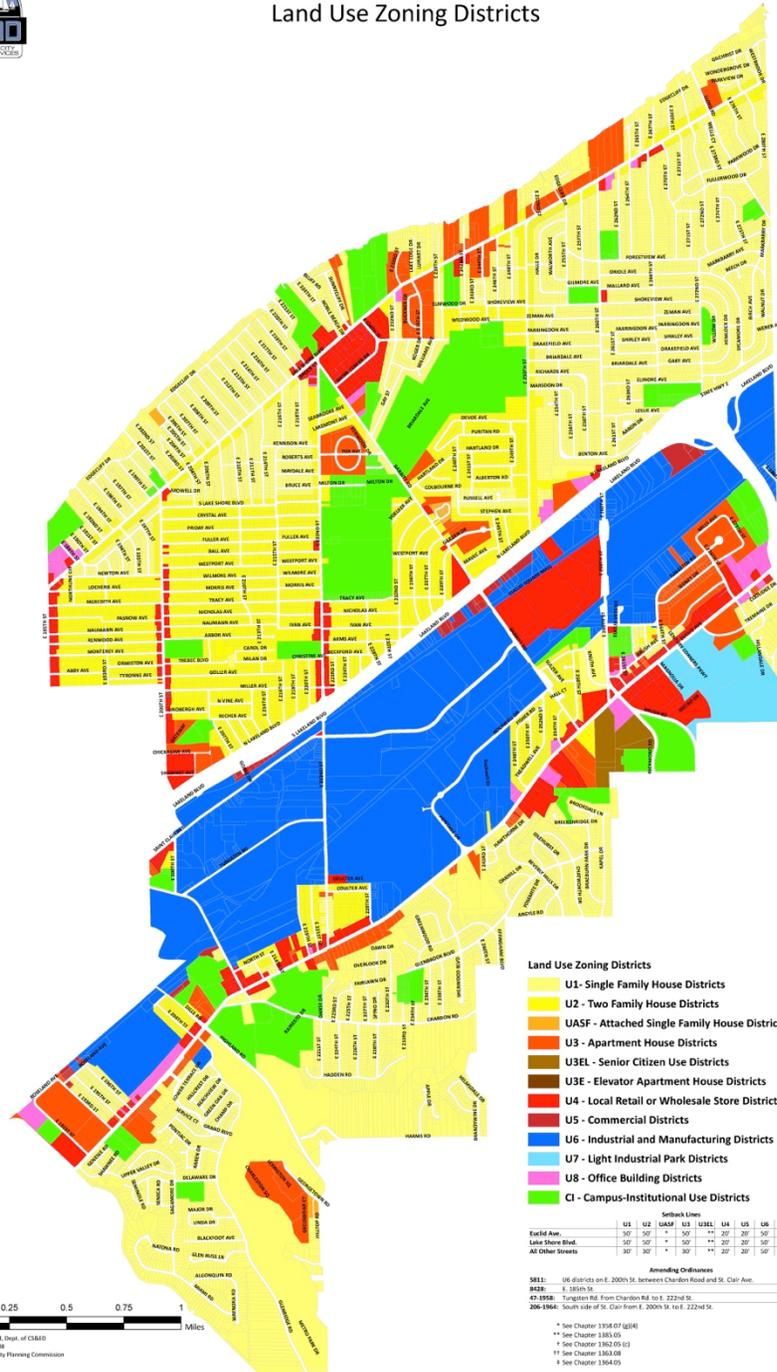








City of Euclid Land Use Zoning Districts



- Land Use Zoning Districts**
- U1 - Single Family House Districts
 - U2 - Two Family House Districts
 - UASF - Attached Single Family House Districts
 - U3 - Apartment House Districts
 - U3EL - Senior Citizen Use Districts
 - U3E - Elevator Apartment House Districts
 - U4 - Local Retail or Wholesale Store Districts
 - U5 - Commercial Districts
 - U6 - Industrial and Manufacturing Districts
 - U7 - Light Industrial Park Districts
 - U8 - Office Building Districts
 - CI - Campus-Institutional Use Districts

	U1	U2	UASF	U3	U3EL	U4	U5	U6	U7	U8	C4
Euclid Ave.	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'
Lake Shore Blvd.	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'
All Other Streets	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'

Amending Ordinances

8521: US districts on E. 200th St. between Chardon Road and St. Clair Ave. 25'

8522: S. 155th St. 14'

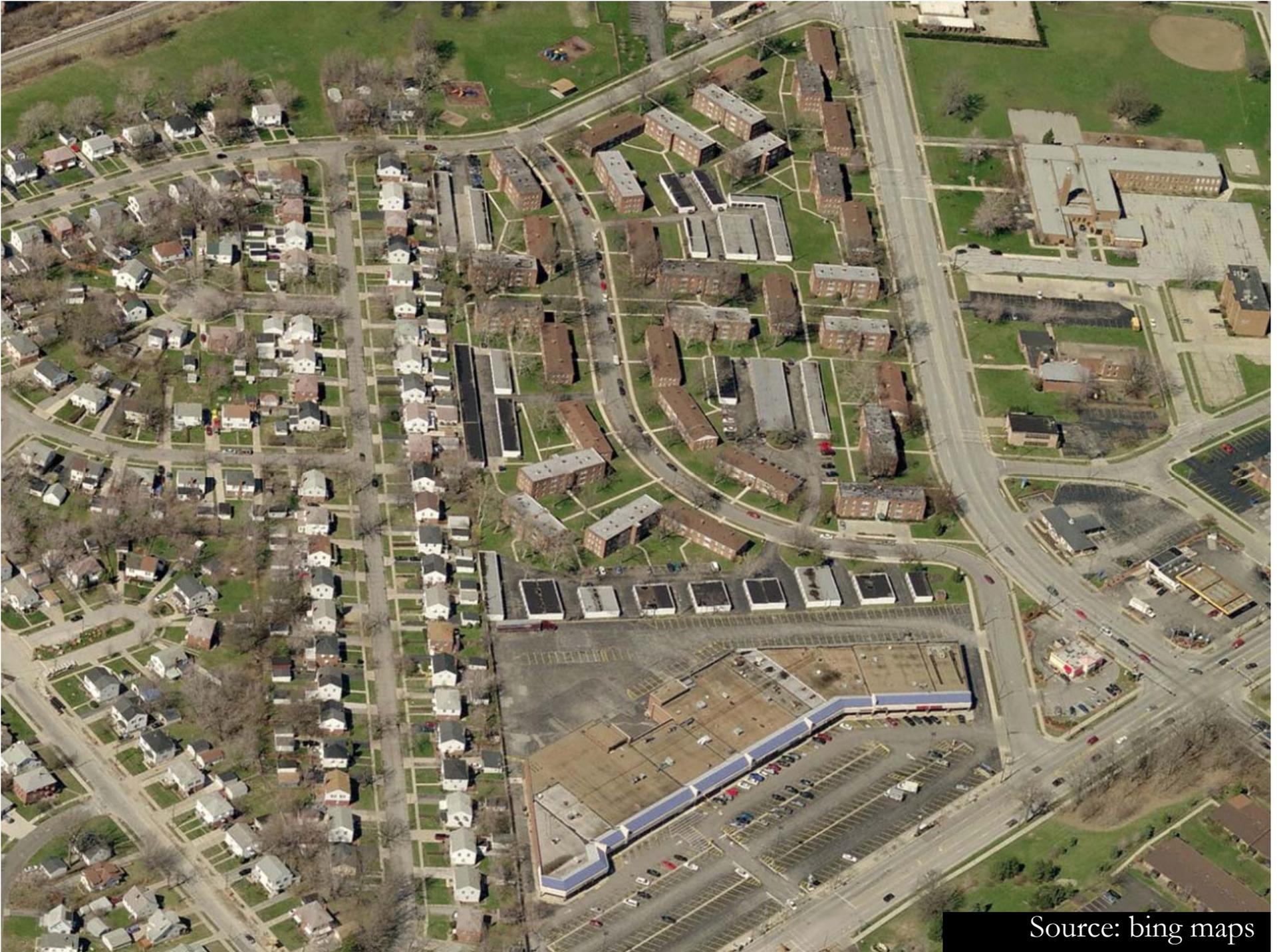
43-1958: Turgerson Rd. from Chardon Rd. to S. 222nd St. 30'

200-1944: South side of St. Clair from E. 200th St. to S. 222nd St. 30'

* See Chapter 1304.07 (2008)
 ** See Chapter 1305.05
 † See Chapter 1302.05 (1)
 ‡ See Chapter 1303.08
 § See Chapter 1304.05

1
 0 0.125 0.25 0.5 0.75 1 Miles

Created by City of Euclid, Dept. of CS&ED
 Date: September 16, 2008
 Source: Euclid City Planning Commission
 Datum: NAD 1983



Source: bing maps

Form Follows Regulation:

Form Follows Regulation:



Form Follows Regulation:



Form Follows Regulation:



Form Follows Regulation:



Form Follows Regulation:



New England Today: Recent Development Typologies



New England Today: Recent Development Typologies



New England Today: Recent Development Typologies



New England Today: Recent Development Typologies



New England Today: Recent Development Typologies



New England Today: Recent Development Typologies

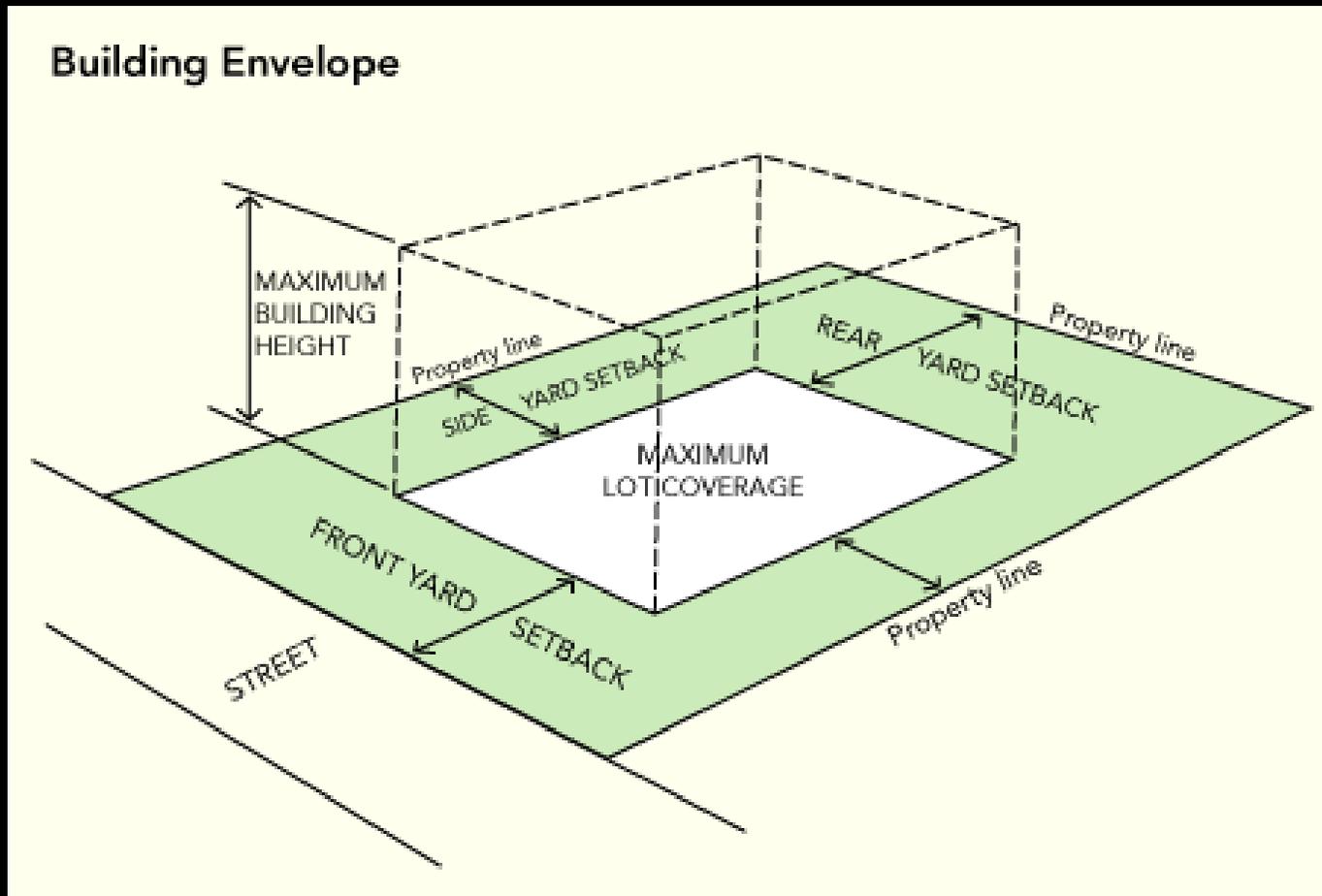


Conventional Zoning Tools:

Existing Tools

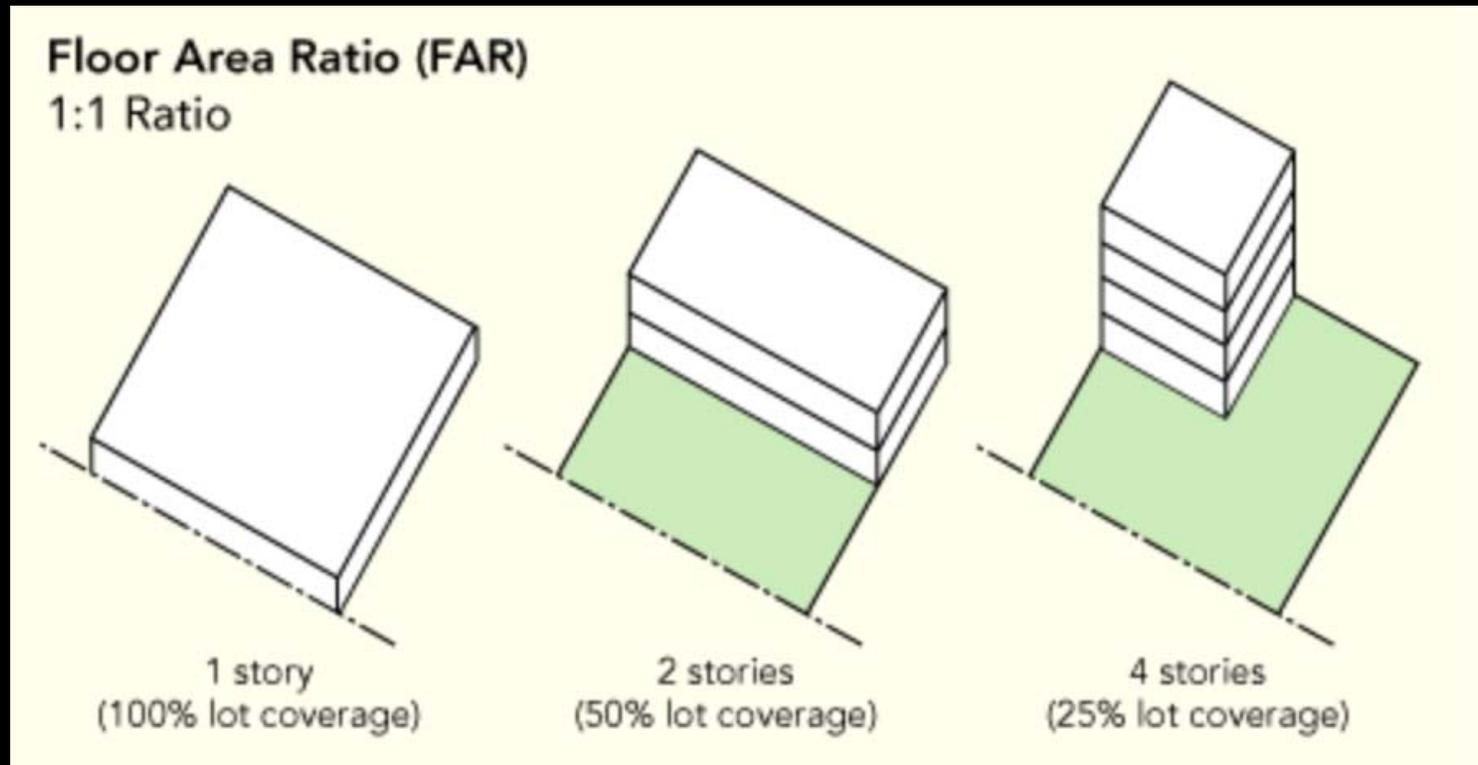
- Setbacks
- FAR
- Open space
- Parking requirements
- Subdivision / street standards
- Regulation of uses
- Special permits

Setbacks





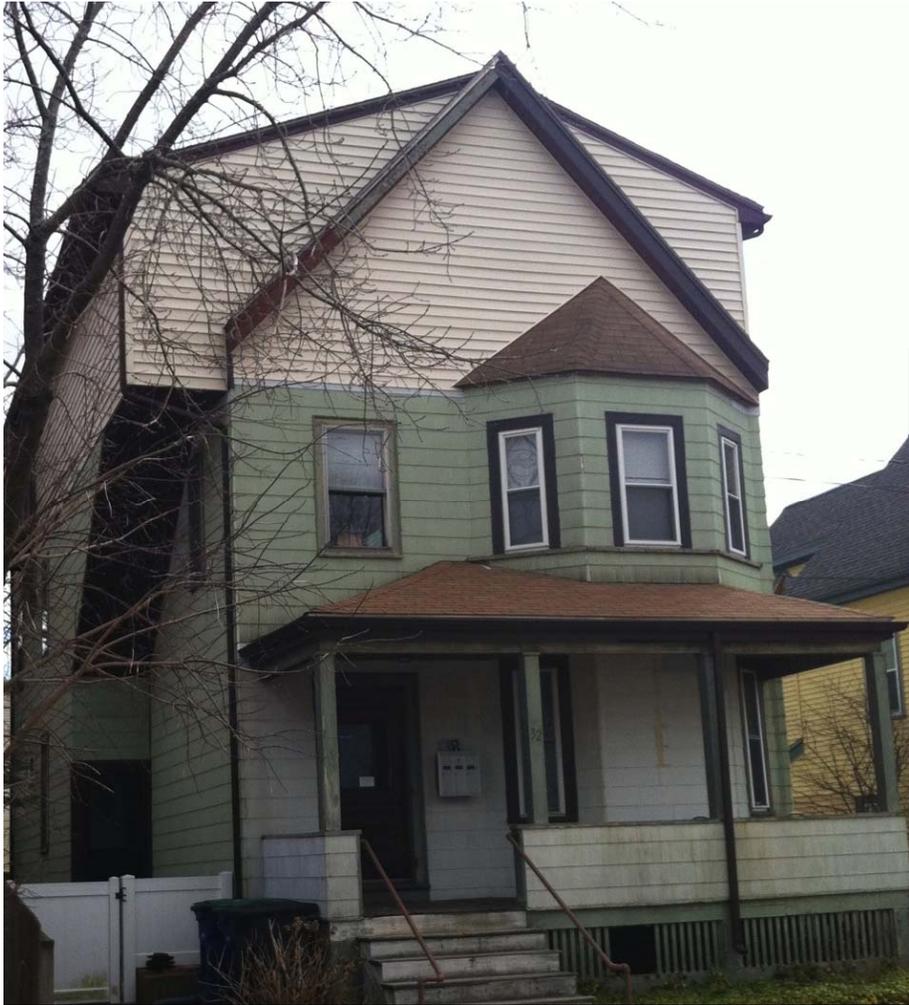
Floor Area Ratio







www.jonkanner.com



Zoning Tools: Open Space



Zoning Tools: Open Space



Zoning Tools: Parking Requirements



Zoning Tools: Street Standards



Zoning Tools: Regulation of Allowed Uses

- 19. Baths, Turkish
- 25. Boxing arena
- 28. Chinchillas, retail sales
- 41. Eleemosynary institutions
- 42. Embalming business
- 95. Physical culture institution
- 109. Potato chip manufacturing
- 127. Tombstones, retail sales
- 135. Turkish Baths

Zoning Tools: Special Permits

- “designed in a manner that is compatible with the existing natural features of the site and is compatible with the characteristics of the built and unbuilt surrounding areas.”
- “consistent with the general purpose of this ordinance”
- “where practical, new or infill building construction should share the same orientation to the street as is common in the neighborhood”
- “will not create adverse environmental impacts”

Somerville, MA

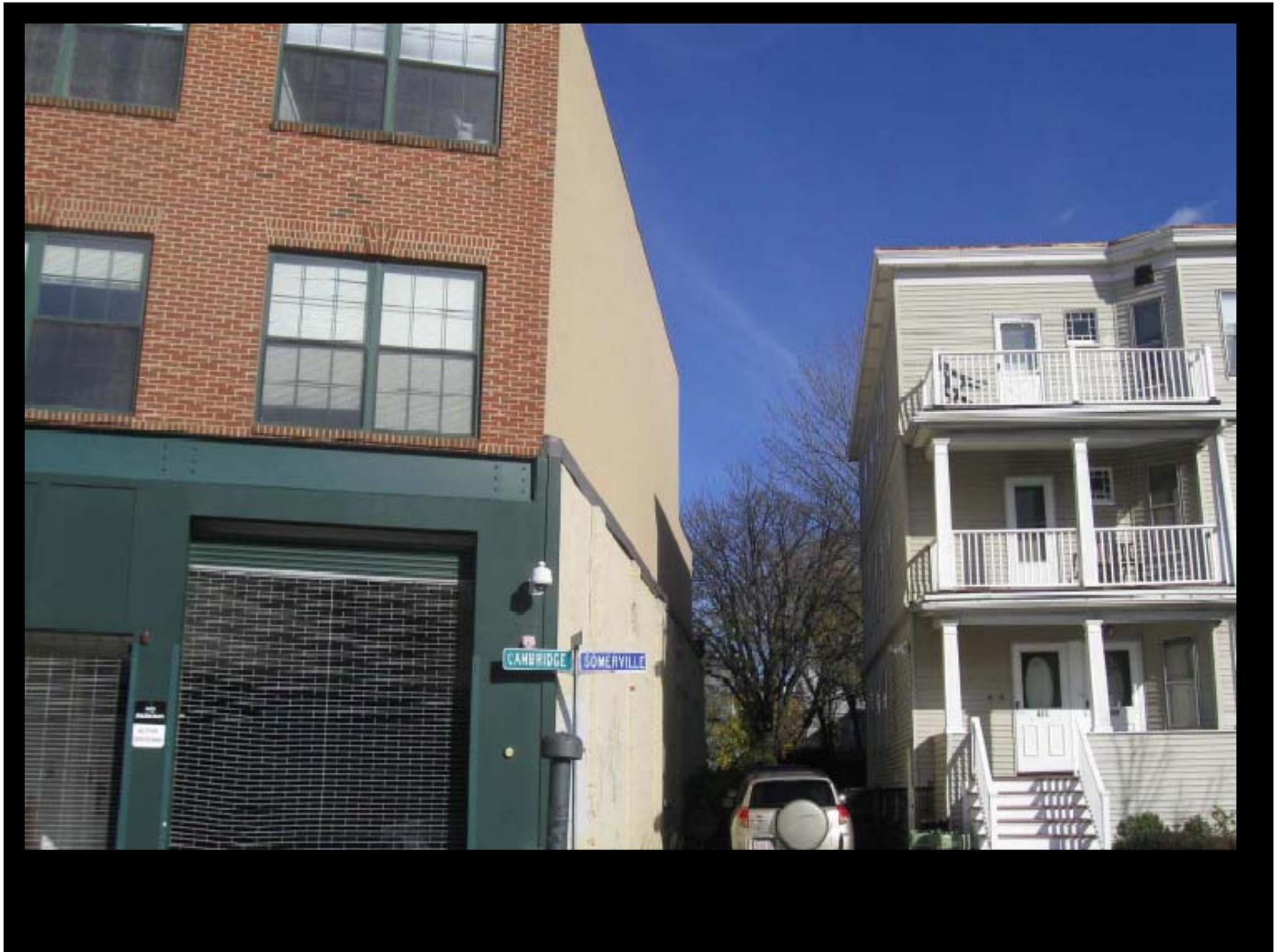
- 4.5 sq miles
- 70,000+ population
- North of Cambridge, MA
- Densest city in New England
- A city of squares









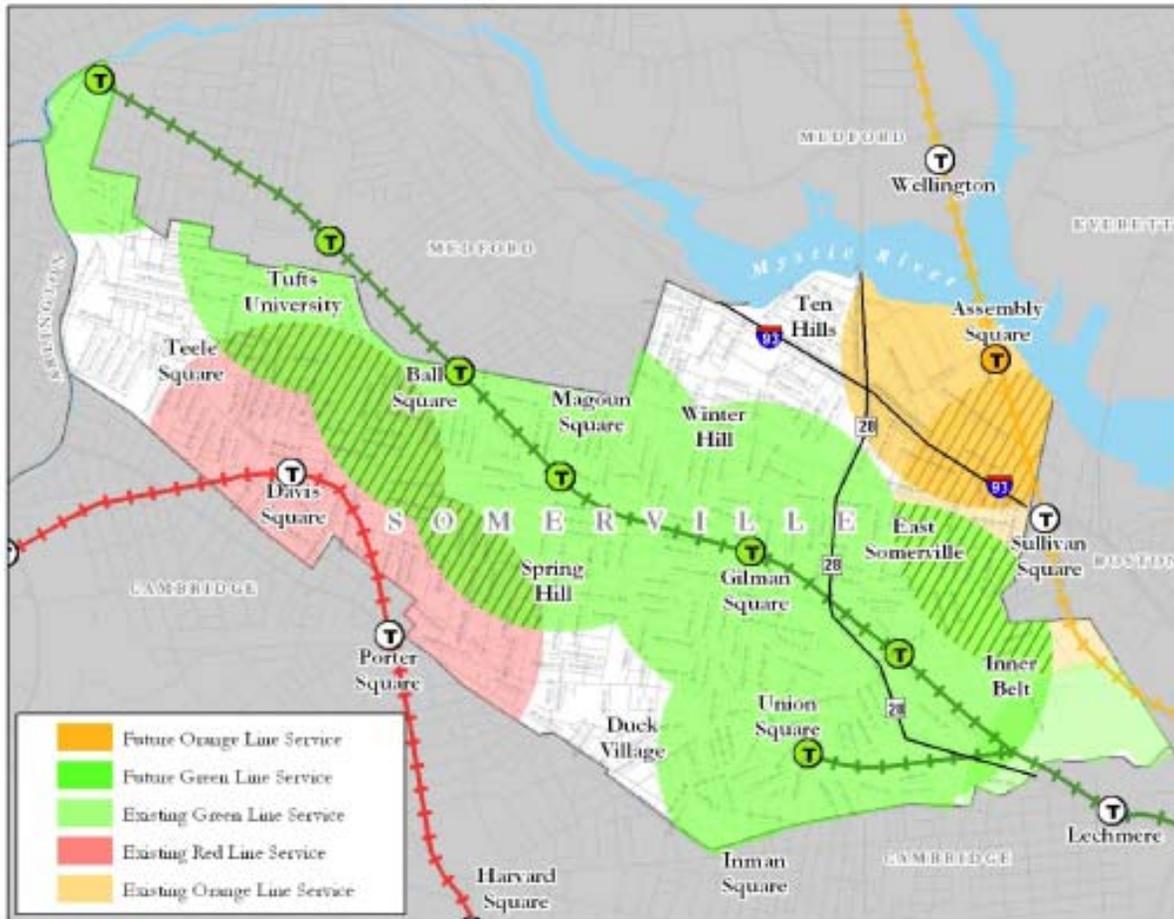




Somerville Vision

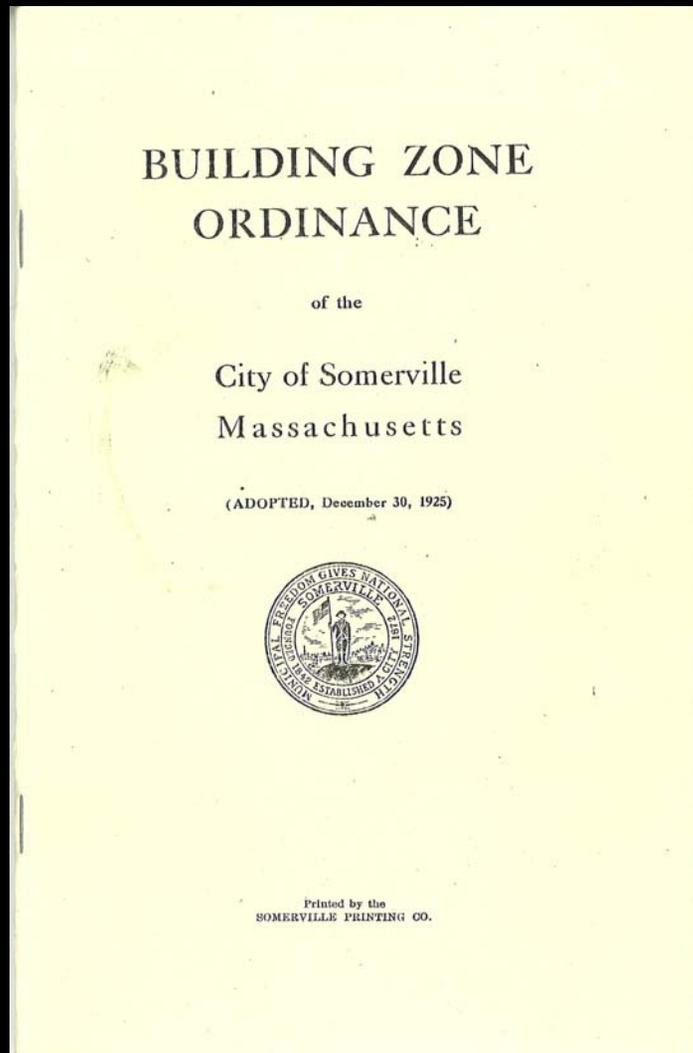
Somerville Comprehensive Plan 2010-2030

Growth is Coming ...



*Somerville: an exceptional place
to Live, Work, Play and Raise a Family*

ZONING in 1925



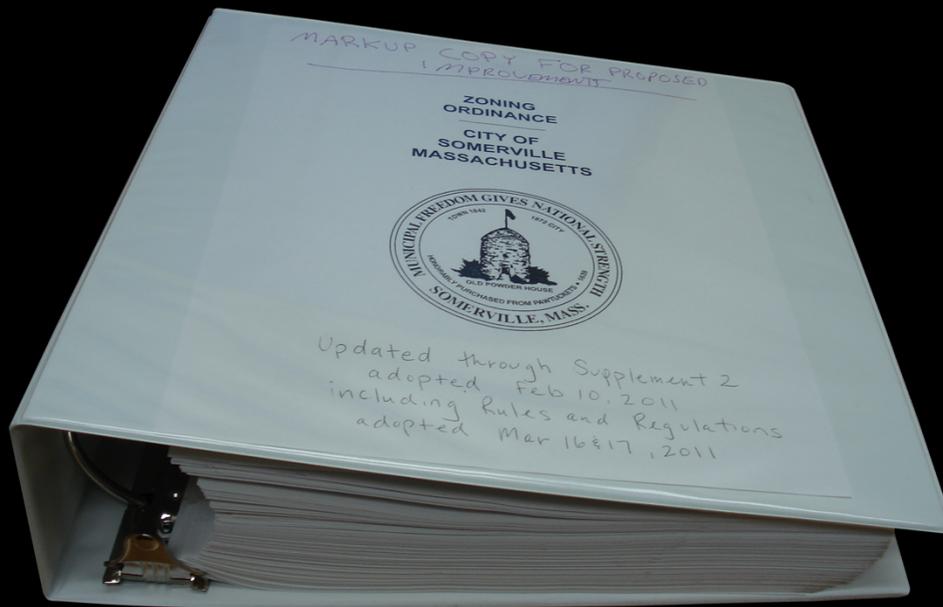
Building Form

Uses

Administration

Map and Districts

ZONING in 1990



Building Form

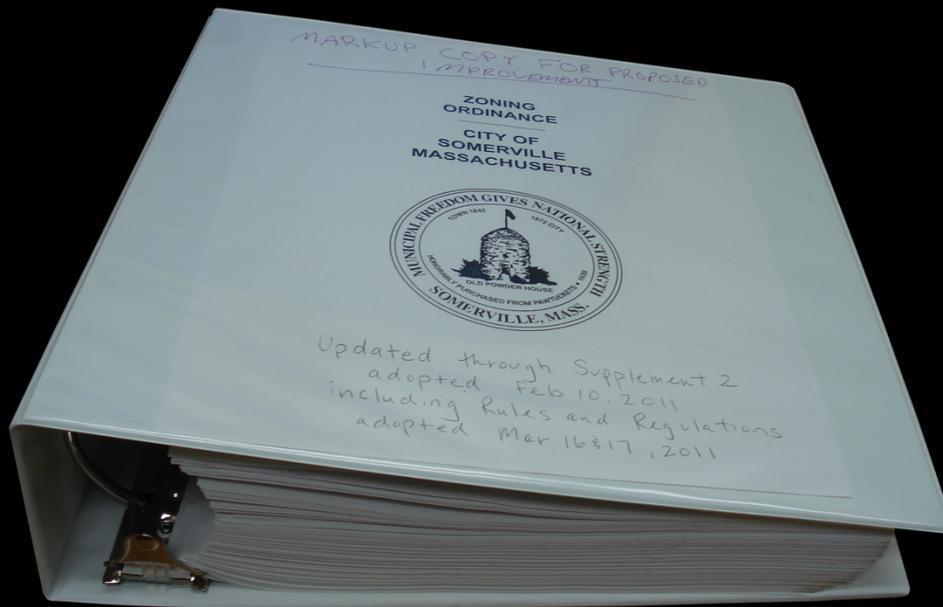
Uses

Administration

Map and Districts

and more

ZONING in 2014



Building Form

Uses

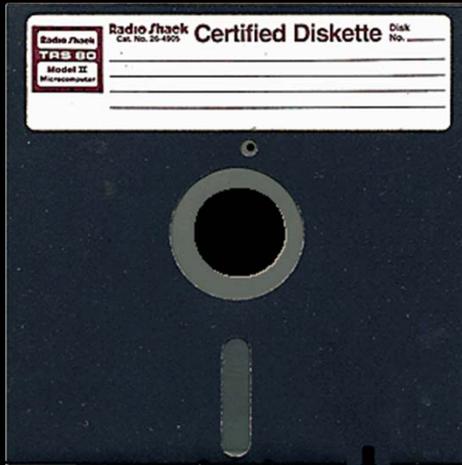
Administration

Map and Districts

and more

State of the Art . . . For 1990

State of the Art . . . For 1990



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66666666	9201.265340	46243801255	67666666666	9201.265340	46243801255	67666666666	9201.265340	46243801
65468597	5326498235.	56897845022	66665468597	5326498235.	56897845022	66665468597	5326498235.	56897845
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12054976	24575454012	43597572672	54212054976	24575454012	43597572672	54212054976	24575454012	43597572
23051564	42245454440	40133727967	85323051564	42245454440	40133727967	85323051564	42245454440	40133727
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24242412	54545450215	24214672732	42424242412	54545450215	24214672732	42424242412	54545450215	24214672
52424524	88879564501	03427679854	75452424524	88879564501	03427679854	75452424524	88879564501	03427679
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SYSTEM FAILURE

The Appliance and The Grid



“We know what the appliance is

- Christopher Alexander

The Appliance and The Grid



“We know what the appliance is

Now we need to find the plugs to connect it to the existing power grids.”

- Christopher Alexander

The Appliance and The Grid

- Villages, towns and cities
- Good designs
- Great neighborhoods
- Walkable streets
- Transit-oriented development
- Smart growth



- Board of Aldermen
- ZBA
- Planning Board
- Conservation Commission
- Town Engineer
- Fire Chief
- State Regulators
- Etc.

“We know what the appliance is

Now we need to find the plugs to connect it to the existing power grids.”

- Christopher Alexander

The Appliance and The Grid



- Form-based codes
- Performance standards / Simple Use Tables
- Special districts
- Innovative parking solutions
- Easy to read documents

“We know what the appliance is

Now we need to find the plugs to connect it to the existing power grids.”

- Christopher Alexander



**PLAN
*FIRST***

WHERE ARE WE NOW?

- Regional Housing Need
- Changes in Family Type
- Demand for Development is Changing
 - Mixed Use
 - Transit Oriented
 - Creative spaces





Somerville Vision

City of Somerville, Massachusetts
Comprehensive Plan | 2010-2030



30,000 Jobs



125 New Acres



6,000 Housing Units



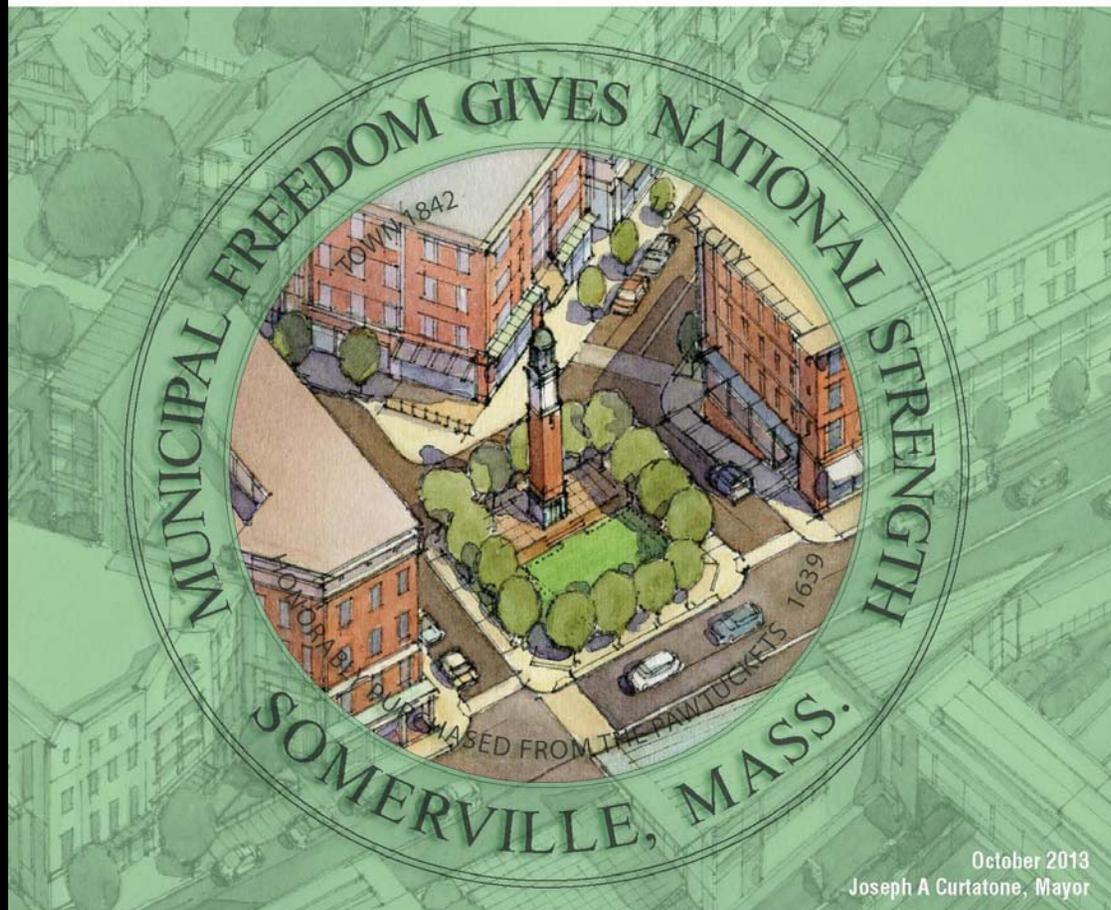
50% Mode Split



85% of Development in Transformative Areas

GILMAN SQUARE

STATION AREA PLAN



October 2013
Joseph A. Curtatone, Mayor













**GROWTH
AND
CONSERVATION**



Somerville Vision

City of Somerville, Massachusetts
Comprehensive Plan | 2010-2030



Endorsed by the
Somerville Board of Aldermen
April 12th, 2012

Adopted by the
Somerville Planning Board
April 19th, 2012

*Somerville: an Exceptional Place to
Live, Work, Play, and Raise a Family*



Somerville Vision

City of Somerville, Massachusetts
Comprehensive Plan | 2010-2030



30,000 New Jobs as part of a responsible plan
to create opportunity for all Somerville workers and entrepreneurs



125 New Acres of Publicly-Accessible Open Space
as part of our realistic plan to provide high-quality and well-programmed community spaces



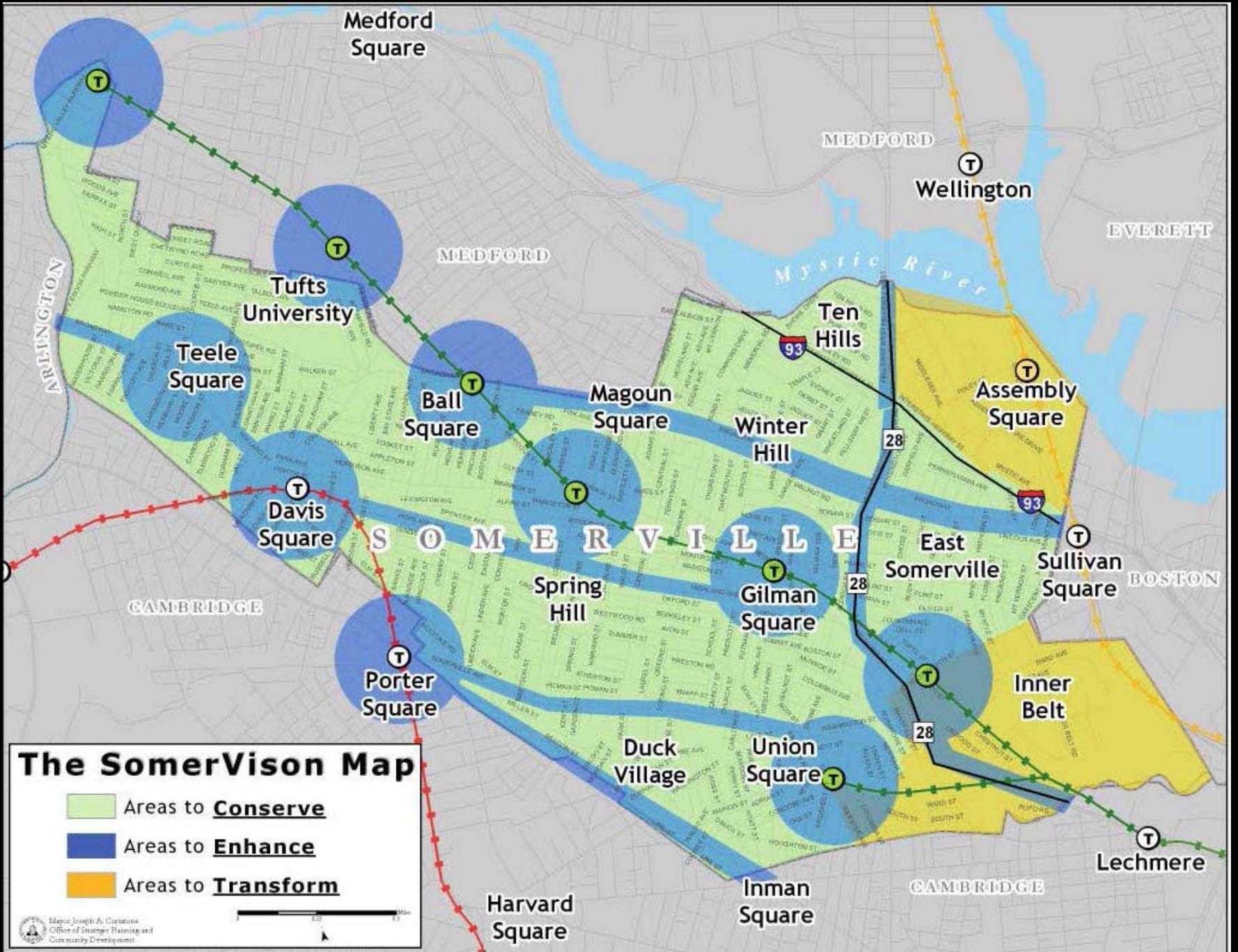
6,000 New Housing Units - 1,200 Permanently Affordable
as part of a sensitive plan to attract and retain Somerville's best asset: its people.



50% of New Trips via Transit, Bike, or Walking
as part of an equitable plan for access and circulation to and through the City.



85% of New Development in Transformative Areas
as part of a predictable land use plan that protects neighborhood character











**MEASURE
AND
REGULATE
WHAT YOU
CARE
ABOUT**





John Phelan



John Phelan



John Phelan

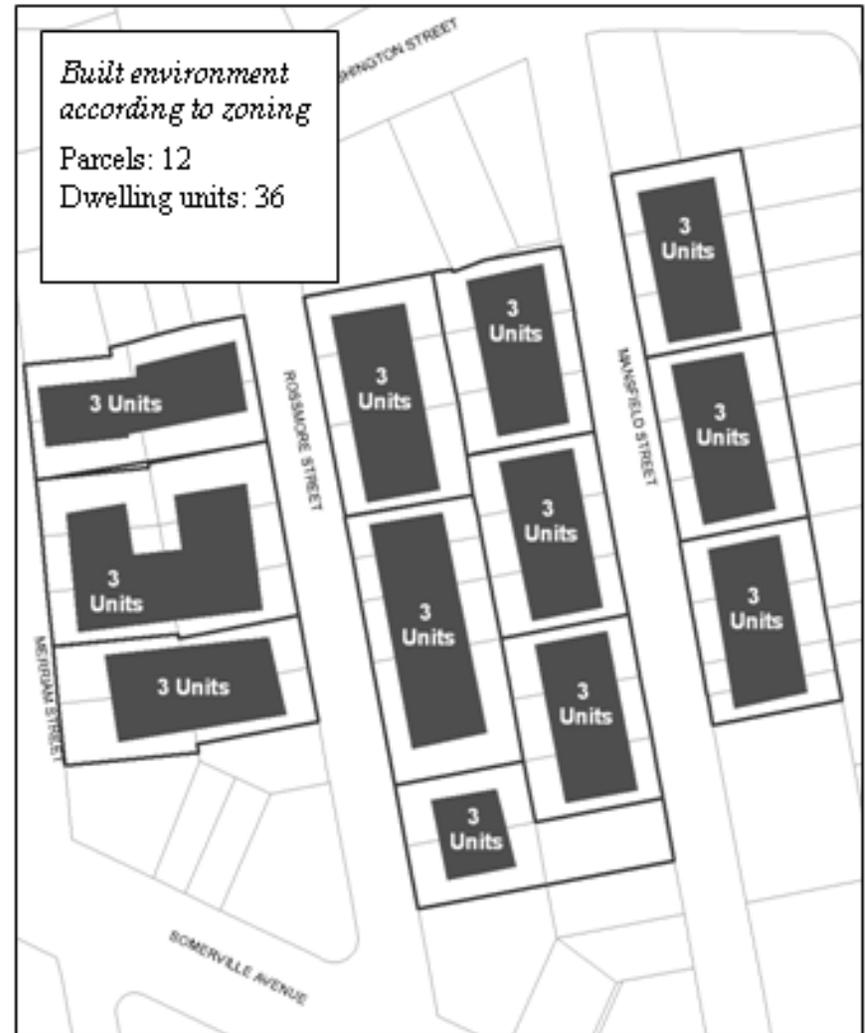
A conforming house:



A non-conforming house:

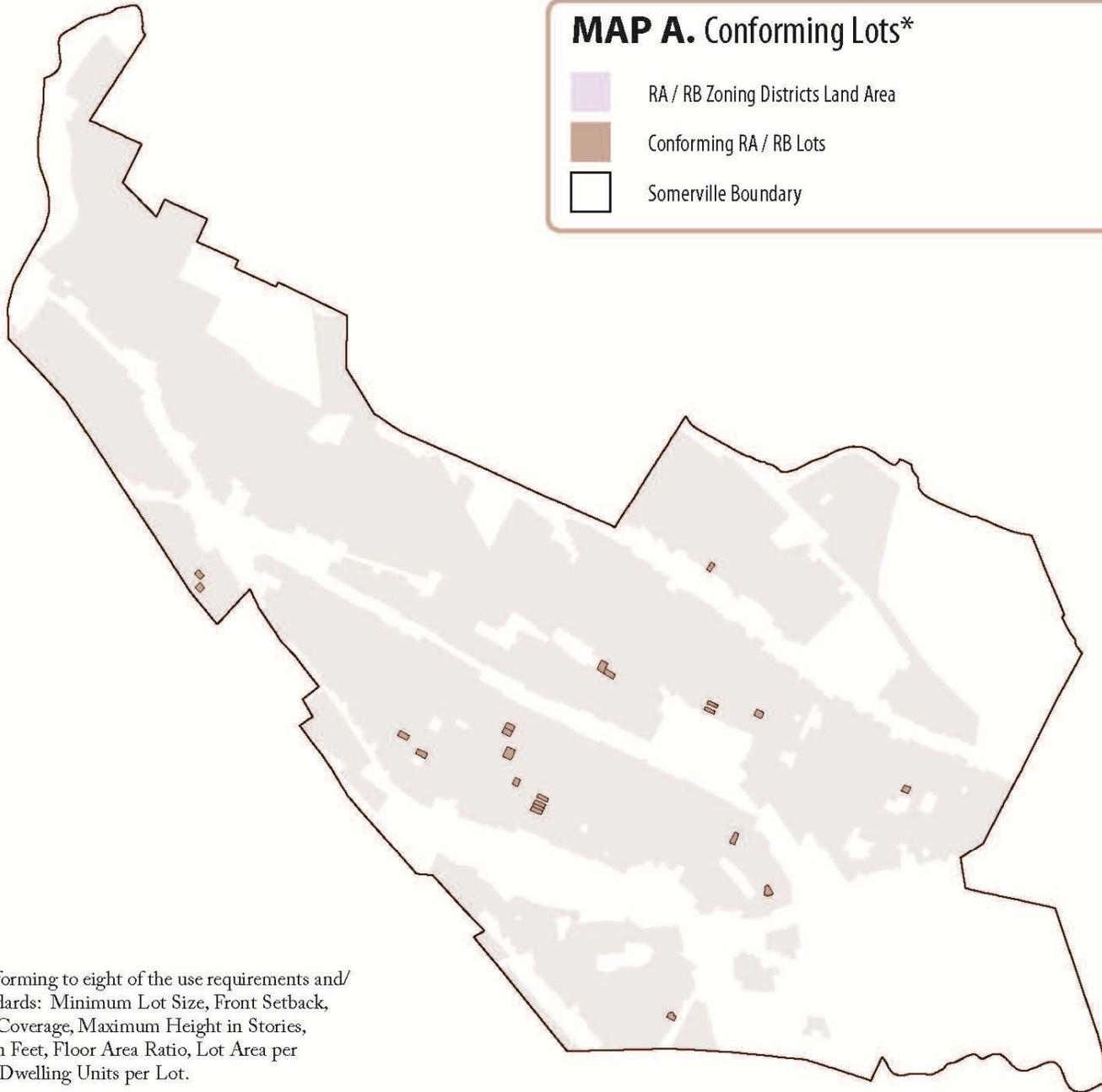


Comparison of Current Built Environment to Result Mandated by Zoning: Sample RB District



MAP A. Conforming Lots*

-  RA / RB Zoning Districts Land Area
-  Conforming RA / RB Lots
-  Somerville Boundary



* Lots shown are conforming to eight of the use requirements and/or dimensional standards: Minimum Lot Size, Front Setback, Maximum Ground Coverage, Maximum Height in Stories, Maximum Height in Feet, Floor Area Ratio, Lot Area per Dwelling Unit, and Dwelling Units per Lot.





City of Somerville Zoning Overhaul





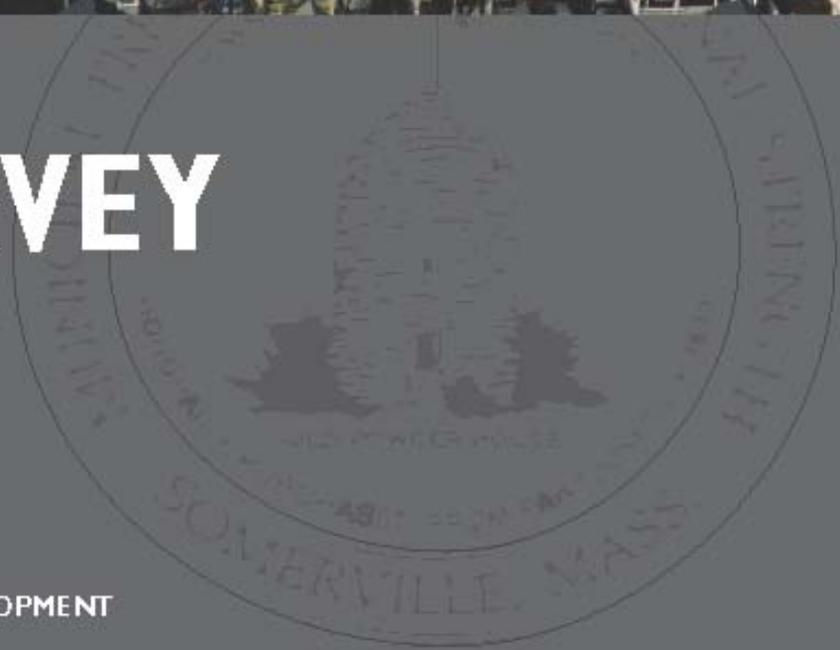






RESIDENTIAL SYNOPTIC SURVEY

OFFICE OF STRATEGIC PLANNING AND COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE, MAYOR



17-19 LEWIS ST

ELEVATION



LOT PATTERN

Blank area for lot pattern details.

FRONTAGE



LOT/BUILDING INFO

Lot Width	41' 7"
Lot Depth	_____
Lot Area	_____
Number of Buildings	1
Principal Building Height (Stories)	3 Stories
Principal Building Width	24' 4"
Principal Building Depth	45' 4"
Principal Building Disposition	Edgeyard
First Floor Above Grade	4' 9"
Actual Front Setback	13' 9"
Actual Left Side Setback	8' 9"
Actual Right Side Setback	8' 8"
Lot Coverage	_____
Additions?	_____
Number of Units	6
Parking Location (Access)	Side (Driveway)
Number of Spaces	_____
Roof Type	Flat
FRONT ENCROACHMENT TYPE(S)	
<input type="checkbox"/> Door Canopy	_____
<input type="checkbox"/> Door Surround	_____
<input type="checkbox"/> Stoop	_____
<input type="checkbox"/> Portico	_____
<input checked="" type="checkbox"/> Porch (3/4)	8'5"
<input checked="" type="checkbox"/> Bay	3 ft.

DETAILS



STREETScape



THOROUGHFARE INFO

Adjacent Public Frontage Width	6' 4"
Sidewalk	_____
Furnishing Zone	3' 7"
Planting Technique	_____
Tree Sequence	_____
Movement Lanes/Width	_____
Parking Lanes/Width	2x 7 ft.
Traffic Flow	_____
Total Laneway Width	26' 4"
Total Right of Way Width	_____

7 BERKLEY ST

ELEVATION



LOT PATTERN

--	--

FRONTAGE



LOT/BUILDING INFO

Lot Width	34' 6"
Lot Depth	_____
Lot Area	_____
Number of Buildings	1
Principal Building Height (Stories)	2.5 Stories
Principal Building Width	20' 5"
Principal Building Depth	46 ft.
Principal Building Disposition	Sideyard
First Floor Above Grade	42"
Actual Front Setback	21' 5"
Actual Left Side Setback	0
Actual Right Side Setback	13' 6"
Lot Coverage	_____
Additions?	_____
Number of Units	2
Parking Location (Access)	Rear Garage (Driveway)
Number of Spaces	2
Roof Type	Pitched - FrontGable
FRONT ENCROACHMENT TYPE(S)	DEPTH
<input type="checkbox"/> Door Canopy	_____
<input type="checkbox"/> Door Surround	_____
<input type="checkbox"/> Stoop	_____
<input checked="" type="checkbox"/> Portico	6 ft.
<input type="checkbox"/> Porch	_____
<input type="checkbox"/> Bay	_____

DETAILS



STREETSCAPE

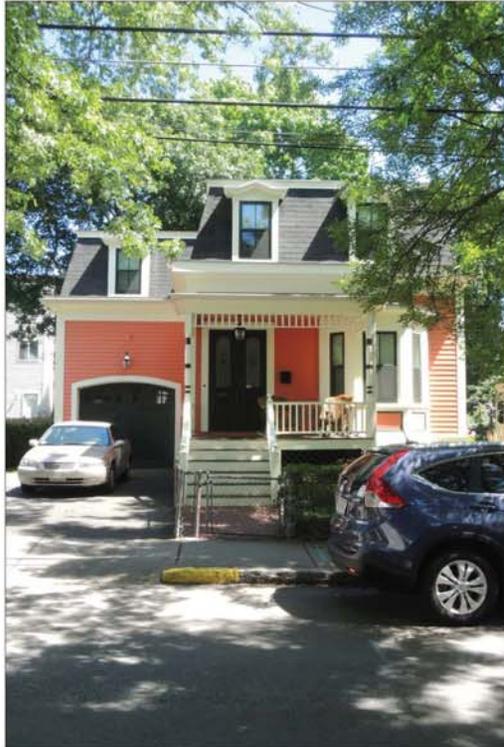


THOROUGHFARE INFO

Adjacent Public Frontage Width	6 ft.
Sidewalk	3 ft.
Furnishing Zone	3 ft.
Planting Technique	Tree Pit
Tree Sequence	17' 6" o.c.
Movement Lanes/Width	1x 12 ft.
Parking Lanes/Width	2x 7 ft.
Traffic Flow	Yield
Total Laneway Width	26 ft.
Total Right of Way Width	38 ft.

27 WALLACE

ELEVATION



LOT PATTERN

--	--

FRONTAGE



LOT/BUILDING INFO

Lot Width	59' 7"
Lot Depth	_____
Lot Area	_____
Number of Buildings	1
Principal Building Height (Stories)	1.5 Stories
Principal Building Width	20' 5"
Principal Building Depth	_____
Principal Building Disposition	Edgeyard
First Floor Above Grade	3' 10"
Actual Front Setback	19' 5"
Actual Left Side Setback	21 ft.
Actual Right Side Setback	18' 7"
Lot Coverage	_____
Additions?	_____
Number of Units	_____
Parking Location (Access)	Attached Garage (Driveway)
Number of Spaces	2
Roof Type	Pitched - Mansard
FRONT ENCROACHMENT TYPE(S)	DEPTH
<input type="checkbox"/> Door Canopy	_____
<input type="checkbox"/> Door Surround	_____
<input type="checkbox"/> Stoop	_____
<input type="checkbox"/> Portico	_____
<input checked="" type="checkbox"/> Porch (1/2)	7' 4"
<input checked="" type="checkbox"/> Bay	3"

DETAILS



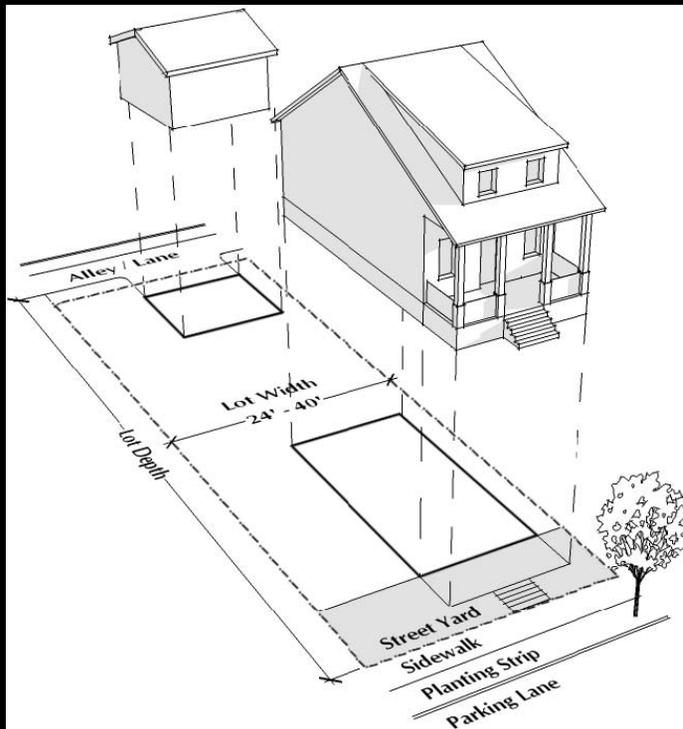
STREETSCAPE



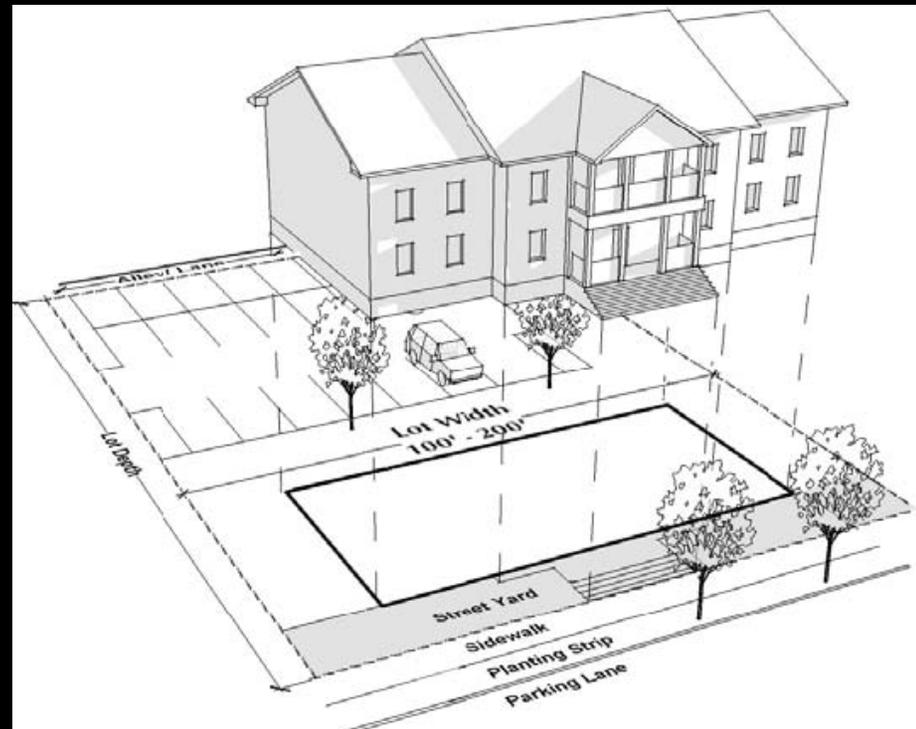
THOROUGHFARE INFO

Adjacent Public Frontage Width	6' 10"
Sidewalk	3 ft.
Furnishing Zone	_____
Planting Technique	Tree Pit
Tree Sequence	_____
Movement Lanes/Width	_____
Parking Lanes/Width	2x 7 ft.
Traffic Flow	One Way
Total Laneway Width	_____
Total Right of Way Width	26' 4"

BUILDING TYPES



COTTAGE



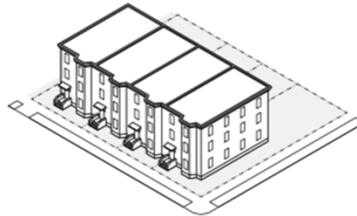
**APARTMENT
BUILDING**

TABLE 3.1 Buildings Types



Apartment Building

A large floor plate, multi-story, residential building type with more than six dwelling units.



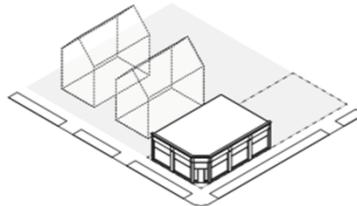
Row Houses

A moderate to large floor plate, residential building type consisting of three (3) to ten (10) side by side dwelling units.



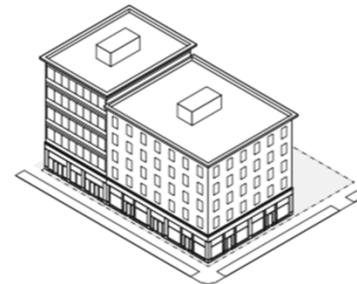
Shop House

A house building type with the ground story converted for commercial use and the residential appearance of upper stories maintained.



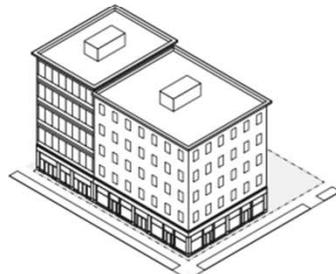
Neighborhood Store

A moderate floor plate, single story building type designed for commercial purposes.



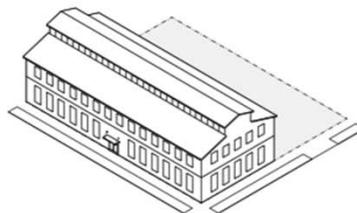
Mixed-Use Building

A multi-story building type with ground floor commercial and upper story residential uses with six or more dwelling units.



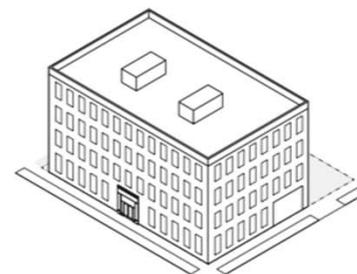
Commercial Building

A multi-story building type limited to commercial uses.



Production Building

A moderate to large floor plate, up to two story building type, often naturally lit with a monitor, clerestory, or sawtooth roof.



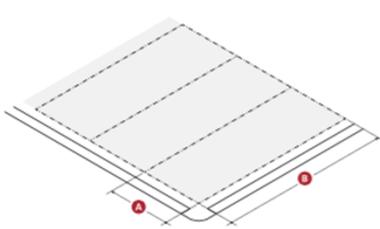
Fabrication Loft

A moderate to large floor plate, multi-story building type subdivided for multiple tenants, often designed with tall ceilings, expansive windows, wide corridors, and service elevators.

2. HOUSE

A moderate floor plate, detached, residential building type with up to two vertically stacked dwelling units.

a. Lot Standards



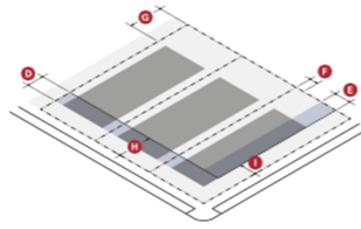
LOT DIMENSIONS

A Width (min)	32 feet
B Depth (min)	80 feet

LOT COVERAGE

Permeable Surface (min)	35%
Landscape (min)	25%

b. Placement



BUILDING SETBACKS

Contextual Front Setback (see §3.B.2.b)	Required
D Primary Front Setback (min/max)	10 feet 20 feet
E Secondary Front Setback (min/max)	10 feet 20 feet
F Side Setback (min)	5 feet
G Rear Setback (min)	20 feet

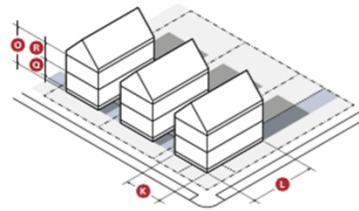
PARKING SETBACKS

H Primary Front Setback (min)	20 feet
I Secondary Front Setback (min)	10 feet

HOUSE (cont.)

A moderate floor plate, detached, residential building type with up to two vertically stacked dwelling units.

c. Height & Massing



MAIN BODY

J Facade Build Out (min)	50%
K Width (min/max)	22' min. 28' max.
L Depth (min/max)	28' min. 48' max.
M Building Height (max)	2.5 stories (28 ft.)
N Story Height (min/max)	9 ft. 12 ft.
First Floor Elevation (min)	2 ft.

PERMITTED BUILDING COMPONENTS

Awning	See §3.D.2
Entry Canopy	See §3.D.3
Bay	See §3.D.4
Balcony	See §3.D.5
Deck	See §3.D.6
Dormer Window	See §3.D.8
Cross Gable	See §3.D.9
Side Wing	See §3.D.10
Rear Addition	See §3.D.11

d. Uses & Features



FACADE COMPOSITION

O Ground Story Fenestration (min/max)	20% min. 50% max.
P Upper Story Fenestration (min/max)	20% min. 50% max.

PERMITTED BUILDING FRONTAGE

	(1 required)
Stoop	See §3.E.2
Portico	See §3.E.3
Porch, Projecting	See §3.E.4
Porch, Engaged	See §3.E.5

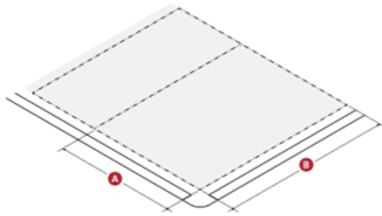
USE & OCCUPANCY

Use Category	Residential
Dwelling Units (max)	2
Outdoor Amenity Space (min)	1/ Dwelling Unit

15. COMMERCIAL BUILDING

A multi-story building type limited to commercial uses.

a. Lot Standards



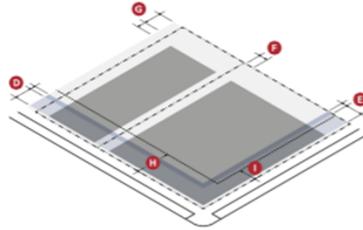
LOT DIMENSIONS

A Width (min/max)		
3MU, 4MU, FAB, CI	30 ft.	150 ft.
5MU - 10MU	30 ft.	200 ft.
B Depth (min)		
3MU, 4MU, & FAB	40 ft.	
5MU - 10MU	100 ft.	
C Area (max)		
3MU & FAB	20,000 sq. ft.	
4MU & CI	28,000 sq. ft.	
5MU	40,000 sq. ft.	
7MU & 10MU	45,000 sq. ft.	

LOT COVERAGE

Permeable Surface	10%
-------------------	-----

b. Placement



BUILDING SETBACKS

Contextual Front Setback (see 5.3.B.2.b)	Required	
E Primary & Secondary Front Setback		
3MU & 4MU (min/max)	2 feet	12 feet
5MU - 10MU (min/max)	2 feet	15 feet
FAB & CI (min/max)	2 feet	12 feet
F Side Setback (min)	0 ft.	
Side Setback Abutting NR (min)	5 ft.	
G Rear Setback (min)	10 ft.	
Rear Setback Abutting NR (min)	15 ft.	

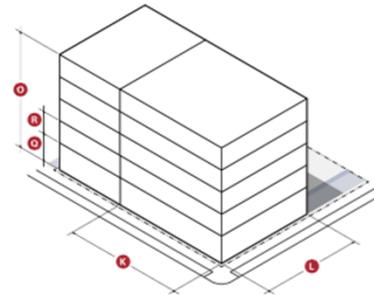
PARKING SETBACKS

A Primary Front Setback (min)	
3MU & FAB	20 feet
4MU - 10MU, CI	30 feet
F Secondary Front Setback (min)	
Surface Parking	10 feet
Structured Parking	2 feet
3MU - 5MU, FAB, CI	2 feet
7MU & 10MU	30 feet

COMMERCIAL Building (cont.)

A multi-story building type limited to commercial uses.

c. Height & Massing



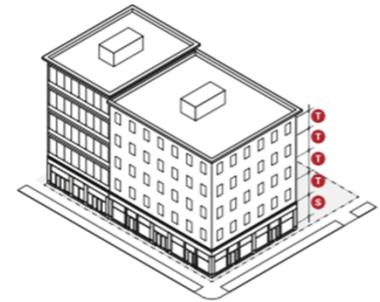
MAIN BODY

J Facade Build Out (min)	80%
M Floor Plate (max)	
3MU & FAB	15,000 sq. ft.
4MU & CI	22,000 sq. ft.
5MU	30,000 sq. ft.
7MU & 10MU	
Up to 5 stories	36,000 sq. ft.
Above 5 stories	20,000 sq. ft.
N Building Height (min)	
3MU - 10MU	2 stories
O Building Height (max)	
3MU & FAB	3 stories (45 ft.)
4MU & CI	4 stories (55 ft.)
5MU	5 stories (70 ft.)
7MU	7 stories (100 ft.)
10MU	10 stories (135 ft.)
O Ground Story Height (min)	
3MU & FAB	12 ft.
4MU - 10MU, CI	14 ft.
S Upper Story Height (min)	9 ft.

PERMITTED BUILDING COMPONENTS

Awning	See §3.D.2
Entry Canopy	See §3.D.3
Bay	See §3.D.4
Balcony	See §3.D.5

d. Uses & Features



FACADE COMPOSITION

S Ground Story Fenestration (min)	
3MU, 4MU, FAB, & CI	60%
5MU - 10MU	70%
T Upper Story Fenestration (min/max)	20% min 50% max.
Blank Wall (max)	20 ft.

PERMITTED BUILDING FRONTAGE

	(1 required)
Forecourt	See §3.E.7
Lobby Entrance	See §3.E.8
Storefront	See §3.E.9
Terrace	See §3.E.10
Lightwell	See §3.E.11

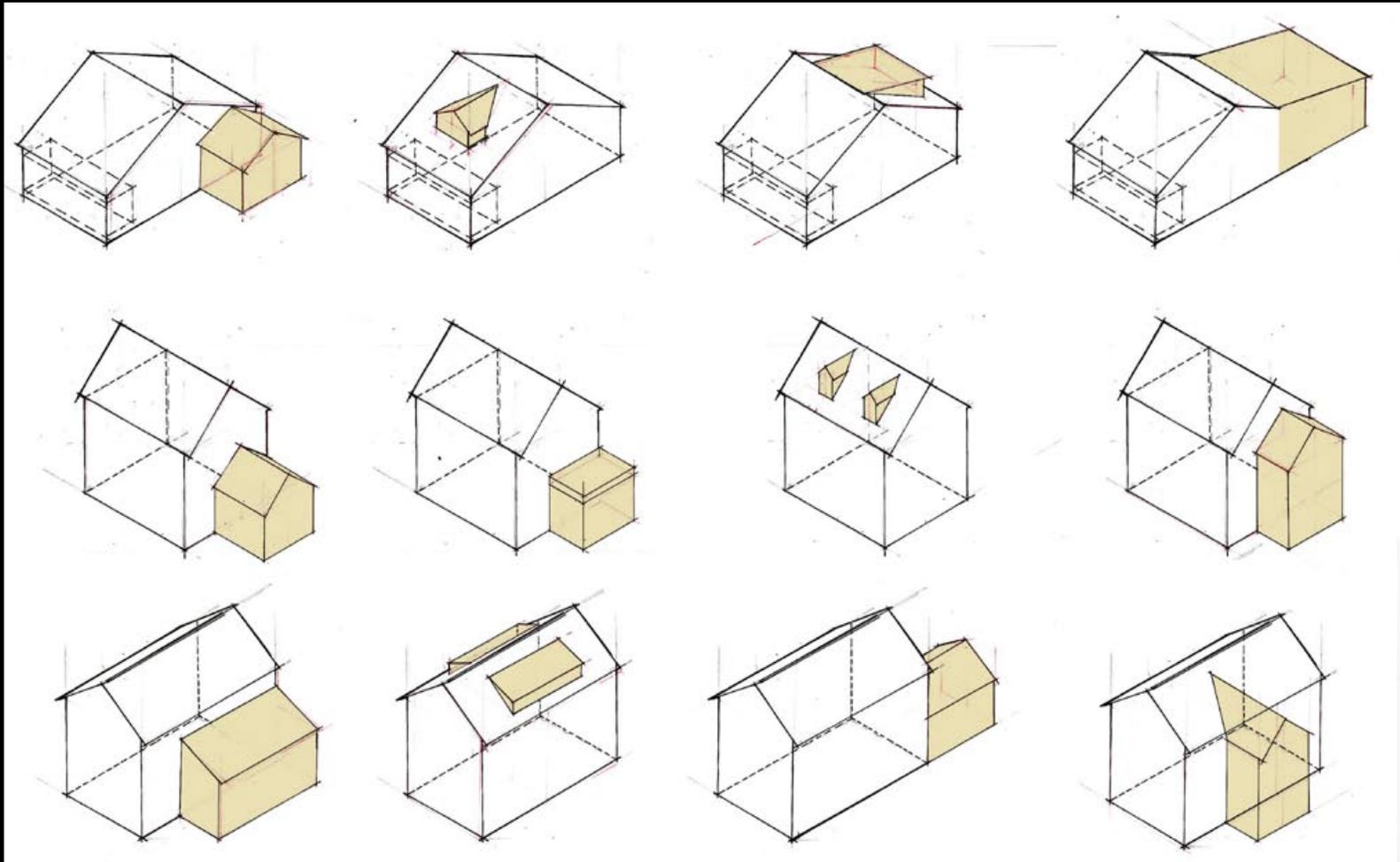
PEDESTRIAN ACCESS

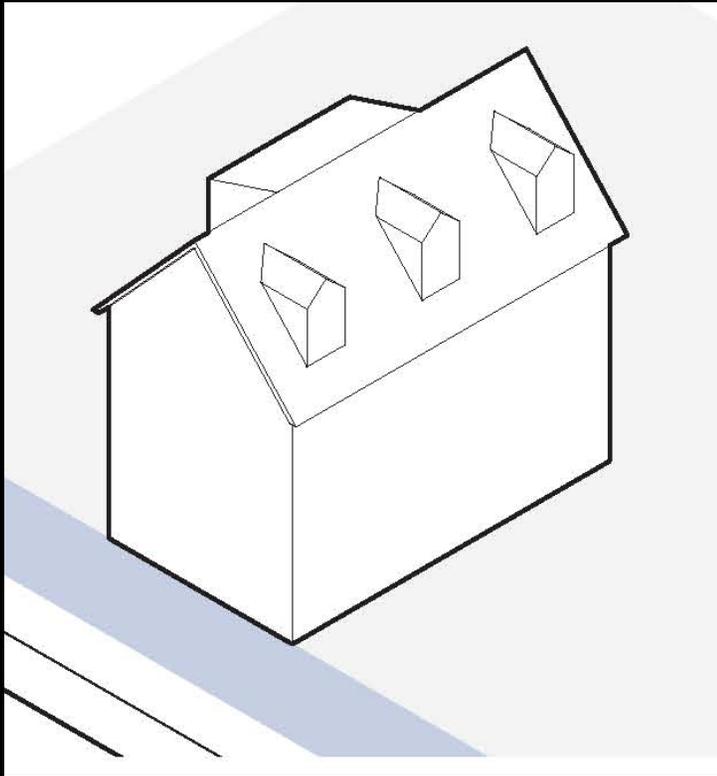
Principal Entrance Spacing (min)	30 ft.
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USE & OCCUPANCY

Tenant Space Depth (min)	
3MU & FAB	20 ft.
4MU - 10MU, CI	30 ft.
Permitted Use	See Article 5: Use Provisions

BUILDING COMPONENTS





DIMENSIONS

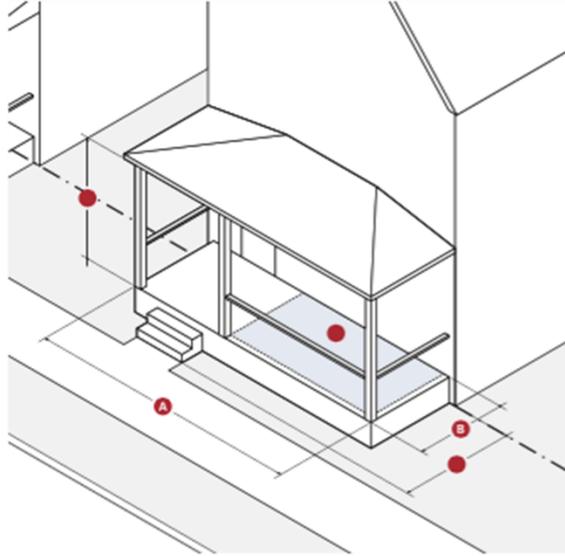
Width (max)	24 feet or 50% of the eave length of the main roof (whichever is shorter)
Front & Rear Wall Setback (min)	3 ft. 6 in.
Side Wall Setback (min)	<u>1 ft. 6 in.</u>
Ridge Line Setback (min)	1 foot
Roof Slope (min)	4:12
Fenestration (min)	50%

STANDARDS

- i. Setbacks are strictly enforced regardless of permitted dormer width.
- ii. The maximum permitted width of a dormer applies to single, multiple, or attached combinations of dormers on each side of a roof.

4. PORCH, PROJECTING

A frontage type featuring a wide, raised platform with stairs leading to the principal entrance of a building. Porches provide outdoor amenity space and may have multiple levels or a roof supported by columns or piers.



DIMENSIONS

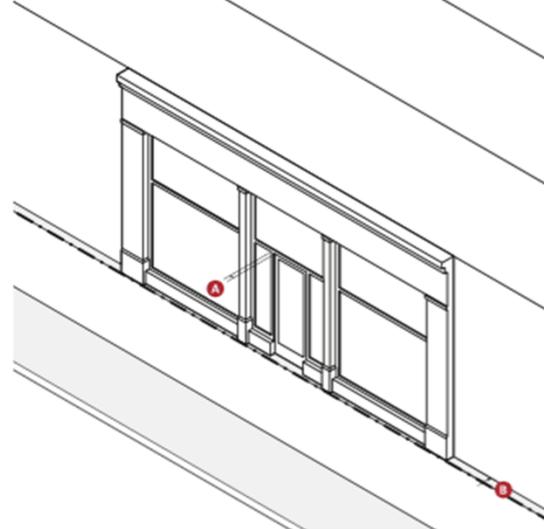
Width (min)	10' or 50% of facade width, whichever is greater
Depth (min)	6 feet
Ceiling Height (min)	8 feet
Furniture Area, Clear (min)	6 feet x 6 feet
Permitted Encroachment (max)	10 feet

STANDARDS

- Paving, excluding driveways, must match the abutting sidewalk unless paved with pervious, porous, or permeable materials.
- Stairs are not permitted to encroach onto any abutting sidewalk.
- Stairs may lead directly to ground level, an abutting sidewalk, or be side-loaded.
- The porch balustrade must permit visual supervision of the public realm through the posts and rails.
- A porch may be screened provided the percentage of window area to wall area is seventy percent (70%) or greater. Permanent enclosure of a porch to create year-round living space is not permitted.

9. STOREFRONT

A frontage type conventional for commercial uses featuring an at grade principal entrance accessing an individual ground story space and substantial display windows for the display of goods, services, and signs.



DIMENSIONS

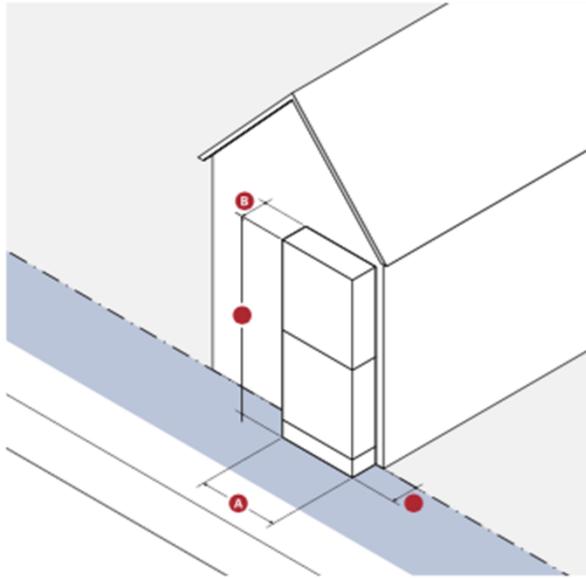
Distance between Fenestration (max)	2 feet
Depth of Recessed Entry (max)	5 feet

STANDARDS

- When storefronts are setback from the front lot line, the frontage must be paved to match the abutting sidewalk.
- Open ended, operable awnings are encouraged for weather protection.
- Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged.

4. BAY

A window assembly extending from the main body of a building to permit increased light, multi-direction views, and articulate a buildings facade.



DIMENSIONS

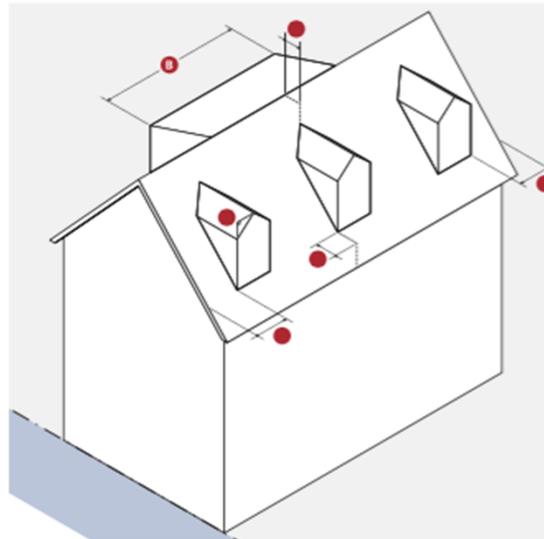
Width (max)	50% of Facade or Elevation
Depth (min/max)	12 inches 3 feet
Fenestration (min)	60%
Height	Height of the building
Permitted Front Encroachment (max)	3 feet

STANDARDS

- Bays must have a foundation extend all the way to ground level or be visually supported by brackets or other architectural supports.
- Bays projecting over the sidewalk of a public thoroughfare must have two (2) stories of clearance and require compliance with all City Ordinances.

8. DORMER WINDOW

A window or set of windows that projects vertically from a sloped roof, designed to provide light into and expand the habitable space of a half-story.

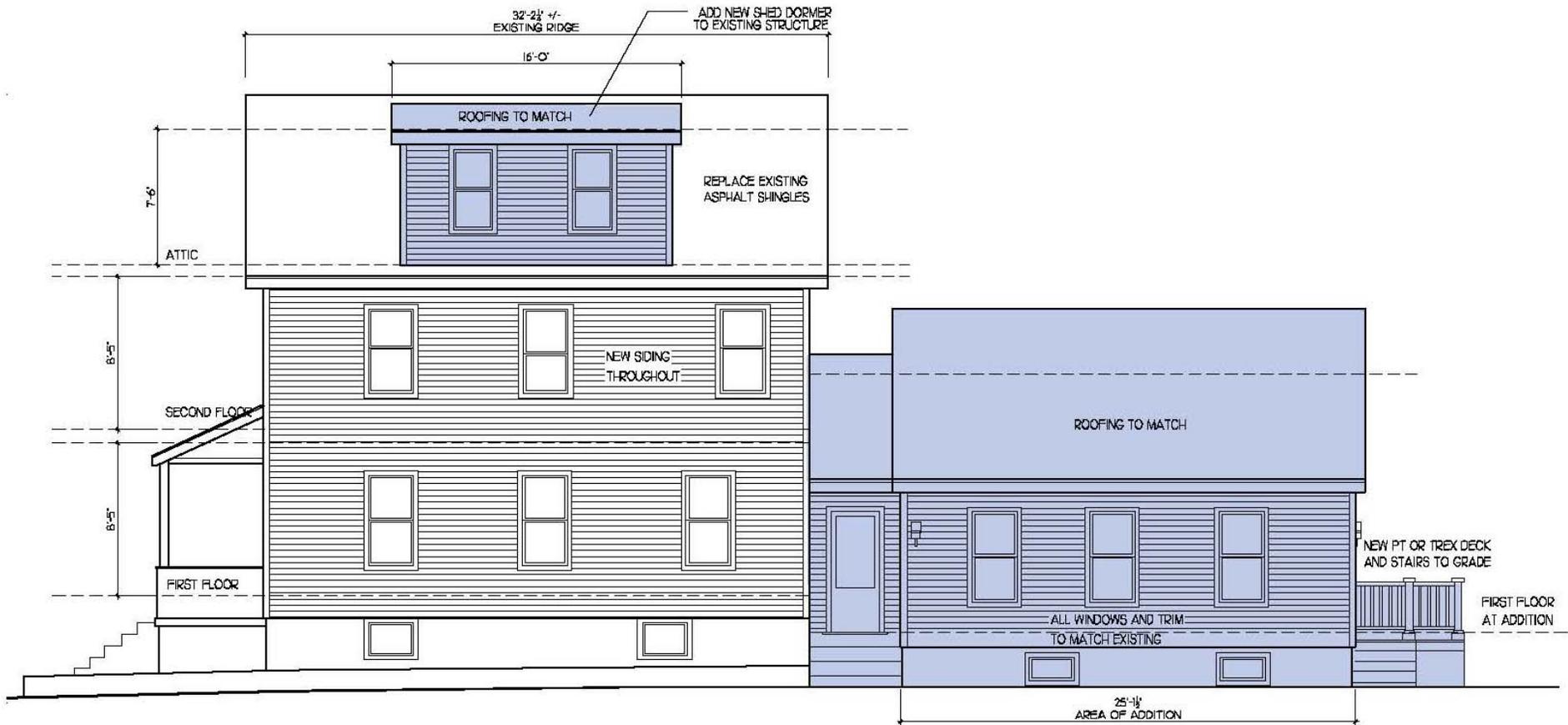


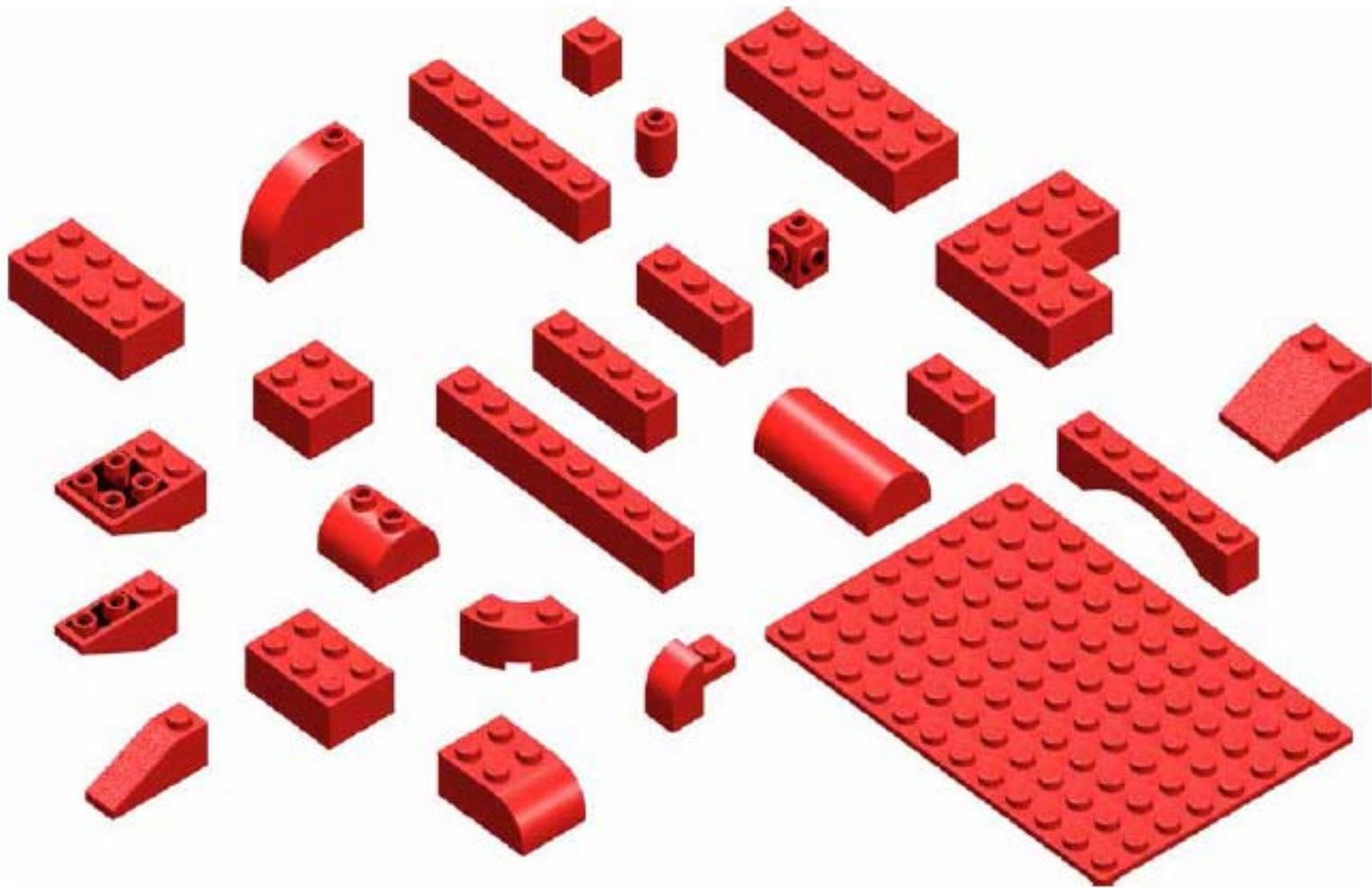
DIMENSIONS

Width (max)	24 feet or 50% of the eave length of the main roof (whichever is shorter)
Front & Rear Wall Setback (min)	3 ft. 6 in.
Side Wall Setback (min)	1 ft. 6 in.
Ridge Line Setback (min)	1 foot
Roof Slope (min)	4:12
Fenestration (min)	50%

STANDARDS

- Setbacks are strictly enforced regardless of permitted dormer width.
- The maximum permitted width of a dormer applies to single, multiple, or attached combinations of dormers on each side of a roof.





The Lego Group



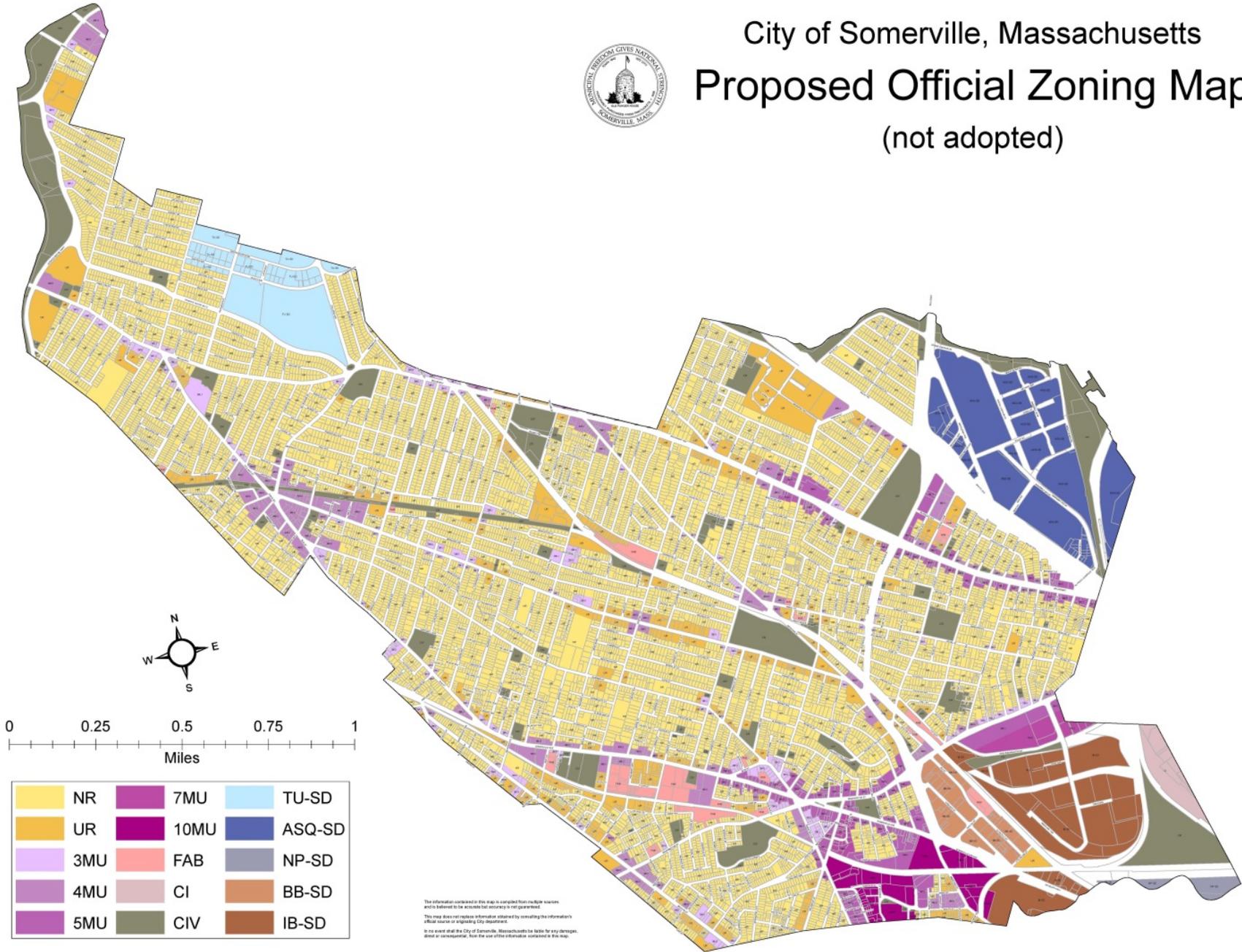
The Lego Group



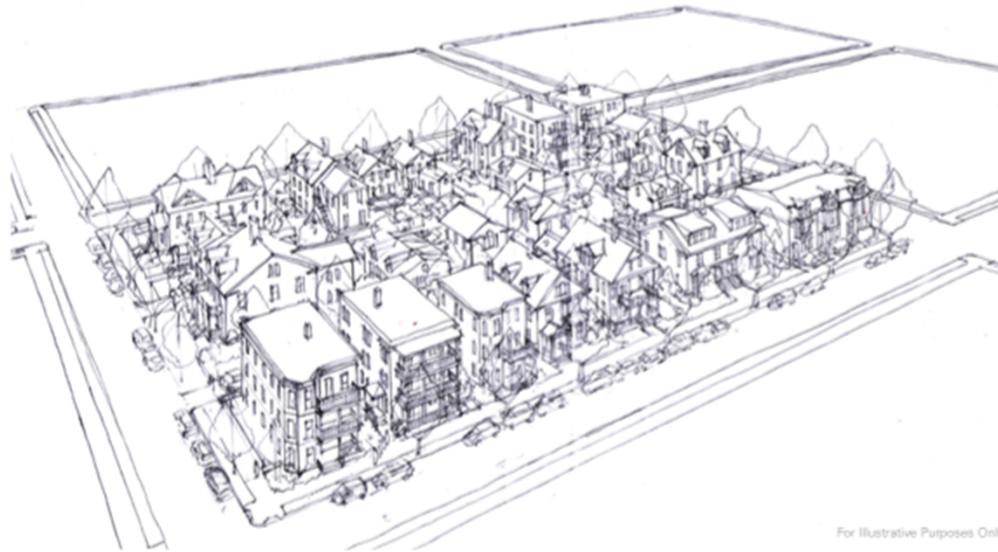
MAP THE PLAN



City of Somerville, Massachusetts Proposed Official Zoning Map (not adopted)



A. NEIGHBORHOOD RESIDENCE (NR)



For Illustrative Purposes Only

1. INTENT

- a. To conserve already established areas of detached and semi-detached residential building types.

2. PURPOSE

- a. To permit the development of one- & two-unit detached and semi-detached residential building types on individual lots.
- b. To provide for the discretionary review of three-unit detached and semi-detached residential building types on individual lots.
- c. To permit the adaptive reuse of already existing civic & institutional facilities as arts & creative enterprise uses.
- d. To permit the adaptive reuse of already existing commercial buildings as neighborhood stores.
- e. To promote diversity in housing, including unit type, size, bedroom count, and affordability.
- f. To provide the community with a predictable outcome from development and redevelopment.

3. BUILDING STANDARDS

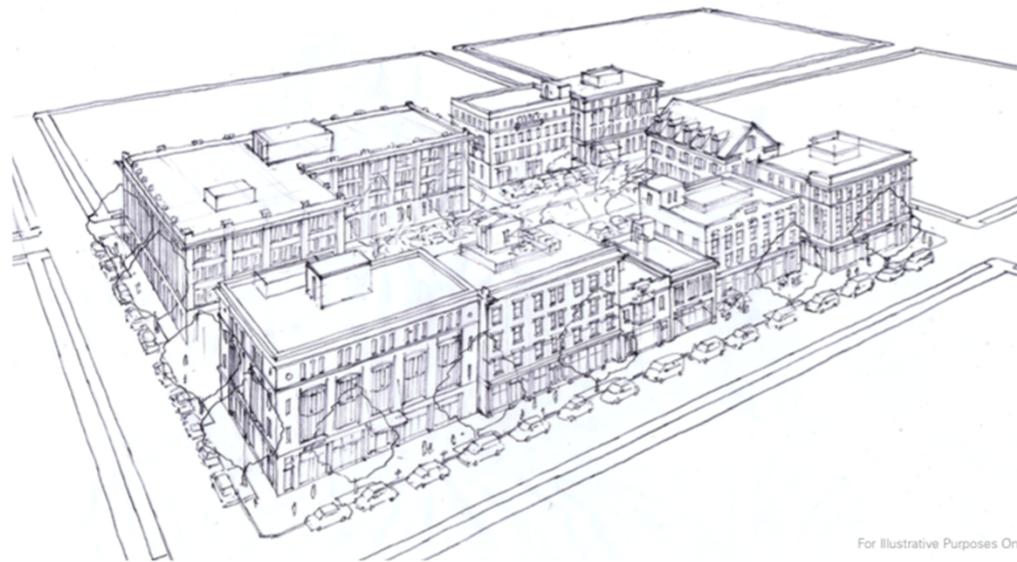
a. Permitted Building Types

- i. The following building types are permitted in the Neighborhood Residence district:

Y Cottage	L Shop House
Y House	L Neighborhood Store
Y Paired House	N Mixed-Use Building
Y Duplex	N Commercial Building
SP Triple Decker	N Production Building
SP Paired Triple Decker	N Fabrication Loft
N Four Plex	
N Six Plex	
N Apartment House	
N Apartment Building	
N Row Houses	
Y by Right	
L by Right with Limitations	
SDP by Site Development Plan	
SP by Special Permit	
N Not Permitted	

- ii. See Article 3. Building Standards for the standards for each type.

D. 4-STORY MIXED-USE (4MU)



1. INTENT

- a. To accommodate small- and medium-scale, mixed-use building types that do not exceed four (4) stories in height and neighborhood-serving commercial uses that provide convenient access to daily needs.

2. PURPOSE

- a. To permit the development of mixed-use and commercial building types.
- b. To promote diversity in housing, including unit type, size, bedroom count, and affordability.
- c. To promote housing for smaller households on the upper floors of residential mixed-use buildings.
- d. To promote quality commercial space for neighborhood serving commercial uses.
- e. To provide the community with a predictable outcome from development and redevelopment.

3. BUILDING STANDARDS

a. Permitted Building Types

- i. The following building types are permitted in the 4-Story Mixed-Use district:

N	Cottage	N	Shop House
N	House	N	Neighborhood Store
N	Paired House	SDP	Mixed-Use Building
N	Duplex	SDP	Commercial Building
N	Triple Decker	N	Production Building
N	Paired Triple Decker	N	Fabrication Loft
N	Row House		
N	Four-Plex		
N	Six-Plex		
N	Apartment House		
SDP	Apartment Building		
N	Townhouse Building		

- Y** by Right
- L** by Right with Limitations
- SDP** by Site Development Plan
- SP** by Special Permit
- N Not Permitted

- ii. See Article 3. Building Standards for the standards for each type.



**ENCOURAGE
*INNOVATION***

FRINGE

UNION SQUARE — SOMERVILLE MA







ROGERS
FOAM CORPORATION



- Y** - by Right
- L** - by Right with Limitations
- SP** - by Special Permit
- N** - NOT Permitted

Neighborhood Residence
 Urban Residence
 3-Story Mixed-Use
 4-Story Mixed-Use
 5-Story Mixed-Use
 7-Story Mixed-Use
 10-Story Mixed-Use
 Fabrication
 Commercial Industry
 Civic

COMMERCIAL SERVICES (CONT.)

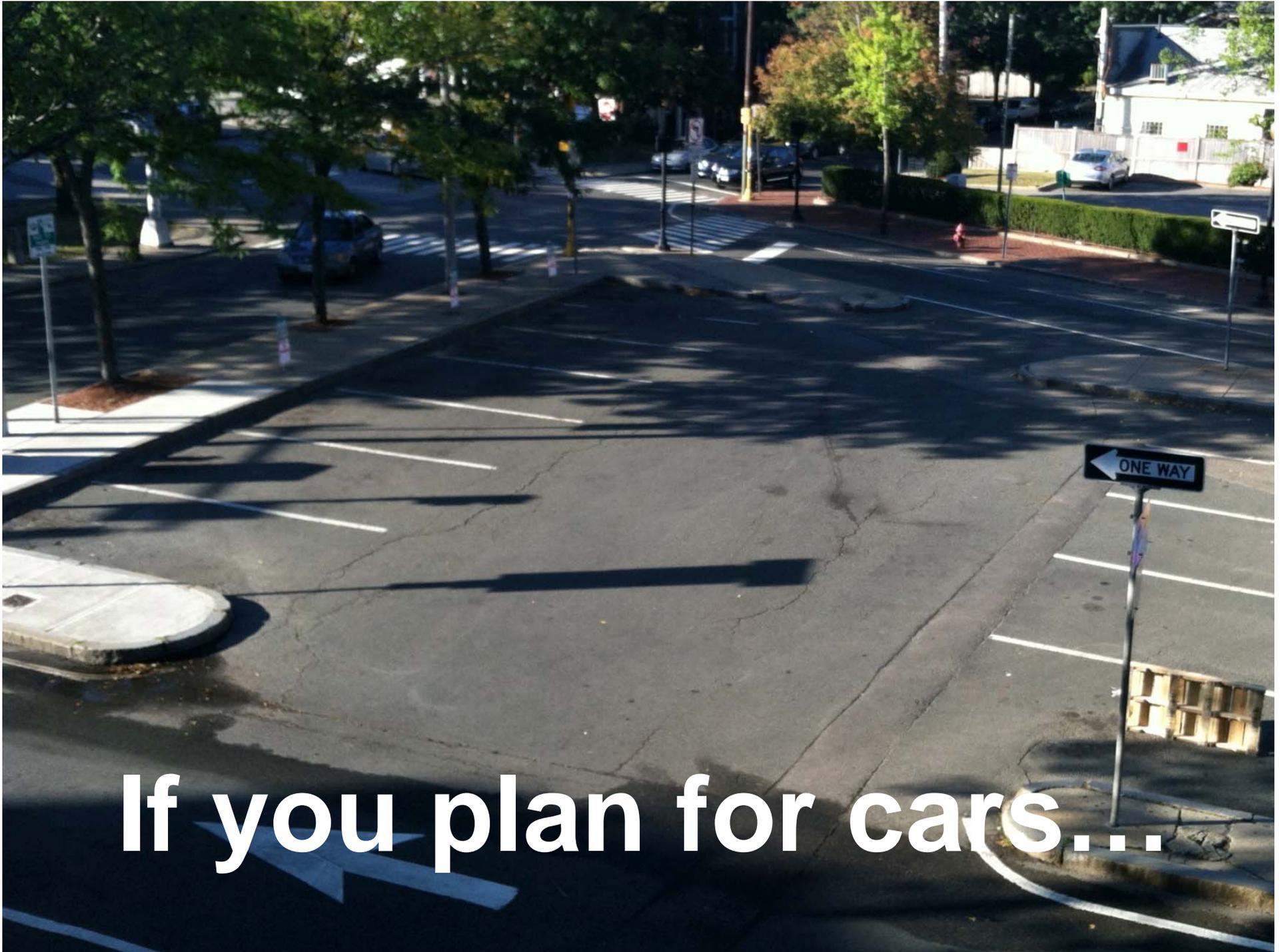
Business Support Services	N	N	Y	Y	Y	Y	Y	N	Y	N
Caterer/Wholesale Food Production	N	N	SP	SP	SP	SP	SP	Y	Y	N
Day Care Service (as noted below)	--	--	--	--	--	--	--	--	--	--
Adult Day Care Center	N	N	L	L	L	L	L	N	L	N
Child Day Care Center	N	N	Y	Y	Y	Y	Y	Y	Y	N
Maintenance & Repair of Consumer Goods	N	N	Y	Y	Y	Y	Y	N	N	N
Personal Services (except as noted below)	N	N	Y	Y	Y	Y	Y	Y	Y	N
Body-Art Establishment	N	N	N	SP	SP	SP	SP	Y	N	N
Gym or Health Club	N	N	Y	Y	Y	Y	Y	N	N	N
Funeral Home	N	N	SP	SP	SP	SP	SP	N	N	N
Health Care Provider	N	N	SP	SP	SP	SP	SP	N	N	N
Recreation Facility	N	N	SP	SP	SP	SP	SP	N	Y	Y

Somerville 'Fabrication' Zoning

- **Art Gallery: Display and sales of artwork**
- **Artisan Enterprise: Production of hand-fabricated goods**
- **Creative Studio:**
 - **Cultural industries**
 - **Copyright industries**
 - **Content industries**
 - **Patent industries**
- **Culinary Incubator: shared commercial kitchen**
- **Design and Fabrication Center: Tools for small manufacturing**
- **Fabrication Laboratory: DIY workshops**
- **Work/Live creative studio: Living in an art studio**
- **Delivery Business**



**PEOPLE
BEFORE
*PARKING***



If you plan for cars...

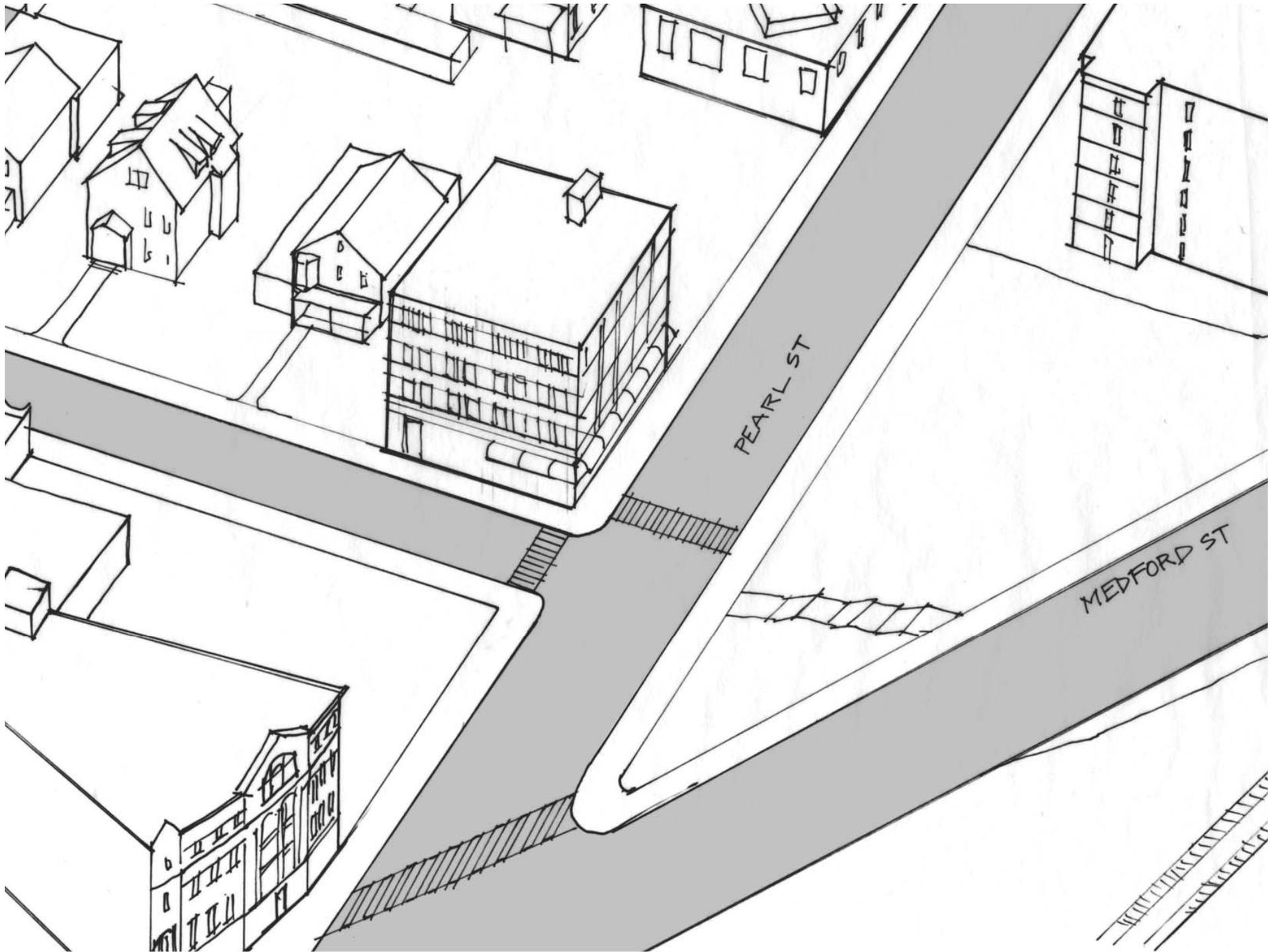


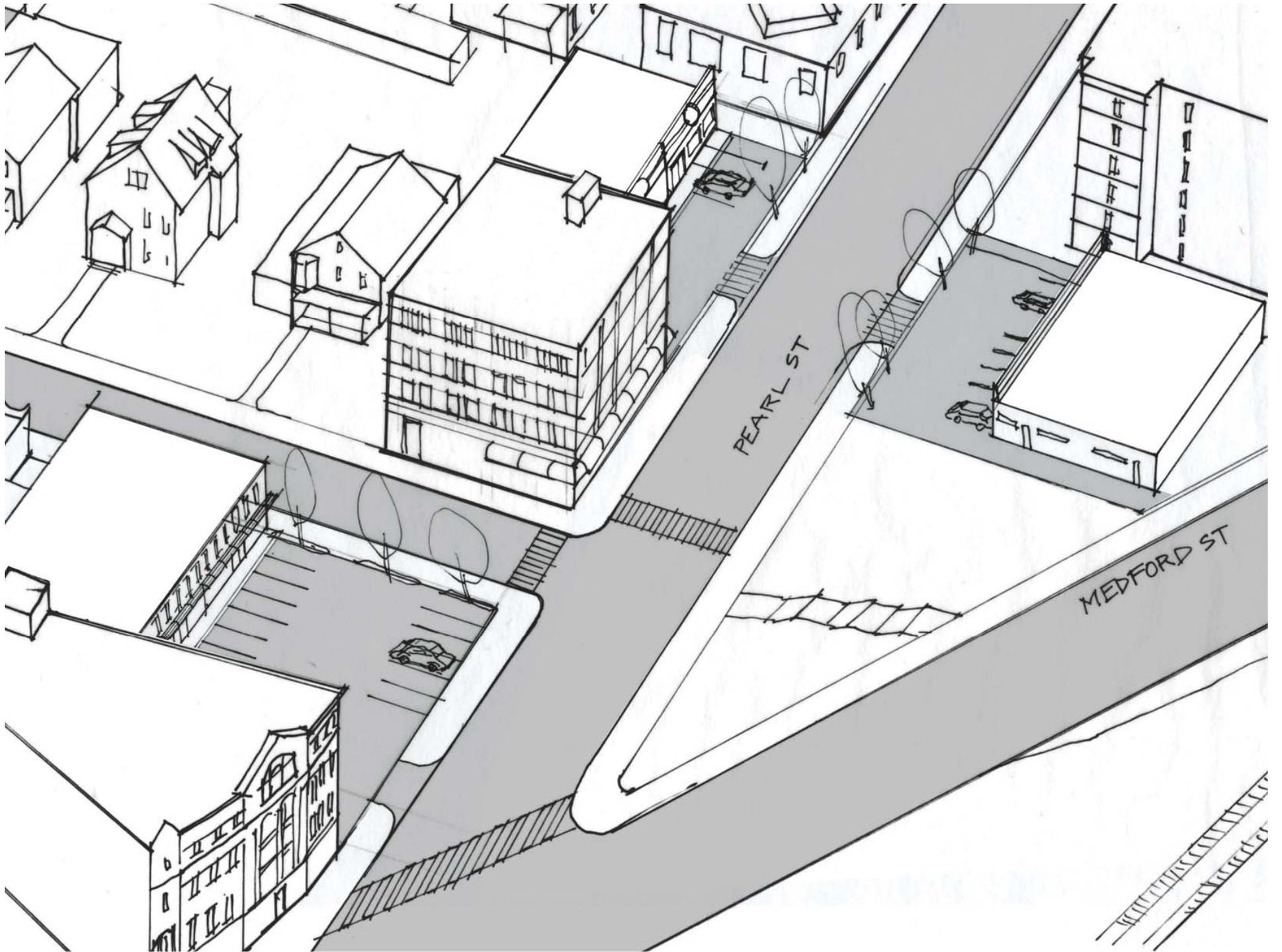


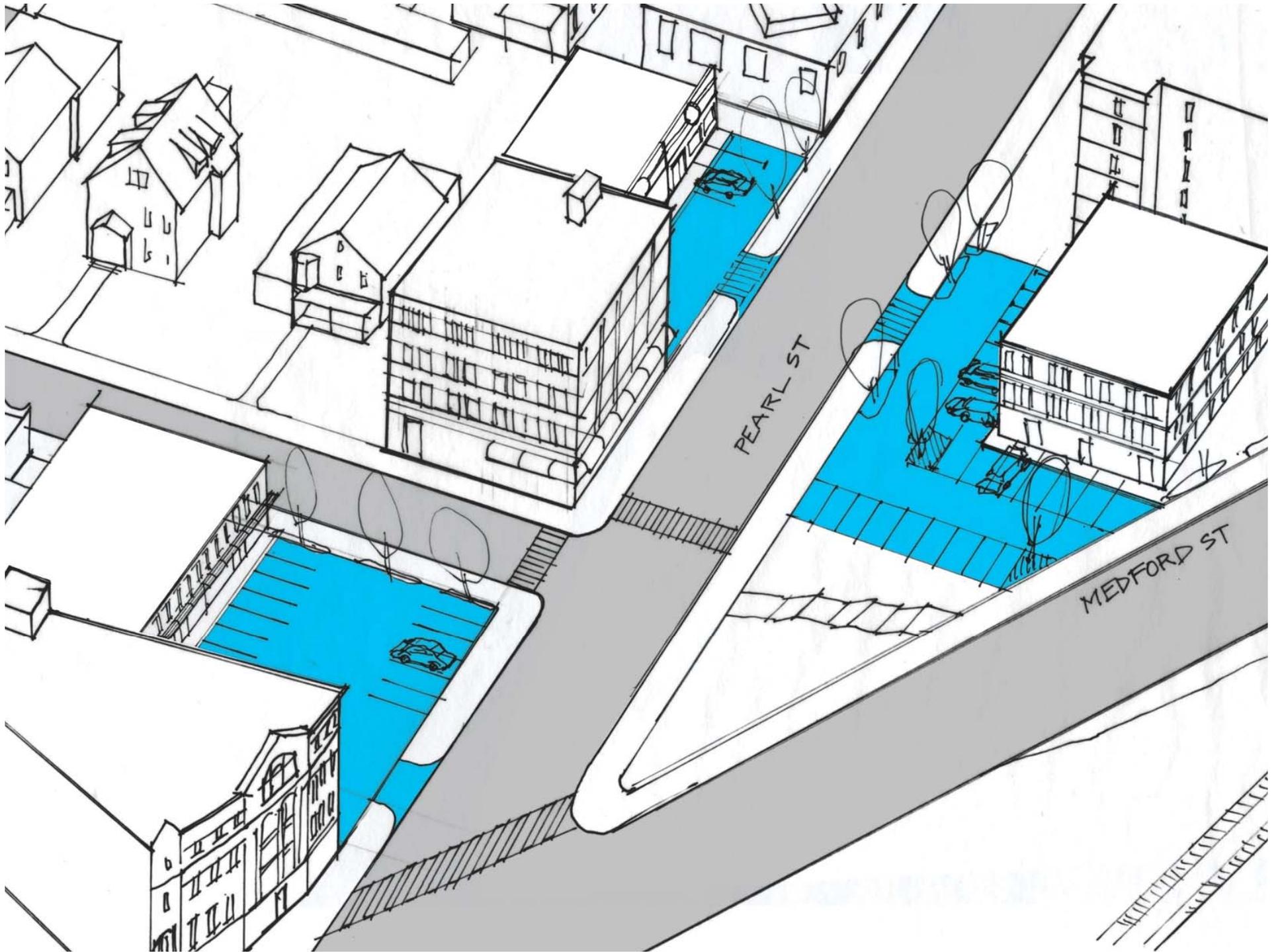
If you plan for people...



...you get people















**ADMINISTRATION
IS
NOT
EASY**

Administration

- **Do you need that special permit?**
- **Which board does what?**
- **Is it customer friendly?**
- **Is there professional input?**
- **Is it fair?**

Zoning *by* DESIGN

Zoning *by* DESIGN

www.somervillema.gov/zoning

www.somervillebydesign.com