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ARTICLE 7. - PERMITTED USES

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Section 7.1. - Applicability.

No land shall be used and no structure shall be erected or used except in compliance with the provisions of this Ordinance and as set forth in the Table of Permitted Uses, or as permitted by Article 4, Nonconforming Uses and Structures. Nothing contained in this Article will be construed to apply to uses of land or structures used for educational or religious purposes if doing so would violate MGL Chapter 40A, Section 3.

Section 7.2. - Principal Structure.

In Residence A and Residence B districts, no more than one principal structure per lot shall be permitted except in the following cases:

- a. By special permit with site plan review as authorized by the SPGA in Section 5.2; or
- b. For a Historic Bed and Breakfast within an existing Historic Outbuilding, by special permit as provided in Section 5.1.

See Section 9.9 regarding access requirements for buildings.

(Ord. No. 2009-12, § 4, 6-25-2009)

Section 7.3. - Maximum Dwelling Units Per Lot.

In Residence A districts, the maximum number of dwelling units per lot shall be two (2) units, except where conversion for up to three (3) dwelling units is authorized by special permit under Section 7.11. In Residence B districts, the maximum number of dwelling units per lot shall be three (3) units.

In Residence A and Residence B districts, where developments include a minimum of twelve and a half percent (12.5%) affordable housing units on-site, but in no case less than one (1) affordable unit, as defined by Section 2.2.4, the above standards may be waived by the SPGA through application for special permit with site plan review. In all cases, the minimum lot size, the minimum lot area per dwelling unit and other dimensional and parking requirements of Article 8 and Article 9 shall be met. No incentives for provision of additional affordable housing units as set forth under Article 13, § 13.5, shall be available for those applications requiring a special permit with site plan review under this section.

Note—§ 7.3 was amended by Ordinance 2006-07 on January 26, 2006.

Section 7.4. - Lots in Two Districts.

Land in a more restrictive zoning district may supply space for a use permitted in a less restricted zoning

district if the use of the land in the more restrictive district satisfies space and passive use requirements (such as setbacks, landscaping or parking) that are not prohibited in the more restrictive district.

Section 7.5. - Lots in Two or More Municipalities.

When a lot in single ownership is situated in part in the City of Somerville and in part in an adjacent city or town, the regulations and restrictions of this Ordinance shall be applied to that portion of such lot as lies in the City of Somerville in the same manner as if the entire lot was situated therein.

Section 7.6. - Use of Symbols in Table of Permitted Uses.

The symbols in the Table of Permitted Uses shall have the following meanings:

Y YES: Permitted as of right, upon issuance of a building permit or a certificate of occupancy.

SP SPECIAL PERMIT: Permitted only if the SPGA makes a finding and determination, as set forth in Section 5.1., but excluding Section 5.1.5. (Design Review).

SPD SPECIAL PERMIT WITH DESIGN REVIEW: Permitted only if the SPGA makes a finding and determination, as set forth in Section 5.1 all inclusive.

SPSR SPECIAL PERMIT WITH SITE PLAN REVIEW: Permitted only if the SPGA makes the findings and determinations as set forth in Section 5.2.

PUD PLANNED UNIT DEVELOPMENT: Permitted only if the SPGA makes the findings and determinations as set forth in Articles 5 and 16.

- NOT PERMITTED.

NA NOT APPLICABLE.

(#) See footnotes in Section 7.12.

Section 7.7. - Uses Not Listed in Table of Permitted Uses are Prohibited.

All uses that are not listed in the Table of Permitted Uses are prohibited.

Section 7.8. - More Than One Classification.

Where a use, structure, development, or activity might be classified under more than one of the uses on the lines in the Table of Permitted Uses, the more specific classification shall apply; if equally specific, the more restrictive classification shall be used.

Section 7.9. - Compliance with All Standards.

Within the Table of Permitted Uses there are permitting standards for the size (in gross square feet of floor area) of a given use, and at times there are specific operating standards also presented for a given use (e.g. whether such use is or is not conducted entirely within an enclosed building, whether there is a drive-through service, etc.). A use, building, activity or development must comply with each of those standards which may be applicable. Failure to comply with any one of the standards will be the basis for denial of a building or occupancy permit; failure to continue to comply with any one of the standards will be the basis for revocation of the certificate of occupancy.

Section 7.10. - Change in Use.

Prior to a substantial change in use, a new certificate of occupancy shall be obtained. A substantial change in use occurs when there is a change from one principal use, shown as an enumerated or lettered line item in the Table of Permitted Uses, to another principal use separately enumerated or lettered as a line item in the Table of Uses. If there is an increase in the gross square footage or number of dwelling units of an existing use, or in its operating characteristics (such as an expansion of operations previously conducted within a fully enclosed building to operations conducted outside an enclosed building) such that the resulting use is classified in the Table of Permitted Uses as an enumerated or lettered line item separate from the enumerated or lettered line item the existing (previous) use was classified under, then this constitutes a substantial change in use.

The use(s) resulting from the change shall be permitted under the normal requirements as shown for the enumerated or lettered line item of the Table of Permitted Uses it falls within, and for the district within which it is located. For sites located within an approved planned unit development (PUD), if the change in use results in a use allowable only within a PUD (indicated in the Table by "PUD"), such change shall require a special permit with site

plan review. A change in the ownership or management of a use or establishment, without the type of changes noted above, is not considered a substantial change in use.

Section 7.11. - Table of Permitted Uses.

The following Table contains a listing of all uses permitted in the City of Somerville (see Section 7.6 for an explanation of symbols). Unless specifically stated otherwise within the Table, all uses are assumed to be:

- 1) Principal uses as defined in Article 2 of this Ordinance. Accessory uses (also defined in Article 2) customarily associated with a given principal use shall be permitted by right in conjunction with such permitted principal use, unless stated otherwise in the Table (in particular, see categories 4 and 16 of the Table, which regulate certain accessory uses).
- 2) Conducted within an enclosed building, with the exception of:
 - A. Parking and loading;
 - B. Storage of equipment and materials, provided the screening requirements of Article 10 are met;
 - C. Temporary outdoor display of products and merchandise during operating hours is allowable, notwithstanding the need for license from the Board of Aldermen or any other applicable City agency.

Note—§ 7.11 was amended by Ordinance 2000-8 on May 25, 2000.

PRINCIPAL USE (unless specified otherwise)	DISTRICT															
	RA	RB	RC	NB	CBD	BA	BB	IA	IB (18)*	IP	OS	UN	ASMD	PUD-B PUD-B1	AOD	
1. RESIDENTIAL USES†															(12)*	††
a. 1 and 2 family dwelling units (1)*	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	Y	SPSR-A	SPSR	††	
b. 3-family dwelling units (1)*	-	Y	Y	Y	Y	Y	Y	-	-	-	-	-	SPSR-A	SPSR	††	
c. Dwellings, multiple															††	
4-6 units	-	-	SP	SP	SP	SP	SP	-	-	-	-	-	SPSR-A	SPSR	††	
7 or more units	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	-	-	SPSR-A	SPSR	††	
d. Town houses															††	
2 units (1)*	Y	Y	Y	Y	-	Y	Y	-	-	-	-	Y	SPSR-A	SPSR	††	
3 units (1)*	-	Y	Y	Y	-	Y	Y	-	-	-	-	-	SPSR-A	SPSR	††	
4-6 units	-	-	SP	SP	SP	SP	SP	-	-	-	-	-	SPSR-A	SPSR	††	
7 or more units	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	-	-	SPSR-A	SPSR	††	
e. Mobile homes in service on a temporary basis, for less than one year (2)*	SP	SP	SP	SP	-	SP	SP	-	-	-	-	SP	SPSR-A	-	††	
2. SPECIAL RESIDENTIAL CONVERSIONS (9)* (see Sec. 2.2.138)															††	

a. Existing dwelling converted for up to 2 dwelling units	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	Y	-	-	††
b. Existing dwelling converted for up to 3 dwelling units	SP	Y	Y	Y	Y	Y	Y	-	-	-	-	SP	-	-	††
c. Existing dwelling converted for 4-6 dwelling units	-	-	SP	SP	SP	SP	SP	-	-	-	-	-	-	-	††
d. Existing dwelling converted for 7 or more dwelling units	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	-	-	-	-	††
e. Conversion of a building owned or previously owned by the municipality in the past 2 years to residential use	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	-	SPSR	SPSR-A	-	††
3. OTHER RESIDENTIAL USES														(12)*	††
a. Boarding house/single room occupancy (SRO) building															††
up to 5 persons	SP	SP	SP	SP	SP	SP	SP	-	-	-	-	SP	SPSR-A	SPSR	††
6 or more persons	-	-	SP	SP	SP	SP	SP	-	-	-	-	-	SPSR-A	SPSR	††
b. Dormitory, fraternity or sorority															††
of 6 units or less	-	-	SP	SP	SP	SP	SP	-	-	-	-	Y	SPSR-A	-	††
of 7 units or more	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	-	Y	SPSR-A	-	††
c. Community or group residence	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	Y	SPSR-A	SPSR	††
d. Homeless shelter	SP	SP	SP	SP	SP	SP	SP	-	-	-	-	SP	SPSR-A	SPSR	††
e. Artist Live/Work Space †															††
of 6 units or less	-	-	SP	SP	SP	SP	SP	SP	-	SP	-	-	SPSR-A	SPSR	Y
of 7 units or more	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	SPSR
f. Congregate housing†	SP	SP	SP	SP	SP	SP	SP	-	-	-	-	SP	SPSR-A	SPSR	††
g. Bed and Breakfast, Historic															††

(3)*																
6 rooms or less	SPD	SPD	SPD	SPD	Y	Y	Y	-	-	-	-	SPD	-	-	††	
7-9 rooms	-	-	SPD	SPD	Y	Y	Y	-	-	-	-	SPD	-	-	††	
4. ACCESSORY RESIDENTIAL USES															††	
a. Tourist Home															††	
up to 2 rooms	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	Y	-	-		
3 rooms	SP	SP	Y	Y	Y	Y	Y	-	-	-	-	Y	-	-	††	
b. Outdoor, off-street parking for no more than one commercial vehicle, not exceeding 1-1/2 tons	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	-	Y	SPSR-A	-	††	
c. Off street parking for more than one commercial vehicle, if owned by resident of the premises	-	-	SP	Y	SP	Y	Y	Y	-	Y	-	(10)*	SPSR-A	SPSR	††	
d. Exterior storage of equipment not customarily associated with home maintenance	-	-	SP	SP	-	SP	SP	SP	-	SP	-	(10)*	SPSR-A	-	††	
e. Home occupation (must comply with definition in Article 2)	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	-	Y	SPSR-A	SPSR	††	
f. Office, within a primary residence of an architect, engineer, attorney, physician, dentist or other recognized profession, provided that all parking requirements of Article 9 are met	SP	SP	Y	Y	Y	Y	Y	Y	-	Y	-	SP	SPSR-A	SPSR	††	
g. Family daycare															††	
For six or less children	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	Y	SPSR-A	SPSR	††	
h. Shop and storage facilities for a resident tradesman such as carpenter, plumber,	SP	SP	SP	Y	Y	Y	Y	Y	-	Y	-	Y	SPSR-A	-	††	

electrician, etc. where conducted in such a manner that all dust, fumes, gases, odors, smoke or vapors, noise, or vibration are effectively confined to an enclosed building																
i. Hobby kennel	SP	SP	SP	SP	-	Y	Y	-	-	-	-	SP	-	-	††	
5. INSTITUTIONAL USES														(12)*	††	
A. Protected uses (protected as principal and accessory)															††	
1. All religious purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SPSR	††
2. All education purposes by a nonprofit educational corporation (8)*	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SPSR	††
3. Child Care Facility (day care center or school age child care program as defined in M.G.L. Ch. 28A, s.9)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SPSR	††
B. Permitted institutional uses															††	
1. School, kindergarten, after school center which is not in item 5.a.2. above															††	
a. less than 10,000 s.f. of gross floor area	SP	SP	Y	Y	Y	Y	Y	SP	-	-	SP	Y	SPSR-A	SPSR	††	
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	SPSR	Y	SPSR-A	SPSR	††	
2. Library, museum, art gallery															††	
a. less than 10,000 s.f. of gross floor area	SP	SP	Y	Y	Y	Y	Y	SP	-	SP	SP	Y	Y	SPSR	††	
b. 10,000 s.f. or more of	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	SPSR	Y	SPSR-A	SPSR	††	

gross floor area																
3. Hospital																††
a. less than 10,000 s.f. of gross floor area	-	-	SP	Y	Y	Y	Y	Y	-	Y	-	SP	SPSR-A	SPSR	††	
b. 10,000 s.f. or more of gross floor area	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	SP	SPSR-A	SPSR	††	
4. Nursing home															††	
a. less than 10,000 s.f. of gross floor area	SP	SP	Y	Y	Y	Y	Y	-	-	-	-	SP	SPSR-A	-	††	
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	-	SP	SPSR-A	-	††	
5. Non-profit community center (e.g. YMCA)															††	
a. less than 10,000 s.f. of gross floor area	SP	SP	Y	Y	Y	Y	Y	SP	-	SP	SP	Y	Y	SPSR	††	
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	SPSR	Y	SPSR-A	SPSR	††	
6. Private, non-profit club or lodge for members only															††	
a. less than 10,000 s.f. of gross floor area	SP	SP	Y	Y	Y	Y	Y	SP	-	SP	-	Y	Y	SPSR	††	
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	Y	SPSR-A	SPSR	††	
7. Buildings and uses owned by the City of Somerville															††	
a. less than 10,000 s.f. of gross floor area	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SPSR	††	
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	Y	SPSR	SPSR	Y	SPSR-A	SPSR	††	
6. RECREATIONAL USES															††	
1. Public park, playground, recreational area															††	

a. less than 10,000 s.f. of gross floor area	SP	SP	Y	Y	Y	Y	Y	Y	-	Y	Y	Y	Y	SPSR	††
b. 10,000 s.f. or more of gross floor area	SP	SP	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	SPSR	Y	Y	SPSR	††
2. Private, non-profit outdoor recreational facility															††
a. less than 10,000 s.f. of gross floor area	SP	SP	Y	Y	-	Y	Y	Y	-	Y	Y	Y	SPSR-A	SPSR	††
b. 10,000 s.f. or more of gross floor area	SP	SP	SPSR	SPSR	-	SPSR	SPSR	SPSR	-	SPSR	SPSR	Y	SPSR-A	SPSR	††
3. Commercial health, exercise, racquet, weight reduction, bowling or similar facility															††
a. less than 10,000 s.f. of gross floor area	-	-	SP	Y	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††
b. 10,000 s.f. or more of gross floor area	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††
4. Theater, cinema or other public assembly															††
(NOTE: In the case of multiple theater/cinema operations on the same site, the total aggregate footage of all the theaters or cinemas shall determine gross floor area)															††
a. less than 10,000 s.f. of gross floor area	-	-	SP	SP	SP	Y	Y	-	-	-	SP	Y	Y	SPSR	††
b. 10,000 s.f. or more of gross floor area	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	SPSR	Y	SPSR-A	SPSR	††
5. Marinas and dry boat storage															††
a. less than 10,000 s.f. of gross floor area	-	-	-	-	-	-	Y	Y	-	Y	Y	-	SPSR-A	SPSR	††

b. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	-	SPSR	SPSR	-	SPSR-A	SPSR	††
6. Concessions, amusements, games except amusement and electronic amusement devices requiring a license under the provisions of Section 8-15 of Chapter 8 of the Code of Ordinances, as amended.															††
a. less than 10,000 s.f. of gross floor area	-	-	-	SP	SP	SP	SP	-	-	-	-	-	Y	SPSR	
b. 10,000 s.f. or more of gross floor area	-	-	-	SPSR	SPSR	SPSR	SPSR	-	-	-	-	-	SPSR-A	SPSR	††
7. Amusement and Electronic Amusement Devices Requiring Licensing Under Section 8-15 of Chapter 8 of the Code of Ordinances.	-	-	-	-	-	-	-	-	-	SPSR	-	-	SPSR-A	SPSR	††
8. Artist Studio Space															††
less than 5,000 s.f. of gross floor area	-	-	SP	Y	Y	Y	SP	SP	SP	SP	-	-	SPSR	SPSR	Y
5,000 s.f. or more of gross floor area	-	-	SPSR	SP	SP	SP	SPSR	SPSR	SPSR	SPSR	-	-	SPSR	SPSR	SP
7. OFFICE USES†															††
1. Office, other than medical															††
a. less than 5,000 s.f. of gross floor area	-	-	Y	Y	Y	Y	Y	Y	-	Y	-	Y	Y	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	Y	SPD	SPD	Y	Y	Y	-	SP	-	Y	Y	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	Y	SPSR-A	SPSR	††
2. Medical office,															††

medical or health clinic																
a. less than 5,000 s.f. of gross floor area	-	-	Y	Y	Y	Y	Y	Y	-	Y	-	Y	Y	SPSR	††	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD	SPD	Y	Y	SP	-	SP	-	Y	Y	SPSR	††	
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	Y	SPSR-A	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	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD	SPD	Y	Y	Y	-	Y	-	-	Y	SPSR	††	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††	
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	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD	SPD	Y	Y	Y	-	Y	-	-	Y	SPSR	††	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††	
b. Laundry or dry cleaning with processing on the premises, provided only non-flammable solvents are used for cleaning;															††	
a. less than	-	-	SP	Y	Y	Y	Y	Y	-	Y	-	-	-	SPSR	††	

5,000 s.f. of gross floor area															
b. 5,001 to 9,999 s.f. of gross floor area	-	-	-	SPD	SPD	SP	Y	Y	-	Y	-	-	-	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	-	SPSR	††
c. Laundry or dry cleaning with processing done on the premises where flammable solvents are used for cleaning;	-	-	-	-	-	-	-	-	-	-	-	-	-	-	††
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	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD	SPD	Y	Y	Y	-	Y	-	-	Y	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	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	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD	SPD	Y	Y	Y	-	Y	-	-	Y	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††
5. Bank or credit union with drive-up window															††
a. less than 5,000 s.f. of gross floor area	-	-	SP	SP	SP	SP	SP	SP	-	SP	-	-	-	SPSR	

b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD	SPD	SP	SP	SP	-	SP	-	-	-	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	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	-	-	SP	Y	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD	SPD	Y	Y	Y	-	Y	-	-	Y	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††
7. Repair of household appliances, small tools or equipment															††
a. less than 5,000 s.f. of gross floor area	-	-	SP	Y	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD	SPD	Y	Y	Y	-	Y	-	-	SPSR-A	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††
8. Funeral parlor															††
a. less than 5,000 s.f. of gross floor area	-	-	SP	SP	Y	Y	Y	Y	-	Y	-	-	SPSR-A	-	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD	SPD	Y	Y	Y	-	Y	-	-	SPSR-A	-	††
c. 10,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	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	-	-	SP	Y	Y	Y	Y	Y	-	Y	-	Y	Y	SPSR	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD	SPD	Y	Y	Y	-	Y	-	Y	Y	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	Y	SPSR-A	SPSR	††
10. Newspaper distribution agency															††
a. less than 5,000 s.f. of gross floor area	-	-	SP	SP	SP	SP	SP	SP	-	SP	-	-	SP	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD	SPD	SP	SP	SP	-	SP	-	-	SP	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††
11. Office of veterinarian†															††
a. less than 5,000 s.f. of gross floor area	-	-	SP	SP	SP	SP	Y	Y	-	Y	-	-	Y	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD	SPD	SP	Y	Y	-	Y	-	-	Y	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††
12. Pet store															††
a. less than 5,000 s.f. of gross floor area	-	-	-	Y	-	Y	Y	Y	-	Y	-	-	Y	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD	-	SP	SP	SP	-	SP	-	-	SPSR-A	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††
13. Tattoo, Body Piercing, and/or Scarification Facilities (14)* (15)*															††
a. less than 2,500 s.f. of gross floor area	-	-	-	-	-	-	SPD	SPD	-	SPD	-	-	SPSR-A	-	††

b. 2,500 to 4,999 s.f. of gross floor area	-	-	-	-	-	-	SPD	SPD	-	SPD	-	-	SPSR-A	-	††
c. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	-	SPSR	-	-	SPSR-A	-	††
9. SALES OR RENTAL OF GOODS OR EQUIPMENT														(12)*	††
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	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (17)*	SPD	SPD	Y	Y	-	Y	-	-	Y	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (17)*	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††
2. General merchandise, department store, supermarket†															††
a. less than 5,000 s.f. of gross floor area	-	-	-	Y	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (17)*	SPD	SPD	Y	Y	-	Y	-	-	Y	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (17)*	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††
3. Specialty food stores but not that intended for consumption on the premises, including candy store, meat market, delicatessen, or bakery, but not a fast food service†															††
a. less than 5,000 s.f. of gross floor area	-	-	Y	Y	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (17)*	SPD	Y	Y	Y	-	Y	-	-	Y	SPSR	††

c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (17)*	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††
4. Package liquor store, with no consumption of beverages on the premises†															††
a. less than 5,000 s.f. of gross floor area	-	-	SP	Y	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (17)*	SPD	SPD	Y	Y	-	Y	-	-	Y	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (17)*	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††
5. Store selling or renting goods such as books, stationary, drugs, sporting goods including bicycles and accessories, jewelry, photographic equipment and supplies, flowers, novelties, cards, footwear, apparel, fabrics, accessories, and the like that are typically of a size a customer can carry by hand†															
a. less than 5,000 s.f. of gross floor area	-	-	Y	Y	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (17)*	SPD	Y	Y	Y	-	Y	-	-	Y	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (17)*	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††
6. Store selling or renting video tapes†															††
a. less than 2,500 s.f. of gross floor area	-	-	Y	Y	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††

b. 2,500 to 4,999 s.f. of gross floor area	-	-	SPD	SP	SP	Y	Y	Y	-	Y	-	-	Y	SPSR	††
c. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD	SPD	SPD	Y	SP	-	SP	-	-	SPSR-A	SPSR	††
d. 10,000 s.f. or more of gross floor area	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††
7. Store selling furniture, home furnishings, carpets, or home appliances and equipment, including audio, computer, and video equipment†															††
a. less than 5,000 s.f. of gross floor area	-	-	Y	Y	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (17)*	SPD	SPD	Y	Y	-	Y	-	-	Y	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (17)*	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	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	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (17)*	SPD	SPD	Y	Y	-	Y	-	-	Y	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (17)*	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	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	SP	SP	SP	SP	-	SP	-	-	SP	SPSR	††
9. Building and construction materials store															
1. All operations conducted entirely within an enclosed building															††
a. less than 5,000 s.f. of gross floor area	-	-	-	Y	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (17)*	SPD	SPD	Y	Y	-	Y	-	-	SPSR-A	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (17)*	SPSR	SPSR	SPSR	SPSR	-	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	-	-	-	SPD	SPD	SP	SP	SP	-	SP	-	-	-	SPSR	††
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	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (17)*	SPD	SPD	Y	Y	-	Y	-	-	Y	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (17)	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	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	SPD	SP	SP	SP	-	SP	-	-	Y	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	SPD	SPD	SPD	-	SPD	-	-	SPSR-A	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††
11. Sale or rental of equipment and supplies such as office furniture, home improvement equipment or toolst															††
1. All operations conducted entirely within an enclosed building															††
a. less than 5,000 s.f. of gross floor area	-	-	-	SP	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (17)*	SPD	SPD	Y	Y	-	Y	-	-	Y	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (17)*	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††
2. Operations, in part or in whole, conducted outside an enclosed building															††
a. less than 5,000 s.f. of gross floor area	-	-	-	SPD	-	SP	SP	SP	-	SP	-	-	SP	SPSR	††
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	Y	Y	Y	Y	-	Y	SP	-	Y	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (17)*	SPD	SPD	Y	Y	-	Y	SP	-	Y	SPSR	††
c. 10,000 s.f. or more of gross	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	SPSR	SPSR	-	SPSR-A	SPSR	††

floor area																
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	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (17)*	SPD	SPD	Y	Y	-	Y	-	-	Y	SPSR	††	
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (17)*	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††	
14. Mall (see Section 6.4.2)†	-	-	-	-	-	-	-	-	-	-	-	-	SPSR-A	-	††	
10. EATING, DRINKING, AND TRANSIENT ACCOMMODATIONS														(12)*	††	
1. Restaurant, other than fast order food (16)*																††
1. All operations conducted entirely within an enclosed building																††
a. less than 2,500 s.f. of gross floor area	-	-	SPD	Y	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††	
b. 2,500 to 4,999 s.f. of gross floor area	-	-	SPD	SPD	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††	
c. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD	SPD	SPD	Y	Y	-	Y	-	-	SPSR-A	SPSR	††	
d. 10,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††	
2. Operations, in part or in whole, conducted outside an enclosed building																††
a. less than 2,500 s.f. of gross floor area	-	-	SPD	SP	SP	SP	SP	SP	-	SP	SP	-	Y	SPSR	††	
b. 2,500 to 5,000 s.f. of gross floor area	-	-	-	SPD	SPD	SPD	SP	SP	-	SP	-	-	SPSR-A	SPSR	††	

c. 5,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	-	-	-	-	-	SPSR-A	SPSR	††
2. Fast order food establishments with no drive-up service, including franchises, subshops, pizza shops and the like (16)* †															††
1. All operations conducted entirely within an enclosed building															††
a. less than 2,500 s.f. of gross floor area	-	-	SPD	SPD	SPD	Y	Y	Y	-	Y	-	-	Y	SPSR	††
b. 2,500 to 4,999 s.f. of gross floor area	-	-	-	SPD	SPD	SPD	Y	Y	-	Y	-	-	Y	SPSR	††
c. 5,000 s.f. or more of gross floor area	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††
2. Operations conducted, in part or in whole, outside an enclosed building															††
a. less than 2,500 s.f. of gross floor area	-	-	SPD	SPD	SPD	SP	SP	SP	-	SP	SP	-	Y	SPSR	††
b. 2,500 to 4,999 s.f. of gross floor area	-	-	-	SPD	SPD	SPD	SP	SP	-	SP	-	-	Y	SPSR	††
c. 5,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††
3. Fast order food establishments with a drive-up service					-	-	-	-	-	-	-	-	-	-	††
4. Caterer preparing meals for consumption off site†															††
a. less than 5,000 s.f. of gross floor area	-	-	SPD	SPD	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	††

b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD	SPD	SPD	Y	Y	-	Y	-	-	Y	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††
5. Hotel, motel															††
a. less than 10,000 s.f. of gross floor area	-	-	-	SPD	SPD	SPD	Y	Y	-	Y	-	-	Y	SPSR	††
b. 10,000 s.f. or more of gross floor area	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††
6. Bar, tavern, drinking establishment, nightclub, dance hall, entertainment facility, convention center															††
a. less than 2,500 s.f. of gross floor area	-	-	-	SPD	SP	SP	SP	SP	-	SP	-	-	SP	SPSR	††
b. 2,500 to 4,999 s.f. of gross floor area	-	-	-	SPD	SPD	SPD	SP	SP	-	SP	-	-	SP	SPSR	††
c. 5,000 s.f. or more of gross floor area	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	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	-	SP	-	-	-	-	††
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	-	SPSR	-	-	-	-	††
2. Motor vehicle															††

rental																
a. less than 5,000 s.f. of gross floor area	-	-	-	SPD	SPD	SP	SP	SP	-	SP	-	-	SPSR-A	SPSR	††	
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	-	SPSR	-	-	SPSR-A	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	-	-	SPD	SPD	-	SP	SP	SP	-	SPSR	-	-	SPSR-A	SPSR	††	
b. 5,000 s.f. or more of gross floor area	-	-	SPSR	SPSR	-	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	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	SP	-	SPSR	-	-	-	SPSR	††	
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	-	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	SP	-	SPSR	-	-	-	-	SPSR	††
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	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	SP	-	SPSR	-	-	-	-	-	††
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	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	SP	-	SPSR	-	-	-	-	-	††
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	-	SPSR	-	-	-	-	-	††
8. Dismantling and storage of motor vehicles and motor vehicle parts for the purpose of salvage and sale of used parts																††
9. Motor vehicle towing business and short term storage or parking of those towed vehicles																††
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	-	-	-	SPSR	SPSR	SPSR	SP	SP	-	SP	-	-	SPSR-A	SPSR	††	
b. 5,000 s.f. or more of gross floor area	-	-	-	SPSR	SPSR	SPSR	-	SPSR	-	SPSR	-	-	SPSR-A	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	SP	SP	-	SP	-	-	SPSR-A	SPSR	††	
b. 5,000 s.f. or more of gross floor area	-	-	-	SPSR	-	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	††	
2. Operations, in part or in whole, conducted outside an enclosed building															††	
a. less than 5,000 s.f. of gross floor area	-	-	-	SPSR	-	SPD	SP	SP	-	SP	-	-	-	SPSR	††	
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	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	-	SP	-	-	SPSR-A	SPSR	††	
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	-	SPSR	-	-	SPSR-A	-	††	
2. Operations, in part or whole,															††	

conducted outside an enclosed building																
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	SP	SP	-	SP	-	-	-	-	-	††
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	-	SPSR	-	-	-	-	-	††
13. Motor vehicle wash (whether mechanically operated or self-service)																††
1. Operations conducted entirely within an enclosed building																††
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	SP	SP	SP	-	SP	-	-	-	SPSR	††
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	SPSR	-	SPSR	-	-	-	-	††
2. Operations, in part or whole, conducted outside an enclosed building																††
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	SPSR	SP	SP	-	SPSR	-	-	-	-	††
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	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	Y	Y	Y	Y	-	Y	Y	Y	SPSR-A	SPSR	††	
b. creation of new space, or conversion of 4 or more existing spaces	-	-	SP	SP	SP	SP	SP	SP	-	SP	Y	SP	SPSR-A	SPSR	††	
12. COMMERCIAL AND INDUSTRIAL SERVICES															(12)*	††

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																TT
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	Y	Y	-	SP	-	-	-	-	-	TT
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	-	Y	SP	-	SP	-	-	-	-	-	TT
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	-	SPSR	-	-	-	-	-	TT
2. Bakery, wholesale																TT
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	Y	Y	-	SP	-	-	Y	-	-	TT
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	-	Y	SP	-	SP	-	-	SPSR-A	-	-	TT
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	-	SPSR	-	-	SPSR-A	-	-	TT
3. Industrial services such as machine shop, welding																TT
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	Y	Y	-	SP	-	-	SPSR-A	-	-	TT
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	-	Y	SP	-	SP	-	-	-	-	-	TT
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	-	SPSR	-	-	-	-	-	TT
4. Self-storage facility																TT
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	SP	SP	-	SP	-	-	-	-	-	TT
b. 5,000 to 9,999 s.f. of gross	-	-	-	-	-	-	SP	SP	-	SP	-	-	-	-	-	TT

floor area																
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	-	SPSR	-	-	-	-	-	††
5. Distribution center, parcel delivery, commercial mail delivery center																††
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	SP	SP	-	SP	-	-	SPSR-A	SPSR	††	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	-	SP	SPD	-	SP	-	-	SPSR-A	SPSR	††	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	-	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	-	-	SP	SP	-	SP	Y	Y	-	Y	-	-	Y	SPSR	††	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	SPD	Y	Y	-	Y	-	-	SPSR-A	SPSR	††	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	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	SP	SP	-	SP	-	-	SPSR-A	SPSR	††
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	††
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	-	-	-	-	SP	Y	Y	Y	-	Y	-	-	SPSR-A	SPSR	††
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	SPD	SPD	Y	Y	-	Y	-	-	SPSR-A	SPSR	††
c. 10,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	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	SP	-	SP	-	-	SPSR-A	SPSR	††
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	††
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	-	-	-	SP	-	SP	Y	Y	-	Y	-	-	-	SPSR	††
b. 5,000 to	-	-	-	-	-	SPD	Y	Y	-	Y	-	-	-	SPSR	††

9,999 s.f. of gross floor area																
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	-	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	SP	-	SP	-	-	-	SPSR	††	
c. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	††	
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	SP	SP	SP	Y	SP	SP	-	SPSR-A	SPSR	††	
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	-	-	-	-	SP	Y	Y	Y	-	Y	-	Y	SPSR-A	SPSR	††	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	SPD	SPD	Y	Y	-	Y	-	Y	SPSR-A	SPSR	††	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	-	SPSR	-	Y	SPSR-A	SPSR	††	
13. WHOLESALE BUSINESS AND WHOLESALE STORAGE														(12)*	††	
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	-	Y	-	-	SPSR-A	SPSR	††	
b. 25,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	-	SPSR	-	-	SPSR-A	-	††	
2. Operations, in part or whole, conducted outside an enclosed building															††	
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	SP	SP	-	SP	-	-	SPSR-A	-	††	
2. Open lot (outside an enclosed building) storage of new building material, contractors' equipment, machinery and metals, other than scrap or junk, and similar materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	††	
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														(12)*	††	
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	-	-	-	-	SPD	SPD	Y	Y	-	Y	-	-	SPSR-A	SPSR	††	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	SPSR	SP	Y	-	Y	-	-	SPSR-A	SPSR	††	
c. 10,000 to 24,999 s.f. of gross floor area	-	-	-	-	-	-	SPSR	SP	-	SP	-	-	SPSR-A	SPSR	††	
d. 25,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	SPSR	-	SPSR	-	-	-	-	††	
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	SP	-	SPSR	-	-	SPSR-A	-	-	††
																††
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	-	-	-	-	-	-	SP	Y	-	Y	-	-	-	-	-	††
b. 10,000 to	-	-	-	-	-	-	SPSR	Y	-	Y	-	-	-	-	-	††

24,999 s.f. of gross floor area																
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																††

b. 5,000 s.f. or more of gross floor area	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	Y	SPSR-A	SPSR	††
3. Wireless Communications Facility	-	SP	SP	SP	SP	SP	SP	SP	-	SP	-	SP	SPSR-A	SPSR	††
4. Commercial ambulance service															††
a. less than 5,000 s.f. of gross floor area	-	-	-	SP	SP	Y	Y	Y	-	Y	-	-	SPSR-A	SPSR	††
b. 5,000 s.f. or more of gross floor area	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	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	-	-	-	-	-	††
6. Long-term, open lot (outside an enclosed building) storage of trucks, buses, trailers, etc. -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	††
7. Substation and Pumping Station															††
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	SP	SP	SP	-	SP	-	Y	SPSR-A	SPSR	††
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	-	SPSR	-	Y	SPSR-A	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	-	-	SP	Y	Y	Y	Y	Y	-	Y	-	Y	SPSR-A	SPSR	††
2. Trailer or other															††

mobile structure used for an accessory use, but excluding temporary construction structure																
a. for up to one year	-	-	-	SP	-	Y	Y	Y	-	Y	SP	Y	SPSR-A	SPSR	††	
b. for more than one year	-	-	-	-	-	-	SP	SP	-	SP	-	SP	-	SPSR	††	
3. Accessory assembly or light manufacturing, in conjunction with a permitted business, retail, wholesale or institutional use	-	-	-	Y	Y	Y	Y	Y	-	Y	-	Y	SPSR-A	SPSR	††	

* See Footnotes Section 7.12.

† Certain qualifying uses may be included as part of a qualifying Priority Development Process if permitted under Section 6.4.10, and may be permitted as Priority Permitted Uses if they qualify under Section 6.4.5 of this Ordinance.

†† To determine if this use is allowed, see underlying zoning district.

(Ord. No. 2008-02, §§ 1—47, 3-13-2008; Ord. No. 2009-03, §§ 8, 9, 4-23-2009; Ord. No. 2009-12, §§ 4, 5, 6-25-2009; Ord. No. 2009-14, § 2, 11-12-2009)

Legislative Notes:

Sec. 7.11 amended by Ord. 2000-8 on 5/25/00, and by Ordinance 2002-04 on 4/22/04.

Sec. 7.11.1.a amended by Ord. 2002-4 on 4/25/02.

Sec. 7.11.1.b amended by Ord. 2002-4 on 4/25/02.

Sec. 7.11.1.c. amended by Ord. 2005-04 on 3/10/05.

Sec. 7.11.1.d. amended by Ord. 2005-04 on 3/10/05.

Sec. 7.11.2 amended by Ord. 2002-4 on 4/25/02.

Sec. 7.11.2.c. amended by Ord. 1991-10 on 8/22/91, Ord. 2002-4 on 4/25/02, and Ord. 2005-04 on 3/10/05.

Sec. 7.11.2.d. added by Ord. 1991-10 on 8/22/91.

Sec. 7.11.2.d. amended by Ord. 2002-4 on 4/25/02.

Sec. 7.11.2.e. renumbered by Ord. 1991-10 on 8/22/91.

Sec. 7.11.3.c. amended by Ord. 1991-10 on 8/22/91.

Sec. 7.11.3.e. amended by Ord. 2005-04 on 3/10/05.

Sec. 7.11.4.b. amended by Ord. 1991-1 on 1/10/91.

Sec. 7.11.4.c. amended by Ord. 1991-1 on 1/10/91.

Sec. 7.11.4.g. amended by Ord. 1991-10 on 8/22/91.

Sec. 7.11.5.A. amended by Ord. 1991-10, 8/22/91.

Sec. 7.11.5.A.3. added by Ord. 1991-10 on 8/22/91.

Sec. 7.11.5.B.2 renumbered by Ord. 1991-10 on 8/22/91.

Sec. 7.11.5.B.3 renumbered by Ord. 1991-10 on 8/22/91.

Sec. 7.11.5.B.4 renumbered by Ord. 1991-10 on 8/22/91.

Sec. 7.11.5.B.5 renumbered by Ord. 1991-10 on 8/22/91.

Sec. 7.11.5.B.6 renumbered by Ord. 1991-10 on 8/22/91.

Sec. 7.11.5.B.7 renumbered by Ord. 1991-10 on 8/22/91.

Sec. 7.11.6.6 amended by Ord. 1993-7 on 2/2/94.

Sec. 7.11.6.7 added by Ord. 1993-7 on 2/2/94.

Sec. 7.11.8.13 added by Ord. 2001-13 on 7/12/01.

Sec. 7.11.9.1 amended by Ord. 2002-6 on 8/8/02.

Sec. 7.11.9.2 amended by Ord. 2002-6 on 8/8/02.

Sec. 7.11.9.2.c amended by Ord. 1991-1 on 1/10/91.

Sec. 7.11.9.3 amended by Ord. 2002-6 on 8/8/02.

Sec. 7.11.9.4 amended by Ord. 2002-6 on 8/8/02.

Sec. 7.11.9.5 amended by Ord. 2002-6 on 8/8/02.

Sec. 7.11.9.7 amended by Ord. 2002-6 on 8/8/02.

Sec. 7.11.9.7.b. amended by Ord. 1991-1 on 1/10/91.

Sec. 7.11.9.8 amended by Ord. 2002-6 on 8/8/02.

Sec. 7.11.9.9 amended by Ord. 2002-6 on 8/8/02.

Sec. 7.11.9.10 amended by Ord. 2002-6 on 8/8/02.

Sec. 7.11.9.11 amended by Ord. 2002-6 on 8/8/02.

Sec. 7.11.9.12 amended by Ord. 2002-6 on 8/8/02.

Sec. 7.11.9.13 amended by Ord. 2002-6 on 8/8/02.

Sec. 7.11.10.1 amended by Ord. 2001-07 on 6/14/01.

Sec. 7.11.10.2 amended by Ord. 2001-07 on 6/14/01.

Sec. 7.11.10.2.2.a amended by Ord. 1994-7 on 4/14/94.

Sec. 7.11.10.3 amended by Ord. 2001-07 on 6/14/01.

Sec. 7.11.10.6 amended by Ord. 2008-02 on 03/13/08.

Sec. 7.11.14 amended by Ord. 2008-02 on 03/13/08.

Sec. 7.11.14.d added by Ord. 1994-11 on 6/23/94.

Sec. 7.11.15.1 amended by Ord. 2001-1 on 01/25/01.

Sec. 7.11.15.3 amended by Ord. 1997-6 on 11/13/97.

Sec. 7.11.15.7 was added by Ord. 2001-1 on 01/25/01.

Sec. 7.11.15.7 was added by Ord. 2001-1 on 01/25/01.

Section 7.12. - Footnotes to table of permitted uses.

1. See Section 7.3.
2. Except allowed by right when in compliance with M.G.L. Chapter 40A, Section 3.
3. Historic Bed and Breakfasts shall meet the following requirements.
 - a. No more than the permitted number of sleeping rooms may be provided for separate occupancy by tourists or transient persons on an overnight or short term basis.
 - b. Regardless of the number of structures on the site, there may only be one dwelling unit which is occupied by the operator.
 - c. Facilities may provide breakfast service only. No cooking facilities are permitted in individual guest accommodations.
 - d. Common gathering space, such as a parlor, dining room or living area shall be maintained for guest use.
 - e. The facility shall be the principal residence of the operator, who shall be on the premises when services are being provided. At a minimum, the operator shall be on the premises overnight and for breakfast. At all times the operator is responsible for guests' being able to access their vehicles in accordance with an approved Parking Management Plan.
 - f. The use shall not qualify for reduced parking requirements under §9.6.3 (Proximity to Rapid Transit or Public Parking).
 - g. Any alterations that would be subject to review by the Somerville Historic Preservation Commission (SHPC) shall be reviewed for compliance with the SHPC guidelines and shall receive a certificate of appropriateness or a certificate of inapplicability prior to issuance of a special permit. Separate review by the Design Review Committee shall not be required.
 - h. Carriage houses should not be altered except where required to meet code requirements, restore historic accuracy, or increase the efficiency of the space, but not to significantly increase capacity for additional living space. Alterations to primary structures should be complimentary and sympathetic to the historic style of the structure.
 - i. Exterior signage shall be permitted only in accordance with district regulations.

(Ord. No. 2009-12, § 6, 6-25-2009)

- ~~4~~ Reserved.
7. Uses for educational purposes as referred to in item 5.A.2 shall include classrooms, laboratories, research centers, auditoria, study halls, libraries, dormitories, housing for students, faculty and staff, campus centers, bookstores, athletic facilities, executive and administrative offices, staff offices, maintenance and service facilities, parking facilities, vehicular ways and pedestrian walkways of a campus, open spaces and all other elements and features associated with educational institutions.
9. Conversion of existing buildings under item 2 from any use to an educational use referred to in item 5.A.2 shall be a matter of right without special permit.
10. Items 4.d. and e. shall not be applicable to activities included in or accessory to an educational use within the University District.
11. For accessory uses not listed in item 16, those accessory uses which are a normal and integral part of a permitted principal use and meet the definition for an accessory use in Article 2, shall be permitted with said principal use.
12. These use columns only apply if the use is proposed as part of a Planned Unit Development.
Note—§ 7.12.12 was amended by Ordinance 2000 - 8 on May 25, 2000.
13. This use must be located above the first floor in NB and CBD zones and in BA zones if greater than 9,999 S.F. The only exceptions are generators, which may be located on the ground.
Note—§ 7.12.13 was established and added by Ordinance 2001 - 1 on January 25, 2001.
14. No Body Art Establishment shall be located within 500 feet of another Body Art Establishment.
15. No Body Art Establishment shall be located within 500 feet of the Adult Entertainment Establishments as defined within the provisions of M.G.L. c. 40A.
Note—§ 7.12.14 and § 7.12.15 were established and added by Ordinance 2001 - 13 on July 12, 2001.
16. Outdoor seating is only allowed through a permit from the Board of Alderman pursuant to Somerville Code of Ordinances section 12-14, unless in the ASMD, the SPGA has issued a Special Permit with Site Plan Review that included outdoor seating.

Note—§ 7.12.16 was established by Ordinance 2001-07 on June 14, 2001 and amended by Ordinance 2004-04 on April 22, 2004.

- 17. Retail floor area greater than 9,999 gross square feet is prohibited in a Neighborhood Business (NB) zoning district. However, up to an additional 5,000 gross s.f. of dedicated, unfinished accessory storage space beyond the maximum allowable 9,999 gross s.f. of retail floor area shall be permitted by Special Permit with Site Plan Review in the Neighborhood Business (NB) District, provided that such additional dedicated, unfinished accessory storage space be located below grade or above street level, so as not to increase the building's footprint beyond 9,999 gross s.f. The maximum building area devoted to retail and accessory storage floor area in an NB zoning district shall not exceed 14,999 gross s.f.

Note—§ 7.12.17 was established and added by Ordinance 2002 - 06 on August 8, 2002.

- 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.

(Ord. No. 2008-02, § 48, 3-13-2008; Ord. No. 2009-14, § 3, 11-12-2009)

Section 7.13. - Table of Use Clusters.

In order to provide reasonable flexibility for change among various allowed Uses, approved Developments in certain districts shall be subject to less review when changing between most allowed uses, provided that parking requirements continue to be met.

- A. *Establishing Use Clusters in New Development*¹. See review requirements for new development within the zoning district.
 - 1. *By-Right Use Clusters.* Where the total square footage for a proposed Use Cluster is below the by-right allowance threshold indicated in the far-right column in the Table of Use Clusters it shall be allowed by right.
 - 2. *Use Clusters Exceeding the By-Right Allowance.* Where the total square footage for a proposed Use Cluster exceeds the by-right allowance indicated in the far-right column in the Table of Use Clusters, Special Permit with Site Plan Review approval will be required in order to be establish the Use Cluster.
 - 3. *Special Permit Uses.* Certain uses designated with (SP) in the Table of Use Clusters will require Special Permit with Site Plan Review approval in order to be established.

Note— ¹ New Development is defined as construction of new building(s), any change in the building footprint or any change to dimensions of an existing building as enumerated in Table 6.5.F.

- B. *Change of Use Within Approved or By-Right Use Clusters.* A use may change to any other use within a single cluster by-right, subject to the following limitations and exceptions:
 - 1. Certain uses designated with (SP) in the Table of Use Clusters require Special Permit approval in order to be established or expanded.
- C. *Change of Uses Between Approved or By-Right Use Clusters.* A Use Cluster may change to any other Use Cluster without additional discretionary review, subject to the following limitations and exceptions:
 - 1. Certain uses designated with (SP) in the Table of Use Clusters will require Special Permit approval in order to be established or expanded.
 - 2. The total square footage for an allowed Use Cluster will not exceed the SPGA approval or the by-right allowance indicated in the far-right column in the Table of Use Clusters. Use Clusters exceeding the approved or by-right allowance will require Special Permit approval in order to be established or expanded.
 - 3. The parking requirements will continue to be adhered to. If parking requirements are not met, relief must be granted to change between Use Clusters. Upon application for building permit or certificate of occupancy to accommodate a change between Use Clusters, the Applicant shall submit to the Superintendent of Inspectional Services a table showing both the square footage allocated to each Use Cluster and associated parking as follows:
 - a. As approved by the SPGA or prior permit;
 - b. As the development is currently configured;
 - c. As proposed.

TABLE 7.13—TABLE OF USE CLUSTERS

Use Cluster	Principal Uses "SP" indicates	By-Right Allowance
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	special permit required for a use to be established or expanded	
<p>A. Office/R&D Use</p>	<p>Office, other than medical Medical office, medical or health clinic Office of veterinarian (may board animals with SP) Laboratory engaged in research, experimental and testing activities which may include the development of mockups and prototypes but not the manufacture of finished products (SP) Radio or television studio without transmitting or receiving towers</p>	<p>15,000 n.s.f</p>
<p>B. Small Retail and Service (Less than 1,500 net square feet per establishment) (If larger, see "Medium or Large Retail and Service")</p>	<p>General merchandise Department Store Supermarket Pharmacy Store selling items such as: - Convenience, grocery goods (such as food, candy, newspaper and tobacco products) - Specialty foods (such as candy store, meat market, delicatessen, bakery or coffee shop but not a fast food service) - no more than 15% of gross floor area may be used for seating - Package liquor, with no consumption of beverages on the</p>	<p>10,000 n.s.f.</p>

premises
 - Goods such as books, stationery, drugs, sporting goods (including bicycles), accessories, jewelry, photographic equipment and supplies, flowers, novelties, cards, pet supplies, footwear, apparel, fabrics, accessories and the like that are typically of a size a customer can carry by hand

- Video tapes and DVDs
 - Furnishings (such as furniture, home furnishings, carpets or home appliances and equipment, including audio, computer and video equipment)
 - Supplies (such as office furniture, home improvement equipment or tools)
 - Hardware, paint, wallpaper, lawn and garden supplies
 - Crafts supply store where production may occur on premises
 - Art or art supplies
 Store renting items such as:
 - Goods such as books, sporting goods (including bicycles), jewelry, photographic equipment, apparel and the like that are typically of a size customer can carry by hand
 - Video tapes and DVDs

	<ul style="list-style-type: none"> - Equipment and supplies such as office furniture, home improvement equipment or tools Services offered such as: <ul style="list-style-type: none"> - Beauty salon, barber shop, tailor, dressmaker, shoe repair - Laundry or dry cleaning (self service Laundromat or dry cleaning; pick up station with processing done elsewhere) - Laundry or dry cleaning with processing on the premises, provided only non flammable solvents are used for cleaning 	
	<ul style="list-style-type: none"> - Real estate sales or rental, travel agency, insurance agency, ticket agency - Bank or credit union - Photocopying, reproduction and photographic services including commercial photography but not commercial printing - Repair of household appliances, small tools or equipment 	
<p>C. Medium Retail and Service (1,500 to 10,000 net square feet per establishment)</p>	<p>See uses within Use Cluster B Small Retail and Service</p>	<p>5,000 n.s.f.</p>
<p>D. Eating and Drinking (NOTE: Establishments of 1,500 net square feet or less selling specialty foods and providing seating in 15% or less of the gross floor area are permitted under Small Retail and Service Cluster.)</p>	<p>Restaurant (with or without accessory catering of meals for consumption off site) Fast order food establishment without drive-up</p>	<p>1,500 n.s.f.</p>

	service	
	Bar, tavern, drinking establishment, nightclub, dance hall, entertainment facility	1,500 n.s.f.
E. Residential	Dwellings, multiple units	0 n.s.f.
	Artist Live/Work Space, multiple units	Except as permitted in AOD
	Home occupation (no additional parking required other than for residential) Office, within a primary residence (no additional parking required other than for residential)	by right within existing unit
F. Other Accommodations	Hotel/Bed and Breakfast Historic (see 7.12, footnote 3) Boarding house/single room occupancy (SRO) building Homeless Shelter Congregate housing Nursing Home	0 n.s.f. unless protected use
G. Educational/Recreational/Institutional Services	For-profit school for instruction in arts, skills or vocational training Commercial health, exercise, racquet, swimming, weight reduction, bowling, or similar facility Theater, cinema or other public assembly Library Museum/Gallery Artist Studio Non-profit community center (e.g. YMCA) Private, non-profit club or lodge	5,000 n.s.f.

H. Light Industrial

Shop and storage facilities for tradesmen
 Office, yard and storage facilities for construction company such as a general contractor, landscape contractor
 Commercial ambulance service
 Taxi service
 Printing, binding, or related establishment
 Manufacturing and fabrication, assembly, finishing work without limit as to category or product, provided dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the enclosed building
 The following may be used as accessory uses only: packaging, bottling, wholesale business and storage, storage warehouse, cold storage building

5,000 n.s.f.

Wholesale business, including office, sales and display space, provided that not more than 25 percent of the gross floor area is used for storage of product, but excluding storage of flammable liquids, gasses or explosives
 Electrical substations and pumping stations as primary uses provided that they

	are enclosed and screened Data storage and distribution Switching, relay and telecommunications facilities excluding towers and antennas, etc. Radio and television studio without towers Audio visual studio and production facility	
I. Other Uses	Wireless Communications Services (SP subject to Article 14 of this Ordinance) Public park, public playground, public recreational area Buildings and uses owned by the City of Somerville Rapid Transit Station	No limit
	Private, non-profit outdoor recreational facility	10,000 g.s.f.
	Parking spaces for car-share or flex-car spaces (may be within an enclosed building or outside (SP for 4 or more spaces)	Up to 3 spaces
	Structured motor vehicle parking where the parking spaces are not accessory to a principal use on the same lot and where no sales and service take place (SP)	0 n.s.f.
J. Protected Uses	All religious purposes All education purposes by a	No limit

	<p>nonprofit educational corporation (including classrooms, laboratories, research centers, auditoria, study halls, libraries, dormitories, housing for students, faculty and staff, campus centers, bookstores, athletic facilities, executive and administrative offices, staff offices, maintenance and service facilities, parking facilities, vehicular ways and pedestrian walkways of a campus, open spaces, and all other elements and features associated with educational institutions) Child Care Facility (day care center or school age child care program as defined in M.G.L. Ch. 28A, s.9) Community or Group Residence (as defined in Article 2)</p>	
<p>K. Large Retail and Service (More than 10,000 net square feet per establishment)</p>	<p>General merchandise (SP) Department Store (SP) Supermarket (SP) Pharmacy (SP) Store selling items such as: - Convenience, grocery goods (such as food, candy, newspaper and tobacco products) (SP) - Specialty foods</p>	<p>0 n.s.f.</p>

(such as candy store, meat market, delicatessen, bakery or coffee shop but not a fast food service) - no more than 15% of gross floor area may be used for seating (SP)
 - Goods such as books, stationery, drugs, sporting goods (including bicycles), accessories, jewelry, photographic equipment and supplies, flowers, novelties, cards, pet supplies, footwear, apparel, fabrics, accessories and the like that are typically of a size a customer can carry by hand (SP)

TABLE 7.13—TABLE OF USE CLUSTERS

Use Cluster	Principal Uses "SP" indicates special permit required for a use to be established or expanded	By-Right Allowance
	- Furnishings (such as furniture, home furnishings, carpets or home appliances and equipment, including audio, computer and video equipment) (SP) - Supplies	

(such as office furniture, home improvement equipment or tools) (SP)

- Hardware, paint, wallpaper, lawn and garden supplies (SP)
- Crafts supply where production may occur on premises (SP)
- Art or art supplies (SP)

Store renting items such as:

- Goods such as books, sporting goods (including bicycles), jewelry, photographic equipment, apparel and the like that are typically of a size customer can carry by hand (SP)
- Equipment and supplies such as office furniture, home improvement equipment or tools (SP)

Services offered such as:

- Laundry or dry cleaning (self service Laundromat or dry cleaning; pick

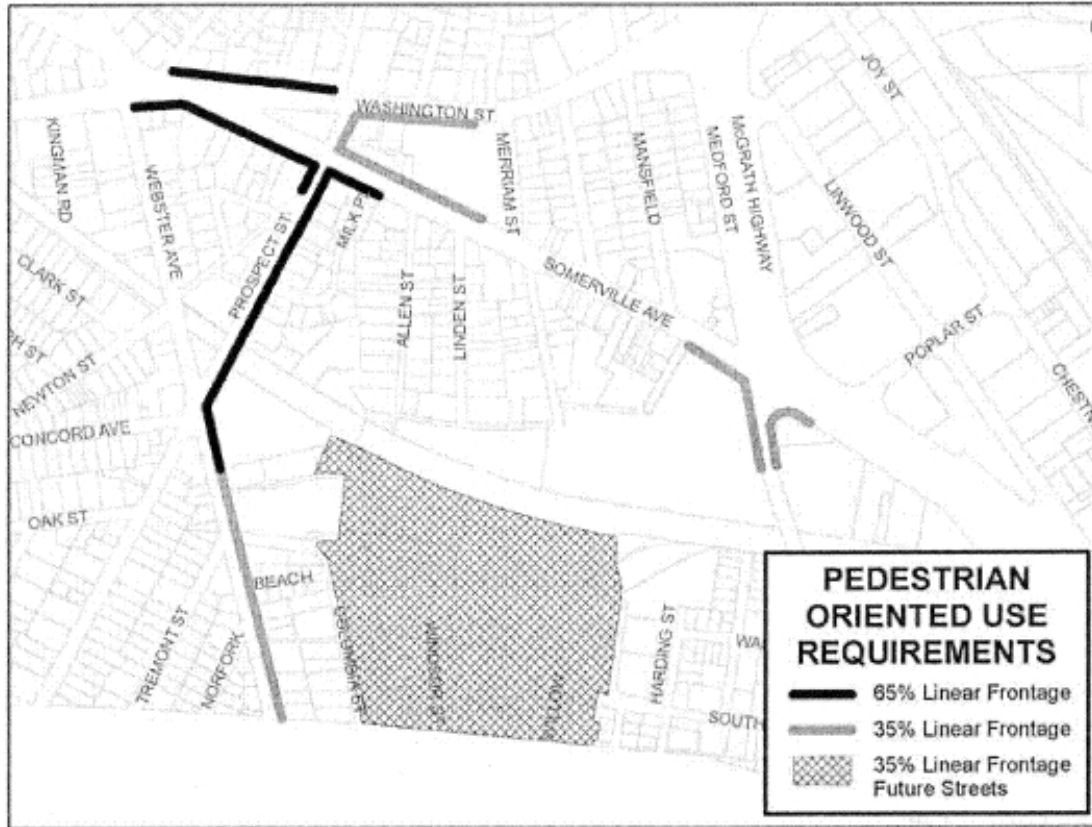
up station with processing done elsewhere) (SP)
 - Laundry or dry cleaning with processing on the premises, provided only non flammable solvents are used for cleaning (SP)
 - Real estate sales or rental, travel agency, insurance agency, ticket agency (SP)
 - Bank or credit union with or without an automatic teller machine but with no drive-up window (SP)
 - Photocopying, reproduction and photographic services including commercial photography but not commercial printing (SP)

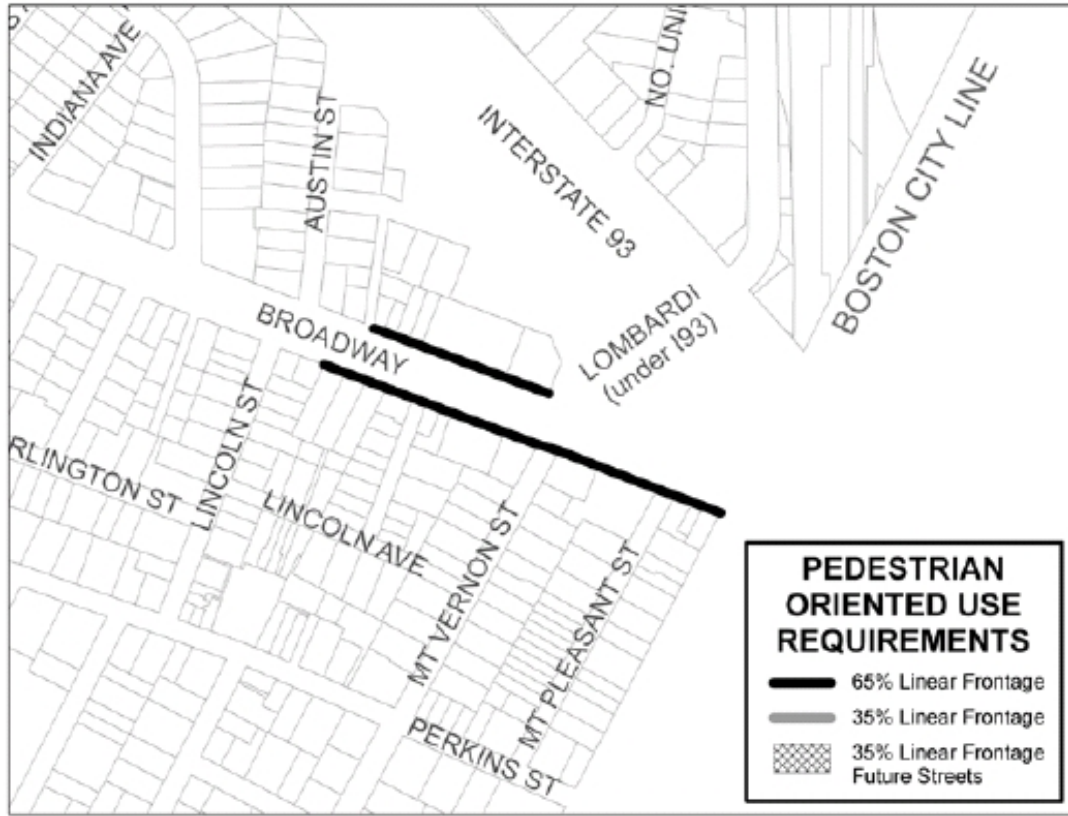
(Ord. No. 2009-03, § 10, 4-23-2009; Ord. No. 2009-12, § 7, 6-25-2009; Ord. No. 2010-05, § 13, 2-11-2010)

Section 7.14. - Pedestrian Oriented Use Requirements.

1. *Pedestrian Oriented Uses.* Certain Ground Floor uses shall be restricted as shown in Map of Pedestrian Oriented Use Requirements below. The location of these uses within the ground floor frontage may change over time. Where the table requires pedestrian-oriented uses, any combination of the below uses may apply:
 - Cluster B uses (Small Retail and Service)
 - Cluster C uses (Medium Retail and Service)
 - Cluster D uses (Eating and Drinking)

- Cluster K uses (Large Retail and Service)
- Box office for theatre or cinema
- Park, usable open space
- Rapid transit station
- Municipal facilities





(Ord. No. 2009-03, § 11, 4-23-2009; Ord. No. 2010-05, § 14, 2-11-2010)