

**Draft Amendments**  
**Greenville Village Neighborhood Business District (NB)**  
**11/26/2019**

***[Existing text, with proposed amendments shown.]***

**5.6 Greenville Village Neighborhood Business District (NB)**

**5.6.01 Purpose and Intent**

To enable the development and redevelopment of Leicester's Greenville area in keeping with the historic development pattern including the size and spacing of structures by allowing, in addition to residential uses, convenient small-scale retail, service and other small-scale commercial uses compatible with nearby residential areas, which minimize traffic, parking visibility, late hour operations, destruction of historic buildings or architectural features, or other characteristics not compatible with the existing character of the surrounding residential neighborhood, and further providing that no such use shall be permitted which would be detrimental or offensive by reason of odor, noise, excessive vibration or danger of explosion or fire.

**5.6.02 Permitted Uses**

No building or structure shall be used and no change shall be made in the use of land or premises, except for one or more of the following purposes:

**5.6.02.1** All uses that are permitted in the Residential 1 District (R1), under Section 3.2, Schedule of Use Regulation, except that the Planning Board shall be the Special Permit Granting Authority for all uses listed as requiring a special permit, and unless otherwise regulated in this Section 5.6.

**5.6.02.2** All non-residential projects, of any size, shall require site plan review (See Section 5.2) in the Neighborhood Business (NB) district. The following uses are allowed with site plan review by the Planning Board, provided that no individual establishment shall exceed 3,000 square feet in gross floor area, except as regulated under Section 5.6.03.4 below.

***[Note: Consider amending so that reuse of existing structures, with no parking or other exterior expansions don't require Site Plan Review]***

- A.** Retail services, including but not limited to a drug or package store; grocery, variety, clothing or shoe store; hardware or household appliance sales and services; music store; computer store; book, card, or stationery store; news dealer.
- B.** Professional or administrative offices.
- C.** Office or clinic for medical or dental examination or treatment of persons as outpatients, including laboratories incidental thereto.
- D.** Financial institution, such as bank or credit union.
- E.** Personal services, including but not limited to a barber or beautician; pickup or self-service laundry or dry cleaning; garment or shoe makers and repairers; florist; printing, publishing or photocopying; or photographer's studio
- F.** Artisans, Jewelry Makers, Handicrafts, Artists Studios
- G.** Mortuary, undertaker, or funeral establishment.
- H.** Shop of a plumber, carpenter, electrician, upholsterer or similar workshop or repair establishment conducted entirely within an enclosed structure.
- I.** Restaurant, lunchroom, or other eating establishment primarily for on-premises consumption, not to include fast food establishment.
- J.** Delicatessen, traditional bakery, confectionery, caterer, and other similar establishments, which

incidentally sell retail food and beverages in disposable containers for off-site consumption.

- K. Small-Scale Ground-Mounted Solar Energy Systems (Medium-Scale and Large-Scale Ground-Mounted Solar Energy Systems are prohibited.)

#### 5.6.03 Special Permit Allowed Uses

The following uses shall require a special permit for use from the Planning Board:

**5.6.03.1** Business uses as listed in Section 3.2.03, which are not listed above in Section 5.6.02.2, provided that no individual establishment shall exceed 3,000 square feet in gross floor area, except as regulated under Section 5.6.03.4. **This limitation shall not apply to existing structures that exceed 3,000 square feet.**

**5.6.03.2** Drive-through facility. *[Note: remove italics in bylaw].*

**5.6.03.3** Take-out establishments primarily engaged in the sale, dispensing or serving of food, refreshments or beverages for consumption off the premises or consumption in vehicles temporarily parked on the premises, or at tables, benches or counters, the majority of which are out of doors, not to include establishments commonly known as fast food establishments.

**5.6.03.4** Establishments that exceed 3,000 square feet in gross floor area per establishment, provided that in no event may a special permit be issued for individual establishments in excess of 6,000 square feet in gross floor area.

#### **5.6.03.5 Makerspace**

#### 5.6.04 Prohibited Uses:

5.6.04.1 Any use not expressly permitted above.

5.6.04.2 Vehicle-related uses (sales, service and repair of all vehicle types including but not limited to trucks, boats and recreational vehicles, towing companies, taxi or limousine service, etc.), **except as may be permitted in a makerspace.**

**5.6.04.3 Medical Marijuana Treatment Center; Marijuana Retailer, Consumer Sales Only; Marijuana Establishment, Non-Retail; Marijuana Social Consumption Facility.**

#### 5.6.05 Site Development Standards

All non-residential use, or conversion to a non-residential use, within the NB district shall comply with all Site Development Standards in Section 5.6.05.1 through 5.6.05.3 described below:

##### **5.6.05.1 Parking & Loading**

Non-residential uses within a NB district shall provide parking and loading facilities in compliance with Section 5.1, PARKING AND LOADING AND UNLOADING SPACE, and the following additional requirements:

- A.** Parking facilities sufficient to accommodate the motor vehicles of all employees, customers and other persons normally visiting the site at any time shall be provided on the lot and off the street.
- B.** In determining the appropriate number of parking spaces required, the Planning Board may give consideration to the hours of usage of the proposed use/structure, the opinion of municipal officials or consultants as to the adequacy or inadequacy of parking spaces within the specific area of the proposed use/structure, as well as other relevant information to assist the Planning Board in determining the need for additional parking for motor vehicles.
- C.** All parking shall be provided on the same lot with the principal use or on a contiguous lot within the same zoning district, provided that no space is counted as meeting the requirements of more than one building or use.
- D.** Parking shall be located to the side or rear of the primary structure.
- E.** Parking areas serving all non-residential structures shall be hard-paved.

- F. Parking areas shall include handicap accessible parking spaces as required by 521 CMR, Architectural Access Board Code, as may be amended from time to time.
- G. To the maximum extent feasible, loading areas shall be located at the rear of the building, off the street right-of-way.
- H. Adequate turning and maneuvering space shall be provided for loading areas, without encroachment into parking areas.
- I. Parking area lighting may not shine beyond the property lines, except for driveway entrances where light may shine onto the immediate area of the street right-of-way.

#### **5.6.05.2 Landscaping**

- A. A landscaped buffer zone, of at least the width of the required setback, continuous except for approved driveways, shall be established along any side of the lot with road frontage to visually separate the building and ~~it's~~ **its** parking areas from the road.
- B. A landscaped buffer zone along the side and rear of each lot, of at least the width of the required side and rear setback, shall be provided where a proposed non-residential use abuts a residential use.
- C. A landscaped buffer zone of at least 50 feet shall be provided where a NB district boundary abuts a Residential District (R1, R2, and SA). *[Note: consider reduction of this requirement-25 feet?]*.
- D. The buffer zones shall be planted with grass, ground cover, medium height shrubs, and shade trees planted at least every fifty (50) feet. The buffer zone shall include both deciduous and evergreen shrubs and trees. Trees and shrubs at driveway intersections shall be set back a sufficient distance from such intersections so as not to obstruct traffic visibility.
- E. An opaque buffer shall be provided to screen exposed storage areas, machinery, garbage "dumpsters", service areas, truck loading areas, utility buildings and structures from the view of abutting properties and streets, using plantings, fences and other methods compatible with the goals of this regulation.
- F. Parking shall not be located within required buffer areas.
- G. All landscaped areas and buffers shall be maintained in good condition and shall be kept free of refuse and debris. Shrubs or trees that die shall be replaced within one growing season.
- H. Appropriate water management procedures shall be followed to serve all landscaped areas, including irrigation systems if warranted.
- I. The Planning Board may require a bond to ensure that required landscaping improvements are maintained and survive for at least one growing season following the completion of planting.
- J. The Planning Board shall have the authority to adopt from time to time suitable landscaping regulations, which may include the required height and spread of trees and shrubs in buffer zones and parking areas.

#### **5.6.05.3 Design**

The Planning Board shall have the authority to adopt from time to time suitable regulations to specify design standards within the Greenville Village Neighborhood Business District. Such standards may include regulation of building form and features, architectural details, and historic buildings.

### **5.6.06 Special Permits – NB District**

#### **5.6.06.1 Requirements and Procedures**

- A. The special permit granting authority for all special permits in the NB District shall be the Planning Board except where such authority is specifically delegated to the Zoning Board of Appeals. No building, use or occupancy permits for any construction of any use designated "SP" (Special Permit) under the NB District shall be issued, except in accordance with the terms of a special permit as set forth herein. This shall apply to new construction, change in use to a use requiring a special permit, and resumption of any use requiring a special permit where the use has been discontinued or

abandoned for more than two (2) years.

- B. Applicants for Special Permits under this section shall submit plans in compliance with the Leicester Planning Board ~~Rules & Regulations for Special Permit Applications~~ **Special Permit Regulations.**
- C. Procedures for Special Permits (filing, hearing notification, and decision timelines) shall follow MGL Ch.40A, Section 9, Special Permits, and Section 11, Notice for Public Hearing.

#### **5.6.06.2 Special Permit Review Criteria**

The Planning Board shall grant a special permit only after finding that the proposed use will be consistent with the purpose and intent of this bylaw, and that the proposed use or structure is in conformance with the following criteria:

- A. Provision shall be made for convenient and safe vehicular and pedestrian circulation within the site and in relation to adjacent streets and property. The service level of adjacent streets shall not be significantly reduced due to added traffic volume or type of traffic in accordance with the most recent edition of the Massachusetts Highway Department Highway Capacity Manual;
- B. The proposed use shall not overload the capacity of water and sewer systems, stormwater drainage, solid waste disposal facilities, and other public facilities;
- C. The design of the project shall provide for adequate methods of disposal of sewage, refuse, or other wastes generated by the proposed use;
- D. The project shall be compatible in character and scale with existing uses and other uses allowed by right in the district.
- E. The project shall comply with all applicable environmental laws and regulations;
- F. The proposed project shall be consistent with Leicester's Master Plan;
- G. The project shall comply with all Site Development Standards required in the NB district.

#### **Amendments to other Sections:**

- A. **Amend Section 1.3 to include a definition of makerspace and/or live-work space:**

*[Note: The definition below is a rough draft, and will continue to be refined during the zoning amendment process. Specifically, language will be added to address vehicle-related uses, and specific limitations.]*

MAKERSPACE: a collaborative incubator workspace for making, learning, exploring in a variety of artistic, industrial, or light industrial activities such as machining, plasma cutting, sandblasting, ventilated painting, forging, casting, ceramics, and various other industrial processes. Such workspace may include a variety of low-tech and high-tech tools and equipment including but not limited to 3D printers, laser cutters, cnc machinings, soldering irons, blacksmith equipment, and woodworking machinery.

*[Note: Amendments may include a separate definition of live-work space or may include only as accessory to a makerspace.-See attached research on Live/Work Spaces.]*

- B. **Amend other sections if the Planning Board wants to allow makerspaces in other districts:**
  - a. Section 3.2.03, Schedule of Use (General Use Table for most zoning districts)
  - b. Section 3.30 Business-Residential 1 (BR-1) district
  - c. Section 3.32 Residential Industrial Business (RIB)
- C. **Consider amendment of Adaptive Reuse Overlay District to explicitly allow makerspaces and/or live/work spaces.**

## **Questions:**

1. Does the Board want to allow makerspaces in other commercial districts, or only the NB district?
2. Does the Board want to allow makerspaces only in existing buildings (such as old mill buildings) or does the Board want to allow new construction of building(s) for this use?
3. How does the Board want to address new construction of residential units proposed by The WorcShop? New construction dormitories only? (Live/work spaces could be allowed within the existing building depending on how makerspace is defined and regulated.)

## **LIVE/WORK SPACES**

### ***From the Planning Advisory Service of the American Planning Association Completed for Imagine Austin Creative Economy Priority Program***

August 2013

Regarding your request for information on regulating live/work spaces:

Artist live/work units, also known as artist lofts, emerged in the 1970s as artists began to occupy older manufacturing and warehouse buildings left empty by manufacturers. It soon became clear that the adaptive use of these structures by artists often signified the beginning of the economic revitalization of the area, and a number of communities now encourage artist conversion of older structures, often in downtown or former manufacturing districts.

Live/work ordinances allow for a mix of residential and commercial uses within the units of a building. A common practice is to create arts overlay districts to target certain areas of the city for this type of revitalization. Development standards often set minimum sizes for the units and provide some basic performance standards for the commercial part of the unit. Another common feature is to require that at least one resident of the unit have a business license or artist's permit from the city in question. Some communities specify the use of these units by artists; others open them up to other commercial uses, listing those few uses that are prohibited.

Below I've included links to a number of background articles on live/work units, including as a model ordinance from the PAS Report *Smart Codes*, as well as municipal guidance and sample live/work ordinances from communities across the country (I did not find very many or very detailed examples from Texas).

I hope you find this material helpful! Thank you for using the PAS Inquiry Answer Service, and please let us know if we can be of further assistance.

#### **Background Information, Live/Work Units:**

England, Krystal Ann. 1999. "New Spaces for Living and Working in the Creative Economy." Thesis, Master in City Planning and Master of Science in Real Estate Development, Massachusetts Institute of Technology. Available at <http://dspace.mit.edu/bitstream/handle/1721.1/16649/56429109.pdf?sequence=1>.

- Examines the characteristics of live/work spaces for artists, developers' needs, city policies that affect live/work space development, and recommendations for developing this residential product to meet both artist and developer needs as well as neighborhood and city goals.

Jackson, Maria Rosario, and Florence Kabwasa-Green. 2007. *Artist Space Development: Making the Case*. Urban Institute. Link available at <http://www.urban.org/publications/1001176.html>; see full report at [http://www.urban.org/UploadedPDF/1001176\\_asd\\_case.pdf](http://www.urban.org/UploadedPDF/1001176_asd_case.pdf).

- Analysis of efforts to provide affordable spaces for artists to live and/or work.

Morris, Marya, general editor. 2009. "Model Live/Work Ordinance." Chapter 4.2. in *Smart Codes: Model Land-Development Regulations*. Planning Advisory Service Report No. 556. Chicago: American Planning Association. **Attached as PDF.**

- Model ordinance for live/work units.

The Manhattan Institute. 2005. "Thinking About Live/Work." Center for Rethinking Development, June. Available at [http://www.manhattan-institute.org/email/crd\\_newsletter06-05.html](http://www.manhattan-institute.org/email/crd_newsletter06-05.html) .

- Overview of the live/work trend along with the relevant regulatory issues in Manhattan.

#### **Municipal Guidance, Live/Work Units:**

Boston Redevelopment Authority. 2003. "Artist Live/Work Specific Design Guidelines." Webarchived version available at

[http://web.archive.org/web/20101021003831/http://bostonredevelopmentauthority.org/pdf/documents/design\\_final.pdf](http://web.archive.org/web/20101021003831/http://bostonredevelopmentauthority.org/pdf/documents/design_final.pdf) .

- Space requirements of 1,000 SF of live/work space per artist. Guidelines cover accessibility, security, fire safety, lighting, noise, ventilation, ceiling heights, floors, common areas, and other factors.

Oakland (California), City of. "Live/Work in Plain English: Official Guide to the City of Oakland Live/Work Building Code." Available at <http://www.live-work.com/plainenglish-ws/> .

- Oakland's website offering user guidance on live/work units. Provides an overview of the different types of live/work units and the differences between "live/work" and "work/live."

Seattle Department of Planning and Development. 2001. *Establishing an Artist's Studio/Dwelling in an Existing Building*. Tip #114. Available at

<http://www.seattle.gov/DPD/Publications/CAM/cam114.pdf> .

- Covers land use and building code requirements, permit information, and sample designs.

#### **Sample Ordinances, Live/Work Units:**

Burleson (Texas), City of. 2013. *Code of Ordinances*. Appendix B, Zoning; Article II, Definitions. Available at <http://library.municode.com/index.aspx?clientId=10492> .

- *Live-work unit*. A dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The 'live' component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by this ordinance in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

Roanoke (Texas), City of. 2013. *Code of Ordinances*. Chapter 12, Comprehensive Zoning Ordinance; Article III, Zoning Districts; Division 15, Oak Street Corridor Zoning District.

Available at <http://library.municode.com/index.aspx?clientId=13617> .

- 12.500. *Live-Work Unit* means a live-work unit is a dwelling unit that is also used for work purposes, provided that the "work" component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level. The "live" component may be located on the street level (behind the work component) or any other level of the building.
- Permitted in neighborhood transition zone (Table 1). 15' clear first floor building height required for live/work uses versus 10' for residential (Table 2). 1 sign of 12 SF max permitted (Table 3). Provides building materials standards (Section 12.498.b.f).

Round Rock (Texas), City of. 2013. *Code of Ordinances*. Chapter 46, Zoning; Article I, In General; Section 46-5, Definitions. Also see Section 46-155, MU-1a (Mixed use Southwest Downtown) District; part b.2, Permitted Uses with Conditions. Also see Section 46-160(q),



Supplementary Use Standards – Live/Work Units. Available at <http://library.municode.com/index.aspx?clientId=14610> .

- Live/Work Unit. A structure with a combination of uses where work activities associated with the operations of a business or trade occur as allowed in the zoning district, and includes a dwelling unit for the occupant. Such units shall have only one kitchen, at least one bathroom, and shall be occupied by the person operating the business.
- Permitted in downtown mixed use district subject to conditions. Occupant must operate business/trade of unit; limit of 1 kitchen; home occupation requirements apply in townhouse or upper-story residence.

San Marcos (Texas), City of. 2013. *City Code*. Subpart C, San Marcos SmartCode; Article 8, Definition of Terms. Also see Article 5, Lot and Building Regulations; Table 5.7, Specific Function and Use – Live/Work Unit. Available at <http://library.municode.com/index.aspx?clientId=11549> .

- *Live-Work*: a Mixed Use unit consisting of a Commercial and Residential Function. The Commercial Function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. See *Work-Live*. (Syn.: flexhouse.) *Work-Live*: a Mixed Use unit consisting of a Commercial and Residential Function. It typically has a substantial Commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominantly as work space with incidental Residential accommodations that meet basic habitability requirements. See *Live-Work*. (Syn: Live-With.)
- Permitted by right in T3–T5 transect zones and in SD zones by warrant.

Cleveland (Ohio), City of. 2013. *Code of Ordinances*. Part IIIB, Land Use Code – Zoning Code; Chapter 346, Live-Work Overlay Districts. Available at <http://www.amlegal.com/library/oh/cleveland.shtml> .

- Provides for live/work units in business and industrial districts. Prohibits certain uses; includes conditions for use approval in industrial districts and application requirements.

El Mirage (Arizona), City of. 2010. *Ordinance No. 10-02-04: Establishing an Artist Live/Work Overlay District in Downtown El Mirage*. Available at <http://www.cityofelmirage.org/archives/48/O10%2002%2004%20-%20Artist%20Live-Work%20Overlay%20District.pdf> .

- Establishes live-work unit overlay. At least one resident of each unit must hold City business license; permissible uses include arts- and food-related activities and limited lodging.

Emeryville (California), City of. 2010. *Municipal Code*. Title 9, Planning and Zoning. Chapter 4, Zoning. Article 58, Live Work Regulations. Available at <http://www.codepublishing.com/ca/emeryville/>

- Live/work units permitted within the municipality with a conditional use permit. Commercial use must be permitted within underlying district or, if in residential district, within Custom Manufacturing district. Floor area must be 750–2,000 DF, with maximum 50% of floor area for living space (80% in residential districts). Includes development standards (including additional standards for buildings in residential or industrial districts) and review criteria/conditions.

Holyoke (Massachusetts), City of. 2012. *Code of Ordinances*. Appendix A, Zoning. Section 8, Special Districts; Section 8-7, Arts and Industry Overlay District (AIOD). Available at: <http://www.municode.com/Library/clientCodePage.aspx?clientID=2654> .

- 8.7.3 Permitted uses. Within the AIOD, the following uses shall be permitted as of right and supersede all regulations herein imposing stricter requirements:

\* \* \*

5. Live/work space, including, but not limited to: customary home occupations; music or photographic studio; studio for arts, crafts, writing, acting, dancing, or other performing arts; advertising, industrial



design, media facility, architecture, interior design, recording studio; theater, film or video production; gallery, auction house, set shop; lighting, engineering, or musical instrument manufacturing; sheet music printing, framing, arts supply, arts restoration.

Laguna Beach (California), City of. 2013. *Municipal Code*. Title 25, Zoning; Chapter 25.16, Artists' Work/Live. Available at <http://www.qcode.us/codes/lagunabeach/>

- Regulations for artists' live-work space to facilitate affordable lifestyles for artists and mitigate conflicts and impacts on neighboring areas.
- Conditional use permit needed; artist occupancy permit required. Minor retail function permitted in all but residential districts. Detailed development standards provided; performance standards and conditional use criteria listed.

Lowell (Massachusetts), City of. 2013. *Lowell Zoning Book*. Article IX, Overlay Districts; Section 9.2, Artist Overlay District. Section 9.6, Downtown Lowell Smart Growth Overlay District. Available at <http://www.lowellma.gov/depts/dpd/permitting/zoning/zoning-ordinance/130612%20Lowell%20Zoning%20Ordinance.pdf> .

- ARTIST LIVE/WORK SPACE: The use of all or a portion of a building for both art use and the habitation of artists.
- See p. 94. Encourages artists to live and work in the downtown area; allows conversion of any building over 60 years old to artist live/work or residential use.
- Artist live/work units also discussed in smart growth overlay starting on p. 95.

Johnstown (Pennsylvania), City of. 2012. *Codified Ordinances*. Part 12, Planning and Zoning Code; Title 6, Zoning Code; Chapter 1276, AO Artists Overlay District. Available at <http://www.amlegal.com/library/pa/johnstown.shtml> .

- This District is designed to permit artisans to occupy traditionally one and two- family residential units within designated areas for their live/work space. These properties can be used for an artist's residence, studios, and galleries. Regulations have been established in order to promote and achieve optimal conditions for artist functions, provided that each enterprise is not noxious or offensive by reason of glaring light or emission of odor, smoke, dust noise, vibration or similar causes, while maintaining adequate protection from unsightly storage and outdoor display.
- 2011 ordinance established District for artist live/work units. At least 300 SF and a minimum 150 SF per person required for living space. Includes performance standards and business-related standards. Retail sales permitted.

Rockford (Illinois), City of. 2012. *Zoning Ordinance*. Part 2, Article 21, Commercial Districts; Table 21-1, Use Classification Table – Residential. Part 3, Overlay and Special Purpose Districts; Article 34, Arts & Cultural Overlay District. Also see Article 91, General Terms; Section 91-005, Artist Live/Work Space. Available at [http://www.ci.rockford.il.us/media/6831/Zoning%20Ordinance%20Amendments%20Approved%203-28-11%20Final%20\(5.12.11\).pdf](http://www.ci.rockford.il.us/media/6831/Zoning%20Ordinance%20Amendments%20Approved%203-28-11%20Final%20(5.12.11).pdf) .

- ARTIST LIVE/WORK SPACE. A dwelling unit in which up to 50% of the floor area is used by the residents for the production, showing, and sale of art. (p. 9-15)
- See p. 2-16. Artist Live/Work Space on the ground floor is a special use in commercial districts; units above the ground floor are permitted by right.
- See p. 3-22. Overlay district where artist live/work units permitted by right.

Salinas (California), City of. 2013. *Municipal Code*. Chapter 37, Zoning; Article V, Special Regulations Applying to All Districts; Division 1, Section 37-50.130, Live/Work Units. Available at <http://library.municode.com/index.aspx?clientId=16597> .

- *Live-work Units*. A commercial unit designed and intended to function as a work and living space for the person(s) (business operators or their employees and their households) who reside there and where the residential use is secondary or accessory to the primary use as a place of work. A live-work unit has adequate working space available for and is regularly used by the person(s) residing in the live-work unit and one or more rooms with cooking and sanitation facilities in conformance with Building Code and disabled access (A.D.A. and state of California Title 24) requirements.

- Development regulations for live/work units include size (850–5,000 SF per unit) and use standards (51% of space used for commercial activity); lists prohibited commercial uses. Deed restriction required; text included in ordinance. Allows for conversion to residential or commercial use with conditional use permit.

Seattle, City of. 2003. *Ordinance No. 121196: Relating to Live-Work Units*. Available at:

<http://clerk.ci.seattle.wa.us/~scripts/nph-brs.exe?s1=live-work&s2=&s3=&s4=&s5=&Sect4=AND&l=20&Sect1=IMAGE&Sect2=THESON&Sect3=PLURON&Sect5=CBOR1&Sect6=HITOFF&d=CBOR&p=1&u=/~public/cbor1.htm&r=1&f=G>

- Allows live/work units in commercial, downtown, and some multifamily zones.

Somerville (Massachusetts), City of. 2012. *Zoning Ordinance*. Article 2, Definitions; Section 2.2.11, Artist Live/Work Space. Also see Article 6, Establishment of Zoning Districts; Section 6.1.23, Arts Overlay District. Also see Article 7, Permitted Uses; Section 7.11.3(e), Table of Permitted Uses – Other Residential Uses – Artist Live/Work Space. Available at:

<http://library.municode.com/index.aspx?clientId=14682&stateId=21&stateName=Massachusetts>

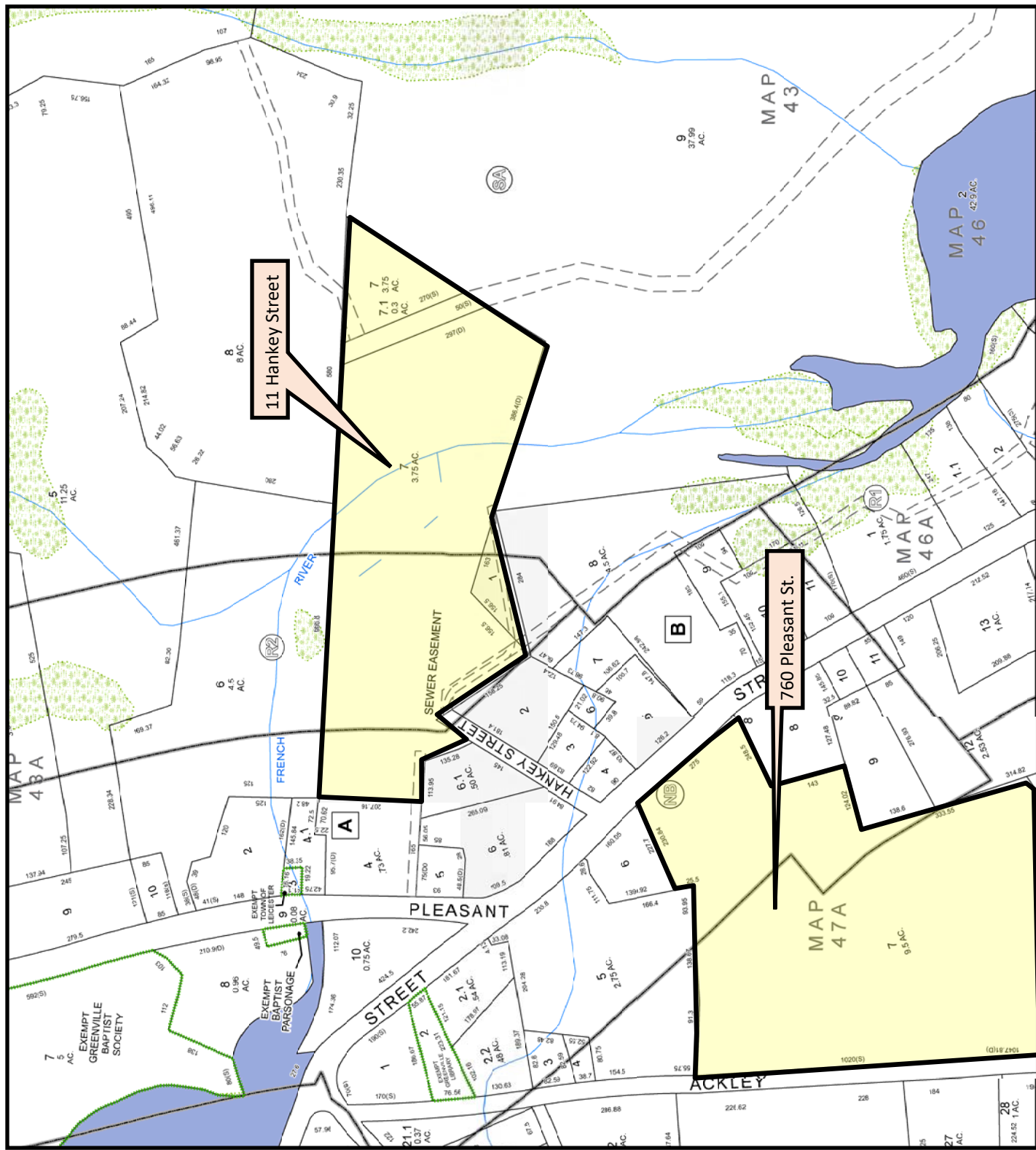
- *Artist Live/Work Space*. A building or any portion thereof containing units of at least seven hundred fifty (750) square feet in size that is used by the occupant(s) therein for both residential use and Artist Studio Space. Such households must include at least one (1) artist certified by the City of Somerville. Inclusionary Units in Artist Live/Work Space projects will be made available to households in which at least one (1) member is an artist certified by the City of Somerville subject to inclusionary housing income eligibility requirements. Retail sales of art produced on-site that does not take place more than twelve (12) hours per week will be an allowable accessory use.
- Overlay regulations include development standards and design guidelines for projects containing arts-related uses.

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**11/26/2019– Map of potential parcels for rezoning (portion of Assessors Map 43B)**