

ZONING OVERHAUL

FOLLOW THE ORANGE BALLOONS
Each neighborhood out on the worksheet maps corresponds to a unique trial location. These numbers are for your convenience only. Orange your own adventure - feel free to start anywhere and visit as many studios as you like, when you're out and about during SOS weekend. Be sure to look for the orange balloons marking each individual studio.
Also take advantage of our website to preview the art, learn more about the artists, and find additional information regarding SOS at:
www.somervilleopenstudios.org

ARTS & THE CREATIVE ECONOMY

KEEPING OUR STUDIOS OPEN

Helping the arts coexist and thrive in a competitive economy.

“ SomerVision and now the zoning code, will preserve the artists' housing, maker spaces, and independent businesses that form our thriving arts economy.

Joe Curtatone
Mayor, City of Somerville

ADDRESSING THE ARTS

The new zoning ordinance will protect existing studio spaces and incentivize the creation of new ones. Our community refuses to sit back and become just another place that allowed its artists and creative entrepreneurs to become priced out.

A PLACE FOR ARTS & THE CREATIVE ECONOMY

Many Somerville residents are concerned that well-loved studio buildings (like Vernon Street Studios, Joy Street Studios and the Artisan's Asylum) could be converted to residential use. The new zoning ordinance establishes "Fabrication District" regulations that continue to prohibit residential uses in these areas, while offering more predictable protections compared to the older industrial zoning.

A FORM FOR ARTS & THE CREATIVE ECONOMY

Many arts and creative economy uses require special building characteristics, such as high ceilings, open floor plans and loading docks. The new ordinance creates definitions for building types that will serve this market segment, including Production Buildings and Fabrication Lofts.



USE CATEGORY

The new ordinance establishes a dedicated category for artistic and creative uses. Under the old system, industrial use categories had been used for this purpose, and the process was clumsy and unpredictable.

ARTS IN TRANSFORMATIONAL DISTRICTS

New development will help create new spaces for the arts and creative enterprises. In certain districts, each new building must provide 5% of its gross floor area as leasable arts and creative use spaces.



WORK/LIVE

The new work/live regulations allow artists to live in their studios in neighborhoods that otherwise don't allow residential uses. Limiting these studios to artists provides an affordable option for artists to work and live in Somerville.



WHERE ARE THE ARTS?

The new zoning ordinance makes it easier for artists to work and live throughout the city. Arts and Creative Economy Uses are allowed in some form in every zoning district via the new code:

- Fabrication districts are designed primarily for the arts and creative economy uses, including art studios, artisan enterprises and creative industries.
- Artists can now work at home, in their house, carriage houses or garages, throughout the city and not just in certain districts.
- Existing civic and institutional building in neighborhood residential zones can now be converted into arts and creative uses.
- Shopfronts in any district can now be an arts and creative economy use.
- Arts uses can now be permitted for accessory buildings like garages.

CONTACT US
CITY OF SOMERVILLE

planning@somervillema.gov

www.somervillema.gov/zoning



Mayor
Joseph A. Curtatone

**STRATEGIC
PLANNING &
COMMUNITY
DEVELOPMENT**