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Zoning Bonuses

PUD Requirements/Zoning Bonuses

Several communities are now examining the possibility of establishing zoning bonuses for the development of affordable artist space. The general idea is that including affordable artist space might trigger an allowed increase in usable F.A.R. (density) or by including a bonus in a P.U.D. zoning (Planned Urban Development). Massachusetts has not seen any of these bonuses passed just yet, but several communities are innovatively looking at these tools to promote the creation of space.

A Note on mixed use buildings: It should be noted that the artist work space portion of any project should be separated from the non-artist residential portion of the project. This could mean that live/work spaces are separated in one portion of a large residential project. Or one could create affordable artist live space with other residential space and place the actual workspace in a separate area to protect the residents from noise and fumes, etc.

NEW! The City of Somerville is considering a zoning overlay which would include PUDs with bonuses for artist spaces. You can learn more about it [here](#):

Also be sure to check out [this powerpoint](#) which sums up the process.

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What's New?

[New artist space listings!](#)

[The latest news for Artists, Developers and Cities!](#)

[ArtistLink's new projects!](#)

Spotlight on Boston



Boston has taken a leadership role on the artist space issue in the country. It has taken many innovative steps to produce and preserve critically needed artist space.

Click [here](#) to learn more about their effort to date, outlining the key steps taken.

Building Arts Districts



Did you know that ArtistLink has a whole section on how to zone, build, design and program arts districts. Check it out [here](#)...

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