

#4

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TO THE HONORABLE, THE CITY COUNCIL OF THE CITY OF CAMBRIDGE:

CAMBRIDGE MA.

The undersigned respectfully pray:

A. THAT THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF CAMBRIDGE BE AMENDED SO AS TO MAKE THE FOLLOWING CHANGES AND ADDITIONS:

1.0 In article 2.00, definitions, insert the following new definitions in the corresponding alphabetical locations:

Building, Principle. A structure containing the principle use or uses of the lot on which it is situated. In a residential district, any structure containing a dwelling unit shall be deemed to be a principle building on its lot.

Ridge. The highest line bounding a roof plane.

Roof, Type A/Cambridge. A roof which satisfies all of the following criteria:

1. Each plane of the roof shall have a rise of at least four inches in each foot of run
2. The highest point of the roof and all ridges shall be between the middle fifty (50) per cent of the distance between the opposing walls supporting the roof. Should there be more than one wall supporting the roof on the same side of the building, measurement shall be from the wall closest to the highest point of the roof.
3. Dormers, windows, and other constructions interrupting a plane or planes of the roof shall not individually or collectively displace more than 15% of that area of the roof planes which would, without such interruption, be situated within the supporting walls.

Roof, Type B/Non-Cambridge. Any roof other than a Type A/Cambridge roof.

2.0 In section 3.11, insert the following after line 4, and renumber lines 5 and following accordingly:

5. Residence C-.75 District . . . Low and Medium Density Dwellings

3.0 In section 4.21.k, insert "C-.75" before "Residence C-1".

4.0 In sections 4.261 and 4.262, insert "Residence C-.75" before "Residence C-1".

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- 5.0 In section 4.30, Table of Use Regulations, do the following:
 - 5.1 Amend the heading of the fourth column by adding "C-.75" before "C".
 - 5.2 In sections 4.32.g and 4.35.q, add a footnote 51 to the entry under the fourth column
- 6.0 In section 4.40, Footnotes to the Table of Use Regulations, do the following:
 - 6.1 Amend footnote 3 by inserting the following prior to "Planning Board": "No in the Residence C-.75 District".
 - 6.2 Amend footnote 7 to read: "No in the Residence C-.75 and C-1 (and C) Districts."
 - 6.3 Amend footnote 43 by inserting "C-.75 and" prior to "C-1".
 - 6.4 Insert a new footnote 51 reading as follows: "No in the Residence C-.75 District."
 - 6.5 Insert a new footnote 52, reading as follows: "No in the Residence C-.75 District."
- 7.0 In section 4.50, Institutional Use Regulations, do the following:
 - 7.1 Amend "B and C-1" wherever it appears to read "B, C-.75 and C-1".
 - 7.2 In section 4.55, amend "aforementioned four zoning districts" to read "aformentioned zoning districts".
- 8.0 Insert in section 5.223, following "Business districts": ", except a Residence C-.75 District,".
- 9.0 Replace section 5.53 with the following: "Principle Buildings. No lot in a Residence A-1, A-2 or C-.75 District shall contain more than one principle building."
- 10.0 In subsection 5.31, Residential Districts, under 5.30, District Dimension Regulations, do the following:
 - 10.1 In subsection 1, table 5-1, insert a new line between the "Res. B" and "Res. C" lines entitled "Res. C-.75". Insert requirements for said Residence C-.75 district identical to the requirements of the Residence C-1 district, except the following:

- 10.11 Column (6), Maximum Height in Feet, insert "35(i)".
[note: (i) is a footnote]
- 10.12 Column (7), Min. Ratio of Usable Op. Sp. to Lot Area, insert "25%".
- 10.2 In subsection 2, insert "C-.75," immediately prior to "C" wherever it appears.
- 10.3 In subsection 2, add a new footnote (i) reading as follows:
- (i) Maximum heights in C-.75 District.
- (1) No building shall exceed a height of 35 feet.
 - (2) Except as stated in (4) below, no Type A/Cambridge roof shall intersect any exterior wall supporting it at a height of more than 25 feet.
 - (3) No Type B/Non-Cambridge roof shall exceed a height of 22 feet.
 - (4) In the case of a dormer on a Type A/Cambridge roof which has a Type A/Cambridge roof itself, and which otherwise satisfies the requirements of this ordinance, the roof of the dormer may intersect any exterior wall supporting it ("cheek wall") at a height greater than 25 feet.
 - (5) Height shall be measured to the mean natural grade of the lot.
- 11.0 In section 6.36, Schedule of Parking and Loading Requirements, amend the column heading for the third column, which presently begins with "Res. C", by inserting "Res. C-.75," before "Res. C".
- 12.0 In section 6.441 (e), delete "Residence A-1, A-2, B, C-1 or C-2 District" and insert in place thereof "residential district requiring 600 square feet or more of lot area for each dwelling unit."
- 13.0 In Article 7.00, Signs and Illumination, amend "A, B, C and C-1" wherever it appears to read "A, B, C-.75, C and C-1".
- 14.0 Insert the following new section 8.13:
- 8.13 The Superintendent of Buildings, without the need for special permit or variance, may issue building permits for the alteration or enlargement of buildings in the Residence C-.75 District which have Type B/Non-Cambridge roofs whose height exceeds 22 feet as if the said roofs were Type A/Cambridge

attachments: text of proposal (4 pages) ;
map of metes and bounds ;

NAME

ADDRESS

PHONE

DUPLICATE

Helen Murphy	84 1/2 Kinnaird St.	
Beverly Mosher	100 Howard St.	
Brenda Murphy	84 1/2 Kinnaird St	
Lisa Benoit	35 Bay St.	
Michael Benoit	" "	
Cathy Benoit	35 Bay St	
Ann Benoit	" "	
Franis J. Murphy	84 1/2 Kinnaird St.	
Jamie J. Murphy	" "	

roofs, provided that all of the following conditions are satisfied:

- (a) the building does not exceed 35 feet in height;
- (b) the construction of all Type B/Non-Cambridge roofs on the building which are higher than 22 feet was completed prior to June 1, 1987;
- (c) said enlargement or alteration does not make the roof or roofs of the building more non-conforming; and
- (d) said enlargement or alteration otherwise satisfies the requirements of this ordinance.

14.2 Insert the following at the beginning of paragraph 8.22(d)(1) and repunctuate accordingly: "Except for structures in the Residence C-.75 District whose height exceeds 22 feet,".

14.3 Insert the following at the beginning of paragraph 8.22(d)(2) and repunctuate accordingly: "Except in the Residence C-.75 District,".

DIMENSIONS AND USES ALLOWED IN RIVERSIDE ZONING numbers in brackets refer to notes at bottom of chart

ZONE	F.A.R. (1)	Maximum height (2)	Minimum lot size (sq. ft.)	allow retail use ?	yard req.(a)
Residence					
A-2	0.50	75	177	no	
C-.75	0.75	(5)	1200	no (2)	(2)
C-1 (old)	0.75	75	1200	no	(2)
(b) (b) (b)	0.90	80	1200	no	residential
C-2	1.75	75	600	no	(2)
C-3	3.00	none (2)	300	no	(2)
Business					
BA	1.00 (res 1.75)	75 (res 85)	(res 600)	yes	none (res: (2))
BB	4.00 (res 3.00)	75 (res 85)	(res 300)	yes	none (res: (2))
B-1	3.75 (res 3.00)	90	300	yes	(4)
Office					
O-1	0.75	75	1200	no	(2)
O-3	3.00	(2)	300	no	(2)
Open Space	0.25	75	-	no	6% of lot
Harvard Sq Overlay	(5)	80	-	yes (4)	none (1)
Institutional Overlay	Harvard University expansion is limited in zones outside of institutional districts.				

Riverside Zoning Proposal



NOTES

- (1) F. A. R. - Floor/Area Ratio. The gross floor area of the building divided by the area of the lot. The building density allowed in a district. As the F.A.R. increases, more floor area can be built in the lot. The numbers of the various districts are a rough indication of the allowed F.A.R.
- (2) Required yards increase with building size except for non-residential construction in business districts, business developments, and the Harvard Square Overlay District (see note (5)).
- (3) Yard requirements set a maximum area of the total lot that a building may occupy, act to limit height and F.A.R. for smaller lots.
- (4) No yards required except within 20 ft. of a residential zone or within 45 ft. of Green Street, if non-residential construction.
- (5) Flat or nearly-flat roofs are limited to 22 feet, pitched or gabled roofs limited to 35 feet.
- (6) Residential limits are the same as for Residence C-1.
- (7) Limited to single- or two-family in single ownership. Minimum lot size: first unit 4500 sq. ft., second unit 1500 sq. ft.
- (8) Retail use is permitted and there are no yard requirements unless otherwise set in such cases ("special permit").
- (9) In contrast to business, Office and other residential districts, no art businesses and no utility stations or power stations.



[Pattern]	BB/HSO	to C-.75
[Pattern]	BB-1	to C-.75
[Pattern]	C-1	to C-.75
[Pattern]	C-2	to C-.75
[Pattern]	C-3	to C-.75
[Pattern]	C-3/10	to C-.75
[Pattern]	O-3	to C-.75
[Pattern]	A-2	to Open Space
[Pattern]	C-1	to Open Space
[Pattern]	C-3	to Open Space
[Pattern]	C-3/10	to Open Space
[Pattern]	O-3	to Open Space
[Pattern]	BA	to BA-1
[Pattern]	C-1	to C-3
[Pattern]	BB/HSO	to O-1
[Pattern]	O-3/HSO	to O-1

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1.0 In article 2.00, definitions, insert the following new definitions in
the corresponding alphabetical locations:

Building, Principle. A structure containing the principle
use or uses of the lot on which it is situated. In a residential
district, any structure containing a dwelling unit shall be deemed to be
a principle building on its lot.

Ridge. The highest line bounding a roof plane.

Roof, Type A/Cambridge. A roof which satisfies all of
the following criteria:

1. Each plane of the roof shall have a rise of at least four inches
in each foot of run
2. The highest point of the roof and all ridges shall lie between the
middle fifty (50) per cent of the distance between the opposing
walls supporting the roof. Should there be more than one wall
supporting the roof on the same side of the building, measurement
shall be from the wall closest to the highest point of the roof.
3. Dormers, windows, and other constructions interrupting a plane or
planes of the roof shall not individually or collectively displace
more than 15% of that area of the roof planes which would, without
such interruption, be situated within the supporting walls.

Roof, Type B/Non-Cambridge. Any roof other than a
Type A/Cambridge roof.

2.0 In section 3.11, insert the following after line 4, and renumber lines
5 and following accordingly:

5. Residence C-.75 District . . . Low and Medium Density Dwellings

3.0 In section 4.21.k, insert "C-.75" before "Residence C-1".

4.0 In sections 4.261 and 4.262, insert "Residence C-.75" before
"Residence C-1".

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 - 6.1 Amend footnote 3 by inserting the following prior to "Planning Board": "No in the Residence C-.75 District".
 - 6.2 Amend footnote 7 to read: "No in the Residence C-.75 and C-1 *(and c)* Districts."
 - 6.3 Amend footnote 43 by inserting "C-.75 and" prior to "C-1".
 - 6.4 Insert a new footnote 51 reading as follows: "No in the Residence C-.75 District."
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 - 7.2 In section 4.55, amend "aforementioned four zoning districts" to read "aformentioned zoning districts".
- 8.0 Insert in section 5.223, following "Business districts": ", except a Residence C-.75 District,".
- 9.0 Replace section 5.53 with the following: "Principle Buildings. No lot in a Residence A-1, A-2 or C-.75 District shall contain more than one principle building."
- 10.0 In subsection 5.31, Residential Districts, under 5.30, District Dimension Regulations, do the following:
 - 10.1 In subsection 1, table 5-1, insert a new line between the "Res. B" and "Res. C" lines entitled "Res. C-.75". Insert requirements for said Residence C-.75 district identical to the requirements of the Residence C-1 district, except the following:

- 10.11 Column (6), Maximum Height in Feet, insert "35(i)".
[note: (i) is a footnote]
- 10.12 Column (7), Min. Ratio of Usable Op. Sp. to Lot Area, insert "25%".
- 10.2 In subsection 2, insert "C-.75," immediately prior to "C" wherever it appears.
- 10.3 In subsection 2, add a new footnote (i) reading as follows:
- (i) Maximum heights in C-.75 District.
- (1) No building shall exceed a height of 35 feet.
- (2) Except as stated in (4) below, no Type A/Cambridge roof shall intersect any exterior wall supporting it at a height of more than 25 feet.
- (3) No Type B/Non-Cambridge roof shall exceed a height of 22 feet.
- (4) In the case of a dormer on a Type A/Cambridge roof which has a Type A/Cambridge roof itself, and which otherwise satisfies the requirements of this ordinance, the roof of the dormer may intersect any exterior wall supporting it ("cheek wall") at a height greater than 25 feet.
- (5) Height shall be measured to the mean natural grade of the lot.
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- 8.13 The Superintendent of Buildings, without the need for special permit or variance, may issue building permits for the alteration or enlargement of buildings in the Residence C-.75 District which have Type B/Non-Cambridge roofs whose height exceeds 22 feet as if the said roofs were Type A/Cambridge

Bernard Ferguson -
Anast
Daly
Cathy O'Neill
• Abigail
26 Jay
• Gail Rafferty -

! attachments: text of proposal (4 pages) !
! map of metes and bounds !

NAME	ADDRESS	PHONE
* Karen Davis	52 Kinnaird St	354-2713
Michele O'Neil	52 Kinnaird St	354-2713
Audrey Larson	52 Kinnaird St.	354-2713
Janet J. J. J.	52 Kinnaird st.	354-2713
James M. J.	42 KINNAIRD ST	491-1346
Guson Butler	53 Kinnaird St	661-8774
Wendy Byers	54 Kinnaird St	497-4932

roofs, provided that all of the following conditions are satisfied:

- (a) the building does not exceed 35 feet in height;
- (b) the construction of all Type B/Non-Cambridge roofs on the building which are higher than 22 feet was completed prior to June 1, 1987;
- (c) said enlargement or alteration does not make the roof or roofs of the building more non-conforming; and
- (d) said enlargement or alteration otherwise satisfies the requirements of this ordinance.

14.2 Insert the following at the beginning of paragraph 8.22(d)(1) and repunctuate accordingly: "Except for structures in the Residence C-.75 District whose height exceeds 22 feet,".

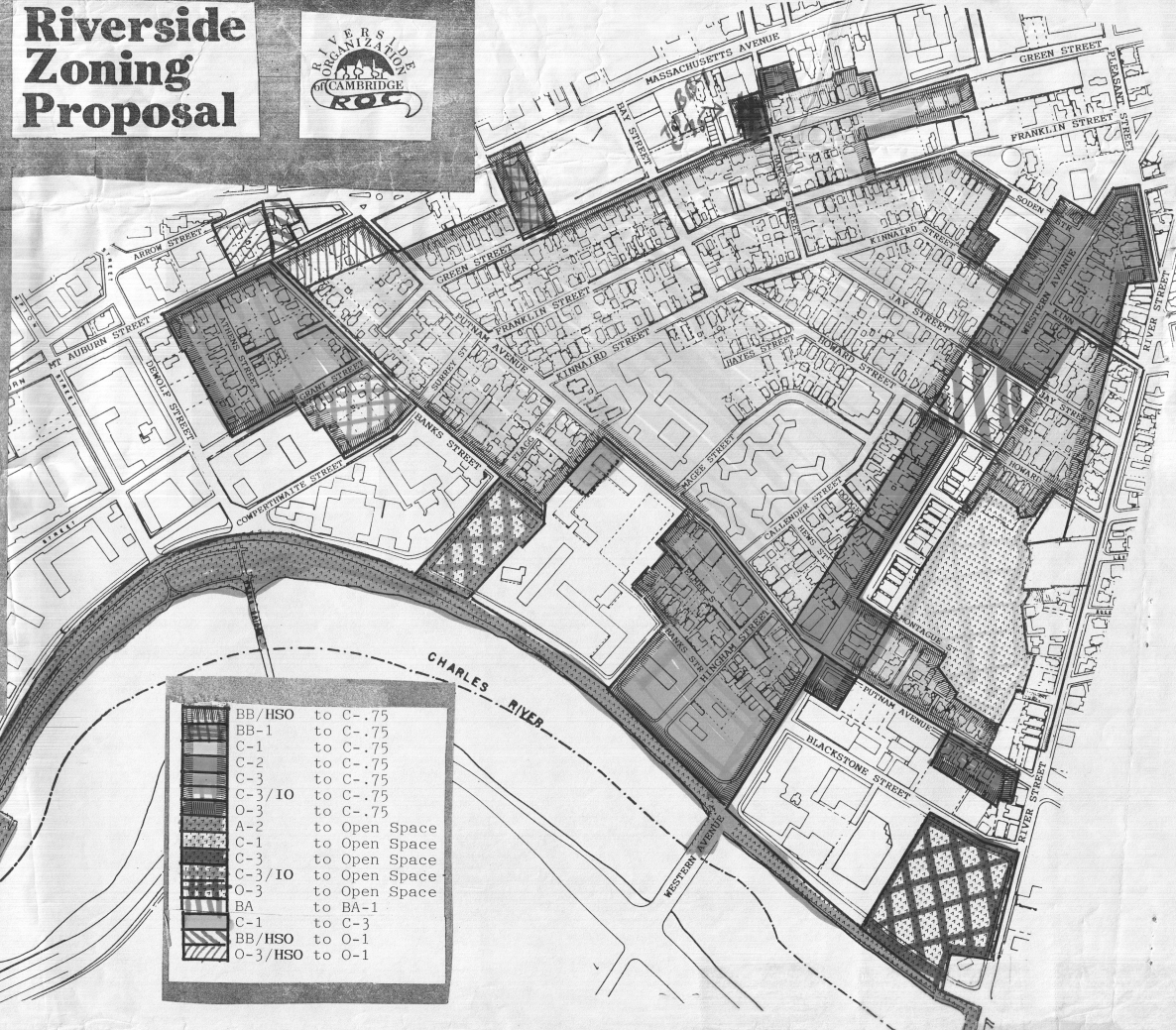
14.3 Insert the following at the beginning of paragraph 8.22(d)(2) and repunctuate accordingly: "Except in the Residence C-.75 District,".

DIMENSIONS AND USERS ALLOWED IN RIVERSIDE ZONING numbers in brackets refer to notes at bottom of chart

ZONING	F.A.R. (1)	Maximum Height (ft)	Minimum lot area (sq ft)	Minimum lot area per dwelling unit (sq ft)	allow (2)	residential yard requirement
Residence						
A-2	0.50	35	422	no	no	(2)
C-1	0.75	50	1200	no	no	(2)
C-1 (old)	0.75	35	1200	no	no	(2)
Colleges						
C-2	0.90	40	1200	no	no	nominal
C-2	1.75	85	600	no	no	(2)
C-3	3.00	none (2)	300	no	no	(2)
Business						
BA	1.00	35 (res 85)	(res 600)	yes	none	(res: (2))
B1	3.00	(2)	(res 300)	yes	none	(res: (2))
B-1	3.25	(res 300)	300	yes	yes	(4)
Office						
O-1	0.75	35	1200	no	no	(2)
O-1	(res: (2))	(res: (6))		no	no	(2)
O-3	3.00	(2)	300	no	no	(2)
Open Space	0.25	35		no	no	60% of lot
Harvard Sq Overlay	(8)	80		yes	(8)	none
Institutional Overlay						Harvard University expansion is limited in some districts of Institutional districts.

- NOTES**
- (1) F. A. R. = Floor/Area Ratio. The gross floor area of the building divided by the area of the lot. The building density allowed in a district. As the F.A.R. increases, more floor area can be built on the lot. The numbers of the various districts are a rough indication of the allowed P.A.R.
 - (2) Required yards increase with building size except for non-residential construction in business districts, towhee developments, and the Harvard Square Overlay District (see note (8)).
 - (3) Yard requirements set a maximum area of the total lot that a building may occupy, set to limit height and F.A.R. for smaller lots.
 - (4) 80 yards required except within 20 ft of a residential zone or within 95 ft of Green Street, if non-residential construction.
 - (5) Flat or nearly-flat roofs are limited to 22 feet, pitched or gabled roofs limited to 35 feet.
 - (6) Residential limits are the same as for Residence C-1.
 - (7) Limited to single- or two-family in single ownership. Minimum lot size: first unit 4900 sq ft, second unit 1900 sq ft.
 - (8) Retail use is permitted and there are no yard requirements unless otherwise in such case. ("Special permit").
 - (9) In contrast to Business, Office and other Residential districts, no net businesses and no utility stations or power stations.

Riverside Zoning Proposal



[Pattern]	BB/HSO	to C-.75
[Pattern]	BB-1	to C-.75
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Ridge. The highest line bounding a roof plane.

Roof, Type A/Cambridge. A roof which satisfies all of the following criteria:

1. Each plane of the roof shall have a rise of at least four inches in each foot of run
2. The highest point of the roof and all ridges shall lie between the middle fifty (50) per cent of the distance between the opposing walls supporting the roof. Should there be more than one wall supporting the roof on the same side of the building, measurement shall be from the wall closest to the highest point of the roof.
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- (i) Maximum heights in C-.75 District.
- (1) No building shall exceed a height of 35 feet.
 - (2) Except as stated in (4) below, no Type A/Cambridge roof shall intersect any exterior wall supporting it at a height of more than 25 feet.
 - (3) No Type B/Non-Cambridge roof shall exceed a height of 22 feet.
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: attachments: text of proposal (4 pages) :
: map of metes and bounds :

NAME	ADDRESS	PHONE
Linda Tate (LINDA TATE)	464 Green St. #12, Camb.	576-3670
Renee Vandu L. Le	222 Banks St Camb	576-2962
Icons Kim,	217 Peabody Terrace Camb	497-1345
A. Myers	274 PUTNAM AVE,	
M. Myers	"	"
Rosalyn Elder	274 Putnam #3	354-4515

roofs, provided that all of the following conditions are satisfied:

- (a) the building does not exceed 35 feet in height;
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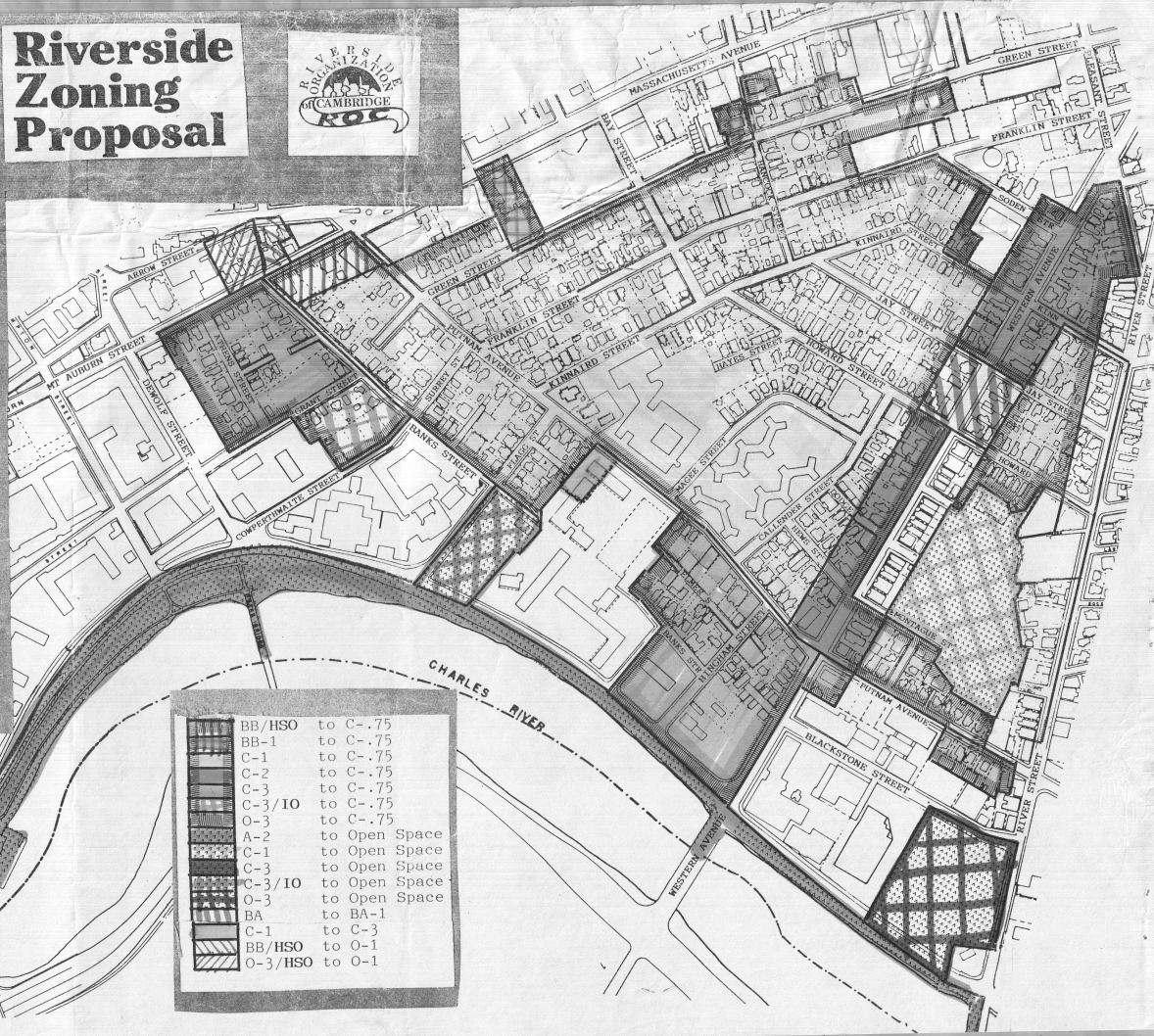
DIMENSIONS AND USES ALLOWED IN RIVERSIDE ZONING
 numbers in brackets refer to notes at bottom of chart

ZONE	F.A.R. (1)	Maximum height (ft) (2)	Minimum lot area (sq. ft.) (3)	Minimum lot width (ft) (4)	Allow retail use? (5)	Yard requirement (6)
Residence						
A-2	0.50	35	no	no	no	no
C-.75	0.75	(5)	1300	no	(2)	(2)
C-1 (old)	0.75	35	1300	no	no	(2)
C (houses)	0.50	30	1300	no	no	required
C-2	1.75	35	600	no	no	(2)
C-3	3.00	none (2)	300	no	no	(2)
Business						
BA	1.00 (res 1.75)	35 (res 35)	(res 600)	yes	no	(res) (2)
BB	3.00 (res 3.00)	(3)	(res 300)	yes	no	(res) (2)
B-1	3.75 (res 3.00)	90	300	yes	yes	(4)
Office						
O-1	0.75	35	1300	no	no	(2)
O-3	3.00 (res) (6)	(2)	300	no	no	(2)
Open Space						
Harvard Sq Overlay	(8)	80	-	no	60% of lot	
Institutional Overlay	(8)	80	-	yes (4)	none (8)	

NOTES

- (1) F.A.R. - Floor/area Ratio. The gross floor area of the building divided by the area of the lot. The building density allowed in a district. As the F.A.R. increases, more floor area can be built in the lot. The numbers of the various districts are a rough indication of the allowed F.A.R.
- (2) Required yards increase with building size except for non-residential construction in business districts, townhouse developments, and the Harvard Square Overlay District (see note (8)).
- (3) Yard requirements set a minimum area of the total lot that a building may occupy, act to limit height and F.A.R. for smaller lots.
- (4) No yards required except within 20 ft of a residential zone or within 75 ft of Green Street. If non-residential construction.
- (5) Flat or nearly flat roofs are limited to 22 feet, pitched or gabled roofs limited to 35 feet.
- (6) Residential limits are the same as for Residence C-1.
- (7) Limited to single- or two-family in single ownership. Minimum lot size: first unit 950 sq. ft., second unit 1500 sq. ft.
- (8) Retail use is permitted and there are no yard requirements unless applicants can prove otherwise in each case ("special permit").
- (9) In contrast to business, office and other residential districts, to any businesses and no utility stations or power stations.

Riverside Zoning Proposal



[Pattern]	BB/HSO	to C-.75
[Pattern]	BB-1	to C-.75
[Pattern]	C-1	to C-.75
[Pattern]	C-2	to C-.75
[Pattern]	C-3	to C-.75
[Pattern]	C-3/IO	to C-.75
[Pattern]	O-3	to C-.75
[Pattern]	A-2	to Open Space
[Pattern]	C-1	to Open Space
[Pattern]	C-3	to Open Space
[Pattern]	C-3/IO	to Open Space
[Pattern]	O-3	to Open Space
[Pattern]	BA	to BA-1
[Pattern]	C-1	to C-3
[Pattern]	BB/HSO	to O-1
[Pattern]	O-3/HSO	to O-1

#14

RECEIVED BY
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1987 NOV 23 PM 4:03

Cambridge, Ma.

TO THE HONORABLE, THE CITY COUNCIL OF THE CITY OF CAMBRIDGE:
CAMBRIDGE MA.

The undersigned respectfully pray:

A. THAT THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF CAMBRIDGE BE AMENDED SO AS TO MAKE THE FOLLOWING CHANGES AND ADDITIONS:

1.0 In article 2.00, definitions, insert the following new definitions in the corresponding alphabetical locations:

Building, Principle. A structure containing the principle use or uses of the lot on which it is situated. In a residential district, any structure containing a dwelling unit shall be deemed to be a principle building on its lot.

Ridge. The highest line bounding a roof plane.

Roof, Type A/Cambridge. A roof which satisfies all of the following criteria:

1. Each plane of the roof shall have a rise of at least four inches in each foot of run
2. The highest point of the roof and all ridges shall lie between the middle fifty (50) per cent of the distance between the opposing walls supporting the roof. Should there be more than one wall supporting the roof on the same side of the building, measurement shall be from the wall closest to the highest point of the roof.
3. Dormers, windows, and other constructions interrupting a plane or planes of the roof shall not individually or collectively displace more than 15% of that area of the roof planes which would, without such interruption, be situated within the supporting walls.

Roof, Type B/Non-Cambridge. Any roof other than a Type A/Cambridge roof.

2.0 In section 3.11, insert the following after line 4, and renumber lines 5 and following accordingly:

5. Residence C-.75 District . . . Low and Medium Density Dwellings

3.0 In section 4.21.k, insert "C-.75" before "Residence C-1".

4.0 In sections 4.261 and 4.262, insert "Residence C-.75" before "Residence C-1".

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CAMBRIDGE MA
1988 JAN-8 AM 10:14

- 5.0 In section 4.30, Table of Use Regulations, do the following:
 - 5.1 Amend the heading of the fourth column by adding "C-.75" before "C".
 - 5.2 In sections 4.32.g and 4.35.q, add a footnote 51 to the entry under the fourth column
- 6.0 In section 4.40, Footnotes to the Table of Use Regulations, do the following:
 - 6.1 Amend footnote 3 by inserting the following prior to "Planning Board": "No in the Residence C-.75 District".
 - 6.2 Amend footnote 7 to read: "No in the Residence C-.75 and C-1 (and C) Districts."
 - 6.3 Amend footnote 43 by inserting "C-.75 and" prior to "C-1".
 - 6.4 Insert a new footnote 51 reading as follows: "No in the Residence C-.75 District."
 - 6.5 Insert a new footnote 52, reading as follows: "No in the Residence C-.75 District."
- 7.0 In section 4.50, Institutional Use Regulations, do the following:
 - 7.1 Amend "B and C-1" wherever it appears to read "B, C-.75 and C-1".
 - 7.2 In section 4.55, amend "aforementioned four zoning districts" to read "aformentioned zoning districts".
- 8.0 Insert in section 5.223, following "Business districts": ", except a Residence C-.75 District,".
- 9.0 Replace section 5.53 with the following: "Principle Buildings. No lot in a Residence A-1, A-2 or C-.75 District shall contain more than one principle building."
- 10.0 In subsection 5.31, Residential Districts, under 5.30, District Dimension Regulations, do the following:
 - 10.1 In subsection 1, table 5-1, insert a new line between the "Res. B" and "Res. C" lines entitled "Res. C-.75". Insert requirements for said Residence C-.75 district identical to the requirements of the Residence C-1 district, except the following:

10.11 Column (6), Maximum Height in Feet, insert "35(i)".
[note: (i) is a footnote]

10.12 Column (7), Min. Ratio of Usable Op. Sp. to Lot Area, insert "25%".

10.2 In subsection 2, insert "C-.75," immediately prior to "C" wherever it appears.

10.3 In subsection 2, add a new footnote (i) reading as follows:

(i) Maximum heights in C-.75 District.

(1) No building shall exceed a height of 35 feet.

(2) Except as stated in (4) below, no Type A/Cambridge roof shall intersect any exterior wall supporting it at a height of more than 25 feet.

(3) No Type B/Non-Cambridge roof shall exceed a height of 22 feet.

(4) In the case of a dormer on a Type A/Cambridge roof which has a Type A/Cambridge roof itself, and which otherwise satisfies the requirements of this ordinance, the roof of the dormer may intersect any exterior wall supporting it ("cheek wall") at a height greater than 25 feet.

(5) Height shall be measured to the mean natural grade of the lot.

11.0 In section 6.36, Schedule of Parking and Loading Requirements, amend the column heading for the third column, which presently begins with "Res. C", by inserting "Res. C-.75," before "Res. C".

12.0 In section 6.441 (e), delete "Residence A-1, A-2, B, C-1 or C-2 District" and insert in place thereof "residential district requiring 600 square feet or more of lot area for each dwelling unit."

13.0 In Article 7.00, Signs and Illumination, amend "A, B, C and C-1" wherever it appears to read "A, B, C-.75, C and C-1".

14.0 Insert the following new section 8.13:

8.13 The Superintendent of Buildings, without the need for special permit or variance, may issue building permits for the alteration or enlargement of buildings in the Residence C-.75 District which have Type B/Non-Cambridge roofs whose height exceeds 22 feet as if the said roofs were Type A/Cambridge

attachments: text of proposal (4 pages) ;
map of metes and bounds ;

NAME	ADDRESS	PHONE
* David A Soler	37 Kinnaird St Cambridge	
James B. Corto	34 Kinnaird St. Cambridge	
John E. Bagg	34 Kinnaird St #2 Cambridge	
John E. Bagg	40 Kinnaird St. #1 Cambridge	
Bradley Bellows	43 Kinnaird St #2 Cambridge	
Judith Bertuk	43 Kinnaird St Cambridge	
Marcus J. Arvanitis	34 Kinnaird St Cambridge (Arvanitis)	
Charles A. Reynolds	39 Kinnaird St. Cam. Mass.	
Rosa Ortiz	46 Kinnaird St Cambridge	
Juan J. Fuentes	46 Kinnaird St Cambridge	

roofs, provided that all of the following conditions are satisfied:

- (a) the building does not exceed 35 feet in height;
- (b) the construction of all Type B/Non-Cambridge roofs on the building which are higher than 22 feet was completed prior to June 1, 1987;
- (c) said enlargement or alteration does not make the roof or roofs of the building more non-conforming; and
- (d) said enlargement or alteration otherwise satisfies the requirements of this ordinance.

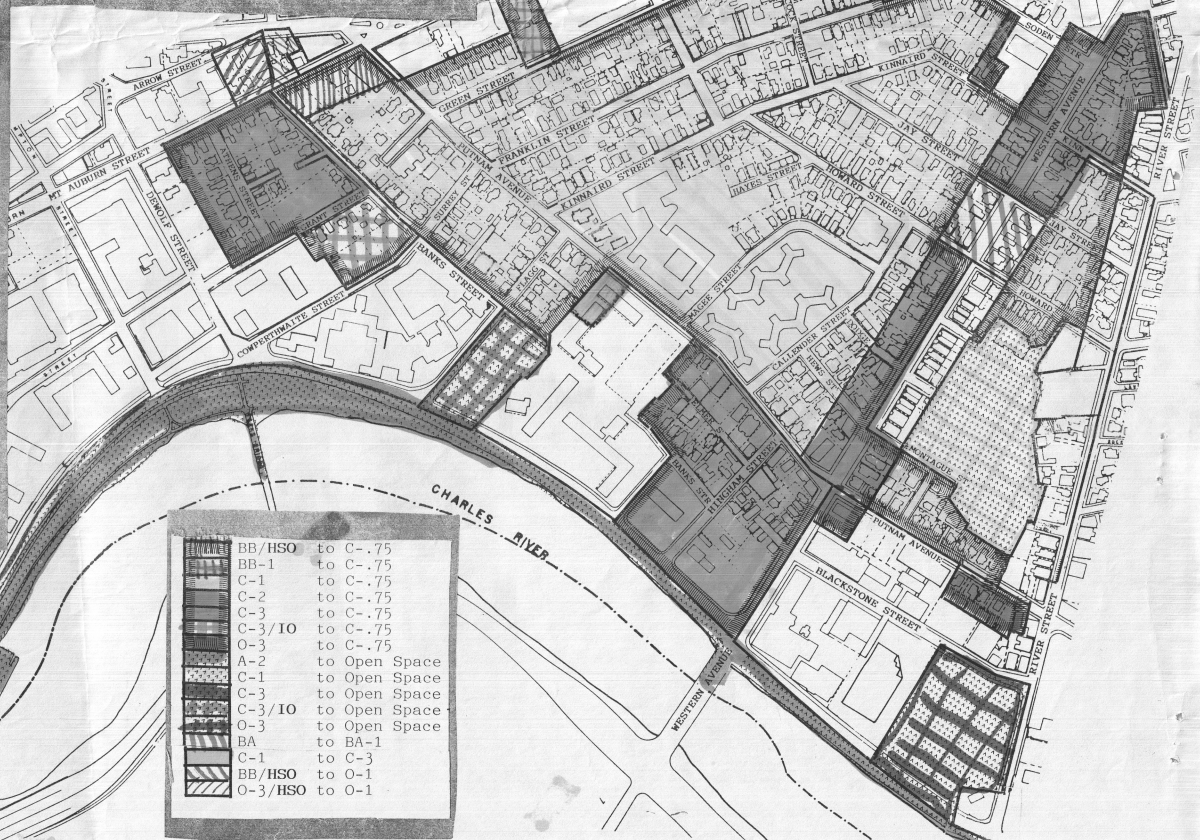
14.2 Insert the following at the beginning of paragraph 8.22(d)(1) and repunctuate accordingly: "Except for structures in the Residence C-.75 District whose height exceeds 22 feet,".

14.3 Insert the following at the beginning of paragraph 8.22(d)(2) and repunctuate accordingly: "Except in the Residence C-.75 District,".

DIMENSIONS AND USES ALLOWED IN RIVERSIDE ZONING numbers in brackets refer to notes at bottom of chart

ZONE	F.A.R. (1)	Maximum height (ft)	Minimum lot area per dwelling unit (sq ft)	allow retail yard use?	allow residential use?	requirement
Residence						
A-2	0.50	75	(7)	no	no	
C-75	0.75	(5)	1,200	no	(2)	(2)
C-1 (old)	0.75	75	1,200	no	no	(2)
C-2 (new)	0.90	90	1,200	no	no	residential
C-2	1.75	75	600	no	no	(2)
C-3	3.00	none (2)	300	no	no	(2)
Business						
B-1	1.00 (res 1.75)	75 (res 95)	(res 600)	yes	none	(res: (2))
BB	4.00 (res 3.00) (2)	—	(res 300)	yes	none	(res: (2))
B-1	3.25 (res 3.00) (2)	—	300	yes	none	(4)
Office						
O-1	0.75	75	1,200	no	no	(2)
O-3	3.00	(2)	300	no	no	(2)
Open Space	0.25	75	—	no	no	60% of lot
Harvard St Overlay	(5)	30	—	yes (4)	none (3)	
MIT Historical Overlay	Harvard University expansion is limited in areas outside of residential districts.					

Riverside Zoning Proposal



NOTES

- (1) F.A.R. = Floor/Area Ratio. The gross floor area of the building divided by the area of the lot. The building density allowed in a district. As the F.A.R. increases, more floor area can be built in the lot. The nature of the various districts are a rough indication of the allowed F.A.R.
- (2) Required yards increase with building size except for non-residential construction in business districts, townhouse developments, and the Harvard Square Overlay District. (see note (2)).
- (3) Yard requirements set a maximum area of the total lot that a building may occupy, act to limit height and F.A.R. for smaller lots.
- (4) No yards required except within 20 ft. of a residential zone or within 65 ft. of open space, if non-residential construction.
- (5) Flat or nearly-flat roofs are limited to 22 feet, pitched or gabled roofs limited to 75 feet.
- (6) Residential limits are the same as for Residence C-1.
- (7) Limited to single- or two-dwelling in single ownership. Minimum lot size: first unit 9000 sq. ft., second unit 1500 sq. ft.
- (8) Retail use is permitted and there are no yard requirements unless otherwise can prove otherwise in each case. ("special permit").
- (9) In contrast to Business, Office and other Residential districts, no art businesses and no utility stations or power stations.

#15

RECEIVED BY
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Cambridge, Ma.

TO THE HONORABLE, ~~CAMBRIDGE~~ COUNCIL OF THE CITY OF CAMBRIDGE:

The undersigned respectfully pray:

A. THAT THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF CAMBRIDGE BE AMENDED SO AS TO MAKE THE FOLLOWING CHANGES AND ADDITIONS:

1.0 In article 2.00, definitions, insert the following new definitions in the corresponding alphabetical locations:

Building, Principle. A structure containing the principle use or uses of the lot on which it is situated. In a residential district, any structure containing a dwelling unit shall be deemed to be a principle building on its lot.

Ridge. The highest line bounding a roof plane.

Roof, Type A/Cambridge. A roof which satisfies all of the following criteria:

1. Each plane of the roof shall have a rise of at least four inches in each foot of run
2. The highest point of the roof and all ridges shall lie between the middle fifty (50) per cent of the distance between the opposing walls supporting the roof. Should there be more than one wall supporting the roof on the same side of the building, measurement shall be from the wall closest to the highest point of the roof.
3. Dormers, windows, and other constructions interrupting a plane or planes of the roof shall not individually or collectively displace more than 15% of that area of the roof planes which would, without such interruption, be situated within the supporting walls.

Roof, Type B/Non-Cambridge. Any roof other than a Type A/Cambridge roof.

2.0 In section 3.11, insert the following after line 4, and renumber lines 5 and following accordingly:

5. Residence C-.75 District . . . Low and Medium Density Dwellings

3.0 In section 4.21.k, insert "C-.75" before "Residence C-1".

4.0 In sections 4.261 and 4.262, insert "Residence C-.75" before "Residence C-1".

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- 5.0 In section 4.30, Table of Use Regulations, do the following:
 - 5.1 Amend the heading of the fourth column by adding "C-.75" before "C".
 - 5.2 In sections 4.32.g and 4.35.q, add a footnote 51 to the entry under the fourth column
- 6.0 In section 4.40, Footnotes to the Table of Use Regulations, do the following:
 - 6.1 Amend footnote 3 by inserting the following prior to "Planning Board": "No in the Residence C-.75 District".
 - 6.2 Amend footnote 7 to read: "No in the Residence C-.75 and C-1 (and c) Districts."
 - 6.3 Amend footnote 43 by inserting "C-.75 and" prior to "C-1".
 - 6.4 Insert a new footnote 51 reading as follows: "No in the Residence C-.75 District."
 - 6.5 Insert a new footnote 52, reading as follows: "No in the Residence C-.75 District."
- 7.0 In section 4.50, Institutional Use Regulations, do the following:
 - 7.1 Amend "B and C-1" wherever it appears to read "B, C-.75 and C-1".
 - 7.2 In section 4.55, amend "aforementioned four zoning districts" to read "aformentioned zoning districts".
- 8.0 Insert in section 5.223, following "Business districts": ", except a Residence C-.75 District,".
- 9.0 Replace section 5.53 with the following: "Principle Buildings. No lot in a Residence A-1, A-2 or C-.75 District shall contain more than one principle building."
- 10.0 In subsection 5.31, Residential Districts, under 5.30, District Dimension Regulations, do the following:
 - 10.1 In subsection 1, table 5-1, insert a new line between the "Res. B" and "Res. C" lines entitled "Res. C-.75". Insert requirements for said Residence C-.75 district identical to the requirements of the Residence C-1 district, except the following:

- 10.11 Column (6), Maximum Height in Feet, insert "35(i)".
[note: (i) is a footnote]
- 10.12 Column (7), Min. Ratio of Usable Op. Sp. to Lot Area, insert "25%".
- 10.2 In subsection 2, insert "C-.75," immediately prior to "C" wherever it appears.
- 10.3 In subsection 2, add a new footnote (i) reading as follows:
- (i) Maximum heights in C-.75 District.
- (1) No building shall exceed a height of 35 feet.
 - (2) Except as stated in (4) below, no Type A/Cambridge roof shall intersect any exterior wall supporting it at a height of more than 25 feet.
 - (3) No Type B/Non-Cambridge roof shall exceed a height of 22 feet.
 - (4) In the case of a dormer on a Type A/Cambridge roof which has a Type A/Cambridge roof itself, and which otherwise satisfies the requirements of this ordinance, the roof of the dormer may intersect any exterior wall supporting it ("cheek wall") at a height greater than 25 feet.
 - (5) Height shall be measured to the mean natural grade of the lot.
- 11.0 In section 6.36, Schedule of Parking and Loading Requirements, amend the column heading for the third column, which presently begins with "Res. C", by inserting "Res. C-.75," before "Res. C".
- 12.0 In section 6.441 (e), delete "Residence A-1, A-2, B, C-1 or C-2 District" and insert in place thereof "residential district requiring 600 square feet or more of lot area for each dwelling unit."
- 13.0 In Article 7.00, Signs and Illumination, amend "A, B, C and C-1" wherever it appears to read "A, B, C-.75, C and C-1".
- 14.0 Insert the following new section 8.13:
- 8.13 The Superintendent of Buildings, without the need for special permit or variance, may issue building permits for the alteration or enlargement of buildings in the Residence C-.75 District which have Type B/Non-Cambridge roofs whose height exceeds 22 feet as if the said roofs were Type A/Cambridge

: attachments: text of proposal (4 pages) :
: map of metes and bounds :
:-----:-----:-----:

NAME	ADDRESS	PHONE
Dr. Stephens	16 Sney #2	
Delmeyer	20 Surrev #2	876-1393
M Phillips	112 Banks St.	868-6589
Marcia Chapin	25 Flagg St	661-7250
Thomas H. Finkler	7 Flagg St	868-6775
Jeremiah F. Lonway	16 Flagg St	857-1396
Michelle Sadeh	15 Flagg St.	868-6567
Christopher Francis	22 Flagg St Cont.	4897-6502
Judy A. Cecere	132 Banks	482-3740
Barbara Cushman	136 Banks	876-0249
Bill Cunningham	3 Putnam Gardens	547-1408

roofs, provided that all of the following conditions are satisfied:

- (a) the building does not exceed 35 feet in height;
- (b) the construction of all Type B/Non-Cambridge roofs on the building which are higher than 22 feet was completed prior to June 1, 1987;
- (c) said enlargement or alteration does not make the roof or roofs of the building more non-conforming; and
- (d) said enlargement or alteration otherwise satisfies the requirements of this ordinance.

14.2 Insert the following at the beginning of paragraph 8.22(d)(1) and repunctuate accordingly: "Except for structures in the Residence C-.75 District whose height exceeds 22 feet,".

14.3 Insert the following at the beginning of paragraph 8.22(d)(2) and repunctuate accordingly: "Except in the Residence C-.75 District,".

DIMENSIONS AND USES ALLOWED IN RIVERSIDE ZONING
 numbers in brackets refer to notes at bottom of chart

ZONE	F.A.R. (1)	Maximum height (ft)	minimum lot area (sq ft)	allow retail per dwelling units ?	yard requirement
Residence					
A-2	0.50	35	1200	no (2)	(2)
C-.75	0.75	(5)	1200	no (2)	(2)
C-1 (old)	0.75	35	1200	no	(2)
(warehouse)	0.50	30	1200	no	retail
C-2	1.75	35	600	no (2)	(2)
C-3	3.00	vars (2)	300	no	(2)
Business					
BA	1.00 (res 1.75)	35 (res 65)	(res 600)	yes	none (res: (2))
BB	4.00 (res 3.00)	(3)	(res 300)	yes	none (res: (2))
B-1	3.25 (res 3.00)	30	300	yes	(4)
Office					
O-1	0.75 (res: (6))	35 (res: (6))	1200	no	(2)
O-3	3.00	(2)	300	no	(2)
Open Space	0.25	35	no	no	60% of lot
Harvard Sq Overlay	(B)	30	no	yes (B)	none (B)
Institutions Overlay					Harvard University campus is limited in areas outside of institutional districts.

Riverside Zoning Proposal



NOTES

- (1) F.A.R. = Floor/Area ratio. The gross floor area of the building divided by the area of the lot. The building density allowed in a district. As the F.A.R. increases, more floor area can be built in the lot. The numbers of the various districts are a rough indication of the allowed F.A.R.
- (2) Required yards increase with building size except for non-residential construction in business districts, warehouse developments, and the Harvard Square Overlay District (see note (B)).
- (3) Yard requirements set a minimum area of the total lot that a building may occupy, act to limit height and F.A.R. for smaller lots.
- (4) No yards required except within 20 ft of a residential zone or within 45 ft of Green Street, if non-residential construction.
- (5) Flat or nearly-flat roofs are limited to 22 feet, pitched or gabled roofs limited to 35 feet.
- (6) Residential limits are the same as for Residence C-1.
- (7) Limited to single- or two-family in single ownership. Minimum lot sizes: first unit 4900 sq ft, second unit 1500 sq ft.
- (8) Retail use is permitted and there are no yard requirements unless otherwise permitted in each case ("special permit").
- (9) In contrast to business, office and other Residential districts, BA, BB/HSO and O-3 districts are permitted to act as business and to utility stations or power stations.

[Pattern]	BB/HSO	to C-.75
[Pattern]	BB-1	to C-.75
[Pattern]	C-1	to C-.75
[Pattern]	C-2	to C-.75
[Pattern]	C-3	to C-.75
[Pattern]	C-3/IO	to C-.75
[Pattern]	O-3	to C-.75
[Pattern]	A-2	to Open Space
[Pattern]	C-1	to Open Space
[Pattern]	C-3	to Open Space
[Pattern]	C-3/IO	to Open Space
[Pattern]	O-3	to Open Space
[Pattern]	BA	to BA-1
[Pattern]	C-1	to C-3
[Pattern]	BB/HSO	to O-1
[Pattern]	O-3/HSO	to O-1

#16

RECEIVED BY
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1987 NOV 23 PM 4: 03

Cambridge, Ma.

CAMBRIDGE MA

TO THE HONORABLE, THE CITY COUNCIL OF THE CITY OF CAMBRIDGE:

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Ridge. The highest line bounding a roof plane.

Roof, Type A/Cambridge. A roof which satisfies all of the following criteria:

1. Each plane of the roof shall have a rise of at least four inches in each foot of run
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3. Dormers, windows, and other constructions interrupting a plane or planes of the roof shall not individually or collectively displace more than 15% of that area of the roof planes which would, without such interruption, be situated within the supporting walls.

Roof, Type B/Non-Cambridge. Any roof other than a Type A/Cambridge roof.

2.0 In section 3.11, insert the following after line 4, and renumber lines 5 and following accordingly:

5. Residence C-.75 District . . . Low and Medium Density Dwellings

3.0 In section 4.21.k, insert "C-.75" before "Residence C-1".

4.0 In sections 4.261 and 4.262, insert "Residence C-.75" before "Residence C-1".

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- 10.11 Column (6), Maximum Height in Feet, insert "35(i)".
[note: (i) is a footnote]
- 10.12 Column (7), Min. Ratio of Usable Op. Sp. to Lot Area, insert "25%".
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 - (1) No building shall exceed a height of 35 feet.
 - (2) Except as stated in (4) below, no Type A/Cambridge roof shall intersect any exterior wall supporting it at a height of more than 25 feet.
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 - (4) In the case of a dormer on a Type A/Cambridge roof which has a Type A/Cambridge roof itself, and which otherwise satisfies the requirements of this ordinance, the roof of the dormer may intersect any exterior wall supporting it ("cheek wall") at a height greater than 25 feet.
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attachments: text of proposal (4 pages) :
map of metes and bounds :

NAME	ADDRESS	PHONE
Betty Russell	9 Mildred Hamilton Pl	N/A
Christine Arthur	139 Putnam Ave	864-3383
Richard Arthur	139 Putnam Ave	
Mary Beale	20 Callender St	661-8240
Miss E. Mays	43 Magee St.	
Esther Hunt	12 Putnam Gardens	
RANDY BROOKS	55 Western Ave, CAMB.	554-0413
Shirley Russell	908 Memorial Dr. Camb	864-5352
May Ann Clarke	137 Putnam Ave Camb	
* Martin A Neckles	137 Putnam Ave Camb	
Joan Reece	243 Western Ave Cambridge	
* Taylor Wilson	36 Jay St	Camb. 491-0531
Sylvia Jones	2 PUTNAM GARDENS	CAMB 876-6276
* David Brody	9 RIVERSIDE PL. Camb	891-7348
Melachro J. White	8 Putnam Gardens Cambridge	
Stephen E. Hamman	14 Callender St.	Cambridge 354-4800
Kenn Hamman	25 Howard St	Cambridge 547-7329
Jeff Murby	115 Pearl St	Cambridge 868-1195

roofs, provided that all of the following conditions are satisfied:

- (a) the building does not exceed 35 feet in height;
- (b) the construction of all Type B/Non-Cambridge roofs on the building which are higher than 22 feet was completed prior to June 1, 1987;
- (c) said enlargement or alteration does not make the roof or roofs of the building more non-conforming; and
- (d) said enlargement or alteration otherwise satisfies the requirements of this ordinance.

14.2 Insert the following at the beginning of paragraph 8.22(d)(1) and repunctuate accordingly: "Except for structures in the Residence C-.75 District whose height exceeds 22 feet,".

14.3 Insert the following at the beginning of paragraph 8.22(d)(2) and repunctuate accordingly: "Except in the Residence C-.75 District,".

DIMENSIONS AND USES ALLOWED IN RIVERSIDE ZONING numbers in brackets refer to notes at bottom of chart

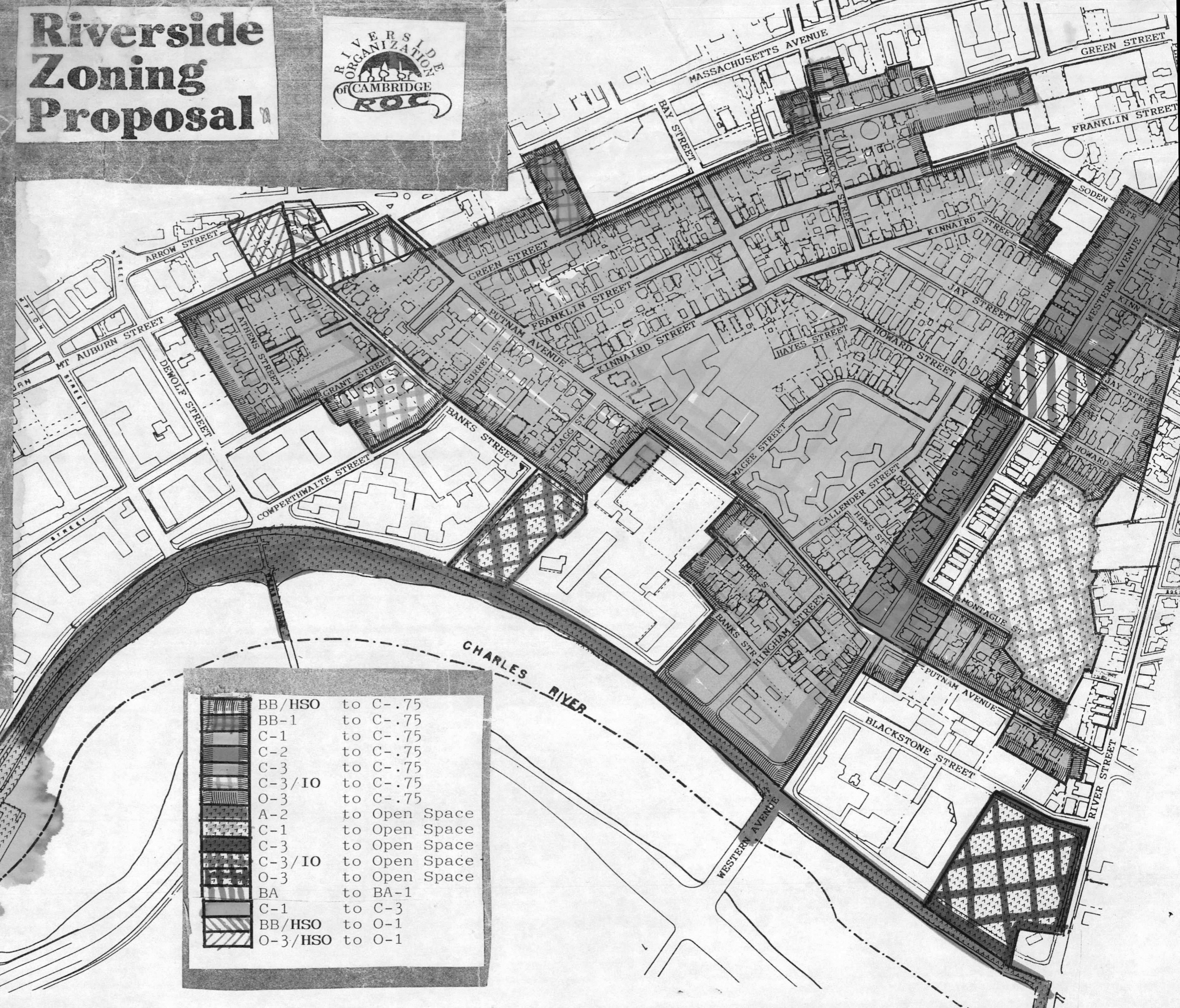
Riverside Zoning Proposal



ZONE	F.A.R. (1)	Maximum Height (ft)	minimum lot per dwelling unit (sq ft)	allow retail uses ?	yard requirement
Residence					
A-2	0.50	35	(7)	no	-
C-.75	0.75	(5)	1200	no (9)	(2)
C-1 (old)	0.75	35	1200	no	(2)
C-1 (townhouse)	0.90	40	1200	no	nominal
C-2	1.75	85	600	no	(2)
C-3	3.00	none (2)	300	no	(2)
Business					
BA	1.00 (res 1.75)	35 (res 85)	(res 600)	yes	none (res:(2))
BB	4.00 (res 3.00)	(3)	(res 300)	yes	none (res:(2))
B-1	3.25 (res 3.00)	90	300	yes	(4)
Office					
O-1	0.75 (res:(6))	35 (res:(6))	1200	no	(2)
O-3	3.00	(2)	300	no	(2)
Open Space	0.25	35	-	no	60% of lot
Harvard Sq Overlay	(8)	80	-	yes (8)	none (8)
Institutional Overlay	Harvard University expansion is limited in zones outside of Institutional districts.				

NOTES

- (1) F.A.R. = Floor/Area Ratio. The gross floor area of the building divided by the area of the lot. The building density allowed in a district. As the F.A.R. increases, more floor area can be built in the lot. The numbers of the various districts are a rough indication of the allowed F.A.R.
- (2) Required yards increase with building size except for non-residential construction in business districts, townhouse developments, and the Harvard Square Overlay District (see note (8)).
- (3) Yard requirements set a maximum area of the total lot that a building may occupy, act to limit height and F.A.R. for smaller lots.
- (4) No yards required except within 20 ft of a residential zone or within 45 ft of Green Street, if non-residential construction.
- (5) Flat or nearly-flat roofs are limited to 22 feet, pitched or gabled roofs limited to 35 feet.
- (6) Residential limits are the same as for Residence C-1.
- (7) Limited to single- or two-family in single ownership. Minimum lot size: first unit 4500 sq ft, second unit 1500 sq ft.
- (8) Retail use is permitted and there are no yard requirements unless opponents can prove otherwise in each case ("special permit").
- (9) In contrast to Business, Office and other Residential districts, no art businesses and no utility stations or power stations.



[Pattern]	BB/HSO	to C-.75
[Pattern]	BB-1	to C-.75
[Pattern]	C-1	to C-.75
[Pattern]	C-2	to C-.75
[Pattern]	C-3	to C-.75
[Pattern]	C-3/IO	to C-.75
[Pattern]	O-3	to C-.75
[Pattern]	A-2	to Open Space
[Pattern]	C-1	to Open Space
[Pattern]	C-3	to Open Space
[Pattern]	C-3/IO	to Open Space
[Pattern]	O-3	to Open Space
[Pattern]	BA	to BA-1
[Pattern]	C-1	to C-3
[Pattern]	BB/HSO	to O-1
[Pattern]	O-3/HSO	to O-1

#1

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1987 NOV 23 PM 4:04 Cambridge, Ma.

TO THE HONORABLE, THE CITY COUNCIL OF THE CITY OF CAMBRIDGE:
CAMBRIDGE MA.

The undersigned respectfully pray:

A. THAT THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF CAMBRIDGE BE AMENDED SO AS TO MAKE THE FOLLOWING CHANGES AND ADDITIONS:

1.0 In article 2.00, definitions, insert the following new definitions in the corresponding alphabetical locations:

Building, Principle. A structure containing the principle use or uses of the lot on which it is situated. In a residential district, any structure containing a dwelling unit shall be deemed to be a principle building on its lot.

Ridge. The highest line bounding a roof plane.

Roof, Type A/Cambridge. A roof which satisfies all of the following criteria:

1. Each plane of the roof shall have a rise of at least four inches in each foot of run

The highest point of the roof and all ridges shall lie between the middle fifty (50) per cent of the distance between the opposing walls supporting the roof. Should there be more than one wall supporting the roof on the same side of the building, measurement shall be from the wall closest to the highest point of the roof.

Dormers, windows, and other constructions interrupting a plane or planes of the roof shall not individually or collectively displace more than 15% of that area of the roof planes which would, without such interruption, be situated within the supporting walls.

Roof, Type B/Non-Cambridge. Any roof other than a Type A/Cambridge roof.

2.0 In section 3.11, insert the following after line 4, and renumber lines 5 and following accordingly:

5. Residence C-.75 District . . . Low and Medium Density Dwellings

3.0 In section 4.21.k, insert "C-.75" before "Residence C-1".

4.0 In sections 4.261 and 4.262, insert "Residence C-.75" before "Residence C-1".

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1988 JAN 8 AM 10:02
CAMBRIDGE MA.

- 5.0 In section 4.30, Table of Use Regulations, do the following:
- 5.1 Amend the heading of the fourth column by adding "C-.75" before "C".
- 5.2 In sections 4.32.g and 4.35.q, add a footnote 51 to the entry under the fourth column
- 6.0 In section 4.40, Footnotes to the Table of Use Regulations, do the following:
- 6.1 Amend footnote 3 by inserting the following prior to "Planning Board": "No in the Residence C-.75 District".
- 6.2 Amend footnote 7 to read: "No in the Residence C-.75 and C-1 (and C) Districts."
- 6.3 Amend footnote 43 by inserting "C-.75 and" prior to "C-1".
- 6.4 Insert a new footnote 51 reading as follows: "No in the Residence C-.75 District."
- 6.5 Insert a new footnote 52, reading as follows: "No in the Residence C-.75 District."
- 7.0 In section 4.50, Institutional Use Regulations, do the following:
- 7.1 Amend "B and C-1" wherever it appears to read "B, C-.75 and C-1".
- 7.2 In section 4.55, amend "aforementioned four zoning districts" to read "aformentioned zoning districts".
- 8.0 Insert in section 5.223, following "Business districts": ", except a Residence C-.75 District,".
- 9.0 Replace section 5.53 with the following: "Principle Buildings. No lot in a Residence A-1, A-2 or C-.75 District shall contain more than one principle building."
- 10.0 In subsection 5.31, Residential Districts, under 5.30, District Dimension Regulations, do the following:
- 10.1 In subsection 1, table 5-1, insert a new line between the "Res. B" and "Res. C" lines entitled "Res. C-.75". Insert requirements for said Residence C-.75 district identical to the requirements of the Residence C-1 district, except the following:

- 10.11 Column (6), Maximum Height in Feet, insert "35(i)".
[note: (i) is a footnote]
- 10.12 Column (7), Min. Ratio of Usable Op. Sp. to Lot Area, insert "25%".
- 10.2 In subsection 2, insert "C-.75," immediately prior to "C" wherever it appears.
- 10.3 In subsection 2, add a new footnote (i) reading as follows:
- (i) Maximum heights in C-.75 District.
 - (1) No building shall exceed a height of 35 feet.
 - (2) Except as stated in (4) below, no Type A/Cambridge roof shall intersect any exterior wall supporting it at a height of more than 25 feet.
 - (3) No Type B/Non-Cambridge roof shall exceed a height of 22 feet.
 - (4) In the case of a dormer on a Type A/Cambridge roof which has a Type A/Cambridge roof itself, and which otherwise satisfies the requirements of this ordinance, the roof of the dormer may intersect any exterior wall supporting it ("cheek wall") at a height greater than 25 feet.
 - (5) Height shall be measured to the mean natural grade of the lot.
- 11.0 In section 6.36, Schedule of Parking and Loading Requirements, amend the column heading for the third column, which presently begins with "Res. C", by inserting "Res. C-.75," before "Res. C".
- 12.0 In section 6.441 (e), delete "Residence A-1, A-2, B, C-1 or C-2 District" and insert in place thereof "residential district requiring 600 square feet or more of lot area for each dwelling unit."
- 13.0 In Article 7.00, Signs and Illumination, amend "A, B, C and C-1" wherever it appears to read "A, B, C-.75, C and C-1".
- 14.0 Insert the following new section 8.13:
- 8.13 The Superintendent of Buildings, without the need for special permit or variance, may issue building permits for the alteration or enlargement of buildings in the Residence C-.75 District which have Type B/Non-Cambridge roofs whose height exceeds 22 feet as if the said roofs were Type A/Cambridge

attachments: text of proposal (4 pages)
map of metes and bounds

	NAME	ADDRESS	PHONE
1	Major E. Brooks Sr.	155 Western Ave. Camb. Ma. 02139	354-0413 ✓
2	Nichelle Borden	2 Riverside Place Camb. Ma 02139	576-1232 ✓
3	Arthur Mannoner	88 Putnam Avenue Comb MA 02139	✓
4	Heleu T. Mupphes	84 1/2 Kennard St 02139	✓
5	Frank Murphy	84 1/2 Kennard St. 02139	✓
6	William J. Driscoll	22 Attons St ✓	✓
7	Jeanne Qualls Harris	23 Hews St, C. 02139	354-0535 ✓
8	Philip A. Williams	657 Green St Cambridge Ma. 02139	354-3858 ✓
9	Maiky Joeller Wellons	657 Green St. Cam. 02139	354-3858 ✓
10	Michael J. Amato	470 Franklin St 02139	868-0470 ✓
11	Mano S. Amato	470 Franklin St 02139	868-0470 ✓
12	Jean K. Leveque	440 Franklin St 02139	876-5328 ✓
13	Elena James	367 Western Ave 02139	547-6928 ✓
14	Oliver E. Farnum	24 Callender St Comb Mass 02139	354-4800 ✓
15			
16			
17			
18			
19			
20			

roofs, provided that all of the following conditions are satisfied:

- (a) the building does not exceed 35 feet in height;
- (b) the construction of all Type B/Non-Cambridge roofs on the building which are higher than 22 feet was completed prior to June 1, 1987;
- (c) said enlargement or alteration does not make the roof or roofs of the building more non-conforming; and
- (d) said enlargement or alteration otherwise satisfies the requirements of this ordinance.

14.2 Insert the following at the beginning of paragraph 8.22(d)(1) and repunctuate accordingly: "Except for structures in the Residence C-.75 District whose height exceeds 22 feet,".

14.3 Insert the following at the beginning of paragraph 8.22(d)(2) and repunctuate accordingly: "Except in the Residence C-.75 District,".

B. THAT THE ZONING MAP OF THE CITY OF CAMBRIDGE BE AMENDED AS FOLLOWS:

DISTRICT ONE / RIVERFRONT OPEN SPACE

- 1.0 Rezone to Open Space without overlay district that area presently zoned Residence A-2, Residence C-3, Office 3, Harvard-Radcliffe-Leslie Institutional Overlay District and, if said district exists, Harvard Square Overlay District, and which is circumscribed by a line beginning at a point in the Charles River which is the intersection of the Boston/Cambridge city line and the extension of the southeastern lot line of lot 26 on assessors plat 165;
- 1.1 Then running northeasterly 399 feet more or less along the extension of and the northwestern lot line of lot 7 on assessors plat 164 to the northeastern lot line of lot 7 on assessors plat 164;
- 1.2 Then running southeasterly 827 feet more or less along the northeastern lot line of lot 7 on assessors plat 164 and the extension thereof to the midline of John F. Kennedy Street;
- 1.3 Then running southwesterly 358 feet more or less along the midline of John F. Kennedy Street to the midline of Memorial Drive;
- 1.4 Then running southeasterly 2163 feet more or less along the midline of Memorial Drive to the midline of Flagg Street;
- 1.5 Then running easterly 410 feet more or less along the midline of Flagg Street to the midline of Banks Street;
- 1.6 Then running southerly 216 feet more or less along the midline of Banks Street to the extension of the southern lot line of lot 121 on assessors plat 130;
- 1.7 Then running westerly 140 feet more or less along the southern lot line of lot 121 on assessors plat 130 to a lot line of said lot 121 running north and south;
- 1.8 Then running northerly 24 feet more or less along said lot line of lot 121 on assessors plat 130 running north and south to a second southern lot line of lot 121 on assessors plat 130;
- 1.9 Then running westerly 231 feet more or less along said second southern lot line of lot 121 on assessors plat 130 to the midline of Memorial Drive;

- 1.10 Then running southwesterly 1629 feet more or less along the midline of Memorial Drive to the western extension of the northern lot line of lot 59 on assessors plat 129;
- 1.11 Then running easterly 423 feet more or less along the western extension of and the northern lot line of lot 59 and along the eastern extension thereof, all on assessors plat 129, to the midline of Blackstone Street;
- 1.12 Then running southerly 342 feet more or less along the midline of Blackstone Street to the midline of River Street;
- 1.13 Then running southwesterly 333 feet more or less along the midline of River Street to the extension of the eastern lot line of lot 55 on assessors plat 129;
- 1.14 Then running northerly 130 feet more or less along the extension of and the eastern lot line of lot 55 on assessors plat 129 to the northern lot line of lot 55 on assessors plat 129;
- 1.15 Then running wesrterly 119 feet more or less along the northern lot line of lot 55 on assessors plat 129 and the extension thereof to the midline of Memorial Drive;
- 1.16 Then running southwesterly 147 feet more or less along the midline of Memorial Drive to the midline of River Street;
- 1.17 Then running southwesterly 100 feet more or less along the midline of River Street and of the River Street Bridge to the Boston/Cambridge city line;
- 1.18 Then running 5202 feet more or less northerly, northwesterly, and westerly along the Boston/Cambridge city line to the point of origin.
- 1.00 Said area includes all or parts of the following parcels of land:
 - 1.01 Premises of the following parcels shown on assessors plat 129: lots numbered 55 and 59; being even numbers 2 to 16 Blackstone Street, odd numbers 345 River Street, and all numbers 825 to 835 Memorial Drive, known as Riverside Park or Riverside Press Park;
 - 1.02 Premises of the following parcel shown on assessors plat 130: lot numbered 121, being odd numbers 129 to 149 Banks Street, even numbers 32 to 58 Flagg Street, and all numbers 915 to 930 Memorial Drive, known as Corporal Burns Playground;
 - 1.03 Premises of the following parcel shown on assessors plat 164: lot numbered 7, being odd numbers 117 John F. Kennedy Street and all numbers 971 to 978 Memorial Drive, known as John F. Kennedy Park;

- 1.04 Premises of parcels or of water abutting, near, or shown on assessors plats 129, 130, 131, 132, 161, 164 and 165 which are those portions of the Metropolitan Parkway and the Charles River located north of the midline of the Rivert Street Bridge and of River Street and south of the extensions of and the northern boundary of John F. Kennedy Park.

DISTRICT TWO / HOYT FIELD OPEN SPACE

- 2.0 Rezone to Open Space that area presently zoned Residence C-1 and Residence C-2 and circumscribed by a line beginning at the point which is the intersection of the midline of Montague Street and the extension of the southern lot line of lot 37 on assessors plat 126;
- 2.1 Then running easterly 420 feet more or less along the extension of and the southern lot lines of lots 37, 38, 121, 122, 128 and 129 on assessors plat 126, then along the endline of Bancroft Street, then along the southern lot lines of lots 133, 59, 60, 61, 62 and 63 and the extension thereof on assessors plat 126 to the midline of Gilmore Street;
- 2.2 Then running southerly 40 feet more or less along the midline of Gilmore Street to the endline of Gilmore Street;
- 2.3 Then running easterly 105 feet more or less on the endline of Gilmore Street and along the southern lot line of lot 117 on assessors plat 126 to the western lot line of lot 81 on assessors plat 126;
- 2.4 Then running southerly 128 feet more or less along the western lot line of lots 81, 82, 83, 84, 85 and 86 on assessors plat 126 to the northwestern lot line of lot 154 on assessors plat 126;
- 2.5 Then running southwesterly 29 feet more or less along the northwestern lot line of lots 154 and 155 on assessors plat 126 to the southwestern lot line of lot 155 on assessors plat 126;
- 2.6 Then running southeasterly 41 feet more or less along the southwestern lot line of lot 155 on assessors plat 126 to the southern lot line of lot 155 on assessors plat 126;
- 2.7 Then running easterly 111 feet more or less along the southern lot line and the extension thereof of lot 155 on assessors plat 126 to the midline of Howard Street;
- 2.8 Then running southerly 10 feet more or less along the midline of Howard Street to the extension of the northern lot line of lot 163 on assessors plat 126;

- 2.9 Then running westerly and southwesterly 194 feet more or less along the extension of and the northern and northwestern lot line of lot 163 on assessors plat 126 and along the northwestern lot line of lot 164 on assessors plat 126 to the southeastern lot line of lot 157 on assessors plat 126;
- 2.10 Then running westerly, southerly, and southwesterly more or less 551 feet more or less along a connected series of line segments which constitute the southeastern lot line of lot 157 on assessors plat 126 to the midline of Montague Street;
- 2.11 Then running northerly 30 feet more or less along the midline of Montague Street to the endline of Montague Street.
- 2.12 Then running westerly 125 feet more or less along the endline of Montague Street and the northern lot line of lot 22 on assessors plat 126 to the eastern lot line of lot 29 on assessors plat 126;
- 2.13 Then running northerly 12 feet more or less along the eastern lot line of lot 29 on assessors plat 126 to the southern lot line of lot 119 on assessors plat 126;
- 2.14 Then running northerly 164 feet more or less along the eastern lot line of lots 119, 120, 31, and 32 on assessors plat 126 to the southern lot line of lot 34 on assessors plat 126;
- 2.15 Then running easterly 16 feet more or less along the southern lot line of lot 34 on assessors plat 126 to the southeastern lot line of lot 34 on assessors plat 126;
- 2.16 Then running northeasterly 100 feet more or less along the southeastern lot line of lot 34 on assessors plat 126 to the southern lot line of lot 13 on assessors plat 126;
- 2.17 Then running easterly 40 feet more or less along the southern lot line of lot 13 on assessors plat 126 to the eastern lot line of lot 13 on assessors plat 126;
- 2.18 Then running northerly 90 feet more or less along the eastern lot line of lot 13 on assessors plat 126 and the extension thereof to the midline of Ballard Street;
- 2.19 Then running easterly 20 feet more or less along the midline of Ballard Street to the midline of Montague Street;
- 2.20 Then running northerly 135 feet more or less along the midline of Montague Street to the extension of the southern lot line of lot 37 on assessors plat 126, the point origin;
- 2.00 Said area includes all or parts of the following parcels of land:

Premises of the following parcels shown on assessors plat 126: lots numbered 157, 162 and 165, including but not limited to 22 Montague Street and 7 Howard Street, known as Hoyt Field.

DISTRICT THREE / RIVERSIDE C-.75 RESIDENTIAL

- 3.0 Rezone to Residence C-.75 without overlay district that area presently zoned Residence C-1, Residence C-2, Residence C-3, Business A, Business B, Business B-1, Office 3, Harvard-Radcliffe-Leslie Institutional Overlay District, and, if said districts exists, Harvard Square Overlay District, and which is circumscribed by a line beginning at a point being the intersection of the extension of the northwestern lot line of lot 4 on assessors plat 132 and the midline of Putnam Avenue;
- 3.1 Then running southeasterly 734 feet more or less along the midline of Mount Auburn Street to the midline of Putnam Avenue;
- 3.2 Then running southerly 161 feet more or less along the midline of Putnam Avenue to the extension of the southwestern lot line of lot 1 on assessors plat 121;
- 3.3 Then running southeasterly 390 feet more or less along the extension of and the southwestern lot lines of lots 1, 2, 102, 103, 94 and 95 on assessors plat 121 to the northwestern lot line of lot 6 on assessors plat 121;
- 3.4 Then running northeasterly 160 feet more or less along the northwestern lot line and the extension thereof of lot 6 on assessors plat 121 to the midline of Massachusetts Avenue;
- 3.5 Then running southeasterly 120 feet more or less along the midline of Massachusetts Avenue to the extension of the southeastern lot line of lot 6 on assessors plat 121;
- 3.6 Then running southwesterly 283 feet more or less along the northeastern extension of the southeastern lot line of lot 6 on assessors plat 121, along the said lot line, and along the southwestern extension thereof, to the midline of Green Street;
- 3.7 Then running southeasterly 681 feet more or less along the midline of Green Street to the extension of the southeastern lot line of lot 87 on assessors plat 120;
- 3.8 Then running northeasterly 45 feet more or less along the extension of and the southeastern lot line of lot 87 on assessors plat 120 to the northeast lot line of lot 87 on assessors plat 120;
- 3.9 Then running northwesterly 29 feet more or less along the northeastern lot line of lot 87 on assessors plat 120 to the northwestern lot line of lot 52 on assessors plat 120;

- 3.10 Then running northeasterly 115 feet more or less along the northwestern lot lines of lots 52, 65 and 64 on assessors plat 120 to the northeastern lot line of lot 64 on assessors plat 120;
- 3.11 Then running southeasterly 101 feet more or less along the northeastern lot line of lot 64 on assessors plat 120 and the extension thereof to the midline of Hancock Street;
- 3.12 Then running northeasterly 53 feet more or less along the midline of Hancock Street to the extension of the northeast lot line of lot 91 on assessors plat 119;
- 3.13 Then running southeasterly 107 feet more or less along the extension of and the northeastern lot line of lot 91 on assessors plat 119 to the southeastern lot line of lot 91 on assessors plat 119;
- 3.14 Then running southwesterly 92 feet more or less along the southeastern lot line of lots 91 and 21 on assessors plat 119 to the northeastern lot line of lot 97 on assessors plat 119;
- 3.15 Then running southeasterly 123 feet more or less along the northeastern lot line of lots 97, 98 and 16 on assessors plat 119 to the northwestern lot line of lot 15 on assessors plat 119;
- 3.16 Then running 18 feet more or less along the northwestern lot line of lot 15 on assessors plat 119 to the northeastern lot line of lot 15 on assessors plat 119;
- 3.17 Then running southeasterly 80 feet more or less along the northeastern lot line of lots 15 and 14 on assessors plat 119 to the southeastern lot line of lot 14 on assessors plat 119;
- 3.18 Then running southwesterly 30 feet more or less along the southeastern lot line of lot 14 on assessors plat 119 to the northeastern lot line of lot 13 on assessors plat 119;
- 3.19 Then running southeasterly 50 feet more or less along the northeastern lot line of lot 13 on assessors plat 119 to the southeastern lot line of lot 13 on assessors plat 119.
- 3.20 Then running southwesterly 107 feet more or less along the southeastern lot line of lot 13 on assessors plat 119 and the extension thereof to the midline of Green Street;
- 3.21 Then running southeasterly 320 feet more or less along the midline of Green Street to the extension of the southeastern lot line of lot 85 on assessors plat 119;

- 3.22 Then running southwesterly 120 feet more or less along the extension of and the southeastern lot line of lot 85 on assessors plat 119 to the northeastern lot line of lot 58 on assessors plat 119;
- 3.23 Then running northwesterly 56 feet more or less along the northeastern lot line of lot 58 on assessors plat 119 to the northwestern lot line of lot 58 on assessors plat 119;
- 3.24 Then running southwesterly 14 feet more or less along the northwestern lot line of lot 58 on assessors plat 119 to the northeastern lot line of lot 59 on assessors plat 119;
- 3.25 Then running northwesterly 307 feet more or less along the northeastern lot line of lots 59, 60, 61, 62, 96, 65, 66, 67, 68, 69 and 70 on assessors plat 119, to the northwestern lot line of lot 70 on assessors plat 119;
- 3.26 Then running southwesterly 130 feet more or less along the northwestern lot line of lot 70 on assessors plat 119 to the midline of Franklin Street;
- 3.27 Then running southeasterly 265 feet more or less along the midline of Franklin Street to the midline of Soden Street;
- 3.28 Then running southerly 273 feet more or less along the midline of Soden Street to the extension of the southern lot line of lot 84 on assessors plat 124;
- 3.29 Then running westerly 145 feet more or less along the extension of and the southern lot line of lots 84 and 85 on assessors plat 124 to the eastern lot line of lot 29 on assessors plat 124;
- 3.30 Then running southerly 50 feet more or less along the eastern lot line of lots 29 and 28 on assessors plat 124 to the southern lot line of lot 28 on assessors plat 124;
- 3.31 Then running westerly 96 feet more or less along the southern lot line of lot 28 on assessors plat 124 and the extension thereof the the midline of Kinnaird Street;
- 3.32 Then running southerly 100 feet more or less along the midline of Kinnaird Street to a line north of, parallel to and 100 feet distant from the north sideline of Western Avenue;
- 3.33 Then running easterly 309 feet more or less along a line north of, parallel to, and 100 feet distant from the northern sideline of Western Avenue to the eastern lot line of lot 59 on assessors plat 124;

- 3.34 Then running southerly 133 feet more or less along the eastern lot line of lot 59 on assessors plat 124 and its extension to the midline of Western Avenue;
- 3.35 Then running easterly 187 feet more or less along the midline of Western Avenue to the midline of Auburn Street;
- 3.36 Then running southeasterly 90 feet more or less along the midline of Auburn Street to the midline of Pleasant Street;
- 3.37 Then running southwesterly 308 feet more or less along the midline of Pleasant Street to the extension of the northeastern lot line of lot 52 on assessors plat 125;
- 3.38 Then running northwesterly 105 feet more or less along the extension of and the northeastern lot line of lot 52 on assessors plat 125 to a line 100 feet distant from, parallel to and northwest of the northwestern sideline of River Street;
- 3.39 Then turning and running in a southwesterly direction along a line 100 feet distant from and parallel to the northwestern sideline of River Street, to the midline of Howard Street, for a distance of 785 feet more or less;
- 3.40 Then running in a northerly direction along the midline of Howard Street 87 feet more or less to the extension of the southern lot line of lot 155 on assessors plat 126;
- 3.41 Then running westerly and northwesterly 152 feet more or less along the southern and southwestern lot line of lot 155 on assessors plat 126 to the northwestern lot line of lot 155 on assessors plat 126;
- 3.42 Then running northeasterly 29 feet more or less along the northwestern lot line of lots 155 and 154 on assessors plat 126 to the southern lot line of lot 86 on assessors plat 126;
- 3.43 Then running northerly 128 feet more or less along the western lot line of lots 86, 85, 84, 83, 82 and 81 on assessors plat 126 to the southern lot line of lot 117 on assessors plat 126;
- 3.44 Then running westerly 105 feet more or less along the southern lot line of lot 117 on assessors plat 126 and the endline of Gilmore Street to the midline of Gilmore Street;
- 3.45 Then running northerly 20 feet more or less along the midline of Gilmore Street to a line south of, parallel to and 100 distant from the southern sideline of Western Avenue;

- 3.46 Then running easterly 451 feet more or less along a line south of, parallel to and 100 feet distant from the southern sideline of Western Avenue to the midline of Jay Street;
- 3.47 Then running northerly 266 feet more or less along the midline of Jay Street to a line north of, parallel to and 100 feet distant from the northern sideline of Western Avenue;
- 3.48 Then running westerly 240 feet more or less along a line north of, parallel to, and 100 feet distant from the northern sideline of Western Avenue to the midline of Howard Street;
- 3.49 Then running southerly 133 feet more or less along the midline of Howard Street to the midline of Western Avenue;
- 3.50 Then running 630 feet more or less westerly along the midline of Western Avenue to the midline of Montague Street;
- 3.51 Then running southerly 118 feet more or less along the midline of Montague Street to the midline of Ballard Street;
- 3.52 Then running westerly 20 feet more or less along the midline of Ballard Street to the extension of the eastern lot line of lot 13 on assessors plat 126;
- 3.53 Then running southerly 90 feet more or less along the extension of and the eastern lot line of lot 13 on assessors plat 126 to the southern lot line of lot 13 on assessors plat 126;
- 3.54 Then running westerly 40 feet more or less along the southern lot line of lot 13 on assessors plat 126 to the southeastern lot line of lot 34 on assessors plat 126;
- 3.55 Then running southwesterly 100 feet more or less along the southeastern lot line of lot 34 on assessors plat 126 to the southern lot line of lot 34 on assessors plat 126;
- 3.56 Then running westerly 16 feet more or less along the southern lot line of lot 34 on assessors plat 126, to the eastern lot line of lot 32 on assessors plat 126;
- 3.57 Then running southerly 164 feet more or less along the eastern lot line of lots 32, 31, 120 and 119 on assessors plat 126 to the southern lot line of lot 119 on assessors plat 126;
- 3.58 Then running southerly 12 feet more or less along the eastern lot line of lot 29 on assessors plat 126 to the northern lot line of lot 22 on assessors plat 126;
- 3.59 Then running westerly 135 feet more or less along a straight line to the midline of Putnam Avenue at a point 150 feet distant from the northwestern sideline of River Street;
- 3.60 Then running southerly 110 feet more or less along the midline of Putnam Avenue to the extension of the southern lot line of lot 33 on assessors plat 129;

- 3.61 Then running southwesterly 90 feet more or less along the extension of and the southern lot line of lot 33 on assessors plat 129 to the western lot line of lot 33 on assessors plat 129;
- 3.62 Then running northerly 38 feet more or less along the western lot line of lot 33 to the northern lot line of lot 42 on assessors plat 129;
- 3.63 Then running westerly 27 feet more or less on the northern lot line of lot 42 on assessors plat 129 to the western lot line of lot 32 on assessors plat 129;
- 3.64 Then running northerly 262 feet more or less along the western lot line of lots 32, 30 and 27 on assessors plat 129 to the northern lot line of lot 27 on assessors plat 129;
- 3.65 Then running easterly 125 feet more or less along the northern lot line of lots 27 and 26 and the extension thereof on assessors plat 129 to the midline of Putnam Avenue;
- 3.66 Then running northerly 350 feet more or less along the midline of Putnam Avenue to the extension of the southern lot line of lot 21 on assessors plat 129;
- 3.67 Then running westerly 130 feet more or less on the southern lot line of lots 21 and 20 on assessors plat 129 to the western lot line of lot 20 on assessors plat 129;
- 3.68 Then running northerly 130 feet more or less on the western lot line of lot 20 on assessors plat 129 and the extension thereof to the midline of Western Avenue;
- 3.69 Then running westerly 387 feet more or less along the midline of Western Avenue to the midline of Memorial Drive;
- 3.70 Then running northerly 511 feet more or less along the midline of Memorial Drive to the midline of Akron Street;
- 3.71 Then running easterly 285 feet more or less along the midline of Akron Street to the midline of Banks Street;
- 3.72 Then running northerly 158 feet more or less along the midline of Banks Street to the extension of the northern lot line of lot 113 on assessors plat 130;
- 3.73 Then running easterly 91 feet more or less along the extension of and the northern lot line of lot 113 on assessors plat 130;
- 3.74 Then running easterly 91 feet more or less along the extension of and the northern lot line of lot 113 on assessors plat 130;
- 3.75 Then running southerly 10 feet more or less along the eastern lot line of lot 113 on assessors plat 130 to the northern lot line of lot 60 on assessors plat 130;
- 3.76 Then running easterly 78 feet more or less along the northern lot line and the extension thereof of lot 60 on assessors plat 130 to the midline of Elmer Street;

- 3.77 Then running northerly 39 feet more or less along the midline of Elmer Street to the northern endline of Elmer Street;
- 3.78 Then running easterly 150 feet more or less along the northern endline of Elmer Street, the northern lot line of lot 128 on assessors map 130 and the extension thereof to the midline of Putnam Avenue;
- 3.79 Then running northerly 375 feet more or less along the midline of Putnam Avenue to the extension of the southern lotline of 92 on assessors plat 130;
- 3.80 Then running westerly 320 feet more or less along the extension of and the southern lot line of lot 92 on assessors plat 130 , along the endline of Walker Court, and along the southern lot line of lots 90 and 82 on assessors plat 130 and the extension thereof to the midline of Banks Street;
- 3.81 Then running northerly 535 feet more or less along the midline of Banks Street to the midline of Cowperthwaite Street;
- 3.82 Then running northwesterly 288 feet more or less along the midline of Cowperthwaite Street to the extension of the northwestern lot line of lot 86 on assessors plat 132;
- 3.83 Then running northeasterly 120 feet more or less along the extension of and the northwestern lot line of lot 86 on assessors plat 132 to the southwest lot line of lot 73 on assessors plat 132;
- 3.84 Then running northwesterly 38 feet more or less along the southwestern lot line of lot 73 on assessors plat 132 to the northwestern lot line of lot 73 on assessors plat 132;
- 3.85 Then running northwesterly 120 feet more or less along the northwestern lot line of lot 73 on assessors plat 132 and the extension thereof to the midline of Grant Street;
- 3.86 Then running northwesterly 225 feet more or less along the midline of Grant Street to the extension of the northwestern lot line of lot 37 on assessors plat 132;
- 3.87 Then running northeasterly 318 feet more or less along the extension of and the northwestern lot lines of lots 37, 11, 10, 9 and 8 on assessors plat 132 to the southwestern lot line of lot 4 on assessors plat 132;
- 3.88 Then running northwesterly 18 feet more or less along the southwestern lot line of lot 4 on assessors plat 132 to the northwestern lot line of lot 4 on assessors plat 132;
- 3.89 Then running northeasterly 146 feet more or less along the northwestern lot line of lot 4 on assessors plat 132 to the midline of Mount Auburn Street, which point is the point of origin;

- 3.00 Said area includes all or parts of the following parcels of land:
- 3.01 Premises of the following parcels shown on assessors plat 119: lots numbered 13, 14, 15, 16, 18, 19, 20, 21, 34, 35, 36, 37, 38, 39, 40, 71, 72, 73, 74, 75, 76, 77, 91, 95, 97, 98, 99, 100, 103, and 104; being odd numbers 489 to 527 Green Street, 423 to 461 Franklin Street, and even numbers 452 to 528 Green Street and 22 to 56 Hancock Street;
- 3.02 Premises of the following parcels shown on assessors plat 120: lots numbered 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 19, 23, 24, 25, 26 (31-31A Hancock Street), 26 (37 Hancock Street, 536-546 Franklin Street); 27, 29, 30, 31, 32, 34, 37, 39, 52, 57, 61, 64, 65, 83, 84, 85, 86, 88, 89, 90, 92, 93, 94, 95, 96, 97, 98, and 99; being odd numbers 1 to 49 Hancock Street, 469-515 Franklin Street, 537 Green Street and even numbers 76 to 86 Kinnaird Street, 470 to 514 Franklin Street, 536 to 576 Green Street and 14 to 32 Bay Street;
- 3.03 Premises of the following parcels shown on assessors plat 121: lots numbered 6, 12, 13, 16, 17, 18, 19, 20, 20A, 21, 22, 23, 24, 25, 26, 29, 30, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 82, 83, 86, 87, 88, 89, 90, 96, 97, 98, 99, 104, 105, 106, 107, 108, 109, 110, 111, 112, 115, 116, 117, and 118; being odd numbers 629 to 667 Green Street, 525 to 619 Franklin Street, and 15 to 35 Bay Street; and even numbers 1010 Massachusetts Avenue, 586 to 662 Green Street 524 to 610 Franklin Street, 94 to 128 Kinnaird Street, and 22 to 70 Putnam Avenue;
- 3.05 Premises of the following parcels shown on assessors plat 122: all lots shown thereof; being even numbers 74 to 174 Putnam Avenue; odd numbers 217 to 337 Western Avenue, 29 to 101 Howard Street, 83 to 101 Kinnaird Street; all numbers Hews Street, Dodge Street, Callendar Street, Magee Street, Hayes Street, and Putnam Gardens;
- 3.06 Premises of the following parcels shown on assessors plat 123: lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 15, 16, 17, 18, 19, 22, 23, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 43, 44, 45(32 Howard Street), 45(38 Howard Street), 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 62, 65, 66, 67, 69, 71, 72, 77, 78, 79, 80, 82, 84, 85, 86, and 88; being even numbers 24 to 64 Jay Street, 32 to 100 Howard Street; odd numbers 27 to 81 Kinnaird Street, 23 to 75 Jay Street, 155 to 181 and 201 to 207 Western Avenue;
- 3.07 Premises of the following parcels shown on assessors plat 124: lots numbered 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 16, 18, 19, 20, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 58, 59, 70, 71, 75, 76, 79, 83, 84, 86, and 87; being even numbers 2 to 14 Hancock Street; 382 to 464 Franklin Street, 26 to 70 Kinnaird Street, 26 to 70 Kinnaird Street, 8 to 40 Soden Street; odd numbers 111 to 149 Western Avenue, 3 Soden Street;

- 3.08 Premises of the following parcels shown on assessors plat 125: lots numbered 2, 3, 5 (17-19 Jay Street), 5(13-15 Jay Street), 8, 13, 14, 15, 16, 17, 18, 19, 20, 21, 27, 28, 29, 30, 32, 35, 36, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 58, 59, 60, 61, 62, 62A, 87, 90, 91, 92, 95, 96, 97, 104, 107, 108, 109, 110, 111, 116 and 117; being even numbers 8 to 26 Howard Street, 90 to 210 Western Avenue; odd numbers 25 to 43 Pleasant Street; and all numbers 4 to 18 Kinnaird Street; and all numbers 4 to 20 Jay Street;
- 3.09 Premises of the following parcels shown on assessors plat 126: lots numbered 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 29, 31, 32, 33, 34, 35, 36, 81, 82, 83, 84, 85, 86, 97, 117, 119, 120, 130, 131, 138, 139, 154, 155; being even numbers 316 to 338 Western Avenue, 210 to 274 Putnam Avenue, 2 Montague Street; 16-18 Gilmore Street; odd numbers 21 to 27 Montague Street, 9 to 23 Howard Street; all numbers Ballard Street and Pond Place;
- 3.010 Premises of the following parcels shown on assessors plat 129: lots numbered 20, 21, 26, 27, 28, 29, 30, 31, 32 and 33; being even numbers 356 Western Avenue; and odd numbers 201-215 and 259-275 Putnam Avenue;
- 3.011 Premises of the following parcels shown on assessors plat 130: lots numbered 1, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 49, 50, 51, 52, 60, 61, 62, 63, 64, 65, 66, 67, 68, 71, 73, 74, 82, 83, 84, 85, 86, 87, 88, 89, 90, 92, 93, 94, 95, 97, 98, 99, 100, 103, 104, 105, 106, 108, 109, 113, 116, 122, 123, 124, 125, 126, 127, 128, 129, 135, 136, 137, 145 and 146; being even numbers 2 to 30 Flagg Street, 132 to 144 and 200 to 232 Banks Street; odd numbers 77 to 89 and 131 to 189 Putnam Avenue, 343 to 417 Western Avenue, 215 to 239 Banks Street; and all numbers Elmer Street, Hingham Street, Riverside Place, Walker Court, and 870 to 893 Memorial Drive;
- 3.012 Premises of the following parcels shown on assessors plat 131: lots numbered 33, 34, 35, 36, 38, 39, 40, 41, 42, 43, 44, 45, 47, 48, 49, 50, 51, 52, 59 and 60, plus unnumbered lots at 118 Banks Street/25 Flagg Street and 112 Banks Street; being even numbers 80 to 118 Banks Street, 12 to 28 Surrey Street; odd numbers 5 to 25 Flagg Street, 45 to 73 Putnam Avenue; and all numbers Fallon Place;
- 3.013 Premises of the following parcels shown on assessors plat 132: lots numbered 4, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 21, 23, 24, 25, 26, 28, 29, 30, 31, 33, 36, 37, 50, 51, 54, 55, 60, 61, 62, 63, 64, 65, 66, 68, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 97, 98, 99, 100, 103, 106, 107, 109, 111, 112 (41-43 Banks Street), 112 (23-25 Surrey), 113, 116, 118, 120, 121, 122, 124, 125, 128, 131, 133, 134, 135, 138 (2 Mount Auburn Street/3-11 Putnam Avenue), 138 (19-21 Surrey Street), 139, 141, 142, 143, 144, 145 and 146, being even numbers 18 to 68 Banks Street, 2 to 16 Grant Street 2 to 30 Mount Auburn Street, 14 to 30 Athens Street, and 694 to 702 Green Street; odd numbers 9 to 29 Athens Street, 7 to 73 Banks Street, 3 to 27 Grant Street, 3 to 39 Putnam Avenue, 9 to 29 Surrey Street, 1 to 15 Cowperthwaite Street; and all numbers Athens Terrace.

DISTRICT FOUR / PEABODY TERRACE CORRECTION

- 4.0 Rezone to Residence C-3 and Harvard, Radcliffe, Leslie Institutional Overlay District that area presently zoned Residence C-1 and Harvard, Radcliffe, Leslie Institutional Overlay District and which is circumscribed by a line beginning at the intersection of the midline of Putnam Avenue and the extension of the southern lot line of lot 92 on assessors plat 130;
- 4.1 Then running westerly 160 feet more or less along the extension of and the southern lot line of lot 92 on assessors plat 130, along the end line of Walker Court and along the southern lot line of lot 90 on assessors plat 130 to a line west of, parallel to, and 140 feet distant from the western sideline of Putnam Avenue;
- 4.2 Then running southerly 80 feet more or less along a line west of, parallel to and 140 feet distant from the western sideline of Putnam Avenue to a line south of, parallel to and 80 feet distant from the southern lot line of lot 90 on assessors plat 130, the end line of Walker Court, and the southern lot line of lot 92 on assessors plat 130;
- 4.3 Then running easterly 160 feet more or less along a line south of, parallel to and 80 feet distant from the southern lot line of lot 90 on assessors plat 130, the end line of Walker Court, and the southern lot line of lot 92 on assessors plat 130 and the extension thereof to the midline of Putnam Avenue;
- 4.4 Then running northerly 80 feet more or less along the midline of Putnam Avenue to the point of origin;
- 4.00 Said area includes a portion of lot 144 on assessors parcel 130; being odd numbers 93 to 101 Putnam Avenue.

DISTRICT FIVE /
MOUNT AUBURN - MASS. AVE. - ARROW STREET OFFICE AREA

- 5.0 Rezone to Office 1 without overlay district that area presently zoned Office 3 and Business B and which may or may not be in an overlay district called the Harvard Square Overlay District, if said district exists, and which is circumscribed by a line beginning at a point which point is the intersection of the extension of the northwestern lot line of lot 24 on assessors plat 133 and the midline of Arrow Street;
- 5.1 Then running southeasterly 200 feet more or less along the midline of Arrow Street to the midline of Massachusetts Avenue;
- 5.2 Then running southeasterly 120 feet more or less along the midline of Massachusetts Avenue to the extension of the southeastern lot line of lot 31 on assessors plat 133;

- 5.3 Then running southwesterly 80 feet more or less along the extension of and the southeastern lot line of lot 31 on assessors plat 133 to the southwestern lot line of lot 31 on assessors plat 133;
- 5.4 Then running northwesterly 27 feet more or less along the southwestern lot line of lot 31 on assessors plat 133 to the northwestern lot line of lot 44 on assessors plat 133;
- 5.5 Then running southwesterly 12 feet more or less along the northwestern lot line of lot 44 on assessors plat 133 to a line which is a southwestern lot line of lot 45 on assessors plat 133 and a northeastern lot line of lot 44 on assessors plat 133;
- 5.6 Then running northwesterly 6 feet more or less along a line which is a southwestern lot line of lot 45 on assessors plat 133 and a northeastern lot line of lot 4 on assessors plat 133, to that southeastern lot line of lot 45 on assessors plat 133 which runs to Mount Auburn Street;
- 5.7 Then running southwesterly 70 feet more or less along that southeastern lot line of lot 45 on assessors plat 133 which runs to Mount Auburn Street, and the extension of said line to its intersection with the midline of Mount Auburn Street;
- 5.8 Then running northwesterly 220 feet more or less along the midline of Mount Auburn Street to its intersection with the extension of that southeastern lot line of lot 23 on assessors plat 133 which runs to Mount Auburn Street;
- 5.9 Then running northwesterly 195 feet more or less along the extensions running in both directions and along three connected line segments which together constitute the unbroken southeastern lot line of lot 23 on assessors plat 133 to the midline of Arrow Street which intersection is the point of origin;
- 5.00 Said area includes all or parts of the following parcels of land:
 - 5.01 Premises of the following parcels shown on assessors plat 133: lots numbered 24, 25, 26, 27, 28, 29, 30, 31, 35, 36, 37, 38 and 45; being even numbers 1110 to 1134 Massachusetts Avenue, 2 to 6 Arrow Street; and odd numbers 9 to 19 Mount Auburn Street.

DISTRICT SIX / WESTERN AVENUE BUSINESS DISTRICT

- 6.0 Rezone to Business A-1 that area presently zoned Business A and which is circumscribed by a line beginning at a point which is the intersection of the midlines of Western Avenue and Howard Street;
- 6.1 Then running southerly 133 feet more or less along the midline of Howard Street to a line south of, parallel to and 100 feet distant from the southern sideline of Western Avenue;
- 6.2 Then running easterly 240 feet more or less along a line south of, parallel to, and 100 feet distant from the southern sideline of Western Avenue to the midline of Jay Street;
- 6.3 Then running northerly 266 feet more or less along the midline of Jay Street to a line north of, parallel to and 100 feet distant from the northern sideline of Western Avenue;
- 6.4 Then running westerly 240 feet more or less along a line north of, parallel to, and 100 feet distant from the northern sideline of Western Avenue to the midline of Howard Street;
- 6.5 Then running southerly 133 feet more or along along the midline of Howard Street to the point of origin.
- 6.00 Said area includes all or part of the following parcels of land:
 - 6.01 Premises of the following parcels shown on assessors plat 123: lots numbered 36, 37, 41, 45, 69, 70, and 87; being odd numbers 189 to 215 Western Avenue, 21 to 23 Jay Street; even numbers 28 to 32 Howard Street.
 - 6.02 Premises of the following parcels shown on assessors plat 125: lots numbered 2, 3, 5 (17-19 Jay Street), 21, 116 and 117; being even numbers 194 to 210 Western Avenue, 22 to 26 Howard Street; odd numbers 17 to 19 Jay Street.

Respectfully submitted,

Name

Address

Telephone

Date

ATTACHED

Riverside Zoning Proposal

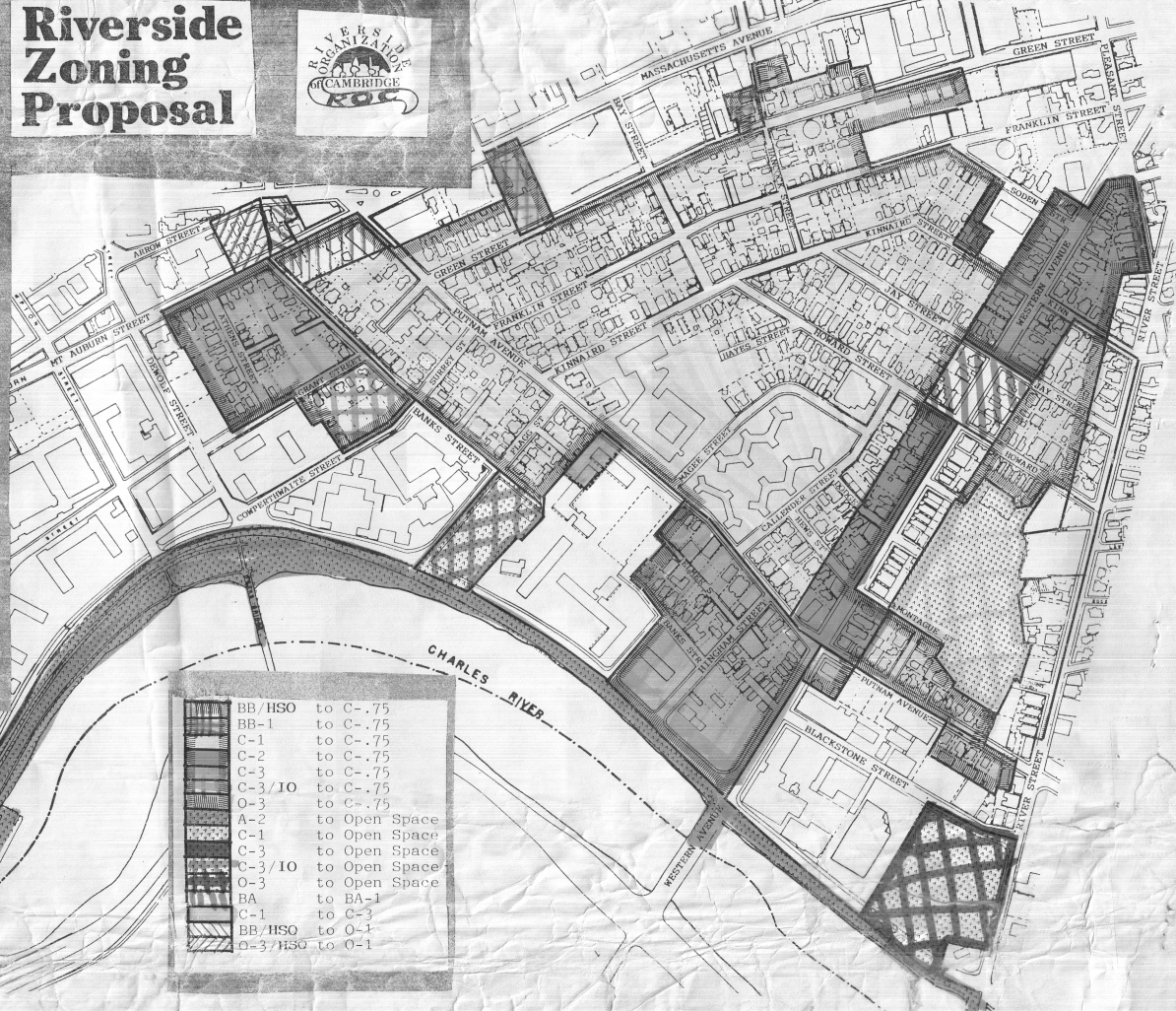


REGIONS AND USES ALLOWED IN RIVERSIDE ZONING DISTRICTS IN BRACKETS REFER TO NOTICES AT BOTTOM OF CHART

ZONING DISTRICT	F.A.R. (1)	Maximum height (ft.)	Minimum lot area per dwelling unit (sq. ft.)	Allow retail use?	Yard requirements
Residential					
A-2	0.50	75	400	no	(2)
C-1	0.75	75	1200	no (2)	(2)
C-1 IO	0.75	75	1200	no	(2)
C-2	0.75	75	1200	no	(2)
C-3	0.75	75	1200	no	(2)
C-3 IO	0.75	75	1200	no	(2)
O-3	3.00	none (2)	300	yes	(2)
Business					
BA	1.00	75 (res 95)	(res 600)	yes	none (res: (2))
BB	4.00	—	—	yes	none (res: (2))
BB-1	res 3.00 (2)	—	(res 300)	yes	none (res: (2))
	(res 3.00) 30	—	300	yes	(4)
Office					
O-1	0.75	75	1200	no	(2)
	(res: (6))	—	—	—	(2)
O-3	3.00	(2)	300	no	(2)
Open Space	0.25	75	—	no	60% of lot
Harvard Sq. (over-lot)	(4)	30	—	yes (4)	none (4)

Harvard University exception is limited in areas outside of institutional districts.

- NOTES:**
- (1) F. A. R. = Floor/Area Ratio. The gross floor area of the building divided by the area of the lot. The building density allowed in a district. As the F.A.R. increases, more floor area can be built in the lot. The numbers of the various districts are a rough indication of the allowed F.A.R.
 - (2) Yard setbacks increase with building size except for non-residential construction in business districts, business developments, and the Harvard Square Overlay District (see note (5)).
 - (3) Yard setbacks set a maximum area of the total lot that a building may occupy, not to limit height and F.A.R. for smaller lots.
 - (4) No yards required except within 20 ft. of a residential zone or within 75 ft. of Green Street, if non-residential construction.
 - (5) Flat or nearly-flat roofs are limited to 22 feet, pitched or gabled roofs limited to 35 feet.
 - (6) Residential limits are the same as for Residence C-1.
 - (7) Limited to single- or two-family to single ownership. Minimum lot size: first unit 950 sq. ft., second unit 1500 sq. ft.
 - (8) Retail use is permitted and there are no yard requirements unless otherwise can prove otherwise in each case. ("Special permit").
 - (9) In contrast to business, Office and other residential districts, no art businesses and no utility stations or power stations.



[Pattern]	BB/HSO	to C-.75
[Pattern]	BB-1	to C-.75
[Pattern]	C-1	to C-.75
[Pattern]	C-2	to C-.75
[Pattern]	C-3	to C-.75
[Pattern]	C-3 IO	to C-.75
[Pattern]	O-3	to C-.75
[Pattern]	A-2	to Open Space
[Pattern]	C-1	to Open Space
[Pattern]	C-3	to Open Space
[Pattern]	C-3 IO	to Open Space
[Pattern]	O-3	to Open Space
[Pattern]	BA	to BA-1
[Pattern]	C-1	to C-3
[Pattern]	BB/HSO	to O-1
[Pattern]	O-3/HSO	to O-1

#5

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Cambridge, Ma.

TO THE HONORABLE, ~~CAMBRIDGE MA~~ THE CITY COUNCIL OF THE CITY OF CAMBRIDGE:

The undersigned respectfully pray:

A. THAT THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF CAMBRIDGE BE AMENDED SO AS TO MAKE THE FOLLOWING CHANGES AND ADDITIONS:

1.0 In article 2.00, definitions, insert the following new definitions in the corresponding alphabetical locations:

Building, Principle. A structure containing the principle use or uses of the lot on which it is situated. In a residential district, any structure containing a dwelling unit shall be deemed to be a principle building on its lot.

Ridge. The highest line bounding a roof plane.

Roof, Type A/Cambridge. A roof which satisfies all of the following criteria:

1. Each plane of the roof shall have a rise of at least four inches in each foot of run
2. The highest point of the roof and all ridges shall lie between the middle fifty (50) per cent of the distance between the opposing walls supporting the roof. Should there be more than one wall supporting the roof on the same side of the building, measurement shall be from the wall closest to the highest point of the roof.
3. Dormers, windows, and other constructions interrupting a plane or planes of the roof shall not individually or collectively displace more than 15% of that area of the roof planes which would, without such interruption, be situated within the supporting walls.

Roof, Type B/Non-Cambridge. Any roof other than a Type A/Cambridge roof.

2.0 In section 3.11, insert the following after line 4, and renumber lines 5 and following accordingly:

5. Residence C-.75 District . . . Low and Medium Density Dwellings

3.0 In section 4.21.k, insert "C-.75" before "Residence C-1".

4.0 In sections 4.261 and 4.262, insert "Residence C-.75" before "Residence C-1".

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- 5.0 In section 4.30, Table of Use Regulations, do the following:
- 5.1 Amend the heading of the fourth column by adding "C-.75" before "C".
- 5.2 In sections 4.32.g and 4.35.q, add a footnote 51 to the entry under the fourth column
- 6.0 In section 4.40, Footnotes to the Table of Use Regulations, do the following:
- 6.1 Amend footnote 3 by inserting the following prior to "Planning Board": "No in the Residence C-.75 District".
- 6.2 Amend footnote 7 to read: "No in the Residence C-.75 and C-1 (and C) Districts."
- 6.3 Amend footnote 43 by inserting "C-.75 and" prior to "C-1".
- 6.4 Insert a new footnote 51 reading as follows: "No in the Residence C-.75 District."
- 6.5 Insert a new footnote 52, reading as follows: "No in the Residence C-.75 District."
- 7.0 In section 4.50, Institutional Use Regulations, do the following:
- 7.1 Amend "B and C-1" wherever it appears to read "B, C-.75 and C-1".
- 7.2 In section 4.55, amend "aforementioned four zoning districts" to read "aformentioned zoning districts".
- 8.0 Insert in section 5.223, following "Business districts": ", except a Residence C-.75 District,".
- 9.0 Replace section 5.53 with the following: "Principle Buildings. No lot in a Residence A-1, A-2 or C-.75 District shall contain more than one principle building."
- 10.0 In subsection 5.31, Residential Districts, under 5.30, District Dimension Regulations, do the following:
- 10.1 In subsection 1, table 5-1, insert a new line between the "Res. B" and "Res. C" lines entitled "Res. C-.75". Insert requirements for said Residence C-.75 district identical to the requirements of the Residence C-1 district, except the following:

10.11 Column (6), Maximum Height in Feet, insert "35(i)".
[note: (i) is a footnote]

10.12 Column (7), Min. Ratio of Usable Op. Sp. to Lot Area, insert "25%".

10.2 In subsection 2, insert "C-.75," immediately prior to "C" wherever it appears.

10.3 In subsection 2, add a new footnote (i) reading as follows:

(i) Maximum heights in C-.75 District.

(1) No building shall exceed a height of 35 feet.

(2) Except as stated in (4) below, no Type A/Cambridge roof shall intersect any exterior wall supporting it at a height of more than 25 feet.

(3) No Type B/Non-Cambridge roof shall exceed a height of 22 feet.

(4) In the case of a dormer on a Type A/Cambridge roof which has a Type A/Cambridge roof itself, and which otherwise satisfies the requirements of this ordinance, the roof of the dormer may intersect any exterior wall supporting it ("cheek wall") at a height greater than 25 feet.

(5) Height shall be measured to the mean natural grade of the lot.

11.0 In section 6.36, Schedule of Parking and Loading Requirements, amend the column heading for the third column, which presently begins with "Res. C", by inserting "Res. C-.75," before "Res. C".

12.0 In section 6.441 (e), delete "Residence A-1, A-2, B, C-1 or C-2 District" and insert in place thereof "residential district requiring 600 square feet or more of lot area for each dwelling unit."

13.0 In Article 7.00, Signs and Illumination, amend "A, B, C and C-1" wherever it appears to read "A, B, C-.75, C and C-1".

14.0 Insert the following new section 8.13:

8.13 The Superintendent of Buildings, without the need for special permit or variance, may issue building permits for the alteration or enlargement of buildings in the Residence C-.75 District which have Type B/Non-Cambridge roofs whose height exceeds 22 feet as if the said roofs were Type A/Cambridge

: attachments: text of proposal (4 pages) :
 : map of metes and bounds :

NAME	ADDRESS	PHONE
Maryone B. Chubb	440 Auburn St	
Thomas F. O'Leary	7 Athens St.	868-5248
Rosalie M. Post	29 Mt Auburn St	
Erwin Wolf	22 Athens St	876-6522
Nina Folomita	25 Athens St	
Tess Heder	6 Athens Terrace	
William Alfred	31 Carver St.	Can MA 02138
Maura Ann Commons	26 Mt Auburn St	495-3254 Camb. MA 02138
RP DOWDS D. Martin	48 Banks Street	354-0694
Brian Munn	4 Athens Tr	864-0741
Frances Borne (Caroline)	29 Athens St.	661-3791

roofs, provided that all of the following conditions are satisfied:

- (a) the building does not exceed 35 feet in height;
- (b) the construction of all Type B/Non-Cambridge roofs on the building which are higher than 22 feet was completed prior to June 1, 1987;
- (c) said enlargement or alteration does not make the roof or roofs of the building more non-conforming; and
- (d) said enlargement or alteration otherwise satisfies the requirements of this ordinance.

14.2 Insert the following at the beginning of paragraph 8.22(d)(1) and repunctuate accordingly: "Except for structures in the Residence C-.75 District whose height exceeds 22 feet,".

14.3 Insert the following at the beginning of paragraph 8.22(d)(2) and repunctuate accordingly: "Except in the Residence C-.75 District,".

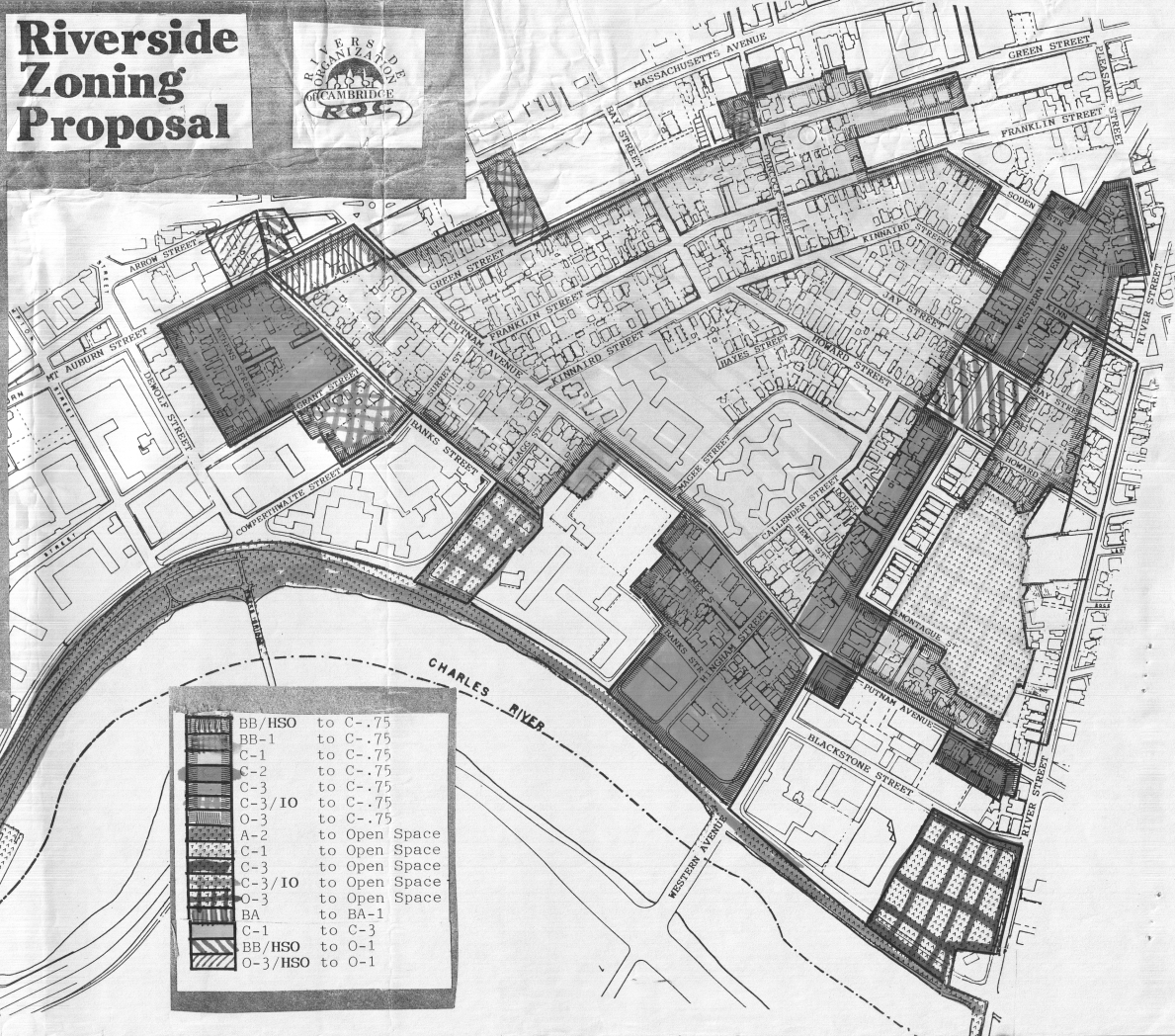
DIMENSIONS AND USES ALLOWED IN RIVERSIDE ZONING
 numbers in brackets refer to notes at bottom of chart

ZONE	F.A.R.	(1) Maximum Height (ft.)	minimum lot size (sq ft)	allow retail use per dwelling unit ?	yard requirement (2)
Residence					
A-2	0.50	35	600	no	(2)
C-.75	0.75	35	1200	no (4)	(2)
C-1 (old)	0.75	35	1200	no	(2)
C-2	0.90	40	1500	no	(2)
C-2	1.75	85	600	no	(2)
C-3	3.00	none (2)	300	no	(2)
Business					
BA	1.00 (res 1.75)	35 (res 85)	(res 600)	yes	none (res: (2))
BB	3.00	(3)	(res 300)	yes	none (res: (2))
B-1	3.55 (res 3.00)	90	300	yes	(4)
Office					
O-1	0.75	35	1200	no	(2)
O-1	3.00	(2)	300	no	(2)
Open Space	0.25	35	-	no	60% of lot
Harvard Sq Overlay	(B)	(B)	-	yes (B)	none (B)
Millwrights Overlay	Harvard University expansion is limited in zones outside of institutional districts.				

Riverside Zoning Proposal



- NOTES
- (1) F.A.R. = Floor/Area Ratio. The gross floor area of the building divided by the area of the lot. The building density allowed in a district. As the F.A.R. increases, more floor area can be built in the lot. The numbers of the various districts are a rough indication of the allowed F.A.R.
 - (2) Required yards increase with building size except for non-residential construction in business districts, townhouse developments, and the Harvard Square Overlay District. (see note (B)).
 - (3) Yard requirements set a maximum area of the total lot that a building may occupy, act to limit height and F.A.R. for smaller lots.
 - (4) No yards required except within 20 ft of a residential area or within 45 ft of Green Street, if non-residential construction.
 - (5) Flat or nearly-flat roofs are limited to 22 feet, pitched or gabled roofs limited to 35 feet.
 - (6) Residential limits are the same as for Residence C-1.
 - (7) Limited to single- or two-family in single ownership. Minimum lot size: first unit 900 sq ft, second unit 500 sq ft.
 - (8) Retail use is permitted and there are no yard requirements unless applicants can prove otherwise in each case. ("special permit").
 - (9) In contrast to Business, Office and other Residential districts, no art businesses and no utility stations or power stations.



[Pattern]	BB/HSO	to C-.75
[Pattern]	BB-1	to C-.75
[Pattern]	C-1	to C-.75
[Pattern]	C-2	to C-.75
[Pattern]	C-3	to C-.75
[Pattern]	C-3/IO	to C-.75
[Pattern]	O-3	to C-.75
[Pattern]	A-2	to Open Space
[Pattern]	C-1	to Open Space
[Pattern]	C-3	to Open Space
[Pattern]	C-3/IO	to Open Space
[Pattern]	O-3	to Open Space
[Pattern]	BA	to BA-1
[Pattern]	C-1	to C-3
[Pattern]	BB/HSO	to O-1
[Pattern]	O-3/HSO	to O-1

John Zink #6
41-6390

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OFFICE OF CITY CLERK

1987 NOV 23 PM 4:04

Cambridge, Ma.

TO THE HONORABLE, THE CITY COUNCIL OF THE CITY OF CAMBRIDGE:
CAMBRIDGE MA.

The undersigned respectfully pray:

A. THAT THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF CAMBRIDGE BE AMENDED SO AS TO MAKE THE FOLLOWING CHANGES AND ADDITIONS:

1.0 In article 2.00, definitions, insert the following new definitions in the corresponding alphabetical locations:

Building, Principle. A structure containing the principle use or uses of the lot on which it is situated. In a residential district, any structure containing a dwelling unit shall be deemed to be a principle building on its lot.

Ridge. The highest line bounding a roof plane.

Roof, Type A/Cambridge. A roof which satisfies all of the following criteria:

1. Each plane of the roof shall have a rise of at least four inches in each foot of run
2. The highest point of the roof and all ridges shall lie between the middle fifty (50) per cent of the distance between the opposing walls supporting the roof. Should there be more than one wall supporting the roof on the same side of the building, measurement shall be from the wall closest to the highest point of the roof.
3. Dormers, windows, and other constructions interrupting a plane or planes of the roof shall not individually or collectively displace more than 15% of that area of the roof plane which would, without such interruption, be situated within the supporting walls.

Roof, Type B/Non-Cambridge. Any roof other than a Type A/Cambridge roof.

2.0 In section 3.11, insert the following after line 4, and renumber lines 5 and following accordingly:

5. Residence C-.75 District . . . Low and Medium Density Dwellings

3.0 In section 4.21.k, insert "C-.75" before "Residence C-1".

4.0 In sections 4.261 and 4.262, insert "Residence C-.75" before "Residence C-1".

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1987 NOV 23 - 8 AM

- 5.0 In section 4.30, Table of Use Regulations, do the following:
- 5.1 Amend the heading of the fourth column by adding "C-.75" before "C".
- 5.2 In sections 4.32.g and 4.35.q, add a footnote 51 to the entry under the fourth column
- 6.0 In section 4.40, Footnotes to the Table of Use Regulations, do the following:
- 6.1 Amend footnote 3 by inserting the following prior to "Planning Board": "No in the Residence C-.75 District".
- 6.2 Amend footnote 7 to read: "No in the Residence C-.75 and C-1 (and c) Districts."
- 6.3 Amend footnote 43 by inserting "C-.75 and" prior to "C-1".
- 6.4 Insert a new footnote 51 reading as follows: "No in the Residence C-.75 District."
- 6.5 Insert a new footnote 52, reading as follows: "No in the Residence C-.75 District."
- 7.0 In section 4.50, Institutional Use Regulations, do the following:
- 7.1 Amend "B and C-1" wherever it appears to read "B, C-.75 and C-1".
- 7.2 In section 4.55, amend "aforementioned four zoning districts" to read "aformentioned zoning districts".
- 8.0 Insert in section 5.223, following "Business districts": ", except a Residence C-.75 District,".
- 9.0 Replace section 5.53 with the following: "Principle Buildings. No lot in a Residence A-1, A-2 or C-.75 District shall contain more than one principle building."
- 10.0 In subsection 5.31, Residential Districts, under 5.30, District Dimension Regulations, do the following:
- 10.1 In subsection 1, table 5-1, insert a new line between the "Res. B" and "Res. C" lines entitled "Res. C-.75". Insert requirements for said Residence C-.75 district identical to the requirements of the Residence C-1 district, except the following:

- 10.11 Column (6), Maximum Height in Feet, insert "35(i)".
[note: (i) is a footnote]
- 10.12 Column (7), Min. Ratio of Usable Op. Sp. to Lot Area, insert "25%".
- 10.2 In subsection 2, insert "C-.75," immediately prior to "C" wherever it appears.
- 10.3 In subsection 2, add a new footnote (i) reading as follows:
- (i) Maximum heights in C-.75 District.
- (1) No building shall exceed a height of 35 feet.
 - (2) Except as stated in (4) below, no Type A/Cambridge roof shall intersect any exterior wall supporting it at a height of more than 25 feet.
 - (3) No Type B/Non-Cambridge roof shall exceed a height of 22 feet.
 - (4) In the case of a dormer on a Type A/Cambridge roof which has a Type A/Cambridge roof itself, and which otherwise satisfies the requirements of this ordinance, the roof of the dormer may intersect any exterior wall supporting it ("cheek wall") at a height greater than 25 feet.
 - (5) Height shall be measured to the mean natural grade of the lot.
- 11.0 In section 6.36, Schedule of Parking and Loading Requirements, amend the column heading for the third column, which presently begins with "Res. C", by inserting "Res. C-.75," before "Res. C".
- 12.0 In section 6.441 (e), delete "Residence A-1, A-2, B, C-1 or C-2 District" and insert in place thereof "residential district requiring 600 square feet or more of lot area for each dwelling unit."
- 13.0 In Article 7.00, Signs and Illumination, amend "A, B, C and C-1" wherever it appears to read "A, B, C-.75, C and C-1".
- 14.0 Insert the following new section 8.13:
- 8.13 The Superintendent of Buildings, without the need for special permit or variance, may issue building permits for the alteration or enlargement of buildings in the Residence C-.75 District which have Type B/Non-Cambridge roofs whose height exceeds 22 feet as if the said roofs were Type A/Cambridge

; attachments: text of proposal (4 pages) ;
 ; map of metes and bounds ;

NAME	ADDRESS	PHONE
Cynthia Dine	27 Jay St Camb.	492-5206
Ann Bolger	10 St Paul St Camb	547-3755
Gloria Christie	New College St Camb.	491-4036
Katherine Basler	14 Sacramento St. Camb.	876-3472
Ellen Mass	104A Sumner St.	547-1944
Jean Tanous	3 Howard St. Cambridge MA	
Paul Wickett	72 Clarendon Cambridge	876-7665
Franklin Lee	913 Cedar Cambridge	491-5239
Maria A. Bentley	237 Franklin St 3C Camb.	547-6885
Steen M. Feidel	33 Jackson St. Camb.	876-8464
Margery W. Davies	35 William St. Camb.	661-2941
Edward T. Deul	237 Franklin St. #3C Camb.	547-6885
Alice Houghton	82 Magazine St	888-3520
Howard Schmuck	22 Sixth St.	497-9384
Nekita Roman	11 Walden Sq. Ed	876-4112
John W. Smith	23 Putnam Ave.	491-1041

roofs, provided that all of the following conditions are satisfied:

- (a) the building does not exceed 35 feet in height;
- (b) the construction of all Type B/Non-Cambridge roofs on the building which are higher than 22 feet was completed prior to June 1, 1987;
- (c) said enlargement or alteration does not make the roof or roofs of the building more non-conforming; and
- (d) said enlargement or alteration otherwise satisfies the requirements of this ordinance.

14.2 Insert the following at the beginning of paragraph 8.22(d)(1) and repunctuate accordingly: "Except for structures in the Residence C-.75 District whose height exceeds 22 feet,".

14.3 Insert the following at the beginning of paragraph 8.22(d)(2) and repunctuate accordingly: "Except in the Residence C-.75 District,".

DIMENSIONS AND USES ALLOWED IN REFERRED ZONING numbers in brackets refer to notes at bottom of chart

ZONING	F.A.R.	Maximum Density (per lot)	Minimum lot area (sq. ft.)	Maximum building height (feet)	Allowable use	Other notes
Residential						
A-2	0.50	75	400	60	res.	
C-1	1.75	125	1,500	90	res.	(2)
C-2	0.75	75	1,500	60	res.	(2)
C-3	0.50	50	1,500	60	res.	(2)
C-3/IO	1.75	125	600	60	res.	(2)
O-3	1.00	100	300	60	res.	(2)
Business						
B-1	3.00	75 (per ft.)	1,000 (600)	90	res.	(2)
B-2	3.00	75 (per ft.)	1,000 (600)	90	res.	(2)
B-3	1.75	125	300	90	res.	(2)
Office						
O-1	0.75	75	1,500	60	res.	(2)
O-2	3.00	125	300	60	res.	(2)
Open Space	0.25	25	-	60	res.	(2)
Special Use	1.00	100	-	60	res.	(2)
Special Use	1.00	100	-	60	res.	(2)

NOTES

- F.A.R. = Floor/Area Ratio. The gross floor area of the building divided by the area of the lot. The building density allowed in a district. As the F.A.R. increases, more floor area can be built in the lot. The numbers of the various districts are a rough indication of the allowed F.A.R.
- Maximum height increases with building size except for non-residential construction in business districts, downtown developments, and the Special Open Space District. (See note (1)).
- Height requirements set a maximum area of the total lot that a building may occupy, set a limit height and F.A.R. to the building lot.
- No porch required except within 10 ft. of a residential area or within 5 ft. of Green Street, if non-residential construction.
- Flat or nearly-flat roofs are limited to 20 feet, pitched or gabled roofs limited to 35 feet.
- Non-residential lots are the same as the Business C-1.
- Limited to single- or two-family in single occupancy. Minimum lot size front side 900 sq. ft., second side 1500 sq. ft.
- Setback line is parallel and there are no yard encroachments unless otherwise in such case ("special permit").
- In contrast to Business, Office and other residential districts, no art businesses and no utility stations or power stations.

Riverside Zoning Proposal



[Pattern]	BB/HSD	to C-.75
[Pattern]	BB-1	to C-.75
[Pattern]	C-1	to C-.75
[Pattern]	C-2	to C-.75
[Pattern]	C-3	to C-.75
[Pattern]	C-3/IO	to C-.75
[Pattern]	O-3	to C-.75
[Pattern]	A-2	to Open Space
[Pattern]	C-1	to Open Space
[Pattern]	C-3	to Open Space
[Pattern]	C-3/IO	to Open Space
[Pattern]	O-3	to Open Space
[Pattern]	BA	to BA-1
[Pattern]	C-1	to C-3
[Pattern]	BB/HSD	to O-1
[Pattern]	O-3/HSD	to O-1

#7

*Dee
Ben*

RECEIVED BY
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1987 NOV 23 PM 4:04

Cambridge, Ma.

TO THE HONORABLE, THE CITY COUNCIL OF THE CITY OF CAMBRIDGE:

The undersigned respectfully pray:

A. THAT THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF CAMBRIDGE BE AMENDED SO AS TO MAKE THE FOLLOWING CHANGES AND ADDITIONS:

1.0 In article 2.00, definitions, insert the following new definitions in the corresponding alphabetical locations:

Building, Principle. A structure containing the principle use or uses of the lot on which it is situated. In a residential district, any structure containing a dwelling unit shall be deemed to be a principle building on its lot.

Ridge. The highest line bounding a roof plane.

Roof, Type A/Cambridge. A roof which satisfies all of the following criteria:

1. Each plane of the roof shall have a rise of at least four inches in each foot of run
2. The highest point of the roof and all ridges shall lie between the middle fifty (50) per cent of the distance between the opposing walls supporting the roof. Should there be more than one wall supporting the roof on the same side of the building, measurement shall be from the wall closest to the highest point of the roof.
3. Dormers, windows, and other constructions interrupting a plane or planes of the roof shall not individually or collectively displace more than 15% of that area of the roof planes which would, without such interruption, be situated within the supporting walls.

Roof, Type B/Non-Cambridge. Any roof other than a Type A/Cambridge roof.

2.0 In section 3.11, insert the following after line 4, and renumber lines 5 and following accordingly:

5. Residence C-.75 District . . . Low and Medium Density Dwellings

3.0 In section 4.21.k, insert "C-.75" before "Residence C-1".

4.0 In sections 4.261 and 4.262, insert "Residence C-.75" before "Residence C-1".

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- 5.0 In section 4.30, Table of Use Regulations, do the following:
 - 5.1 Amend the heading of the fourth column by adding "C-.75" before "C".
 - 5.2 In sections 4.32.g and 4.35.q, add a footnote 51 to the entry under the fourth column
- 6.0 In section 4.40, Footnotes to the Table of Use Regulations, do the following:
 - 6.1 Amend footnote 3 by inserting the following prior to "Planning Board": "No in the Residence C-.75 District".
 - 6.2 Amend footnote 7 to read: "No in the Residence C-.75 and C-1 *(and c)* Districts."
 - 6.3 Amend footnote 43 by inserting "C-.75 and" prior to "C-1".
 - 6.4 Insert a new footnote 51 reading as follows: "No in the Residence C-.75 District."
 - 6.5 Insert a new footnote 52, reading as follows: "No in the Residence C-.75 District."
- 7.0 In section 4.50, Institutional Use Regulations, do the following:
 - 7.1 Amend "B and C-1" wherever it appears to read "B, C-.75 and C-1".
 - 7.2 In section 4.55, amend "aforementioned four zoning districts" to read "aformentioned zoning districts".
- 8.0 Insert in section 5.223, following "Business districts": ", except a Residence C-.75 District,".
- 9.0 Replace section 5.53 with the following: "Principle Buildings. No lot in a Residence A-1, A-2 or C-.75 District shall contain more than one principle building."
- 10.0 In subsection 5.31, Residential Districts, under 5.30, District Dimension Regulations, do the following:
 - 10.1 In subsection 1, table 5-1, insert a new line between the "Res. B" and "Res. C" lines entitled "Res. C-.75". Insert requirements for said Residence C-.75 district identical to the requirements of the Residence C-1 district, except the following:

- 10.11 Column (6), Maximum Height in Feet, insert "35(i)".
[note: (i) is a footnote]
- 10.12 Column (7), Min. Ratio of Usable Op. Sp. to Lot Area, insert "25%".
- 10.2 In subsection 2, insert "C-.75," immediately prior to "C" wherever it appears.
- 10.3 In subsection 2, add a new footnote (i) reading as follows:
- (i) Maximum heights in C-.75 District.
- (1) No building shall exceed a height of 35 feet.
- (2) Except as stated in (4) below, no Type A/Cambridge roof shall intersect any exterior wall supporting it at a height of more than 25 feet.
- (3) No Type B/Non-Cambridge roof shall exceed a height of 22 feet.
- (4) In the case of a dormer on a Type A/Cambridge roof which has a Type A/Cambridge roof itself, and which otherwise satisfies the requirements of this ordinance, the roof of the dormer may intersect any exterior wall supporting it ("cheek wall") at a height greater than 25 feet.
- (5) Height shall be measured to the mean natural grade of the lot.
- 11.0 In section 6.36, Schedule of Parking and Loading Requirements, amend the column heading for the third column, which presently begins with "Res. C", by inserting "Res. C-.75," before "Res. C".
- 12.0 In section 6.441 (e), delete "Residence A-1, A-2, B, C-1 or C-2 District" and insert in place thereof "residential district requiring 600 square feet or more of lot area for each dwelling unit."
- 13.0 In Article 7.00, Signs and Illumination, amend "A, B, C and C-1" wherever it appears to read "A, B, C-.75, C and C-1".
- 14.0 Insert the following new section 8.13:
- 8.13 The Superintendent of Buildings, without the need for special permit or variance, may issue building permits for the alteration or enlargement of buildings in the Residence C-.75 District which have Type B/Non-Cambridge roofs whose height exceeds 22 feet as if the said roofs were Type A/Cambridge

attachments: text of proposal (4 pages) ;
map of metes and bounds ;

Done to [unclear]
James D. [unclear]

694 Green St #4

547-3834

NAME

ADDRESS

PHONE

702 Green St #2

492-4764

David Massermet

698 Green St #5

Andree Nash

699 Green St.

Jackie Rice

699 Green St.

Jonathan Powell

697 Green St.

Edda de [unclear]

694 Green Street #6

[unclear]

694 Green Street #3

[unclear]

698 Green St #1

Raymond [unclear]

698 Green St #4

Brian [unclear]

702 Green St. #3

Donald M. [unclear]

702 Green St #7

Kathleen M. [unclear]

702 Green #5

Janet Andrew

702 Green St #3

James [unclear]

698 Green St. #6

William [unclear]

" " "

Sheila [unclear]

694 Green St. #5

Contra M. [unclear]

699 Green St

Marion [unclear]

702 Green St. #2

Rob [unclear]

702 Green St #8 Cambridge

[unclear]

702 Green St #2 Cambridge

Ted [unclear]

702 Green St. #4 Camb.

Beverly A. [unclear]

702 Green St. #4 Cambridge

Betsy [unclear]

702 Green St #6 Cambridge

Antia [unclear]

702 Green St #6 Cambridge

Dwight [unclear]

698 Green St #4 Cambridge

Michelle [unclear]

694 Green St #3 Cambridge

roofs, provided that all of the following conditions are satisfied:

- (a) the building does not exceed 35 feet in height;
- (b) the construction of all Type B/Non-Cambridge roofs on the building which are higher than 22 feet was completed prior to June 1, 1987;
- (c) said enlargement or alteration does not make the roof or roofs of the building more non-conforming; and
- (d) said enlargement or alteration otherwise satisfies the requirements of this ordinance.

14.2 Insert the following at the beginning of paragraph 8.22(d)(1) and repunctuate accordingly: "Except for structures in the Residence C-.75 District whose height exceeds 22 feet,".

14.3 Insert the following at the beginning of paragraph 8.22(d)(2) and repunctuate accordingly: "Except in the Residence C-.75 District,".

DIMENSIONS AND USES ALLOWED BY RIVERSIDE ZONING
 numbers in brackets refer to notes at bottom of chart

ZONE	F.A.R. (1)	Maximum height (ft)	Minimum lot area (sq ft)	allow retail yard per dwelling unit ?	residential occupant
Residence					
A-2	0.50	35	47	no	(-)
C-1	0.75	(6)	1200	no (2)	(-)
C-1 (old)	0.75	35	1200	no	(2)
Office					
O-1	0.90	40	1200	no	limited
O-2	1.75	35	600	no	(2)
O-3	3.00	none (2)	300	no	(2)
Business					
BB	1.00 (res 1.75)	35 (res 45)	(res 600)	yes	none (res: (2))
BB	4.00 (res 3.00)	(3)	(res 300)	yes	none (res: (2))
BB-1	3.75 (res 3.00)	40	300	yes	(4)
Office					
O-1	0.75	(6)	1200	no	(2)
O-2	3.00	(2)	300	no	(2)
Open Space	0.25	35	no	no	60% of lot
Harvard Sq Overlay	(4)	(3)	-	yes (4)	none (6)
Institutional Overlay	Harvard University expansion is limited in areas outside of institutional districts.				

Riverside Zoning Proposal



NOTES:

- (1) F. A. R. - Floor/Area ratio. The gross floor area of the building divided by the area of the lot. The building density allowed in a district. As the F.A.R. increases, more floor area can be built in the lot. The numbers of the various districts are a rough indication of the allowed F.A.R.
- (2) Required yards increase with building size except for non-residential construction in business districts, warehouse developments, and the Harvard Square Overlay District. (see note (6)).
- (3) Yard requirements set a maximum area of the total lot that a building may occupy, act to limit height and F.A.R. for smaller lots.
- (4) No yards required except within 20 ft. of a residential zone or within 95 ft. of Green Street, if non-residential construction.
- (5) Flat or nearly flat roofs are limited to 22 feet, pitched or gabled roofs limited to 35 feet.
- (6) Residential districts are the same as for Residence C-1.
- (7) Limited to single- or two-family in single ownership. Minimum lot size: First unit 600 sq. ft., second unit 350 sq. ft.
- (8) Detail use is permitted and there are no yard requirements unless opponents can prove otherwise in each case. ("special permit").
- (9) In contrast to business, office and other residential districts, to act businesses and no utility stations or power stations.

[Pattern]	BB/HSO	to C-.75
[Pattern]	BB-1	to C-.75
[Pattern]	C-1	to C-.75
[Pattern]	C-2	to C-.75
[Pattern]	C-3	to C-.75
[Pattern]	C-3 / IO	to C-.75
[Pattern]	O-3	to C-.75
[Pattern]	A-2	to Open Space
[Pattern]	C-1	to Open Space
[Pattern]	C-3	to Open Space
[Pattern]	C-3 / IO	to Open Space
[Pattern]	O-3	to Open Space
[Pattern]	BA	to BA-1
[Pattern]	C-1	to C-3
[Pattern]	BB/HSO	to O-1
[Pattern]	O-3/HSO	to O-1

Jan Zinky
 491-6390

#8

RECEIVED BY
OFFICE OF CITY CLERK

1987 NOV 23 PM 4: 04

Cambridge, Ma.

CAMBRIDGE MA.

TO THE HONORABLE, THE CITY COUNCIL OF THE CITY OF CAMBRIDGE:

The undersigned respectfully pray:

A. THAT THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF CAMBRIDGE BE AMENDED SO AS TO MAKE THE FOLLOWING CHANGES AND ADDITIONS:

1.0 In article 2.00, definitions, insert the following new definitions in the corresponding alphabetical locations:

Building, Principle. A structure containing the principle use or uses of the lot on which it is situated. In a residential district, any structure containing a dwelling unit shall be deemed to be a principle building on its lot.

Ridge. The highest line bounding a roof plane.

Roof, Type A/Cambridge. A roof which satisfies all of the following criteria:

1. Each plane of the roof shall have a rise of at least four inches in each foot of run
2. The highest point of the roof and all ridges shall lie between the middle fifty (50) per cent of the distance between the opposing walls supporting the roof. Should there be more than one wall supporting the roof on the same side of the building, measurement shall be from the wall closest to the highest point of the roof.
3. Dormers, windows, and other constructions interrupting a plane or planes of the roof shall not individually or collectively displace more than 15% of that area of the roof planes which would, without such interruption, be situated within the supporting walls.

Roof, Type B/Non-Cambridge. Any roof other than a Type A/Cambridge roof.

2.0 In section 3.11, insert the following after line 4, and renumber lines 5 and following accordingly:

5. Residence C-.75 District . . . Low and Medium Density Dwellings

3.0 In section 4.21.k, insert "C-.75" before "Residence C-1".

4.0 In sections 4.261 and 4.262, insert "Residence C-.75" before "Residence C-1".

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- 5.0 In section 4.30, Table of Use Regulations, do the following:
 - 5.1 Amend the heading of the fourth column by adding "C-.75" before "C".
 - 5.2 In sections 4.32.g and 4.35.q, add a footnote 51 to the entry under the fourth column
- 6.0 In section 4.40, Footnotes to the Table of Use Regulations, do the following:
 - 6.1 Amend footnote 3 by inserting the following prior to "Planning Board": "No in the Residence C-.75 District".
 - 6.2 Amend footnote 7 to read: "No in the Residence C-.75 and C-1 *(and c)* Districts."
 - 6.3 Amend footnote 43 by inserting "C-.75 and" prior to "C-1".
 - 6.4 Insert a new footnote 51 reading as follows: "No in the Residence C-.75 District."
 - 6.5 Insert a new footnote 52, reading as follows: "No in the Residence C-.75 District."
- 7.0 In section 4.50, Institutional Use Regulations, do the following:
 - 7.1 Amend "B and C-1" wherever it appears to read "B, C-.75 and C-1".
 - 7.2 In section 4.55, amend "aforementioned four zoning districts" to read "aformentioned zoning districts".
- 8.0 Insert in section 5.223, following "Business districts": ", except a Residence C-.75 District,".
- 9.0 Replace section 5.53 with the following: "Principle Buildings. No lot in a Residence A-1, A-2 or C-.75 District shall contain more than one principle building."
- 10.0 In subsection 5.31, Residential Districts, under 5.30, District Dimension Regulations, do the following:
 - 10.1 In subsection 1, table 5-1, insert a new line between the "Res. B" and "Res. C" lines entitled "Res. C-.75". Insert requirements for said Residence C-.75 district identical to the requirements of the Residence C-1 district, except the following:

- 10.11 Column (6), Maximum Height in Feet, insert "35(i)".
[note: (i) is a footnote]
- 10.12 Column (7), Min. Ratio of Usable Op. Sp. to Lot Area, insert "25%".
- 10.2 In subsection 2, insert "C-.75," immediately prior to "C" wherever it appears.
- 10.3 In subsection 2, add a new footnote (i) reading as follows:
- (i) Maximum heights in C-.75 District.
 - (1) No building shall exceed a height of 35 feet.
 - (2) Except as stated in (4) below, no Type A/Cambridge roof shall intersect any exterior wall supporting it at a height of more than 25 feet.
 - (3) No Type B/Non-Cambridge roof shall exceed a height of 22 feet.
 - (4) In the case of a dormer on a Type A/Cambridge roof which has a Type A/Cambridge roof itself, and which otherwise satisfies the requirements of this ordinance, the roof of the dormer may intersect any exterior wall supporting it ("cheek wall") at a height greater than 25 feet.
 - (5) Height shall be measured to the mean natural grade of the lot.
- 11.0 In section 6.36, Schedule of Parking and Loading Requirements, amend the column heading for the third column, which presently begins with "Res. C", by inserting "Res. C-.75," before "Res. C".
- 12.0 In section 6.441 (e), delete "Residence A-1, A-2, B, C-1 or C-2 District" and insert in place thereof "residential district requiring 600 square feet or more of lot area for each dwelling unit."
- 13.0 In Article 7.00, Signs and Illumination, amend "A, B, C and C-1" wherever it appears to read "A, B, C-.75, C and C-1".
- 14.0 Insert the following new section 8.13:
- 8.13 The Superintendent of Buildings, without the need for special permit or variance, may issue building permits for the alteration or enlargement of buildings in the Residence C-.75 District which have Type B/Non-Cambridge roofs whose height exceeds 22 feet as if the said roofs were Type A/Cambridge

: attachments: text of proposal (4 pages) :
 : map of metes and bounds :

NAME	ADDRESS	PHONE
Elizabeth Tenton	400 Franklin #3	547-3096
Mark Mercurio	400 Franklin #2	492-5212
Margaret Hughes	400 Franklin #1	491-1570
Philippe Schyns	400 Franklin	896-5488
Jim Thomas	416 FRANKLIN	492-4671
Joseph Busot	18 CLINTON	547-8221
Susan Greene	Lee St.	354-9830
Sammy O'Connell	45 Pearl St	865-3059
Cynthia Taylor	922 Mass. Ave	576 0802
Frances Griens	392 Franklin St.	
WAVIATE Walter Walker	651 Green St.	354-3858
Philip A. Mullins	651 Green St.	354-3858
Harriet Feinberg	639 Green St	354-4441
Jean Allen	29 William St.	661-7411

roofs, provided that all of the following conditions are satisfied:

- (a) the building does not exceed 35 feet in height;
- (b) the construction of all Type B/Non-Cambridge roofs on the building which are higher than 22 feet was completed prior to June 1, 1987;
- (c) said enlargement or alteration does not make the roof or roofs of the building more non-conforming; and
- (d) said enlargement or alteration otherwise satisfies the requirements of this ordinance.

14.2 Insert the following at the beginning of paragraph 8.22(d)(1) and repunctuate accordingly: "Except for structures in the Residence C-.75 District whose height exceeds 22 feet,".

14.3 Insert the following at the beginning of paragraph 8.22(d)(2) and repunctuate accordingly: "Except in the Residence C-.75 District,".

DIMENSIONS AND USES ALLOWED IN RIVERSIDE ZONING numbers in brackets refer to notes at bottom of chart

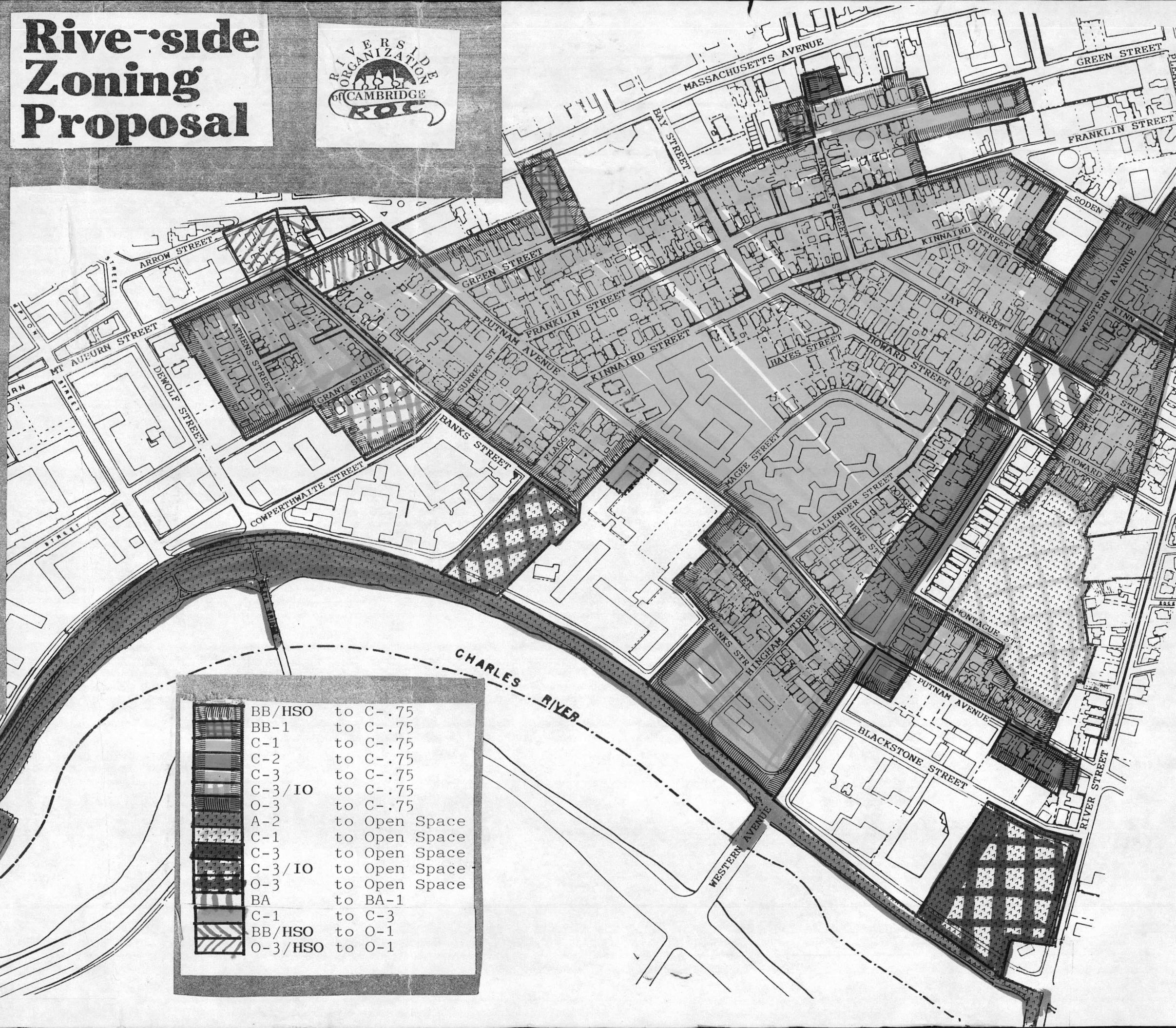
Riverside Zoning Proposal



ZONE	F.A.R. (1)	Maximum Height (ft)	minimum lot per dwelling unit (sq ft) (7)	allow retail uses ?	yard requirement
Residence					
A-2	0.50	35	(7)	no	-
C-.75	0.75	(5)	1200	no (9)	(2)
C-1 (old)	0.75	35	1200	no	(2)
C-1 (Townhouse)	0.90	40	1200	no	nominal
C-2	1.75	85	600	no	(2)
C-3	3.00	none (2)	300	no	(2)
Business					
BA	1.00 (res 1.75)	35 (res 85)	(res 600)	yes	none (res:(2))
BB	4.00 (res 3.00)	(3)	(res 300)	yes	none (res:(2))
B-1	3.25 (res 3.00)	90	300	yes	(4)
Office					
O-1	0.75 (res:(6))	35 (res:(6))	1200	no	(2)
O-3	3.00	(2)	300	no	(2)
Open Space	0.25	35	-	no	60% of lot
Harvard Sq Overlay	(8)	80	-	yes (8)	none (8)
Institutional Overlay	Harvard University expansion is limited in zones outside of Institutional districts.				

NOTES

- (1) F.A.R. = Floor/Area Ratio. The gross floor area of the building divided by the area of the lot. The building density allowed in a district. As the F.A.R. increases, more floor area can be built in the lot. The numbers of the various districts are a rough indication of the allowed F.A.R.
- (2) Required yards increase with building size except for non-residential construction in business districts, townhouse developments, and the Harvard Square Overlay District (see note (8)).
- (3) Yard requirements set a maximum area of the total lot that a building may occupy, act to limit height and F.A.R. for smaller lots.
- (4) No yards required except within 20 ft of a residential zone or within 45 ft of Green Street, if non-residential construction.
- (5) Flat or nearly-flat roofs are limited to 22 feet, pitched or gabled roofs limited to 35 feet.
- (6) Residential limits are the same as for Residence C-1.
- (7) Limited to single- or two-family in single ownership. Minimum lot size: first unit 4500 sq ft, second unit 1500 sq ft.
- (8) Retail use is permitted and there are no yard requirements unless opponents can prove otherwise in each case ("special permit").
- (9) In contrast to Business, Office and other Residential districts, no art businesses and no utility stations or power stations.



[Pattern]	BB/HSO	to C-.75
[Pattern]	BB-1	to C-.75
[Pattern]	C-1	to C-.75
[Pattern]	C-2	to C-.75
[Pattern]	C-3	to C-.75
[Pattern]	C-3/IO	to C-.75
[Pattern]	O-3	to C-.75
[Pattern]	A-2	to Open Space
[Pattern]	C-1	to Open Space
[Pattern]	C-3	to Open Space
[Pattern]	C-3/IO	to Open Space
[Pattern]	O-3	to Open Space
[Pattern]	BA	to BA-1
[Pattern]	C-1	to C-3
[Pattern]	BB/HSO	to O-1
[Pattern]	O-3/HSO	to O-1

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Cambridge, Ma.

#11

CAMBRIDGE MA

TO THE HONORABLE, THE CITY COUNCIL OF THE CITY OF CAMBRIDGE:

The undersigned respectfully pray:

A. THAT THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF CAMBRIDGE BE AMENDED SO AS TO MAKE THE FOLLOWING CHANGES AND ADDITIONS:

1.0 In article 2.00, definitions, insert the following new definitions in the corresponding alphabetical locations:

Building, Principle. A structure containing the principle use or uses of the lot on which it is situated. In a residential district, any structure containing a dwelling unit shall be deemed to be a principle building on its lot.

Ridge. The highest line bounding a roof plane.

Roof, Type A/Cambridge. A roof which satisfies all of the following criteria:

1. Each plane of the roof shall have a rise of at least four inches in each foot of run
2. The highest point of the roof and all ridges shall lie between the middle fifty (50) per cent of the distance between the opposing walls supporting the roof. Should there be more than one wall supporting the roof on the same side of the building, measurement shall be from the wall closest to the highest point of the roof.
3. Dormers, windows, and other constructions interrupting a plane or planes of the roof shall not individually or collectively displace more than 15% of that area of the roof planes which would, without such interruption, be situated within the supporting walls.

Roof, Type B/Non-Cambridge. Any roof other than a Type A/Cambridge roof.

2.0 In section 3.11, insert the following after line 4, and renumber lines 5 and following accordingly:

5. Residence C-.75 District . . . Low and Medium Density Dwellings

3.0 In section 4.21.k, insert "C-.75" before "Residence C-1".

4.0 In sections 4.261 and 4.262, insert "Residence C-.75" before "Residence C-1".

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- 5.0 In section 4.30, Table of Use Regulations, do the following:
 - 5.1 Amend the heading of the fourth column by adding "C-.75" before "C".
 - 5.2 In sections 4.32.g and 4.35.q, add a footnote 51 to the entry under the fourth column
- 6.0 In section 4.40, Footnotes to the Table of Use Regulations, do the following:
 - 6.1 Amend footnote 3 by inserting the following prior to "Planning Board": "No in the Residence C-.75 District".
 - 6.2 Amend footnote 7 to read: "No in the Residence C-.75 and C-1 *(and C)* Districts."
 - 6.3 Amend footnote 43 by inserting "C-.75 and" prior to "C-1".
 - 6.4 Insert a new footnote 51 reading as follows: "No in the Residence C-.75 District."
 - 6.5 Insert a new footnote 52, reading as follows: "No in the Residence C-.75 District."
- 7.0 In section 4.50, Institutional Use Regulations, do the following:
 - 7.1 Amend "B and C-1" wherever it appears to read "B, C-.75 and C-1".
 - 7.2 In section 4.55, amend "aforementioned four zoning districts" to read "aformentioned zoning districts".
- 8.0 Insert in section 5.223, following "Business districts": ", except a Residence C-.75 District,".
- 9.0 Replace section 5.53 with the following: "Principle Buildings. No lot in a Residence A-1, A-2 or C-.75 District shall contain more than one principle building."
- 10.0 In subsection 5.31, Residential Districts, under 5.30, District Dimension Regulations, do the following:
 - 10.1 In subsection 1, table 5-1, insert a new line between the "Res. B" and "Res. C" lines entitled "Res. C-.75". Insert requirements for said Residence C-.75 district identical to the requirements of the Residence C-1 district, except the following:

- 10.11 Column (6), Maximum Height in Feet, insert "35(i)".
[note: (i) is a footnote]
- 10.12 Column (7), Min. Ratio of Usable Op. Sp. to Lot Area, insert "25%".
- 10.2 In subsection 2, insert "C-.75," immediately prior to "C" wherever it appears.
- 10.3 In subsection 2, add a new footnote (i) reading as follows:
- (i) Maximum heights in C-.75 District.
 - (1) No building shall exceed a height of 35 feet.
 - (2) Except as stated in (4) below, no Type A/Cambridge roof shall intersect any exterior wall supporting it at a height of more than 25 feet.
 - (3) No Type B/Non-Cambridge roof shall exceed a height of 22 feet.
 - (4) In the case of a dormer on a Type A/Cambridge roof which has a Type A/Cambridge roof itself, and which otherwise satisfies the requirements of this ordinance, the roof of the dormer may intersect any exterior wall supporting it ("cheek wall") at a height greater than 25 feet.
 - (5) Height shall be measured to the mean natural grade of the lot.
- 11.0 In section 6.36, Schedule of Parking and Loading Requirements, amend the column heading for the third column, which presently begins with "Res. C", by inserting "Res. C-.75," before "Res. C".
- 12.0 In section 6.441 (e), delete "Residence A-1, A-2, B, C-1 or C-2 District" and insert in place thereof "residential district requiring 600 square feet or more of lot area for each dwelling unit."
- 13.0 In Article 7.00, Signs and Illumination, amend "A, B, C and C-1" wherever it appears to read "A, B, C-.75, C and C-1".
- 14.0 Insert the following new section 8.13:
- 8.13 The Superintendent of Buildings, without the need for special permit or variance, may issue building permits for the alteration or enlargement of buildings in the Residence C-.75 District which have Type B/Non-Cambridge roofs whose height exceeds 22 feet as if the said roofs were Type A/Cambridge

roofs, provided that all of the following conditions are satisfied:

- (a) the building does not exceed 35 feet in height;
- (b) the construction of all Type B/Non-Cambridge roofs on the building which are higher than 22 feet was completed prior to June 1, 1987;
- (c) said enlargement or alteration does not make the roof or roofs of the building more non-conforming; and
- (d) said enlargement or alteration otherwise satisfies the requirements of this ordinance.

14.2 Insert the following at the beginning of paragraph 8.22(d)(1) and repunctuate accordingly: "Except for structures in the Residence C-.75 District whose height exceeds 22 feet,".

14.3 Insert the following at the beginning of paragraph 8.22(d)(2) and repunctuate accordingly: "Except in the Residence C-.75 District,".

attachments: text of proposal (4 pages) ;
map of metes and bounds ;

NAME

ADDRESS

PHONE

~~Mr. & Mrs. Oliver Farnham 24 Callender St. 354-4800~~

* Mr & Mrs 47 Stockwell Kinnard St

Mrs. & Mrs. Everdote Johnson Magee St.

Miss Susan Fountain 57 Howard St Camb.

① Barbara M. Sney 34 Howard St Camb

Thomas A. Daley 41 Jay St Camb

Ada J. Daley 41 Jay St Camb.

Stanley Kiehl 17 Dodge St Camb

James Dotson 27 O'Leary St Camb

Chf Trotman 158 Putnam Ave

Alfred Greene 16 Callender St Camb

Mary C. Butler 10 Nady St Camb

Kenneth Baconb 46 Callender St Cambridge

Isaline Lynch 18 Callender St Camb

① Jay Wilson 36 Jay St Cambridge 02139

Ala Nybe 36 Jay St Cambridge 02139

D. Robblee 30 Jay Cambridge 02139

* Mr and Mrs Newman Griffith 43 Jay St, Camb., 02139

Mr. & Mrs David Phillip 40 Howard St. Camb.

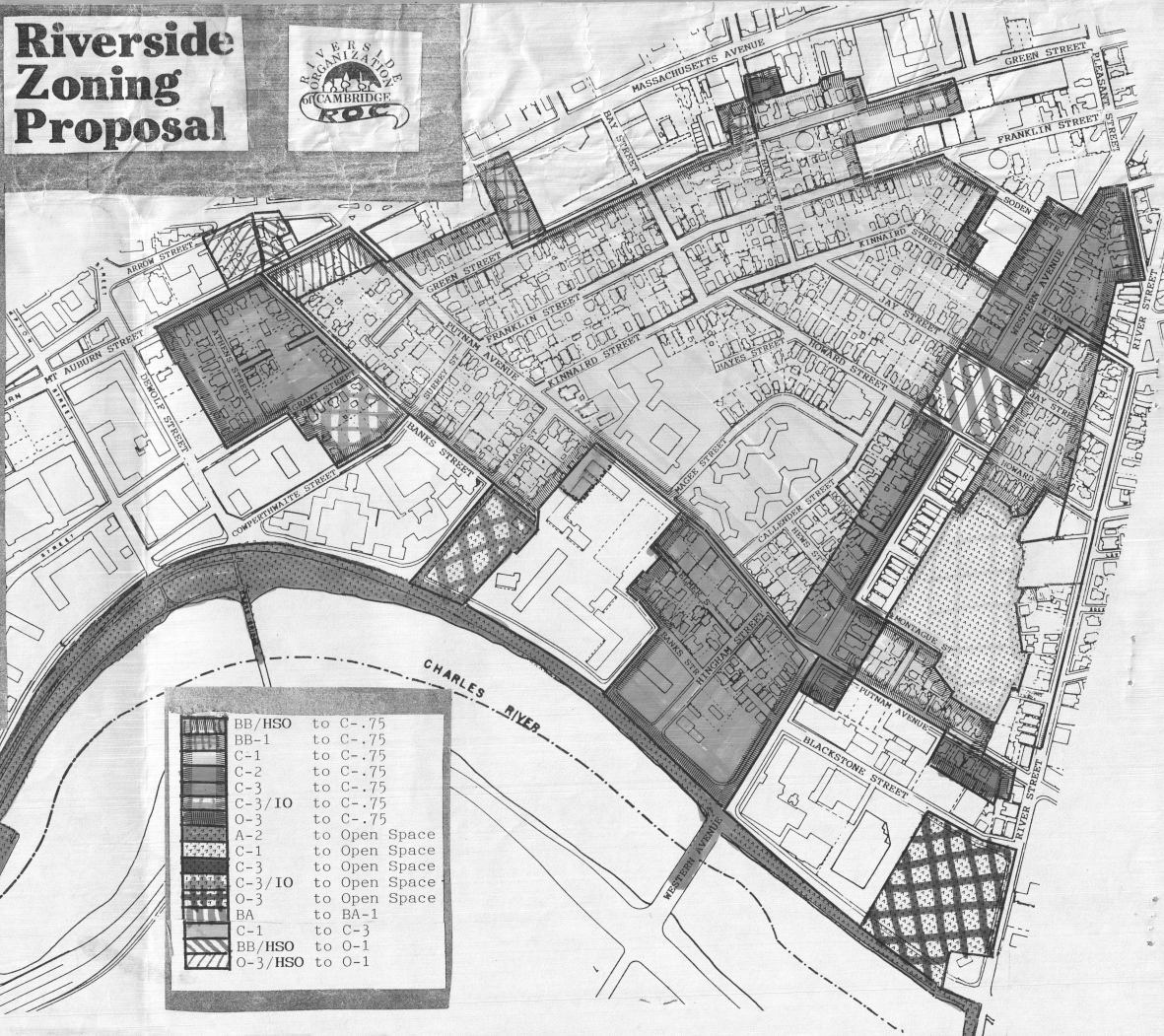
DIMENSIONS AND USES ALLOWED IN RIVERSIDE ZONING numbers in brackets refer to notes at bottom of chart

ZONE	F.A.R. (1)	Maximum height (ft.)	minimum lot area (sq. ft.)	allow per dwelling units ?	retail yard ?	
Residence	A-2	35	(17)	no	-	
	C-.75	35	1300	no (9)	(2)	
	C-1 (old)	0.75	35	1300	no	(2)
	C-1 (new)	0.90	40	1300	no	neutral
Business	B-1	1.75	70	600	no	(2)
	O-3	3.00	none (2)	300	no	(2)
	BB	4.00	(res 1.75)	(res 600)	yes	none (res: (2))
Office	O-1	0.75	35	1300	no	(2)
	O-3	3.00	(7)	300	no	(2)
Open Space	0.25	35	-	no	60% of lot	
Harvard Sq Overlay Institutional Overlay	(1)	(3)	-	yes (4)	none (3)	

NOTES:

- (1) F.A.R. = Floor/area Ratio. The gross floor area of the building divided by the area of the lot. The building density allowed in a district. As the F.A.R. increases, more floor area can be built in the lot. The numbers of the various districts are a rough indication of the allowed F.A.R.
- (2) Required yards increase with building size except for non-residential construction in business districts, townhouse developments, and the Harvard Square Overlay District (see note (8)).
- (3) Yard requirements set a minimum area of the total lot that a building may occupy, act to limit height and F.A.R. for smaller lots.
- (4) No yards required except within 20 ft. of a residential zone or within 75 ft. of Green Street, if non-residential construction.
- (5) Flat or nearly flat roofs are limited to 22 feet, pitched or gabled roofs limited to 37 feet.
- (6) Residential limits are the same as for Residence C-1.
- (7) Limited to single- or two-family in single ownership. Minimum lot size: flat unit 900 sq. ft., second unit 1500 sq. ft.
- (8) Retail use is permitted and there are no yard requirements unless applicants can prove otherwise in each case. ("special permit").
- (9) In contrast to Business, Office and other Residential districts, no set businesses and no utility stations or power stations.

Riverside Zoning Proposal



[Pattern]	BB/HSO	to C-.75
[Pattern]	BB-1	to C-.75
[Pattern]	C-1	to C-.75
[Pattern]	C-2	to C-.75
[Pattern]	C-3	to C-.75
[Pattern]	C-3/IO	to C-.75
[Pattern]	O-3	to C-.75
[Pattern]	A-2	to Open Space
[Pattern]	C-1	to Open Space
[Pattern]	C-3	to Open Space
[Pattern]	C-3/IO	to Open Space
[Pattern]	O-3	to Open Space
[Pattern]	BA	to BA-1
[Pattern]	C-1	to C-3
[Pattern]	BB/HSO	to O-1
[Pattern]	O-3/HSO	to O-1

283

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Cambridge, Ma.

TO THE HONORABLE, THE CITY COUNCIL OF THE CITY OF CAMBRIDGE:
CAMBRIDGE MA.

The undersigned respectfully pray:

A. THAT THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF CAMBRIDGE BE AMENDED SO AS TO MAKE THE FOLLOWING CHANGES AND ADDITIONS:

1.0 In article 2.00, definitions, insert the following new definitions in the corresponding alphabetical locations:

Building, Principle. A structure containing the principle use or uses of the lot on which it is situated. In a residential district, any structure containing a dwelling unit shall be deemed to be a principle building on its lot.

Ridge. The highest line bounding a roof plane.

Roof, Type A/Cambridge. A roof which satisfies all of the following criteria:

1. Each plane of the roof shall have a rise of at least four inches in each foot of run
2. The highest point of the roof and all ridges shall lie between the middle fifty (50) per cent of the distance between the opposing walls supporting the roof. Should there be more than one wall supporting the roof on the same side of the building, measurement shall be from the wall closest to the highest point of the roof.
3. Dormers, windows, and other constructions interrupting a plane or planes of the roof shall not individually or collectively displace more than 15% of that area of the roof planes which would, without such interruption, be situated within the supporting walls.

Roof, Type B/Non-Cambridge. Any roof other than a Type A/Cambridge roof.

2.0 In section 3.11, insert the following after line 4, and renumber lines 5 and following accordingly:

5. Residence C-.75 District . . . Low and Medium Density Dwellings

3.0 In section 4.21.k, insert "C-.75" before "Residence C-1".

4.0 In sections 4.261 and 4.262, insert "Residence C-.75" before "Residence C-1".

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- 5.0 In section 4.30, Table of Use Regulations, do the following:
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 - 6.2 Amend footnote 7 to read: "No in the Residence C-.75 and C-1 *(and C)* Districts."
 - 6.3 Amend footnote 43 by inserting "C-.75 and" prior to "C-1".
 - 6.4 Insert a new footnote 51 reading as follows: "No in the Residence C-.75 District."
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- 8.0 Insert in section 5.223, following "Business districts": ", except a Residence C-.75 District,".
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- 10.0 In subsection 5.31, Residential Districts, under 5.30, District Dimension Regulations, do the following:
 - 10.1 In subsection 1, table 5-1, insert a new line between the "Res. B" and "Res. C" lines entitled "Res. C-.75". Insert requirements for said Residence C-.75 district identical to the requirements of the Residence C-1 district, except the following:

- 10.11 Column (6), Maximum Height in Feet, insert "35(i)".
[note: (i) is a footnote]
- 10.12 Column (7), Min. Ratio of Usable Op. Sp. to Lot Area, insert "25%".
- 10.2 In subsection 2, insert "C-.75," immediately prior to "C" wherever it appears.
- 10.3 In subsection 2, add a new footnote (i) reading as follows:
- (i) Maximum heights in C-.75 District.
- (1) No building shall exceed a height of 35 feet.
- (2) Except as stated in (4) below, no Type A/Cambridge roof shall intersect any exterior wall supporting it at a height of more than 25 feet.
- (3) No Type B/Non-Cambridge roof shall exceed a height of 22 feet.
- (4) In the case of a dormer on a Type A/Cambridge roof which has a Type A/Cambridge roof itself, and which otherwise satisfies the requirements of this ordinance, the roof of the dormer may intersect any exterior wall supporting it ("cheek wall") at a height greater than 25 feet.
- (5) Height shall be measured to the mean natural grade of the lot.
- 11.0 In section 6.36, Schedule of Parking and Loading Requirements, amend the column heading for the third column, which presently begins with "Res. C", by inserting "Res. C-.75," before "Res. C".
- 12.0 In section 6.441 (e), delete "Residence A-1, A-2, B, C-1 or C-2 District" and insert in place thereof "residential district requiring 600 square feet or more of lot area for each dwelling unit."
- 13.0 In Article 7.00, Signs and Illumination, amend "A, B, C and C-1" wherever it appears to read "A, B, C-.75, C and C-1".
- 14.0 Insert the following new section 8.13:
- 8.13 The Superintendent of Buildings, without the need for special permit or variance, may issue building permits for the alteration or enlargement of buildings in the Residence C-.75 District which have Type B/Non-Cambridge roofs whose height exceeds 22 feet as if the said roofs were Type A/Cambridge

: attachments: text of proposal (4 pages) :
 : map of metes and bounds :

NAME	ADDRESS	PHONE
E. Mayo	63 Magazine St	
P. Schmitt	2 DODGE ST.	
W. D. [unclear]	15 HEWS ST.	
Beth MacCallister	49 Hancock St.	
Robert Powell	18-3 Bay St.	
P. S. Damagan	71 Putnam Ave.	
Len White	738 178 Putnam	
Claudia M. Neubach	214 Putnam Ave	
Catherine M. Mitchell	232 Putnam Ave	497-9037
Joseph W. Mitchell	232 Putnam Ave	
John A. Mason	238 Putnam Ave	
Karen A. B.	238 Putnam Ave.	
LISA [unclear]	2 BALLOON FL.	
Marica Hamilton	23 Montague St Camb.	
Craig Le Clair	11 JAY Street Cambridge	
Janice Zimmerman	21 JAY Street Cambridge	
John A. Pitts	15 Mt. Auburn	11
[unclear]	9 Athens St	11
[unclear]	14 Athens St	11
Maggi Bowen	23 Athens St	11

| Attachments: text of proposal (4 pages) |
map of metes and bounds

Name	Address	Phone
Myra Nguyen	26 Willow St.	877-484
• Lisa Miner	30 Athens St. Camb.	
Ray Doh	234 Putnam Ave Camb	
John Q. J.	234 Putnam Ave Camb.	

roofs, provided that all of the following conditions are satisfied:

- (a) the building does not exceed 35 feet in height;
- (b) the construction of all Type B/Non-Cambridge roofs on the building which are higher than 22 feet was completed prior to June 1, 1987;
- (c) said enlargement or alteration does not make the roof or roofs of the building more non-conforming; and
- (d) said enlargement or alteration otherwise satisfies the requirements of this ordinance.

14.2 Insert the following at the beginning of paragraph 8.22(d)(1) and repunctuate accordingly: "Except for structures in the Residence C-.75 District whose height exceeds 22 feet,".

14.3 Insert the following at the beginning of paragraph 8.22(d)(2) and repunctuate accordingly: "Except in the Residence C-.75 District,".

DIMENSIONS AND USES ALLOWED IN RIVERSIDE ZONING numbers in brackets refer to notes at bottom of chart

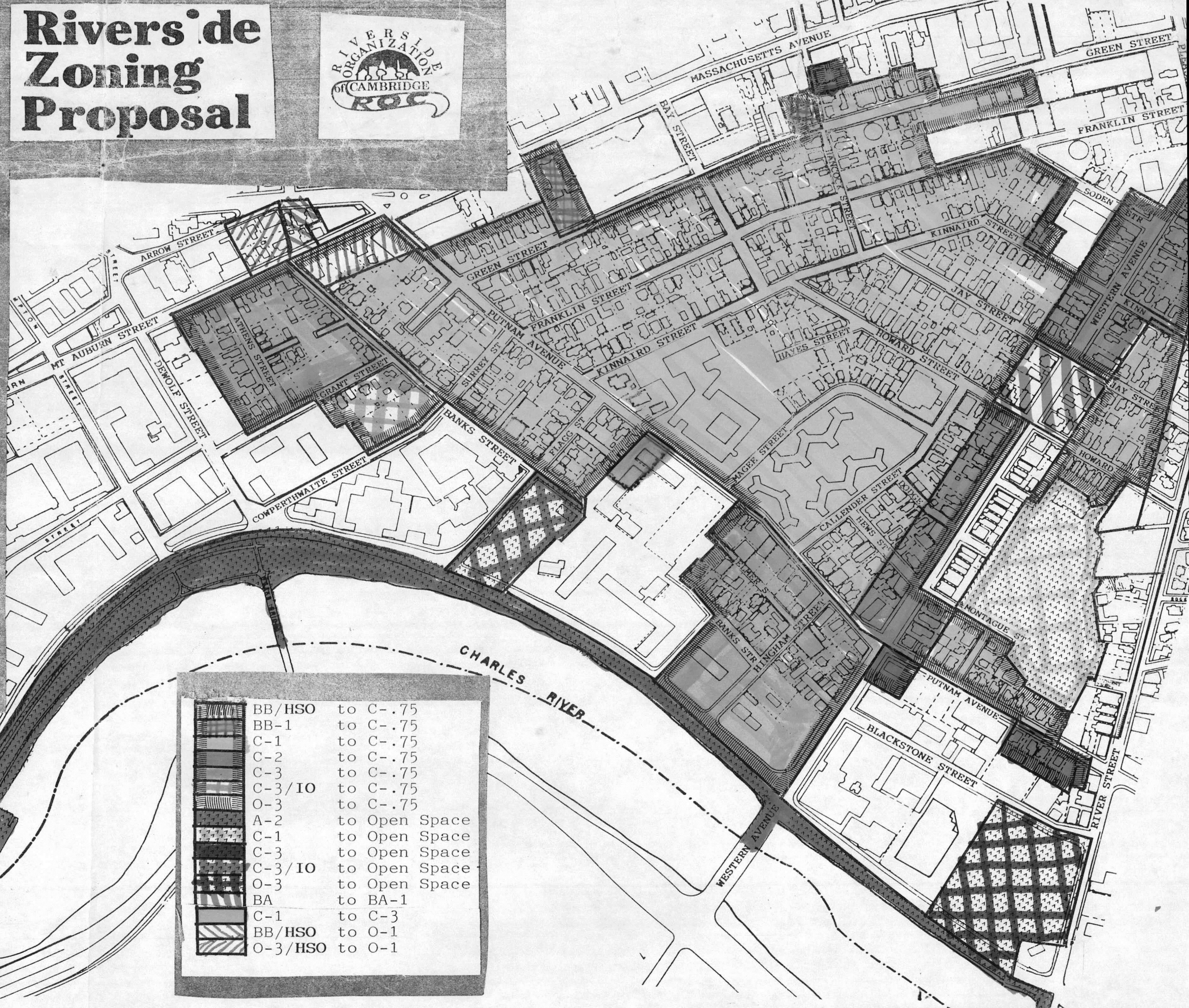
Riverside Zoning Proposal



ZONE	F.A.R. (1)	Maximum Height (ft)	minimum lot per dwelling unit (sq ft)	allow retail uses ?	yard require
Residence					
A-2	0.50	35	(7)	no	-
C-.75	0.75	(5)	1200	no (9)	(2)
C-1 (old)	0.75	35	1200	no	(2)
C-1 (townhouse)	0.90	40	1200	no	nominal
C-2	1.75	85	600	no	(2)
C-3	3.00	none (2)	300	no	(2)
Business					
BA	1.00 (res 1.75)	35 (res 85)	(res 600)	yes	none (res:(2))
BB	4.00 (res 3.00)	(3)	(res 300)	yes	none (res:(2))
B-1	3.25 (res 3.00)	90	300	yes	(4)
Office					
O-1	0.75 (res:(6))	35 (res:(6))	1200	no	(2)
O-3	3.00	(2)	300	no	(2)
Open Space	0.25	35	-	no	60% of lot
Harvard Sq Overlay	(8)	80	-	yes (8)	none (8)
Institutional Overlay	Harvard University expansion is limited in zones outside of institutional districts.				

NOTES

- (1) F.A.R. = Floor/Area Ratio. The gross floor area of the building divided by the area of the lot. The building density allowed in a district. As the F.A.R. increases, more floor area can be built in the lot. The numbers of the various districts are a rough indication of the allowed F.A.R.
- (2) Required yards increase with building size except for non-residential construction in business districts, townhouse developments, and the Harvard Square Overlay District (see note (8)).
- (3) Yard requirements set a maximum area of the total lot that a building may occupy, act to limit height and F.A.R. for smaller lots.
- (4) No yards required except within 20 ft of a residential zone or within 45 ft of Green Street, if non-residential construction.
- (5) Flat or nearly-flat roofs are limited to 22 feet, pitched or gabled roofs limited to 35 feet.
- (6) Residential limits are the same as for Residence C-1.
- (7) Limited to single- or two-family in single ownership. Minimum lot size: first unit 4500 sq ft, second unit 1500 sq ft.
- (8) Retail use is permitted and there are no yard requirements unless opponents can prove otherwise in each case ("special permit").
- (9) In contrast to Business, Office and other Residential districts, no art businesses and no utility stations or power stations.



[Pattern]	BB/HSO	to C-.75
[Pattern]	BB-1	to C-.75
[Pattern]	C-1	to C-.75
[Pattern]	C-2	to C-.75
[Pattern]	C-3	to C-.75
[Pattern]	C-3/IO	to C-.75
[Pattern]	O-3	to C-.75
[Pattern]	A-2	to Open Space
[Pattern]	C-1	to Open Space
[Pattern]	C-3	to Open Space
[Pattern]	C-3/IO	to Open Space
[Pattern]	O-3	to Open Space
[Pattern]	BA	to BA-1
[Pattern]	C-1	to C-3
[Pattern]	BB/HSO	to O-1
[Pattern]	O-3/HSO	to O-1

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1987 NOV 23 PM 4:04

Cambridge, Ma.

#9

TO THE HONORABLE, THE CITY COUNCIL OF THE CITY OF CAMBRIDGE:

The undersigned respectfully pray:

A. THAT THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF CAMBRIDGE BE AMENDED SO AS TO MAKE THE FOLLOWING CHANGES AND ADDITIONS:

1.0 In article 2.00, definitions, insert the following new definitions in the corresponding alphabetical locations:

Building, Principle. A structure containing the principle use or uses of the lot on which it is situated. In a residential district, any structure containing a dwelling unit shall be deemed to be a principle building on its lot.

Ridge. The highest line bounding a roof plane.

Roof, Type A/Cambridge. A roof which satisfies all of the following criteria:

1. Each plane of the roof shall have a rise of at least four inches in each foot of run
2. The highest point of the roof and all ridges shall lie between the middle fifty (50) per cent of the distance between the opposing walls supporting the roof. Should there be more than one wall supporting the roof on the same side of the building, measurement shall be from the wall closest to the highest point of the roof.
3. Dormers, windows, and other constructions interrupting a plane or planes of the roof shall not individually or collectively displace more than 15% of that area of the roof planes which would, without such interruption, be situated within the supporting walls.

Roof, Type B/Non-Cambridge. Any roof other than a Type A/Cambridge roof.

2.0 In section 3.11, insert the following after line 4, and renumber lines 5 and following accordingly:

5. Residence C-.75 District . . . Low and Medium Density Dwellings

3.0 In section 4.21.k, insert "C-.75" before "Residence C-1".

4.0 In sections 4.261 and 4.262, insert "Residence C-.75" before "Residence C-1".

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CAMBRIDGE, MA
1988 JAN 8 AM 9:00

- 5.0 In section 4.30, Table of Use Regulations, do the following:
 - 5.1 Amend the heading of the fourth column by adding "C-.75" before "C".
 - 5.2 In sections 4.32.g and 4.35.q, add a footnote 51 to the entry under the fourth column
- 6.0 In section 4.40, Footnotes to the Table of Use Regulations, do the following:
 - 6.1 Amend footnote 3 by inserting the following prior to "Planning Board": "No in the Residence C-.75 District".
 - 6.2 Amend footnote 7 to read: "No in the Residence C-.75 and C-1 *(and C)* Districts."
 - 6.3 Amend footnote 43 by inserting "C-.75 and" prior to "C-1".
 - 6.4 Insert a new footnote 51 reading as follows: "No in the Residence C-.75 District."
 - 6.5 Insert a new footnote 52, reading as follows: "No in the Residence C-.75 District."
- 7.0 In section 4.50, Institutional Use Regulations, do the following:
 - 7.1 Amend "B and C-1" wherever it appears to read "B, C-.75 and C-1".
 - 7.2 In section 4.55, amend "aforementioned four zoning districts" to read "aformentioned zoning districts".
- 8.0 Insert in section 5.223, following "Business districts": ", except a Residence C-.75 District,".
- 9.0 Replace section 5.53 with the following: "Principle Buildings. No lot in a Residence A-1, A-2 or C-.75 District shall contain more than one principle building."
- 10.0 In subsection 5.31, Residential Districts, under 5.30, District Dimension Regulations, do the following:
 - 10.1 In subsection 1, table 5-1, insert a new line between the "Res. B" and "Res. C" lines entitled "Res. C-.75". Insert requirements for said Residence C-.75 district identical to the requirements of the Residence C-1 district, except the following:

- 10.11 Column (6), Maximum Height in Feet, insert "35(i)".
[note: (i) is a footnote]
- 10.12 Column (7), Min. Ratio of Usable Op. Sp. to Lot Area, insert "25%".
- 10.2 In subsection 2, insert "C-.75," immediately prior to "C" wherever it appears.
- 10.3 In subsection 2, add a new footnote (i) reading as follows:
- (i) Maximum heights in C-.75 District.
- (1) No building shall exceed a height of 35 feet.
 - (2) Except as stated in (4) below, no Type A/Cambridge roof shall intersect any exterior wall supporting it at a height of more than 25 feet.
 - (3) No Type B/Non-Cambridge roof shall exceed a height of 22 feet.
 - (4) In the case of a dormer on a Type A/Cambridge roof which has a Type A/Cambridge roof itself, and which otherwise satisfies the requirements of this ordinance, the roof of the dormer may intersect any exterior wall supporting it ("cheek wall") at a height greater than 25 feet.
 - (5) Height shall be measured to the mean natural grade of the lot.
- 11.0 In section 6.36, Schedule of Parking and Loading Requirements, amend the column heading for the third column, which presently begins with "Res. C", by inserting "Res. C-.75," before "Res. C".
- 12.0 In section 6.441 (e), delete "Residence A-1, A-2, B, C-1 or C-2 District" and insert in place thereof "residential district requiring 600 square feet or more of lot area for each dwelling unit."
- 13.0 In Article 7.00, Signs and Illumination, amend "A, B, C and C-1" wherever it appears to read "A, B, C-.75, C and C-1".
- 14.0 Insert the following new section 8.13:
- 8.13 The Superintendent of Buildings, without the need for special permit or variance, may issue building permits for the alteration or enlargement of buildings in the Residence C-.75 District which have Type B/Non-Cambridge roofs whose height exceeds 22 feet as if the said roofs were Type A/Cambridge

attachments: text of proposal (4 pages)
map of metes and bounds

NAME

ADDRESS

PHONE

Mary Nichols 135 Putnam Ave 491-4068

Mr & Mrs Dixon 2 Putnam Gardens 661-6544

Ms. Dillanorie Morrison 1 Putnam Gardens #2 491-1619

Mildred MacFarland 1 Putnam Gardens

John B. Davis - 2 Putnam Gardens Camb. 491-0423

W. J. Han - Howard St

Denise Spiker 36 Howard St. 491-4564

Ronnie Slade 36 Howard St. 11

* Barbara M. Quers 34 Howard St

Gaura M. Thompson 34 Howard St. Camb MA

Helmer M. Brooks 155 Western Ave. Camb. Ma 354-0413

Thomas A. Calahoo 149 Western Ave Camb

Joseph Connors 36 Remond St Camb

Fellie M. Bolden 153 Western Ave Camb

~~Major E. Brooks 155 Western Ave. Camb Ma.~~

Karen Nichols 135 Putnam Ave Camb.

Louise Grant 133 Putnam Ave. Camb. 02139

Marvo Foster 44 Callender St. Camb. 02139

Linda Walsh 10 PUTNAM GARDENS #188 C.A.M.B. 02139

Annabelle Walker 3 PUTNAM GARDENS 876-7067

roofs, provided that all of the following conditions are satisfied:

- (a) the building does not exceed 35 feet in height;
- (b) the construction of all Type B/Non-Cambridge roofs on the building which are higher than 22 feet was completed prior to June 1, 1987;
- (c) said enlargement or alteration does not make the roof or roofs of the building more non-conforming; and
- (d) said enlargement or alteration otherwise satisfies the requirements of this ordinance.

14.2 Insert the following at the beginning of paragraph 8.22(d)(1) and repunctuate accordingly: "Except for structures in the Residence C-.75 District whose height exceeds 22 feet,".

14.3 Insert the following at the beginning of paragraph 8.22(d)(2) and repunctuate accordingly: "Except in the Residence C-.75 District,".

DIMENSIONS AND USES ALLOWED IN RIVERSIDE ZONING numbers in brackets refer to notes at bottom of chart

ZONE	F.A.R. (1)	Maximum Height (ft.)	minimum lot area per dwelling unit (sq ft.)	allow retail use? (2)	yard requirements (3)
Residence					
A-2	0.50	7 1/2	171	no	no
C-.75	0.75	7 1/2	1300	no (2)	(2)
C-1 (old)	0.75	7 1/2	1300	no	(2)
C-1 (new)	0.90	7 1/2	1300	no	retail
C-2	1.75	7 1/2	600	no	retail
C-3	3.00	none (2)	300	no	(2)
Business					
BA	1.00 (res 1.75)	7 1/2 (res 8 1/2)	(res 600)	yes	none (res: (2))
BB	3.00 (2)	11	(res 300)	yes	none (res: (2))
B-1	3.25 (res 3.00)	90	300	yes	(4)
Office					
O-1	0.75 (res: (6))	7 1/2 (res: (6))	1200	no	(2)
O-3	3.00	(2)	300	no	(2)
Open Space	0.25	7 1/2	-	no	60% of lot
Harvard Sq Overlay	(6)	80	-	yes (8)	none (8)
Historical Overlay					Harvard University expansion is limited in zones outside of West Hill local districts.

Riverside Zoning Proposal

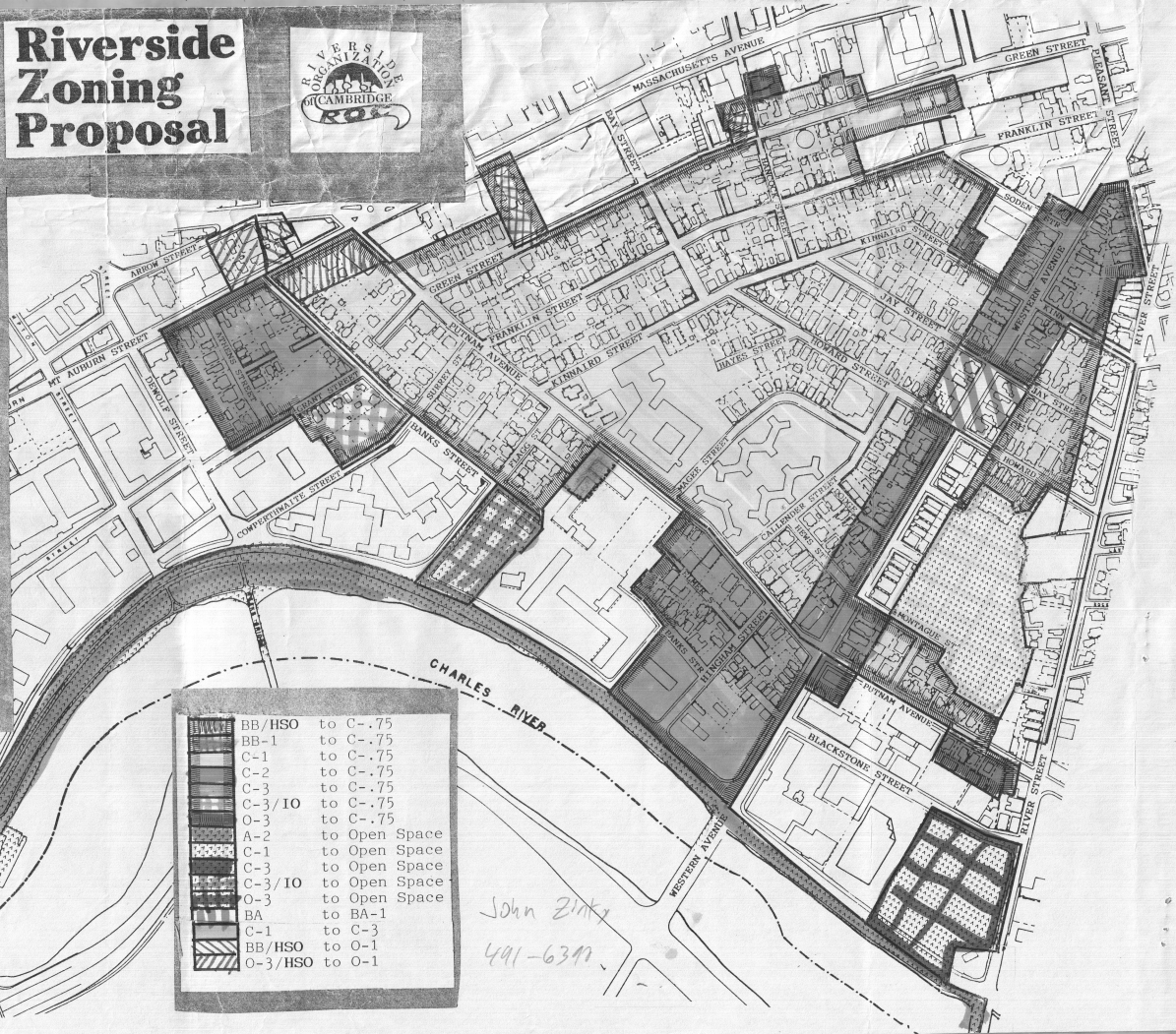


NOTES:

- (1) F.A.R. - Floor/Area Ratio. The gross floor-area of the building divided by the area of the lot. The building density allowed in a district. As the F.A.R. increases, more floor area can be built in the lot. The numbers of the various districts are a rough indication of the allowed F.A.R.
- (2) Required yards increase with building size except for non-residential construction in business districts, townhouse developments, and the Harvard Square Overlay District. (see note (5)).
- (3) Yard requirements set a maximum area of the total lot that a building may occupy, set to limit height and F.A.R. for smaller lots.
- (4) No yards required except within 20 ft. of a residential zone or within 50 ft. of Green Street, if non-residential construction.
- (5) Flat or nearly-flat roofs are limited to 22 feet, pitched or gabled roofs limited to 7 1/2 feet.
- (6) Residential limits are the same as for Residence C-1.
- (7) Limited to single- or two-family in single ownership. Minimum lot size: first unit 4500 sq. ft., second unit 1500 sq. ft.
- (8) Retail use is permitted and there are no yard requirements unless applicants can prove otherwise in each case. ("special permit").
- (9) In contrast to business, Office and other residential districts, no art businesses and no utility stations or power stations.

[Pattern]	BB/HSO	to C-.75
[Pattern]	BB-1	to C-.75
[Pattern]	C-1	to C-.75
[Pattern]	C-2	to C-.75
[Pattern]	C-3	to C-.75
[Pattern]	C-3/IO	to C-.75
[Pattern]	O-3	to C-.75
[Pattern]	A-2	to Open Space
[Pattern]	C-1	to Open Space
[Pattern]	C-3	to Open Space
[Pattern]	C-3/IO	to Open Space
[Pattern]	O-3	to Open Space
[Pattern]	BA	to BA-1
[Pattern]	C-1	to C-3
[Pattern]	BB/HSO	to O-1
[Pattern]	O-3/HSO	to O-1

John Zinky
491-6391



#10-

RECEIVED BY
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1987 NOV 23 PM 4:03

Cambridge, Ma.

TO THE HONORABLE, THE CITY COUNCIL OF THE CITY OF CAMBRIDGE:

The undersigned respectfully pray:

A. THAT THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF CAMBRIDGE BE AMENDED SO AS TO MAKE THE FOLLOWING CHANGES AND ADDITIONS:

1.0 In article 2.00, definitions, insert the following new definitions in the corresponding alphabetical locations:

Building, Principle. A structure containing the principle use or uses of the lot on which it is situated. In a residential district, any structure containing a dwelling unit shall be deemed to be a principle building on its lot.

Ridge. The highest line bounding a roof plane.

Roof, Type A/Cambridge. A roof which satisfies all of the following criteria:

1. Each plane of the roof shall have a rise of at least four inches in each foot of run
2. The highest point of the roof and all ridges shall lie between the middle fifty (50) per cent of the distance between the opposing walls supporting the roof. Should there be more than one wall supporting the roof on the same side of the building, measurement shall be from the wall closest to the highest point of the roof.
3. Dormers, windows, and other constructions interrupting a plane or planes of the roof shall not individually or collectively displace more than 15% of that area of the roof planes which would, without such interruption, be situated within the supporting walls.

Roof, Type B/Non-Cambridge. Any roof other than a Type A/Cambridge roof.

2.0 In section 3.11, insert the following after line 4, and renumber lines 5 and following accordingly:

5. Residence C-.75 District . . . Low and Medium Density Dwellings

3.0 In section 4.21.k, insert "C-.75" before "Residence C-1".

4.0 In sections 4.261 and 4.262, insert "Residence C-.75" before "Residence C-1".

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1988 JAN -8 AM 10:50

- 5.0 In section 4.30, Table of Use Regulations, do the following:
 - 5.1 Amend the heading of the fourth column by adding "C-.75" before "C".
 - 5.2 In sections 4.32.g and 4.35.q, add a footnote 51 to the entry under the fourth column
- 6.0 In section 4.40, Footnotes to the Table of Use Regulations, do the following:
 - 6.1 Amend footnote 3 by inserting the following prior to "Planning Board": "No in the Residence C-.75 District".
 - 6.2 Amend footnote 7 to read: "No in the Residence C-.75 and C-1 (And C) Districts."
 - 6.3 Amend footnote 43 by inserting "C-.75 and" prior to "C-1".
 - 6.4 Insert a new footnote 51 reading as follows: "No in the Residence C-.75 District."
 - 6.5 Insert a new footnote 52, reading as follows: "No in the Residence C-.75 District."
- 7.0 In section 4.50, Institutional Use Regulations, do the following:
 - 7.1 Amend "B and C-1" wherever it appears to read "B, C-.75 and C-1".
 - 7.2 In section 4.55, amend "aforementioned four zoning districts" to read "aformentioned zoning districts".
- 8.0 Insert in section 5.223, following "Business districts": ", except a Residence C-.75 District,".
- 9.0 Replace section 5.53 with the following: "Principle Buildings. No lot in a Residence A-1, A-2 or C-.75 District shall contain more than one principle building."
- 10.0 In subsection 5.31, Residential Districts, under 5.30, District Dimension Regulations, do the following:
 - 10.1 In subsection 1, table 5-1, insert a new line between the "Res. B" and "Res. C" lines entitled "Res. C-.75". Insert requirements for said Residence C-.75 district identical to the requirements of the Residence C-1 district, except the following:

10.11 Column (6), Maximum Height in Feet, insert "35(i)".
[note: (i) is a footnote]

10.12 Column (7), Min. Ratio of Usable Op. Sp. to Lot Area, insert "25%".

10.2 In subsection 2, insert "C-.75," immediately prior to "C" wherever it appears.

10.3 In subsection 2, add a new footnote (i) reading as follows:

(i) Maximum heights in C-.75 District.

(1) No building shall exceed a height of 35 feet.

(2) Except as stated in (4) below, no Type A/Cambridge roof shall intersect any exterior wall supporting it at a height of more than 25 feet.

(3) No Type B/Non-Cambridge roof shall exceed a height of 22 feet.

(4) In the case of a dormer on a Type A/Cambridge roof which has a Type A/Cambridge roof itself, and which otherwise satisfies the requirements of this ordinance, the roof of the dormer may intersect any exterior wall supporting it ("cheek wall") at a height greater than 25 feet.

(5) Height shall be measured to the mean natural grade of the lot.

11.0 In section 6.36, Schedule of Parking and Loading Requirements, amend the column heading for the third column, which presently begins with "Res. C", by inserting "Res. C-.75," before "Res. C".

12.0 In section 6.441 (e), delete "Residence A-1, A-2, B, C-1 or C-2 District" and insert in place thereof "residential district requiring 600 square feet or more of lot area for each dwelling unit."

13.0 In Article 7.00, Signs and Illumination, amend "A, B, C and C-1" wherever it appears to read "A, B, C-.75, C and C-1".

14.0 Insert the following new section 8.13:

8.13 The Superintendent of Buildings, without the need for special permit or variance, may issue building permits for the alteration or enlargement of buildings in the Residence C-.75 District which have Type B/Non-Cambridge roofs whose height exceeds 22 feet as if the said roofs were Type A/Cambridge

attachments: text of proposal (4 pages) ;
map of metes and bounds ;

NAME BARBARA PEARSON ADDRESS Putnam Cdns PHONE —

Phillip WARD
Michael Floyd
Ralph Bess 183 Putnam Ave, Camb.
Juliette Kourmy 183 Putnam Ave Camb.
Damon Smedley 208 Western Ave Camb.
Tom Austin 808 Massachusetts St, Camb.
Paul Spear 2912 Franklin Ave Camb.
Frank Fitzmaurice 203 Mass Ave Camb.
Richard McNeill 33 Magazine St. Camb. MA 02139
Naomi Pinson 10 Laurel St. Camb. MA 02139
Merya Wolfman 10 Laurel St. Camb. MA 02139
Irene Hayes 2 MILDRED HAMILTON PL CAMB. 02139
George Carroll 1 Howard St. Camb. 02139
Bobbie Pukley 16 Mildred Hamilton Camb
Bunny Campbell 6 Montague St Camb 02139
John Campbell 6 Montague St Camb 02139
Mary Perkins 9 Mildred Hamilton Pl Camb
Maureen Coyne 9 Mildred Hamilton Pl. Camb.
Martha Devann 9 Mildred Hamilton Pl Camb MA 02139
Irene Keller 18 Mildred Hamilton Pl Camb MA 02139
Lucy Spenser 10 Mildred Hamilton Pl Camb Mass
Dorothy Spenser 9 Mildred Hamilton Pl. Camb. MA.

roofs, provided that all of the following conditions are satisfied:

- (a) the building does not exceed 35 feet in height;
- (b) the construction of all Type B/Non-Cambridge roofs on the building which are higher than 22 feet was completed prior to June 1, 1987;
- (c) said enlargement or alteration does not make the roof or roofs of the building more non-conforming; and
- (d) said enlargement or alteration otherwise satisfies the requirements of this ordinance.

14.2 Insert the following at the beginning of paragraph 8.22(d)(1) and repunctuate accordingly: "Except for structures in the Residence C-.75 District whose height exceeds 22 feet,".

14.3 Insert the following at the beginning of paragraph 8.22(d)(2) and repunctuate accordingly: "Except in the Residence C-.75 District,".

DIMENSIONS AND USES ALLOWED IN RIVERSIDE ZONING numbers in brackets refer to notes at bottom of chart

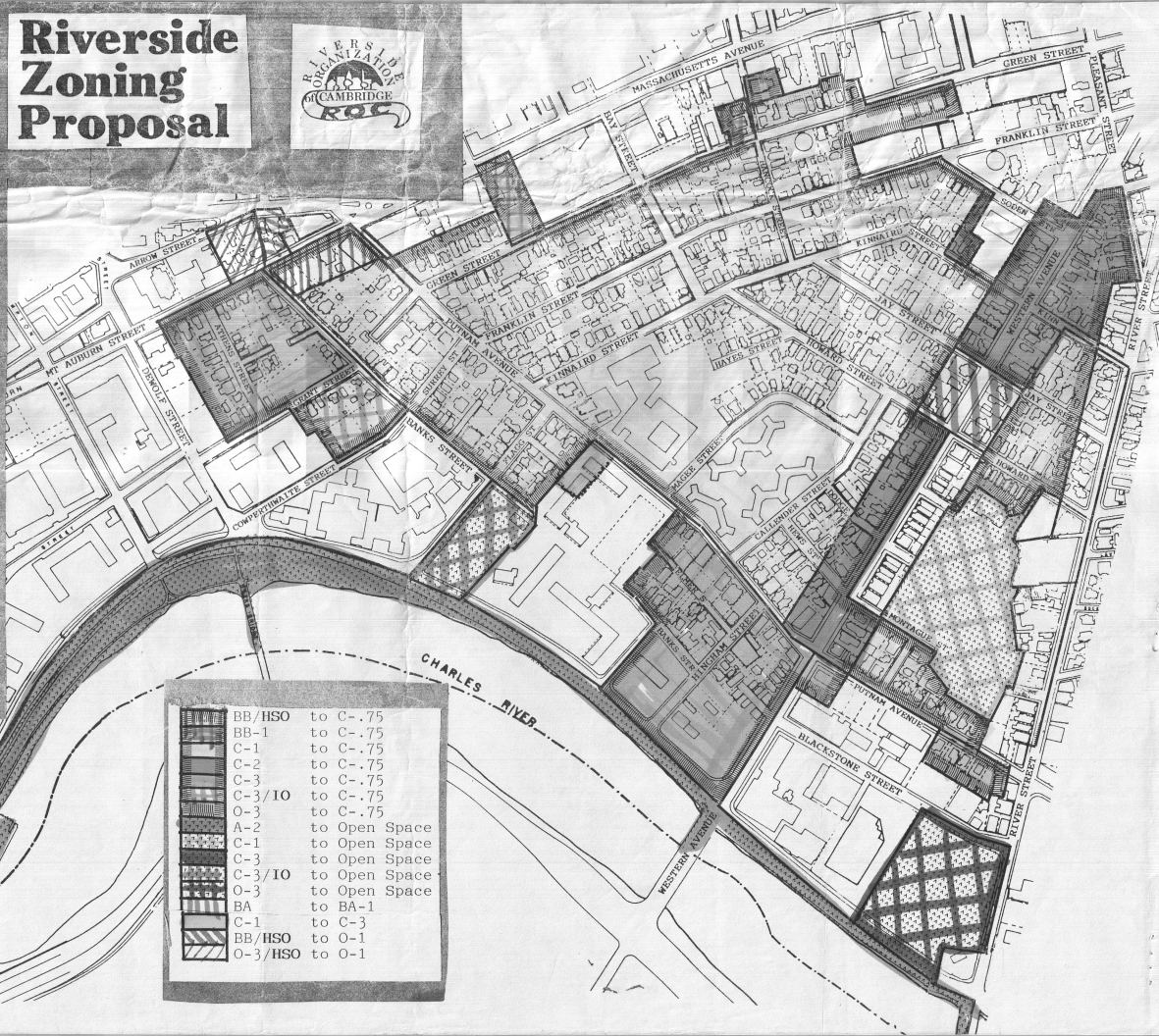
ZONING	F.A.R.	(1) Minimum height (ft)	Minimum lot area (sq ft)	allow retail?	yard req'd
Residence			unit (sq ft)		
A-2	0.50	35	(7)	no	
S-75	0.75	35	1300	res (2)	(2)
C-1 (old)	0.75	35	1200	no	(2)
Offices					
O-1	0.50	35	1200	no	retail
O-3	1.75	35	600	no	(2)
C-3	3.00	none (2)	300	no	(2)
Business					
BB	1.00	35 (res 65)	(res 600)	yes	none (res: 6)
BA	1.50	35		yes	none (res: 6)
BB-1	3.00 (2)		(res 300)	yes	none (res: 2)
O-3	3.00 (2)		300	yes	(4)
Open Space	0.25	35		no	60% of lot
Harvard Sq Overlay	(1)	(3)		yes (4)	none (2)

Harvard University expansion is limited in areas outside of traditional districts.

NOTES

- (1) F.A.R. = Floor/Area Ratio. The gross floor area of the building divided by the area of the lot. The building density allowed in a district. As the F.A.R. increases, more floor area can be built in the lot. The nature of the various districts are a rough indication of the allowed F.A.R.
- (2) Required yards increase with building size except for non-residential construction in business districts, business developments, and the Harvard Square Overlay district (see note (3)).
- (3) Yard requirements set a maximum area of the total lot that a building may occupy, act to limit height and F.A.R. for smaller lots.
- (4) No yards required except within 20 ft. of a residential zone or within 95 ft. of Green Street, if non-residential construction.
- (5) Flat or nearly-flat roofs are limited to 22 feet, pitched or gabled roofs limited to 35 feet.
- (6) Residential lot uses are the same as for Residence C-1.
- (7) Limited to single- or two-family in single occupancy. Minimum lot size: first unit 950 sq ft, second unit 1500 sq ft.
- (8) Detail use is permitted and there are no yard requirements unless otherwise can prove otherwise, in each case ("special permit").
- (9) In contrast to Business, Offices and other Residential districts, no art businesses and no utility stations or power stations.

Riverside Zoning Proposal



[Pattern]	BB/HSO	to C-.75
[Pattern]	BB-1	to C-.75
[Pattern]	C-1	to C-.75
[Pattern]	C-2	to C-.75
[Pattern]	C-3	to C-.75
[Pattern]	C-3/10	to C-.75
[Pattern]	O-3	to C-.75
[Pattern]	A-2	to Open Space
[Pattern]	C-1	to Open Space
[Pattern]	C-3	to Open Space
[Pattern]	C-3/10	to Open Space
[Pattern]	O-3	to Open Space
[Pattern]	BA	to BA-1
[Pattern]	C-1	to C-3
[Pattern]	BB/HSO	to O-1
[Pattern]	O-3/HSO	to O-1

Comm #1 of 4/1/88

1.

O-63

Petition of Major E. Brooks, Sr., et al to amend
the Zoning Ordinances in Article 2.00 entitled
"Definitions" & the Zoning Map as follows:
District 1/Riverfront Open Space; District 2/
Hoyt Field Open Space; District 3/Riverside
C-.75 Residential; District 4/Peabody Terrace
Correction; District 5/Mt. Auburn-Mass. Ave.-
Arrow St. Office Area; District 6/Western Ave.
Business District.

Planning Board

2/2/88

*Referred to P.B. Incoming
City Council*

12-7-87

In City Council,

December 7, 1987

*Copy sent to Planning
Board 12/9/87* *(dr)*

RESUBMITTED - In City Council,

January 11, 1988