

City of Cambridge

In City Council May 24, 1976

The Ordinance

Committee

to which was referred a proposed amendment providing for a new Article
entitled: "Townhouse Development Ordinance."

Reports,

REPORT

Committee on

City of Cambridge

HEARING NOTICE

The Committee on Ordinances comprised of the entire membership of the City Council will hold a public hearing **Thursday, May 27, 1976** at **6:30 P. M.** in the City Council Chambers, City Hall, Cambridge, Massachusetts, on a zoning petition to amend the Zoning Ordinances of the City of Cambridge by adding a Article entitled: "Town-house Development Ordinance."

A more detailed legal description of the proposed amendment is on file in the City Clerk's Office, City Hall, Cambridge, Mass.

By Order of the City Council,

Paul E. Healy,
City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-six

AN ORDINANCE

In amendment to an Ordinance entitled: "Zoning Ordinances of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:

The Zone Map accompanying ordinance passed to be ordained February 13, 1961 entitled: "Zoning Ordinances of the City of Cambridge" is hereby amended by adding a new Article which will be entitled: "TOWNHOUSE DEVELOPMENT ORDINANCE," which will read as follows:

TOWNHOUSE DEVELOPMENT ORDINANCE.

Need Article Number for Record

ARTICLE X TOWNHOUSE DEVELOPMENT ORDINANCE

Section 1. Statement of Purpose

This Article of the Zoning Ordinances of the City of Cambridge is hereby adopted to encourage the development of one and two family townhouses. The townhouse development use created herein is intended to promote the development of family units, create opportunities for homeownership, and encourage development designs that are compatible with traditional neighborhood development patterns. The townhouse development use is intended to overcome obstacles to townhouse development, particularly those existing in the Residence B and C-1 zones by providing special incentives such as increased allowable floor space, greater leniency in setbacks, and the ability to subdivide lots to less than 5000 square feet for the purpose of selling individual dwellings.

Section 2. Definitions

A. Dwelling, Semi-Detached (or Townhouse or Row House)

One of a series of buildings with a party wall or walls, common to adjoining buildings, which is constructed so that two parallel building faces have outside exposures and each building of which is arranged, intended or designed as the home or residence of one or two families.

B. Townhouse Development

The development of two or more semi-detached dwellings in one or more separate structures, with at least two semi-detached dwellings in each structure, on a single parcel of land.

C. Subdivided Lot

A lot that has been created through the subdivision of the parcel of land on which a townhouse development is constructed for the purpose of selling an individual semi-detached dwelling together with the area upon which it is constructed. A subdivided lot may be less than 5000 square feet. A subdivided lot, as controlled in Section 5, is applicable only to townhouse developments.

Section 3. Area of Applicability

Townhouse developments which meet the development standards set forth in Section 4 shall be allowed in the Residence B, C-1, C-2, C-3 and Business A, A-1, and B districts. The development standards established herein are applicable only to townhouse developments and do not change in any way the development standards for other uses in the Residence B, C-1, C-2, C-3 and Business A, A-1, and B districts.

Section 4. Development Standards for Townhouse Development

The following development controls apply to the parcel of land upon which a townhouse development is constructed and are not applicable to subdivided lots. The townhouse development parcel as a whole must conform to these controls, but once satisfied for the total parcel, the controls are waived for any subsequent subdivision of lots. The existing minimum lot size and minimum lot area for each dwelling unit that shall apply to a townhouse development shall be the existing regulations for the district in which the townhouse development is constructed.

1. Minimum Lot Width

In a townhouse development, there shall be no minimum lot width.

2. Maximum Floor Area Ratio

In a townhouse development, the maximum permitted floor area ratio in districts where townhouse developments are permitted shall be:

- a. Residence B: .75
- b. Residence C: 1.0
- c. Other districts: 1.0 or the existing floor area ratio of the district, whichever is less restrictive

3. Maximum Height

In a townhouse development, the maximum permitted height shall be four habitable stories and the maximum height of the cornice line shall be 35 feet.

4. Yard Requirements

In a townhouse development the following yard requirements shall be provided unobstructed:

a. Front Yard:

The least of the following shall be the minimum front yard depth.

1. 10 feet
2. The average of the setbacks of the buildings, other than accessory buildings, on the lots adjacent thereto on either side. A vacant lot or a lot occupied by a building set back more than ten feet shall be considered as though occupied by a building set back ten feet.

b. Side Yard: The maximum required side yard depth shall be 10 feet.

c. Rear Yard: The minimum side yard depth shall be 20 feet.

5. Minimum Usable Open Space

In a townhouse development, the minimum ratio of usable open space, as defined in Article II, Section 3, to lot area shall be 25%.

Section 5. Subdivided Lots

A developer, or any subsequent owner, who desires to subdivide a townhouse development must record a subdivision plan with the Registry of Deeds of Middlesex County. A copy of the recorded subdivision plan must also be filed with the Building Commissioner. Subdivided lots may be less than 5,000 square feet and must include an individual dwelling, together with front and rear yards or rights to yards in common areas.

If usable open space in a townhouse development is not to be provided in common but is to be provided on subdivided lots, then the minimum ratio of usable open space to subdivided lot area shall be 25%. If the usable open space in a townhouse development is not to be provided on subdivided lots but is to be provided on a common basis to be held in a joint ownership by a group of townhouse owners, such as a cooperative or an association, then the minimum ratio of usable open space to the total lot area in the townhouse development shall be 25%. At no time shall the subdivision of a townhouse development result in a reduction of the ratio of usable space below the standards established herein.

Section 6. Parking

One off-street parking space per dwelling unit in a townhouse development shall be provided as permitted in Article VII, Section 2 and 3. However, a Special Permit may be granted by the Board of Zoning Appeal, with recommendation of the Director of Traffic and Parking, in the following cases:

- a) on-street parking may be allowed on streets where this does not create parking difficulties;
- b) parking may be allowed on the lot in the front of townhouses, with continuous or semi-continuous curb cuts, in excess of 25 feet, for access, where this does not create a hazard or other disruption, in accordance with the following criteria:
 - 1) A continuous curb cut shall not result in the removal of any street tree. No curb cut shall be made within five feet of a street tree.
 - 2) Between every set of two parking spaces there shall be a landscaped strip of at least five feet which shall contain, at a minimum, one tree; and
- c) the required parking facilities may be provided on lots not more than two hundred feet away from the building to be served, subject to the conditions set forth in Article VII, Section 3.2.

In the event that the Director of Traffic and Parking does not concur with the granting of a Special Permit, the Board of Zoning Appeal must agree unanimously in order to grant such a Special Permit.

In a townhouse development which has been divided into subdivided lots under separate ownership, if off-street parking is not provided on the subdivided lots, then parking sufficient to meet the requirements of Article VII, Section 2, must be provided either on the townhouse development site or off-site, as provided in Article VII, Section 3.2, except as modified in this section.

Changes to Existing Ordinance

Page 7. Article II, Definitions

Delete #9, Dwelling, semi-detached
Add as #9, Dwelling, semi-detached from Article X
Add in alphabetical order:!

Townhouse Development, as defined in
Article X

Subdivided Lot, as defined in Article X

Page 11. Article IV, Use Regulations

Under Residence after b insert Townhouse Development as follows:

Res. <u>A</u>	Res. <u>B</u>	Res. <u>C</u>	Bus. <u>A</u>	Bus. <u>A-1</u>	Bus. <u>B</u>	Ind. <u>A</u>	Ind. <u>B</u>
1 + 2		1, 2, 3					

c. Townhouse Development (as controlled in Article X)	No	Yes	Yes	Yes	Yes	Yes	No	No
---	----	-----	-----	-----	-----	-----	----	----

Re - letter existing c through f as d through g.

Page 22. add (k) Townhouse developments, as controlled in Article X, Section 4, shall be allowed in Residence B, C-1, C-2, C-3, and Business A, A-1, and B districts.

Page 23. add a footnote (k) to "Table of Dimensional Requirements"

Page 27. Article VI

in Section 2. Frontage and Reduction of Area

delete #1 and add:

1. No building shall be erected on a lot which does not have at least twenty feet of frontage on a street. This paragraph shall not apply to townhouse developments.

in #2, delete the third sentence.

add in its place:

This paragraph shall not apply in regard to subdivision of townhouse developments, as controlled in Article X, Section 5.

Page 33. Article VII Off-Street Parking and Loading Requirements

add after 3.1. c.

- d. For townhouse developments, a special permit may be granted for off-site parking facilities, as controlled in Article X, Section 6.

in #5

delete sentence #2 and add in its place:

Except in industrial districts and for townhouse developments which have received special permits as controlled in Article X, Section 6, no driveways or curb cuts shall exceed twenty-five feet in width.

In City Council

Passed to be ordained as amended by a yeas and nays vote:- Yeas ; Nays ;
Absent .

James L. Sullivan, City Manager

ATTEST:- Paul E. Healy, City Clerk.

UNFINISHED BUSINESS

City of Cambridge

MOTION OF COUNCILLOR CLEM MASSACHUSETTS

In City Council June 21 1976

TOWN HOUSE Amendment Vote on Passing to be Ordained.

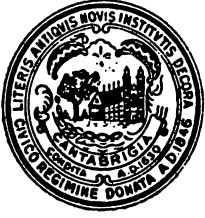
	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clem	✓			
Mr. Clinton	✓			
Mr. Danehy				✓
Mr. Duehay	✓			
Mrs. Graham			✓	
Mr. Russell	✓			
Mr. Sullivan	✓			
Mayor Vellucci	✓			

7 0 1 1

Passed to be Ordained as amended
AFTER Passage to Second Reading.

Ordinance No. 867.

Final Publication No. 1880. First Publication in the Chronicle Sun on June 10, 1976.



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Six

AN ORDINANCE

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Be it ordained by the City Council of the City of Cambridge as follows:

The Zone Map accompanying ordinance passed to be ordained February 13, 1961 entitled: "Zoning Ordinances of the City of Cambridge" is hereby amended by adding after Article IX a new Article X entitled: "Townhouse Development Ordinance," which will read as follows:-

TOWNHOUSE DEVELOPMENT ORDINANCE

ARTICLE X TOWNHOUSE DEVELOPMENT ORDINANCE

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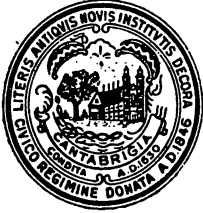
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In City Council June 21, 1976

Passed to be ordained as amended by a yea and nay vote:- Yeas 7; Nays 0; Absent 1; Present 1.

James L. Sullivan, City Manager

ATTEST:- Paul E. Healy, City Clerk.



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c. Townhouse Development (as controlled in Article X)	No	Yes	Yes	Yes	Yes	Yes	No	No

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In City Council June 21, 1976

Passed to be ordained as amended by a yeas and nays vote:- Yeas 7; Nays 0;
Absent 1; Present 1.

James L. Sullivan, City Manager

ATTEST:- Paul E. Healy, City Clerk.



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

June 7, 1976

The Honorable City Council
City Hall
Cambridge, Massachusetts 02139

At its May 27th, 1976 Hearing relative to the proposed Townhouse Development Ordinance, the following questions were raised for further Planning Board study.

1. The set back requirements for corner lots.
2. Set back requirements on front yard from 10' to 15'.
3. How this Ordinance might encourage low and moderate income ownership.

The Planning Board having discussed these questions makes the following recommendations.

Question 1. The concern for modification of corner lot setbacks will be satisfied with the proposed amendment to Question number 2.

Question 2. The Ordinance as heard on May 27th had front and side yard requirements which were more restrictive than the existing Ordinance. The Planning Board recommends the existing ordinance conditions apply.

PROPOSED AMENDMENT:

Substitute for the front and side yard requirements in the townhouse ordinance as advertised for the May 27, 1976 hearing the following:

"4. YARD REQUIREMENTS

In a Townhouse Development the following yard requirements shall be provided unobstructed:

a. Front Yard:

The least of the following shall be the minimum front yard depth.

1. 10 feet
2. The average of the setbacks of the buildings, other than accessory buildings, on the lots adjacent thereto

on either side. A vacant lot or a lot occupied by a building set back more than ten feet shall be considered as though occupied by a building set back ten feet.

b. Side Yard:

The maximum required side yard depth shall be 10 feet."

Question 3. How this ordinance might encourage low and moderate income ownership.

The Townhouse Ordinance and the resulting building form "Townhouses" can be utilized for low and moderate income ownership, ex. the proposed River/Harvard Project is a cooperative low and moderate income development. However, while the Townhouse building form can be utilized as any other building form for low and moderate housing, if a subsidy exist, the ordinance itself does not require a percentage of townhouses for low and moderate income families. The Planning Board feels to single out a particular building form and require, a percentage of low and moderate income units is not workable. If a percentage requirement of new housing construction is to be a policy of the city that policy should be applied to all housing forms.

The Planning Board feels that low and moderate income housing needs for Cambridge residents should be a major issue before City Council. In response to this issue the Board has set as one of its highest priorities an update of the low and moderate income housing needs study including recommendations for implementation.

FOR THE PLANNING BOARD

Alfred B. Cohn

Alfred Cohn, Chairman

City of Cambridge

MASSACHUSETTS

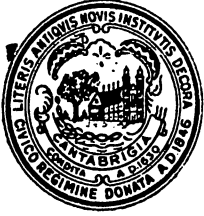
In City Council June 7, 1976

Proposed Amendment to Zoning Ordinance - Townhome Development

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann		✓		
Mr. Clem		✓		
Mr. Clinton		✓		
Mr. Danehy		✓		
Mr. Duehay		✓		
Mrs. Graham	✓			
Mr. Russell		✓		
Mr. Sullivan	✓			
Mayor Vellucci	✓	✓		

2 7 0

*MV
and PM*



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-six

AN ORDINANCE

In amendment to an Ordinance entitled: "Zoning Ordinances of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:

The Zone Map accompanying ordinance passed to be ordained February 13, 1961 entitled: "Zoning Ordinances of the City of Cambridge" is hereby amended by adding a new Article which will be entitled: TOWNHOUSE DEVELOPMENT ORDINANCE," which will read as follows:

TOWNHOUSE DEVELOPMENT ORDINANCE.

ARTICLE X TOWNHOUSE DEVELOPMENT ORDINANCE

Section 1. Statement of Purpose

This Article of the Zoning Ordinances of the City of Cambridge is hereby adopted to encourage the development of one and two family townhouses. The townhouse development use created herein is intended to promote the development of family units, create opportunities for homeownership, and encourage development designs that are compatible with traditional neighborhood development patterns. The townhouse development use is intended to overcome obstacles to townhouse development, particularly those existing in the Residence B and C-1 zones by providing special incentives such as increased allowable floor space, greater leniency in setbacks, and the ability to subdivide lots to less than 5000 square feet for the purpose of selling individual dwellings.

Section 2. Definitions

A. Dwelling, Semi-Detached (or Townhouse or Row House)

One of a series of buildings with a party wall or walls, common to adjoining buildings, which is constructed so that two parallel building faces have outside exposures and each building of which is arranged, intended or designed as the home or residence of one or two families.

B. Townhouse Development

The development of two or more semi-detached dwellings in one or more separate structures, with at least two semi-detached dwellings in each structure, on a single parcel of land.

C. Subdivided Lot

A lot that has been created through the subdivision of the parcel of land on which a townhouse development is constructed for the purpose of selling an individual semi-detached dwelling together with the area upon which it is constructed. A subdivided lot may be less than 5000 square feet. A subdivided lot, as controlled in Section 5, is applicable only to townhouse developments.

Section 3. Area of Applicability

Townhouse developments which meet the development standards set forth in Section 4 shall be allowed in the Residence B, C-1, C-2, C-3 and Business A, A-1, and B districts. The development standards established herein are applicable only to townhouse developments and do not change in any way the development standards for other uses in the Residence B, C-1, C-2, C-3 and Business A, A-1, and B districts.

Section 4. Development Standards for Townhouse Development

The following development controls apply to the parcel of land upon which a townhouse development is constructed and are not applicable to subdivided lots. The townhouse development parcel as a whole must conform to these controls, but once satisfied for the total parcel, the controls are waived for any subsequent subdivision of lots. The existing minimum lot size and minimum lot area for each dwelling unit that shall apply to a townhouse development shall be the existing regulations for the district in which the townhouse development is constructed.

1. Minimum Lot Width

In a townhouse development, there shall be no minimum lot width.

2. Maximum Floor Area Ratio

In a townhouse development, the maximum permitted floor area ratio in districts where townhouse developments are permitted shall be:

- a. Residence B: .75
- b. Residence C: 1.0
- c. Other districts: 1.0 or the existing floor area ratio of the district, whichever is less restrictive

3. Maximum Height

In a townhouse development, the maximum permitted height shall be four habitable stories and the maximum height of the cornice line shall be 35 feet.

4. Minimum Yards

In a townhouse development the following minimum yards shall be provided unobstructed:

- a. Front Yard: The minimum front yard depth shall be 15 feet.
- b. Side Yard: The minimum side yard depth shall be 10 feet.
- d. Rear Yard: The minimum rear yard depth shall be 20 feet.

5. Minimum Usable Open Space

In a townhouse development, the minimum ratio of usable open space, as defined in Article II, Section 31, to lot area shall be 25%.

Section 5. Subdivided Lots

A developer, or any subsequent owner, who desires to subdivide a townhouse development must record a subdivision plan with the Registry of Deeds of Middlesex County. A copy of the recorded subdivision plan must also be filed with the Building Commissioner. Subdivided lots may be less than 5,000 square feet and must include an individual dwelling, together with front and rear yards or rights to yards in common areas.

If usable open space in a townhouse development is not to be provided in common but is to be provided on subdivided lots, then the minimum ratio of usable open space to subdivided lot area shall be 25%. If the usable open space in a townhouse development is not to be provided on subdivided lots but is to be provided on a common basis to be held in a joint ownership by a group of townhouse owners, such as a cooperative or an association, then the minimum ratio of usable open space to the total lot area in the townhouse development shall be 25%. At no time shall the subdivision of a townhouse development result in a reduction of the ratio of usable space below the standards established herein.

Section 6. Parking

One off-street parking space per dwelling unit in a townhouse development shall be provided as permitted in Article VII, Section 2 and 3. However, a Special Permit may be granted by the Board of Zoning Appeal, with recommendation of the Director of Traffic and Parking, in the following cases:

- a) on-street parking may be allowed on streets where this does not create parking difficulties;
- b) parking may be allowed on the lot in the front of townhouses, with continuous or semi-continuous curb cuts, in excess of 25 feet, for access, where this does not create a hazard or other disruption, in accordance with the following criteria:
 - 1) A continuous curb cut shall not result in the removal of any street tree. No curb cut shall be made within five feet of a street tree.
 - 2) Between every set of two parking spaces there shall be a landscaped strip of at least five feet which shall contain, at a minimum, one tree; and
- c) the required parking facilities may be provided on lots not more than two hundred feet away from the building to be served, subject to the conditions set forth in Article VII, Section 3.2.

In the event that the Director of Traffic and Parking does not concur with the granting of a Special Permit, the Board of Zoning Appeal must agree unanimously in order to grant such a Special Permit.

In a townhouse development which has been divided into subdivided lots under separate ownership, if off-street parking is not provided on the subdivided lots, then parking sufficient to meet the requirements of Article VII, Section 2, must be provided either on the townhouse development site or off-site, as provided in Article VII, Section 3.2. except as modified in this section.

Changes to Existing Ordinance

Page 7.

Article II, Definitions

Delete #9, Dwelling, semi-detached
Add as #9, Dwelling, semi-detached from Article X
Add in alphabetical order:

Townhouse Development, as defined in
Article X

Subdivided Lot, as defined in Article X

Page 11.

Article IV, Use Regulations

Under Residence after b insert Townhouse Development as follows:

	Res. <u>A</u> 1 + 2	Res. <u>B</u>	Res. <u>C</u> 1, 2, 3	Bus. <u>A</u>	Bus. <u>A-1</u>	Bus. <u>B</u>	Ind. <u>A</u>	Ind. <u>B</u>
c. Townhouse Development (as controlled in Article X)	No	Yes	Yes	Yes	Yes	Yes	No	No

Re - letter existing c through f as d through g.

Page 22. add (k) Townhouse developments, as controlled in Article X, Section 4, shall be allowed in Residence B, C-1, C-2, C-3, and Business A, A-1, and B districts.

Page 23. add a footnote (k) to "Table of Dimensional Requirements"

Page 27. Article VI

in Section 2. Frontage and Reduction of Area

delete #1 and add:

1. No building shall be erected on a lot which does not have at least twenty feet of frontage on a street. This paragraph shall not apply to townhouse developments.

in #2, delete the third sentence.

add in its place:

This paragraph shall not apply in regard to subdivision of townhouse developments, as controlled in Article X, Section 5.

Page 33. Article VII Off-Street Parking and Loading Requirements

add after 3.1. c.

- d. For townhouse developments, a special permit may be granted for off-site parking facilities, as controlled in Article X, Section 6.

in #5

delete sentence #2 and add in its place:

Except in industrial districts and for townhouse developments which have received special permits as controlled in Article X, Section 6, no driveways or curb cuts shall exceed twenty-five feet in width.

In City Council **June 7, 1976**

Passed to a second reading at the City Council meeting held on

June 7, 1976 and on or after **June 21, 1976**

the question may be on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

City of Cambridge

In City Council June 7, 1976

The Ordinance

Committee

to which

was referred a proposed amendment to the Zoning Ordinances providing *for the Addition of a New Article* for Townhouse Development ~~Ordinance~~. *in Residence B, Residence C-1, 2 and 3*

The Ordinance committee met on May 27, 1976 at 6:30 P. M. in the City Council Chamber, City Hall, Cambridge, Mass.

Townhouse Development use is intended to overcome obstacles to Townhouse Development particular those existing in the Residence B and C-1 zones by providing special incentives such as increased allowable floor space, greater leniency in set back requirements, the ability to sub-divide lots to less than 5,000 square foot for the purpose of selling individual dwellings.

~~XXXX~~ **Reports**, After hearing the committee on Ordinance established that this ordinance encourages the development of owner-occupied houses instead of apartment-house development.

Based on issues raised by testimony from an existing developer and a representative from a neighborhood association, the committee agreed to send the proposed amendment back to the Planning Board.

The particular questions raised at the hearing were:-

1. The set back requirements for corner lots.
2. Set back requirements on front yard from 10' to 15'.
3. How this ordinance might encourage low and moderate income ownership.

For the Committee,

Councillor David Clem,
Chairman.

REPORT

Committee on

JUN 10 1978

RECEIVED BY
OFFICE OF CITY CLERK

MASSACHUSETTS
OFFICE OF THE REGISTER

ARTICLE X TOWNHOUSE DEVELOPMENT ORDINANCE
CAMBRIDGE, MASS.

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In a townhouse development, the maximum permitted floor area ratio in districts where townhouse developments are permitted shall be:

- a. Residence B: .75
- b. Residence C: 1.0
- c. Other districts: 1.0 or the existing floor area ratio of the district, whichever is less restrictive

3. Maximum Height

In a townhouse development, the maximum permitted height shall be four habitable stories and the maximum height of the cornice line shall be 35 feet.

4. Yard Requirements

In a townhouse development the following yard requirements shall be provided unobstructed:

a. Front Yard:

The least of the following shall be the minimum front yard depth.

1. 10 feet
2. The average of the setbacks of the buildings, other than accessory buildings, on the lots adjacent thereto on either side. A vacant lot or a lot occupied by a building set back more than ten feet shall be considered as though occupied by a building set back ten feet.

b. Side Yard: The maximum required side yard depth shall be 10 feet.

c. Rear Yard: The minimum side yard depth shall be 20 feet.

5. Minimum Usable Open Space

In a townhouse development, the minimum ratio of usable open space, as defined in Article II, Section 3, to lot area shall be 25%.

Section 5. Subdivided Lots

A developer, or any subsequent owner, who desires to subdivide a townhouse development must record a subdivision plan with the Registry of Deeds of Middlesex County. A copy of the recorded subdivision plan must also be filed with the Building Commissioner. Subdivided lots may be less than 5,000 square feet and must include an individual dwelling, together with front and rear yards or rights to yards in common areas.

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- c) the required parking facilities may be provided on lots not more than two hundred feet away from the building to be served, subject to the conditions set forth in Article VII, Section 3.2.

In the event that the Director of Traffic and Parking does not concur with the granting of a Special Permit, the Board of Zoning Appeal must agree unanimously in order to grant such a Special Permit.

In a townhouse development which has been divided into subdivided lots under separate ownership, if off-street parking is not provided on the subdivided lots, then parking sufficient to meet the requirements of Article VII, Section 2, must be provided either on the townhouse development site or off-site, as provided in Article VII, Section 3.2, except as modified in this section.

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Article X

Subdivided Lot, as defined in Article X

Page 11. Article IV, Use Regulations

Under Residence after b insert Townhouse Development as follows:

Res.	Res.	Res.	Bus.	Bus.	Bus.	Ind.	Ind.
<u>A</u>	<u>B</u>	<u>C</u>	<u>A</u>	<u>A-1</u>	<u>B</u>	<u>A</u>	<u>B</u>
1 + 2		1, 2, 3					

c. Townhouse Development (as controlled in Article X)	No	Yes	Yes	Yes	Yes	Yes	No	No
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City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-six

AN ORDINANCE

In amendment to an Ordinance entitled: "Zoning Ordinances of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:

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Changes to Existing Ordinance

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Under Residence after b insert Townhouse Development as follows:

Res. <u>A</u> 1 + 2	Res. <u>B</u>	Res. <u>C</u> 1, 2, 3	Bus. <u>A</u>	Bus. <u>A-1</u>	Bus. <u>B</u>	Ind. <u>A</u>	Ind. <u>B</u>
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c. Townhouse Development (as controlled in Article X)	No	Yes	Yes	Yes	Yes	Yes	No	No
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Re - letter existing c through f as d through g.

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Page 33. Article VII Off-Street Parking and Loading Requirements

add after 3.1. c.

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In City Council

Passed to a second reading at the City Council meeting held on

and on or after

the question may be on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

April 13, 1976

The Honorable, the City Council
City Hall
Cambridge, Massachusetts

Subject: Zoning Petition - Townhouse Development

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, April 6, 1976 at 7:30 P.M., on a petition by the Planning Board to amend the Zoning Ordinance of the City of Cambridge by the creation of a new use entitled "Townhouse Development" which would permit Townhouse construction in Residence B, Residence C 1, 2, and 3, and Business A and A-1 districts as a matter of right. This amendment would NOT CHANGE in any way development standards for other uses in these zones.

On the basis of testimony presented at the public hearing and information provided by the Community Development Department staff, the Planning Board recommends that this petition be APPROVED.

1. Townhouse Development

This amendment has been proposed to encourage the development of one and two family townhouses. It will promote the development of family units, create opportunities for home ownership and encourage development designs which are compatible with traditional neighborhood development patterns.

Presently, multi-unit construction is of the "Arlington Pill-Box" type which is generally square and bulky with virtually no family units provided. This type of construction has often negatively impacted Cambridge with respect to population composition, design and scale, and commitment to the neighborhood by its occupants.

2. Conclusions

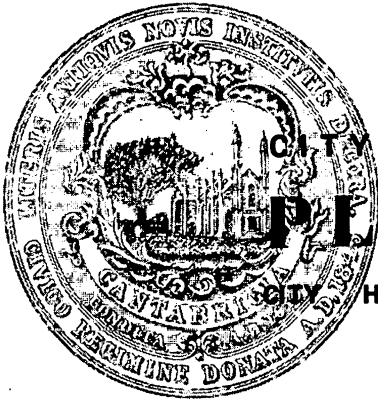
Recently, neighborhoods have organized so as to have a greater voice in decisions affecting them. This has taken the form of down-zoning petitions and, in some

cases design review of proposed structures. The Planning Board feels that the proposed zoning amendment which would facilitate the construction of Townhouses helps to reconcile the concerns of neighborhood residents with the rights of land owners to develop their lots.

3. Recommendation

In view of the desirability of Cambridge as a place to live and the intensive development pressures stemming therefrom, it is essential that the City of Cambridge attempt to direct development into forms acceptable to both developers and residents.

The Planning Board recommends that this petition be APPROVED.



OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

April 28, 1976

The Honorable, the City Council
City Hall
Cambridge, Massachusetts 02139

Dear Councillors:

The Planning Board is pleased to transmit its recommenda-
tion on its petition to facilitate townhouse development.

Very truly yours,

For the Planning Board

Alfred B. Cohn

Alfred B. Cohn
Vice Chairman

ABC:jp
Enclosure



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

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Subject: Zoning Petition - Townhouse Development

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, April 6, 1976 at 7:30 P.M., on a petition by the Planning Board to amend the Zoning Ordinance of the City of Cambridge by the creation of a new use entitled "Townhouse Development" which would permit Townhouse construction in Residence B, Residence C 1, 2, and 3, and Business A and A-1 districts as a matter of right. This amendment would NOT CHANGE in any way development standards for other uses in these zones.

On the basis of testimony presented at the public hearing and information provided by the Community Development Department staff, the Planning Board recommends that this petition be APPROVED.

1. Townhouse Development

This amendment has been proposed to encourage the development of one and two family townhouses. It will promote the development of family units, create opportunities for home ownership and encourage development designs which are compatible with traditional neighborhood development patterns.

Presently, multi-unit construction is of the "Arlington Pill-Box" type which is generally square and bulky with virtually no family units provided. This type of construction has often negatively impacted Cambridge with respect to population composition, design and scale, and commitment to the neighborhood by its occupants.

2. Conclusions

Recently, neighborhoods have organized so as to have a greater voice in decisions affecting them. This has taken the form of down-zoning petitions and, in some

cases design review of proposed structures. The Planning Board feels that the proposed zoning amendment which would facilitate the construction of Townhouses helps to reconcile the concerns of neighborhood residents with the rights of land owners to develop their lots.

3. Recommendation

In view of the desirability of Cambridge as a place to live and the intensive development pressures stemming therefrom, it is essential that the City of Cambridge attempt to direct development into forms acceptable to both developers and residents.

The Planning Board recommends that this petition be APPROVED.

City of Cambridge

In City Council.....June 7, 1976.....

The

Committee On Ordinance

to which was referred the petition of Councillor Francis Duehay and the report of the Planning Board approving the proposed amendment to the Zoning Ordinance providing for the addition of a new article IX which would regulate the establishment and maintenance of a Community Residence and Personal Care Lodging Houses by a special permit procedure, after hearing held on May 27, 1976.

Reports, That the proposed amendment be reported favorably to the City Council and be passed to a second reading.

For the Committee

David E. Clem
Chairman

23-0

Ordinance re: Townhouse
Development

June 7, 1976