



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 after Article VIII a new Article IX entitled: "Community Residence" which reads as follows:-

ARTICLE IX COMMUNITY RESIDENCE AND PERSONAL CARE LODGING HOUSE

Section 1. Statement of Purpose.

This Article of the Zoning Ordinances of the City of Cambridge is hereby adopted to regulate the creation and maintenance of Community Residences or Personal Care Lodging House in Cambridge for the protection of the health, safety and welfare of the people living in Community Residences or Personal Care Lodging House and of the public. This Article is intended to ensure that all Community Residences or Personal Care Lodging Houses are established and maintained under the guidance of a duly authorized agency of the Commonwealth of Massachusetts or of the City and that they comply with applicable health and safety laws and regulations. Further, this Article is intended to prevent the concentration of Community Residences and Personal Care Lodging Houses in any one area of Cambridge, which concentration would tend to cause an institutional setting in that area.

Section 2. Definitions.

A. Community Residence

1. A dwelling in which:-

a. the sponsor or caretaker provides, or arranges for the provision of varying degrees of personal supervision, personal care, and personal relationship, in a residential environment, to persons residing therein, with mental physical, or social problems, such as alcoholism, drug dependence, mental disorders, juvenile delinquency, or

City of Cambridge

other problems in which the resident has special needs or requires special care; and

- b. the sponsor or caretaker is acting in collaboration with and under regulation, licensure, or certification of one or more of the agencies of the Commonwealth, including but not limited to, the departments of Public Health, Mental Health, Corrections, Youth Services, or the Division of Alcoholism, or the Committee on Law Enforcement, or the Office for Children, or the Commission for the Blind.
2. A Community Residence may include a facility referred to as a Halfway House, a Personal Care Residence, a Group Facility, a Group Care Facility, a Group Home, a Community Transitional Facility, or by any other terminology, provided the conditions described above in paragraph a. are satisfied.
 3. For the purpose of this Article Community Residences shall not include, lodging houses as defined in Chapter 140, Section 22 of the Massachusetts General Laws or in Article II of this ordinance, except as defined in Section 2, paragraph b. below.

B. Personal Care Lodging House

A dwelling where lodgings are let to four or more persons not within the second degree of kinship to the person conducting it, and where the person conducting it provides varying degrees of personal supervision, personal care and personal relationship, in a residential environment, to persons residing therein, with mental, physical, or social problems, such as alcoholism, drug dependence, mental disorders, juvenile delinquency, or other problems in which the residents has special needs or requires special care.

C. Group Quarters

A living arrangement for groups containing four or more persons not related to the person in charge.

D. Neighborhood

That geographical area within Cambridge whose boundaries are defined on the Cambridge Planning Board's map entitled Cambridge Neighborhoods, as attached hereto and incorporated herein by reference.

City of Cambridge

Section 3. Special Permit Required for Community Residence or Personal Care Lodging House

- A. No Community Residence or Personal Care Lodging House shall be established or maintained in Cambridge unless such Community Residence or Personal Care Lodging House has obtained a Special Permit as required in Article 1, Section 5, but any such Special Permit shall be for a term not in excess of two years. Such Special Permit must be renewed on expiration of the initial Special Permit, and every two years thereafter, after hearing in accordance with the criteria stated below.
- B. At the time of application for a special permit the applicant shall file with the secretary to the Board of Zoning Appeal.

For Community Residence:

1. A copy of the applications filed with the appropriate State agency stating the program and plan for operation to be pursued by the Community Residence plus any additional regulations required by the appropriate agency.
2. A letter from the appropriate State agency stating approval of the proposed Community Residence at the proposed location and its sponsor contingent on special permit approval.

For Personal Care Lodging House:

1. A letter of approval or renewal of license from the Licensing Commission, City of Cambridge.

Special Permit Criteria

The Board of Zoning Appeal shall grant or renew a Special Permit for the establishment of a Community Residence or Personal Care Lodging House in accordance with the procedures outlined in Article 1., Section 4 of this ordinance if the Board finds that such Community Residence or Personal Care Lodging House has met all of the following criteria.

1. The operation of the Community Residence or Personal Care Lodging House as proposed, must not result in bringing the number of Community Residences and Personal Care Lodging Houses within that same neighborhood above one such Residence or Personal Care Lodging House for every 5000 population, or any increment exceeding one half of that number, living in other than Group Quarters within that same neighborhood, as determined by the most recent UNITED STATES CENSUS

City of Cambridge

computing the total number of each Residences or Personal Care Lodging Houses within a particular neighborhood, the number of Community Residences and Personal Care Lodging Houses that were in existence at the time of the enactment of this Article shall be included. (See Cambridge Neighborhoods Map).

2. A Community Residence or Personal Care Lodging House shall house no more than 20 persons, exclusive of staff.
3. The Board may refuse to grant a Special Permit for the establishment of a Community Residence or Personal Care Lodging House at a location that is 300 feet or less from an existing Community Residence or Personal Care Lodging House.
4. A Community Residence or Personal Care Lodging House must have a House Committee,
 - a. 50% of whose members live within 500 feet of the Community Residence or Personal Care Lodging House with the remaining members living within the neighborhood in which the Community Residence or Personal Care Lodging House will be located; and
 - b. whose purpose it will be to assist in coordinating the programs and activities of the Community Residence or Personal Care Lodging House with the needs of the Cambridge Community, and to act as a liaison between the Community Residence or Personal Care Lodging House and the neighborhood in which such Residence or Personal Care Lodging House is located; and
 - c. who will begin work within six months of the effective date of the Community Residence or Personal Care Lodging House Permit.
5. The occupants and staff of a Community Residence or Personal Care Lodging House shall not develop off-street parking spaces beyond those provided or rented at the time the special permit is granted.
6. The Board of Zoning Appeal may require as a condition of the Special Permit such standards of exterior and interior repair and maintenance planting, screening, fencing, etc., as in its discretion it may deem appropriate.
7. The Board of Zoning Appeal may renew a Special Permit upon receipt of satisfactory evidence that the operation of the Community Residence or Personal Care Lodging House has been quiet,

City of Cambridge

orderly, and in conformance with this Ordinance, has not resulted in excessive complaints to the Police Department and has not involved disturbance to the neighborhood.

8. A Community Residence or Personal Care Lodging House must have been inspected by the Housing Inspection Division of the Cambridge Department of Health and Hospitals and this Department must have found in writing that, for the use proposed, the property is in compliance with the Cambridge Housing Code and the Massachusetts Sanitary Code, including, but not limited to the minimum space requirements for each occupant.
9. The Community Residence or Personal Care Lodging House must have been inspected by the Cambridge Fire and Building Departments and each of these Departments must have found in writing that, for the use proposed, the property is in compliance with the applicable fire and building codes.

DISTRIBUTION OF COMMUNITY RESIDENCES BY NEIGHBORHOOD

<u>NEIGHBORHOOD</u>	<u>TOTAL POPULATION*</u>	<u>POPULATION LIVING IN GROUP QUARTERS*</u>	<u>DIFFERENCE</u>	<u>Number of Residences per 5000</u>
1 (East Cambridge)	5,776	74	5,702	1
2	4,047	2,415	1,632	0
3	7,459	8	7,451	1
4	7,418	73	7,345	1
5 (Cambridgeport)	9,170	261	8,909	2
6 (Mid Cambridge)	14,823	3,021	11,802	2
7 (Riverside)	9,747	2,964	6,783	1
8	5,851	1,635	4,216	1
9	10,620	1,123	9,497	2
10	11,070	700	10,370	2
11 (North Cambridge)	12,155	334	11,821	2
12 (Cambridge Highlands)	561	13	548	0
13 (Strawberry Hill)	<u>1,664</u>	<u>31</u>	<u>1,633</u>	<u>0</u>
TOTALS	100,361	12,652	87,709	15

* Based on 1970 U. S. Census

ADDITIONAL TEXT CHANGES
TO ACCOMPANY THE
COMMUNITY RESIDENCE PETITION

1. In ARTICLE II "Definitions" renumber 5 through 35, so that numbers read 6 through 37.

2. In ARTICLE II "Definitions", add after number 4, "5. Community Residence. See Article IX, Section 2.A."

So that text shall read

"4. Building Line. A line.....of the General Laws.

5. Community Residence. See Article IX, Section 2.A.

6. District. A Section.....are uniform."

3. In ARTICLE II "Definitions", and after number 25, "26. Personal Care Lodging House. See Article IX, Section 2.b.

So that text shall read

"25. Nonconforming Use. Any Structure.....became effective.

26. Personal Care Lodging House. See Article IX, Section 2.B.

27. Public Open Space. Public Parks.....to the sky."

4. In ARTICLE II "Definitions" Paragraph 13. Family, delete the number "Five" and add "Four",

So that text shall read

"13. Family, one or more.....that a group of four or more..... constitute a family.

5. In ARTICLE II "Definitions" paragraph 18. Lodging House., delete the number "Five" and add "Four".

So that text shall read

"18. Lodging House. A dwelling where.....let to four or moreor philanthropic institutions,

6. In ARTICLE IV "Use Regulations" Section 2, Subsection 1. Residence, e. delete "or" and add after Lodging House, "** Personal Care

Lodging House.

****Personal Care Lodging House by Special Permit in C-2 and C-3 only no in C-1.**

So that text shall read

"e. Non-family accommodations:.....Lodging House, or ****Personal Care Lodging House.**

****Personal Care Lodging House by Special Permit in C-2 and C-3 only no in C-1.**

Res.

C.
1, 2, 3

Yes*
SP**"

7. In ARTICLE IV "Use Regulations" Section 2, Subsection 1. Residence, add after f. Item

	Res	Res	Res	Off	Bus	Bus	Bus	Ind	Ind"
"g. Community Residence	<u>A</u>	<u>A</u>	<u>C</u>	<u>1-2-3</u>	<u>A</u>	<u>A-1</u>	<u>B</u>	<u>A</u>	<u>B</u>
	1&2	Sp	1, 2, 3	Sp	Sp	Sp	Sp	No	No
	Sp		Sp						

so that text shall read

"g. trailer park or mobile home park

	Res	Res	Res	Off	Bus	Bus	Bus	Ind	Ind"
g. Community Residence	<u>A</u>	<u>B</u>	<u>C</u>	<u>1-2-3</u>	<u>A</u>	<u>A-1</u>	<u>B</u>	<u>A</u>	<u>B</u>
	1&2	Sp	1, 2, 3	Sp	Sp	Sp	Sp	No	No
	Sp		Sp						

In City Council June 21, 1976

Passed to be ordained by a yea and nay vote:- Yeas 8; Nays 0; Absent 1.

James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.

Unfinished Business -

City of Cambridge

MOTION OF Councilor Clem - MASSACHUSETTS

In City Council *June 21* 1976

VOTE OF City Council on Community Residence Ordinance

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

8 0 1 0

Passed to be Ordained as Submitted

City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Six

Introduced by Councillor Duehay

AN ORDINANCE

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City of Cambridge

other problems in which the resident has special needs or requires special care; and

- b. the sponsor or caretaker is acting in collaboration with and under regulation, licensure, or certification of one or more of the agencies of the Commonwealth, including but not limited to, the departments of Public Health, Mental Health, Corrections, Youth Services, or the Division of Alcoholism, or the Committee on Law Enforcement, or the Office for Children, or the Commission for the Blind.
2. A Community Residence may include a facility referred to as a Halfway House, a Personal Care Residence, a Group Facility, a Group Care Facility, a Group Home, a Community Transitional Facility, or by any other terminology, provided the conditions described above in paragraph a. are satisfied.
 3. For the purpose of this Article Community Residences shall not include, lodging houses as defined in Chapter 140, Section 22 of the Massachusetts General Laws or in Article II of this ordinance, except as defined in Section 2, paragraph b. below.

B. Personal Care Lodging House

A dwelling where lodgings are let to four or more persons not within the second degree of kinship to the person conducting it, and where the person conducting it provides varying degrees of personal supervision, personal care and personal relationship, in a residential environment, to persons residing therein, with mental, physical, or social problems, such as alcoholism, drug dependence, mental disorders, juvenile delinquency, or other problems in which the residents has special needs or requires special care.

C. Group Quarters

A living arrangement for groups containing four or more persons not related to the person in charge.

D. Neighborhood

That geographical area within Cambridge whose boundaries are defined on the Cambridge Planning Board's map entitled Cambridge Neighborhoods, as attached hereto and incorporated herein by reference.

City of Cambridge

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A. No Community Residence or Personal Care Lodging House shall be established or maintained in Cambridge unless such Community Residence or Personal Care Lodging House has obtained a Special Permit as required in Article 1., Section 5. Such Special Permit must be renewed biennially after hearing in accordance with the criteria stated below.

B. At the time of application for a special permit the applicant shall file with the secretary to the Board of Zoning Appeal.

For Community Residence:

1. A copy of the applications filed with the appropriate State agency stating the program and plan for operation to be pursued by the Community Residence plus any additional regulations required by the appropriate agency.
2. A letter from the appropriate State agency stating approval of the proposed Community Residence at the proposed location contingent on special permit approval.

For Personal Care Lodging House:

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Special Permit Criteria

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1. The operation of the Community Residence or Personal Care Lodging House as proposed, must not result in bringing the number of Community Residences and Personal Care Lodging Houses within that same neighborhood above one Residence for every 5000 population, or any increment exceeding one half of that number, living in other than Group Quarters within that same neighborhood, as determined by the most recent United States Census. For the purpose of computing

City of Cambridge

the total number of Residences within a particular neighborhood, the number of Community Residences that were in existence at the time of the enactment of this Article shall be included. (See Cambridge Neighborhoods Map).

2. A Community Residence or Personal Care Lodging House shall house no more than 20 persons, exclusive of staff.
3. The Board may refuse to grant a Special Permit for the establishment of a Community Residence or Personal Care Lodging House at a location that is 300 feet or less from an existing Community Residence or Personal Care Lodging House.
4. A Community Residence or Personal Care Lodging House must have a House Committee,
 - a. 50% of whose members live within 500 feet of the Community Residence or Personal Care Lodging House with the remaining members living within the neighborhood in which the Community Residence or Personal Care Lodging House will be located; and
 - b. whose purpose it will be to assist in coordinating the programs and activities of the Community Residence or Personal Care Lodging House with the needs of the Cambridge Community, and to act as a liaison between the Community Residence or Personal Care Lodging House and the neighborhood in which such Residence is located; and
 - c. who will begin work within six months of the effective date of the Community Residence or Personal Care Lodging House Permit.
5. The occupants and staff of a Community Residence or Personal Care Lodging House shall park no more automobiles than off-street parking spaces presently provided or rented.
6. The premises of a Community Residence or Personal Care Lodging House shall be in a reasonable state of repair within six months of the original permit and maintained in such condition.
7. The Board of Zoning Appeal may renew a Special Permit upon receipt of satisfactory evidence that the operation of the Community Residence or Personal Care Lodging House has been quiet,

City of Cambridge

orderly, and in conformance with this Ordinance, has not resulted in excessive complaints to the Police Department and has not involved disturbance to the neighborhood.

8. A Community Residence or Personal Care Lodging House must have been inspected by the Housing Inspection Division of the Cambridge Department of Health and Hospitals and this Department must have found that, for the use proposed, the property is in compliance with the Cambridge Housing Code and the Massachusetts Sanitary Code, including, but not limited to the minimum space requirements for each occupant.
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DISTRIBUTION OF COMMUNITY RESIDENCES BY NEIGHBORHOOD

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Res.

C
1, 2, 3

Yes*
SP**"

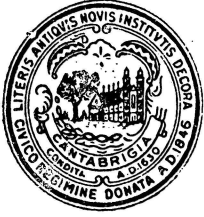
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	1&2	Sp	1, 2, 3	Sp	Sp	Sp	Sp	No	No
	Sp		Sp						

so that text shall read

"g. trailer park or mobile home park

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	1&2	Sp	1, 2, 3	Sp	Sp	Sp	Sp	No	No
	Sp		Sp						



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Five

Introduced By Councillor Duehay

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ARTICLE IX COMMUNITY RESIDENCE

Section 1. Statement of Purpose.

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City of Cambridge

B. the sponsor or caretaker is acting in collaboration with and under regulation, licensure, or certification of one or more of the agencies of the Commonwealth, including but not limited to, the departments of Public Health, Mental Health, Corrections, Youth Services, or the Division of Alcoholism, or the Committee on Law Enforcement, or the Office for Children, or the Commission for the Blind.

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A. No Community Residence shall be established or maintained in Cambridge unless such Community Residence has obtained a Special Permit as required in Article 1., Section 5.

B. Special Permit Criteria

The Board of Zoning Appeal shall grant a Special Permit for the establishment of a Community Residence in accordance with the procedures outlined in Article 1., Section 4 of this ordinance if the Board finds that such Community Residence has met all of the following criteria.

1. The operation of the Community Residence, as proposed, must not result in bringing the number of Community Residences within that same neighborhood above one Residence for every ~~2500~~ 2500 population, or any increment exceeding one half of that number, living in other than Group Quarters within that same neighborhood, as determined by the most recent United States Census. For the purpose of computing the total number of Residences within a particular neighborhood, the number of Community Residences that were in existence at the time of the enactment of this Article shall be included. (See Cambridge Neighborhoods Map)
2. The Board may refuse to grant a Special Permit for the establishment of a Community Residence at a location that is 300 feet or less from an existing Community Residence.
3. A Community Residence must have been inspected by the Housing Inspection Division of the Cambridge Department

of Health and Hospitals and this Department must have found that, for the use proposed, the property is in compliance with the Cambridge Housing Code and the Massachusetts Sanitary Code, including, but not limited to the minimum space requirements for each occupant.

4. The Community Residence must have been inspected by the Cambridge Fire and Building Departments and these Departments must have found that, for the use proposed, the property is in compliance with the applicable fire and building codes.

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TO ACCOMPANY THE
COMMUNITY RESIDENCE PETITION**

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"g. Community Residence	Res	Res	Res	Off	Bus	Bus	Bus	Ind	Ind"
	<u>A</u>	<u>B</u>	<u>C</u>	<u> </u>	<u>A</u>	<u>A-1</u>	<u>B</u>	<u>A</u>	<u>B</u>
	1&2 Sp	Sp	1,2,3 Sp	Sp	Sp	Sp	Sp	No	No

so that text shall read

"f. trailer park or mobile home park

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	1&2 Sp	Sp	1,2,3 Sp	Sp	Sp	Sp	Sp	No	No

Passed to a second reading at the meeting of _____ and on
or after _____ the question may be on passing to be
ordained.

ATTEST:- Paul E. Healy, City Clerk.

City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Six
Introduced by Councillor Duehay

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ARTICLE IX COMMUNITY RESIDENCE AND PERSONAL CARE LODGING HOUSE

Section 1. Statement of Purpose.

This Article of the Zoning Ordinances of the City of Cambridge is hereby adopted to regulate the creation and maintenance of Community Residences or Personal Care Lodging House in Cambridge for the protection of the health, safety and welfare of the people living in Community Residences or Personal Care Lodging House and of the public. This Article is intended to ensure that all Community Residences or Personal Care Lodging Houses are established and maintained under the guidance of a duly authorized agency of the Commonwealth of Massachusetts or of the City and that they comply with applicable health and safety laws and regulations. Further, this Article is intended to prevent the concentration of Community Residences and Personal Care Lodging Houses in any one area of Cambridge, which concentration would tend to cause an institutional setting in that area.

Section 2. Definitions.

A. Community Residence

1. A dwelling in which:-
 - a. the sponsor or caretaker provides, or arranges for the provision of varying degrees of personal supervision, personal care and personal relationship, in a residential environment, to persons residing therein, with mental, physical, or social problems, such as alcoholism, drug dependence, mental disorders, juvenile delinquency, or

City of Cambridge

other problems in which the resident has special needs or requires special care; and

- b. the sponsor or caretaker is acting in collaboration with and under regulation, licensure, or certification of one or more of the agencies of the Commonwealth, including but not limited to, the departments of Public Health, Mental Health, Corrections, Youth Services, or the Division of Alcoholism, or the Committee on Law Enforcement, or the Office for Children, or the Commission for the Blind.
2. A Community Residence may include a facility referred to as a Halfway House, a Personal Care Residence, a Group Facility, a Group Care Facility, a Group Home, a Community Transitional Facility, or by any other terminology, provided the conditions described above in paragraph a. are satisfied.
 3. For the purpose of this Article Community Residences shall not include, lodging houses as defined in Chapter 140, Section 22 of the Massachusetts General Laws or in Article II of this ordinance, except as defined in Section 2, paragraph b. below.

B. Personal Care Lodging House

A dwelling where lodgings are let to four or more persons not within the second degree of kinship to the person conducting it, and where the person conducting it provides varying degrees of personal supervision, personal care and personal relationship, in a residential environment, to persons residing therein, with mental, physical, or social problems, such as alcoholism, drug dependence, mental disorders, juvenile delinquency, or other problems in which the residents has special needs or requires special care.

C. Group Quarters

A living arrangement for groups containing four or more persons not related to the person in charge.

D. Neighborhood

That geographical area within Cambridge whose boundaries are defined on the Cambridge Planning Board's map entitled Cambridge Neighborhoods, as attached hereto and incorporated herein by reference.

City of Cambridge

Section 3. Special Permit Required for Community Residence or Personal Care Lodging House

- A. No Community Residence or Personal Care Lodging House shall be established or maintained in Cambridge unless such Community Residence or Personal Care Lodging House has obtained a Special Permit as required in Article 1, Section 5, but any such Special Permit shall be for a term not in excess of two years. Such Special Permit must be renewed on expiration of the initial Special Permit, and every two years thereafter, after hearing in accordance with the criteria stated below.
- B. At the time of application for a special permit the applicant shall file with the secretary to the Board of Zoning Appeal.

For Community Residence:

1. A copy of the applications filed with the appropriate State agency stating the program and plan for operation to be pursued by the Community Residence plus any additional regulations required by the appropriate agency.
2. A letter from the appropriate State agency stating approval of the proposed Community Residence at the proposed location and its sponsor contingent on special permit approval.

For Personal Care Lodging House:

1. A letter of approval or renewal of license from the Licensing Commission, City of Cambridge.

Special Permit Criteria

The Board of Zoning Appeal shall grant or renew a Special Permit for the establishment of a Community Residence or Personal Care Lodging House in accordance with the procedures outlined in Article 1., Section 4 of this ordinance if the Board finds that such Community Residence or Personal Care Lodging House has met all of the following criteria.

1. The operation of the Community Residence or Personal Care Lodging House as proposed, must not result in bringing the number of Community Residences and Personal Care Lodging Houses within that same neighborhood above one such Residence or Personal Care Lodging House for every 5000 population, or any increment exceeding one half of that number, living in other than Group Quarters within that same neighborhood, as determined by the most recent United States Census.

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computing the total number of each Residences or Personal Care Lodging Houses within a particular neighborhood, the number of Community Residences and Personal Care Lodging Houses that were in existence at the time of the enactment of this Article shall be included. (See Cambridge Neighborhoods Map).

2. A Community Residence or Personal Care Lodging House shall house no more than 20 persons, exclusive of staff.
3. The Board may refuse to grant a Special Permit for the establishment of a Community Residence or Personal Care Lodging House at a location that is 300 feet or less from an existing Community Residence or Personal Care Lodging House.
4. A Community Residence or Personal Care Lodging House must have a House Committee,
 - a. 50% of whose members live within 500 feet of the Community Residence or Personal Care Lodging House with the remaining members living within the neighborhood in which the Community Residence or Personal Care Lodging House will be located; and
 - b. whose purpose it will be to assist in coordinating the programs and activities of the Community Residence or Personal Care Lodging House with the needs of the Cambridge Community, and to act as a liaison between the Community Residence or Personal Care Lodging House and the neighborhood in which such Residence or Personal Care Lodging House is located; and
 - c. who will begin work within six months of the effective date of the Community Residence or Personal Care Lodging House Permit.
5. The occupants and staff of a Community Residence or Personal Care Lodging House shall not develop off-street parking spaces beyond those provided or rented at the time the special permit is granted.
6. The Board of Zoning Appeal may require as a condition of the Special Permit such standards of exterior and interior repair and maintenance planting, screening, fencing, etc., as in its discretion it may deem appropriate.
7. The Board of Zoning Appeal may renew a Special Permit upon receipt of satisfactory evidence that the operation of the Community Residence or Personal Care Lodging House has been quiet,

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- orderly, and in conformance with this Ordinance, has not resulted in excessive complaints to the Police Department and has not involved disturbance to the neighborhood.
8. A Community Residence or Personal Care Lodging House must have been inspected by the Housing Inspection Division of the Cambridge Department of Health and Hospitals and this Department must have found in writing that, for the use proposed, the property is in compliance with the Cambridge Housing Code and the Massachusetts Sanitary Code, including, but not limited to the minimum space requirements for each occupant.
 9. The Community Residence or Personal Care Lodging House must have been inspected by the Cambridge Fire and Building Departments and each of these Departments must have found in writing that, for the use proposed, the property is in compliance with the applicable fire and building codes.

DISTRIBUTION OF COMMUNITY RESIDENCES BY NEIGHBORHOOD

<u>NEIGHBORHOOD</u>	<u>TOTAL POPULATION*</u>	<u>POPULATION LIVING IN GROUP QUARTERS*</u>	<u>DIFFERENCE</u>	<u>Number of Residences per 5000</u>
1 (East Cambridge)	5,776	74	5,702	1
2	4,047	2,415	1,632	0
3	7,459	8	7,451	1
4	7,418	73	7,345	1
5 (Cambridgeport)	9,170	261	8,909	2
6 (Mid Cambridge)	14,823	3,021	11,802	2
7 (Riverside)	9,747	2,964	6,783	1
8	5,851	1,635	4,216	1
9	10,620	1,123	9,497	2
10	11,070	700	10,370	2
11 (North Cambridge)	12,155	334	11,821	2
12 (Cambridge Highlands)	561	13	548	0
13 (Strawberry Hill)	<u>1,664</u>	<u>31</u>	<u>1,633</u>	<u>0</u>
TOTALS	100,361	12,652	87,709	15

* Based on 1970 U. S. Census

ADDITIONAL TEXT CHANGES
TO ACCOMPANY THE
COMMUNITY RESIDENCE PETITION

1. In ARTICLE II "Definitions" renumber 5 through 35, so that numbers read 6 through 37.

2. In ARTICLE II "Definitions", add after number 4, "5. Community Residence. See Article IX, Section 2.A."

So that text shall read

"4. Building Line. A line.....of the General Laws.

5. Community Residence. See Article IX, Section 2.A.

6. District. A Section.....are uniform."

3. In ARTICLE II "Definitions", and after number 25, "26. Personal Care Lodging House. See Article IX, Section 2.b.

So that text shall read

"25. Nonconforming Use. Any Structure.....became effective.

26. Personal Care Lodging House. See Article IX, Section 2.B.

27. Public Open Space. Public Parks.....to the sky."

4. In ARTICLE II "Definitions" Paragraph 13. Family, delete the number "Five" and add "Four",

So that text shall read

"13. Family, one or more.....that a group of four or more..... constitute a family.

5. In ARTICLE II "Definitions" paragraph 18. Lodging House., delete the number "Five" and add "Four".

So that text shall read

"18. Lodging House. A dwelling where.....let to four or moreor philanthropic institutions,

6. In ARTICLE IV "Use Regulations" Section 2, Subsection 1. Residence, e. delete "cr" and add after Lodging House, "** Personal Care

Lodging House.

**Personal Care Lodging House by Special Permit in C-2 and C-3 only no in C-1.

So that text shall read

"e. Non-family accommodations:.....Lodging House, or
**Personal Care Lodging House.

**Personal Care Lodging House by Special Permit in C-2 and C-3 only no in C-1.

Res.

C.
1, 2, 3

Yes*

SP**"

7. In ARTICLE IV "Use Regulations" Section 2, Subsection 1. Residence, add after f. Item

	Res	Res	Res	Off	Bus	Bus	Bus	Ind	Ind"
"g. Community Residence	<u>A</u>	<u>A</u>	<u>C</u>	<u>1-2-3</u>	<u>A</u>	<u>A-1</u>	<u>B</u>	<u>A</u>	<u>B</u>
	1&2	Sp	1, 2, 3	Sp	Sp	Sp	Sp	No	No
	Sp		Sp						

so that text shall read

"g. trailer park or mobile home park

	Res	Res	Res	Off	Bus	Bus	Bus	Ind	Ind"
g. Community Residence	<u>A</u>	<u>B</u>	<u>C</u>	<u>1-2-3</u>	<u>A</u>	<u>A-1</u>	<u>B</u>	<u>A</u>	<u>B</u>
	1&2	Sp	1, 2, 3	Sp	Sp	Sp	Sp	No	No
	Sp		Sp						

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

In the Year One Thousand, Nine Hundred Seventy-Six

Introduced by Councillor Duehay

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 after Article VIII a new Article IX entitled: "Community Residence" which will read as follows:-

ARTICLE IX COMMUNITY RESIDENCE AND PERSONAL CARE LODGING HOUSE

Section 1. Statement of Purpose.

This Article of the Zoning Ordinances of the City of Cambridge is hereby adopted to regulate the creation and maintenance of Community Residences or Personal Care Lodging House in Cambridge for the protection of the health, safety and welfare of the people living in Community Residences or Personal Care Lodging House and of the public. This Article is intended to ensure that all Community Residences or Personal Care Lodging Houses are established and maintained under the guidance of a duly authorized agency of the Commonwealth of Massachusetts or of the City and that they comply with applicable health and safety laws and regulations. Further, this Article is intended to prevent the concentration of Community Residences and Personal Care Lodging Houses in any one area of Cambridge, which concentration would tend to cause an institutional setting in that area.

Section 2. Definitions.

A. Community Residence

1. A residence in which:-

- a. the sponsor or caretaker provides, or arranges for the provision of varying degrees of personal supervision, personal care and personal relationship, in a residential environment, to persons residing therein, with mental, physical, or social problems, such as alcoholism, drug dependence, mental disorders, juvenile delinquency, or

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other problems in which the resident has special needs or requires special care; and

- b. the sponsor or caretaker is acting in collaboration with and under regulation, licensure, or certification of one or more of the agencies of the Commonwealth, including but not limited to, the departments of Public Health, Mental Health, Corrections, Youth Services, or the Division of Alcoholism, or the Committee on Law Enforcement, or the Office for Children, or the Commission for the Blind.
2. A Community Residence may include a facility referred to as a Halfway House, a Personal Care Residence, a Group Facility, a Group Care Facility, a Group Home, a Community Transitional Facility, or by any other terminology, provided the conditions described above in paragraph a. are satisfied.
 3. For the purpose of this Article Community Residences shall not include, lodging houses as defined in Chapter 140, Section 22 of the Massachusetts General Laws or in Article II of this ordinance, except as defined in Section 2, paragraph b. below.

B. Personal Care Lodging House

A dwelling where lodgings are let to four or more persons not within the second degree of kinship to the person conducting it, and where the person conducting it provides varying degrees of personal supervision, personal care and personal relationship, in a residential environment, to persons residing therein, with mental, physical, or social problems, such as alcoholism, drug dependence, mental disorders, juvenile delinquency, or other problems in which the residents has special needs or requires special care.

C. Group Quarters

A living arrangement for groups containing four or more persons not related to the person in charge.

D. Neighborhood

That geographical area within Cambridge whose boundaries are defined on the Cambridge Planning Board's map entitled Cambridge Neighborhoods, as attached hereto and incorporated herein by reference.

City of Cambridge

Section 3. Special Permit Required for Community Residence or Personal Care Lodging House

- A. No Community Residence or Personal Care Lodging House shall be established or maintained in Cambridge unless such Community Residence or Personal Care Lodging House has obtained a Special Permit as required in Article 1., Section 5. Such Special Permit must be renewed biennially after hearing in accordance with the criteria stated below.
- B. At the time of application for a special permit the applicant shall file with the secretary to the Board of Zoning Appeal.

For Community Residence:

1. A copy of the applications filed with the appropriate State agency stating the program and plan for operation to be pursued by the Community Residence plus any additional regulations required by the appropriate agency.
2. A letter from the appropriate State agency stating approval of the proposed Community Residence at the proposed location contingent on special permit approval.

For Personal Care Lodging House:

1. A letter of approval or renewal of license from the Licensing Commission, City of Cambridge.

Special Permit Criteria

The Board of Zoning Appeal shall grant or renew a Special Permit for the establishment of a Community Residence or Personal Care Lodging House in accordance with the procedures outlined in Article 1., Section 4 of this ordinance if the Board finds that such Community Residence or Personal Care Lodging House has met all of the following criteria.

1. The operation of the Community Residence or Personal Care Lodging House as proposed, must not result in bringing the number of Community Residences and Personal Care Lodging Houses within that same neighborhood above one Residence for every 5000 population, or any increment exceeding one half of that number, living in other than Group Quarters within that same neighborhood, as determined by the most recent United States Census. For the purpose of computing

City of Cambridge

the total number of Residences within a particular neighborhood, the number of Community Residences that were in existence at the time of the enactment of this Article shall be included. (See Cambridge Neighborhoods Map).

2. A Community Residence or Personal Care Lodging House shall house no more than 20 persons, exclusive of staff.
3. The Board may refuse to grant a Special Permit for the establishment of a Community Residence or Personal Care Lodging House at a location that is 300 feet or less from an existing Community Residence or Personal Care Lodging House.
4. A Community Residence or Personal Care Lodging House must have a House Committee,
 - a. 50% of whose members live within 500 feet of the Community Residence or Personal Care Lodging House with the remaining members living within the neighborhood in which the Community Residence or Personal Care Lodging House will be located; and
 - b. whose purpose it will be to assist in coordinating the programs and activities of the Community Residence or Personal Care Lodging House with the needs of the Cambridge Community, and to act as a liaison between the Community Residence or Personal Care Lodging House and the neighborhood in which such Residence is located; and
 - c. who will begin work within six months of the effective date of the Community Residence or Personal Care Lodging House Permit.
5. The occupants and staff of a Community Residence or Personal Care Lodging House shall park no more automobiles than off-street parking spaces presently provided or rented.
6. The premises of a Community Residence or Personal Care Lodging House shall be in a reasonable state of repair within six months of the original permit and maintained in such condition.
7. The Board of Zoning Appeal may renew a Special Permit upon receipt of satisfactory evidence that the operation of the Community Residence or Personal Care Lodging House has been quiet,

C. C. 105

City of Cambridge

orderly, and in conformance with this Ordinance, has not resulted in excessive complaints to the Police Department and has not involved disturbance to the neighborhood.

8. A Community Residence or Personal Care Lodging House must have been inspected by the Housing Inspection Division of the Cambridge Department of Health and Hospitals and this Department must have found that, for the use proposed, the property is in compliance with the Cambridge Housing Code and the Massachusetts Sanitary Code, including, but not limited to the minimum space requirements for each occupant.
9. The Community Residence or Personal Care Lodging House must have been inspected by the Cambridge Fire and Building Departments and these Departments must have found that, for the use proposed, the property is in compliance with the applicable fire and building codes.

DISTRIBUTION OF COMMUNITY RESIDENCES BY NEIGHBORHOOD

<u>NEIGHBORHOOD</u>	<u>TOTAL POPULATION*</u>	<u>POPULATION LIVING IN GROUP QUARTERS*</u>	<u>DIFFERENCE</u>	<u>Number of Residences per 5000</u>
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* Based on 1970 U. S. Census

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TO ACCOMPANY THE
COMMUNITY RESIDENCE PETITION

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**Personal Care Lodging House by Special Permit in C-2 and C-3 only no in C-1.

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Res.

C
1, 2, 3

Yes*
SP**"

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	Res	Res	Res	Off	Bus	Bus	Bus	Ind	Ind"
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	1&2	Sp	1, 2, 3	Sp	Sp	Sp	Sp	No	No
	Sp		Sp						

so that text shall read

"g. trailer park or mobile home park

g. Community Residence	Res	Res	Res	Off	Bus	Bus	Bus	Ind	Ind"
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	1&2	Sp	1, 2, 3	Sp	Sp	Sp	Sp	No	No
	Sp		Sp						

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 the Year One Thousand, Nine Hundred Seventy-Six
Introduced by Councillor Duehay

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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other problems in which the resident has special needs or requires special care; and

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2. A Community Residence may include a facility referred to as a Halfway House, a Personal Care Residence, a Group Facility, a Group Care Facility, a Group Home, a Community Transitional Facility, or by any other terminology, provided the conditions described above in paragraph a. are satisfied.
 3. For the purpose of this Article Community Residences shall not include, lodging houses as defined in Chapter 140, Section 22 of the Massachusetts General Laws or in Article II of this ordinance, except as defined in Section 2, paragraph b. below.

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City of Cambridge

Section 3. Special Permit Required for Community Residence or Personal Care Lodging House

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- B. At the time of application for a special permit the applicant shall file with the secretary to the Board of Zoning Appeal.

For Community Residence:

1. A copy of the applications filed with the appropriate State agency stating the program and plan for operation to be pursued by the Community Residence plus any additional regulations required by the appropriate agency.
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computing the total number of each Residences or Personal Care Lodging Houses within a particular neighborhood, the number of Community Residences and Personal Care Lodging Houses that were in existence at the time of the enactment of this Article shall be included. (See Cambridge Neighborhoods Map).

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4. A Community Residence or Personal Care Lodging House must have a House Committee,
 - a. 50% of whose members live within 500 feet of the Community Residence or Personal Care Lodging House with the remaining members living within the neighborhood in which the Community Residence or Personal Care Lodging House will be located; and
 - b. whose purpose it will be to assist in coordinating the programs and activities of the Community Residence or Personal Care Lodging House with the needs of the Cambridge Community, and to act as a liaison between the Community Residence or Personal Care Lodging House and the neighborhood in which such Residence or Personal Care Lodging House is located; and
 - c. who will begin work within six months of the effective date of the Community Residence or Personal Care Lodging House Permit.
5. The occupants and staff of a Community Residence or Personal Care Lodging House shall not develop off-street parking spaces beyond those provided or rented at the time the special permit is granted.
6. The Board of Zoning Appeal may require as a condition of the Special Permit such standards of exterior and interior repair and maintenance planting, screening, fencing, etc., as in its discretion it may deem appropriate.
7. The Board of Zoning Appeal may renew a Special Permit upon receipt of satisfactory evidence that the operation of the Community Residence or Personal Care Lodging House has been quiet,

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- orderly, and in conformance with this Ordinance, has not resulted in excessive complaints to the Police Department and has not involved disturbance to the neighborhood.
8. A Community Residence or Personal Care Lodging House must have been inspected by the Housing Inspection Division of the Cambridge Department of Health and Hospitals and this Department must have found in writing that, for the use proposed, the property is in compliance with the Cambridge Housing Code and the Massachusetts Sanitary Code, including, but not limited to the minimum space requirements for each occupant.
 9. The Community Residence or Personal Care Lodging House must have been inspected by the Cambridge Fire and Building Departments and each of these Departments must have found in writing that, for the use proposed, the property is in compliance with the applicable fire and building codes.

DISTRIBUTION OF COMMUNITY RESIDENCES BY NEIGHBORHOOD

<u>NEIGHBORHOOD</u>	<u>TOTAL POPULATION*</u>	<u>POPULATION LIVING IN GROUP QUARTERS*</u>	<u>DIFFERENCE</u>	<u>Number of Residences per 5000</u>
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13 (Strawberry Hill)	<u>1,664</u>	<u>31</u>	<u>1,633</u>	<u>0</u>
TOTALS	100,361	12,652	87,709	15

* Based on 1970 U. S. Census

ADDITIONAL TEXT CHANGES
TO ACCOMPANY THE
COMMUNITY RESIDENCE PETITION

1. In ARTICLE II "Definitions" renumber 5 through 35, so that numbers read 6 through 37.
2. In ARTICLE II "Definitions", add after number 4, "5. Community Residence. See Article IX, Section 2.A."

So that text shall read

"4. Building Line. A line.....of the General Laws.

5. Community Residence. See Article IX, Section 2.A.

6. District. A Section.....are uniform."

3. In ARTICLE II "Definitions", and after number 25, "26. Personal Care Lodging House. See Article IX, Section 2.b.

So that text shall read

"25. Nonconforming Use. Any Structure.....became effective.

26. Personal Care Lodging House. See Article IX, Section 2.B.

27. Public Open Space. Public Parks.....to the sky."

4. In ARTICLE II "Definitions" Paragraph 13. Family, delete the number "Five" and add "Four",

So that text shall read

"13. Family, one or more.....that a group of four or more.....
constitute a family.

5. In ARTICLE II "Definitions" paragraph 18. Lodging House., delete the number "Five" and add "Four".

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"18. Lodging House. A dwelling where.....let to four or more
.....or philanthropic institutions,

6. In ARTICLE IV "Use Regulations" Section 2, Subsection 1. Residence, e. delete "or" and add after Lodging House, "** Personal Care

Lodging House.

**Personal Care Lodging House by Special Permit in C-2 and C-3 only no in C-1.

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**Personal Care Lodging House by Special Permit in C-2 and C-3 only no in C-1.

Res.

C
1, 2, 3

Yes*
SP**"

7. In ARTICLE IV "Use Regulations" Section 2, Subsection 1. Residence, add after f. Item

	Res	Res	Res	Off	Bus	Bus	Bus	Ind	Ind"
"g. Community Residence	<u>A</u>	<u>A</u>	<u>C</u>	<u>1-2-3</u>	<u>A</u>	<u>A-1</u>	<u>B</u>	<u>A</u>	<u>B</u>
	1&2	Sp	1, 2, 3	Sp	Sp	Sp	Sp	No	No
	Sp		Sp						

so that text shall read

"g. trailer park or mobile home park

	Res	Res	Res	Off	Bus	Bus	Bus	Ind	Ind"
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	1&2	Sp	1, 2, 3	Sp	Sp	Sp	Sp	No	No
	Sp		Sp						

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.

Proposed Amendment providing for a new
City of Cambridge
Article to zoning ordinance entitled "Community
Residence and Personal Care lodging Home.

MASSACHUSETTS

In City Council ----- 1976

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

CASPAR, INC.
CAMBRIDGE AND SOMERVILLE PROGRAM FOR ALCOHOLISM REHABILITATION
1348 Cambridge Street • Cambridge, Massachusetts 02139 • Telephone (617) 661-1316

BOARD OF DIRECTORS

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DOMENIC A. SIRACO

WALTER J. SULLIVAN

Executive Director

LENA M. DICICCO

Business Manager

ELLEN V. DOBBIN

Director of Clinical Services

IRA L. MINTZER, M.D.

Program Consultant

HILMA UNTERBERGER

Director of Evaluation

PEGGY JO WAGNER, PH.D.

Community Residences

JOHN H. GRIFFIN, Director

1348 Cambridge Street

Cambridge, Mass. 02139

661-1316

Alcoholism Intervention

Center

SALLY PICKHARDT, Director

Beacon at Kent Street

Somerville, Mass. 02143

628-6300

Alcohol and Drug

Education Program

LENA M. DICICCO, Director

162 Highland Avenue

Somerville, Mass. 02143

623-2080

Public Inebriate Program

IRA L. MINTZER, M.D., Director

1348 Cambridge Street

Cambridge, Mass. 02139

661-1316

Women's Program

NORMA FINKELSTEIN, Director

1348 Cambridge Street

Cambridge, Mass. 02139

661-1316

CASPAR DROP-IN CENTER

Fact Sheet

WHAT IS THE DROP-IN CENTER?

The CASPAR Drop-In Center is a program for homeless men and women from the Cambridge and Somerville area only. Its purpose is to serve homeless people by providing minimum basic necessities of food, shelter, and clothing. The Center will provide the homeless man and woman with an open door to the rest of the services of the Cambridge-Somerville Alcoholism Program. It will be an alternative to the street, protective custody, and the hospital emergency room for the homeless person, as well as an answer to the concern of the community for the safety and care of this population. It is our hope that this center will serve as one more opportunity for our homeless persons to start on the road to rehabilitation.

WHY IS IT NEEDED?

The Alcoholism Program received a grant from the Public Inebriate Program of the Federal Government 19 months ago to provide this service. Every major commitment in the grant has been realized except the Drop-In Center. Its need can be attested to by the statistics of the Emergency Walk-In Service at Cambridge Hospital. Visits due to alcoholism have quadrupled in the last 2 1/2 years. The Drop-In Center can do much to ease the tremendous burden placed on Cambridge Hospital, particularly its Emergency Room, as well as on the Cambridge Police.

HOW WILL IT OPERATE?

The Center will initially open from 5 PM in the afternoon to 9 AM in the morning. It will be a comfortable and safe environment with the entrance screened from the street and surrounding neighborhood. Inside the center homeless people may rest and relax in comfortable chairs. Showers and clean-up will be provided to those who request it. Simple meals will be served; breakfast in the morning, a main one-pot meal in the evening and coffee and snacks between meals. Laundry facilities will be available. Clean, used suitable clothing will

Contributions tax-deductible

Community Partner of the Cambridge-Somerville Mental Health and Retardation Center

be given to those who need it. The staff will be available at all times to do simple non-medical screening. If medical attention is necessary, transportation will be provided to the Emergency Room. The CASPAR station wagon will be available between 5 PM and 1 AM. Taxi service will also be used when necessary.

HOW WILL PEOPLE GET TO THE CENTER?

The admission policy of the Center will be by referral only. Referrals will be accepted from the Emergency Walk-in Service at Cambridge Hospital, the Intervention Center and the police. The Somerville Police will be encouraged to bring people to the Intervention Center and from there transportation will be provided to the Center. In the first months of operations, walk-ins will not be allowed. Exceptions to this will be made by the staff on an individual basis.

The Center will be run so as to intrude as little as possible on the surrounding community. The strict admission policy, simple rules and full staffing will keep community problems at a minimum. Continuing vigilance in the community by the staff should make this program fully as successful as other services provided by the Cambridge-Somerville Alcoholism Program and CASPAR.

TO: CAMBRIDGE CITY COUNCIL

FROM: WARD 5 DEMOCRATIC COMMITTEE

RE: PROPOSED DROP-IN CENTER FOR ALCOHOLICS AT 71 PEARL ST.

The Ward 5 Democratic Committee of Cambridge hereby wishes to express its unanimous opposition to plans by CASPAR Inc. to locate a wet drop-in center for alcoholics at 71 Pearl St. on the grounds that the location of this facility is plainly inappropriate in a residential neighborhood and will create a series of critically negative impacts on the entire resident population of the area, especially to children and elderly.

According to CASPAR Director, Dr. Ira Mintzer, this facility would be open from 5 p.m. to 9 a.m. It would serve inebriates from both Cambridge and Somerville who are referred by Cambridge and Somerville police as well as the Emergency Walk-In Service at Cambridge Hospital and the Intervention Center in Somerville. The main functions of the wet drop-in center would be to provide food, clothing and clean-up as needed for life support of its homeless clientele. Although CASPAR staff is planning for 20 to 25 clients, the building chosen is large enough to accommodate at least three times that number.

Caspar Inc. is a private non-profit corporation operating in Cambridge and Somerville. Its present operations include three halfway houses for men, a detoxification center, 10 beds at Cambridge Hospital and a dry drop-in center.

Funding for Caspar is from both State and Federal sources. State funding is through the Division of Alcohol Services, while Federal funding is through the Public Inebriation Program of H.E.W. The entire funding for the proposed facility is through the Federal Gov't.

Specifically, the objections of the Ward 5 Democratic Committee and its constituents are based on the following observations:

1. The proposed facility lies directly in the path traversed by large numbers of school aged children who use the newly opened branch library at Pearl and Franklin St. one block away.
2. This part of Pearl St. is a major pedestrian link for children walking to Webster and Blessed Sacrament schools as well as for children who attend the Greek school and walk home at 5:45 p.m.
3. Large numbers of elderly pass by the site enroute to Central Square shopping and transportation. With occupancy of the new elderly tower one block away, increased numbers of elderly will also pass by the site on their way to Blessed Sacrament and other churches.

(continued next page)

4. Due to the extensive curb cuts of the gasoline station across Pearl St., pedestrian traffic along Pearl St. is concentrated along the length of the proposed facility. Although the executive director of CASPAR Inc. has stated that users of the proposed facility will arrive and leave by privately arranged transportation, it appears impossible to guarantee that clients will not be loitering in the vicinity of the facility.

5. The laundromat across the street as well as door stoops of surrounding multi-family residences are likely gathering places for inebriates in all stages of drunkenness.

6. The Ward 5 Democratic Committee feels that the intrusion of the proposed facility into the neighborhood institutionalizes the presence of alcoholics in the area and encourages increased concentration of alcoholics.

7. The immediate area is presently host to a large number of community residences, including 2 Dare houses, Walker House, and Well-Met House. In addition there are many lodging houses which serve a transient population. Despite the severe oversaturation of the neighborhood with these and other institutions dealing with a variety of metropolitan-wide social problems, the residents of the neighborhood continue to struggle to preserve and improve the stability and quality of life of this residential area. The additional major impact of the proposed facility on what is presently a very delicate balance would unquestionably demoralize the movement toward stability and cause rapid disinvestment and disintegration of the neighborhood fabric.

The Ward 5 Democratic Committee is profoundly amazed that in this age of citizen participation there has been no opportunity for neighborhood input in any phase of the planning and site selection process, especially where Federal funding is involved. As of this writing there has been no official notice by CASPAR Inc. to the neighborhood regarding this facility, despite the fact that a lease is now in effect and staff is on site clearing out the building and preparing to begin renovations.

The Ward 5 Democratic Committee earnestly requests prompt action on your part to prevent the proposed facility from operating in this clearly inappropriate location.

For the Ward 5 Democratic Committee:


Domenic H. Christofaro Jr., Chairperson
May 20, 1976

A PROPONENT TO COUNCILOR DUEHAY'S AMENDMENT TO AN ORDINANCE ENTITLED.
"ZONING ORDINANCES OF THE CITY OF CAMBRIDGE".

I AM SPEAKING FOR THE AMENDMENT PRESENTED BY COUNCILOR DUEHAY BECAUSE WE
IN THE NEIGHBORHOOD HAVE BEEN GREATLY DISTURBED BY WHAT'S GOING ON IN OUR AREA.

WE ARE BEGINNING TO UNIFY AND ASSERT OURSELVES TO THE PROBLEMS CONFRONTING
US. YOU THE ELECTED OFFICIALS ON THE COUNCIL ALSO LIVE IN THE CITY. DO WE WANT A
CITY TO BE PROUD OF OR DO WE WANT ANOTHER COMBAT ZONE.

THE PROPER AUTHORITIES OR DEPT. HEADS SEEM TO US VERY LACKADAISICAL IN
ALLOWING AND ISSUING PERMITS OR LICENCES WITHOUT CONSULTING IN WRITING TO THE
ABUTTORS AND THE PEOPLE WITHIN 300 YDS. OF ANY GIVEN PROJECT OR LIQUOR ESTABLISHME
NT. WE IN OUR AREA WARD 5 AND WARD 2 PRCT. 5, HAVE MORE THAN OUR SHARE OF PROBLEMS

1 UNLICENCED ROOMING HOUSES.

2 TOO MANY LODGING AND ROOMING HOUSES.

3 HALFWAY HOUSES GALORE AND NOT PROPERLY SUPERVISED.

4 UNKEMPT PROPERTIES OWNED BY ABSEY LANDLORDS.

5 HARVARD AND M.I.T. USING US AS A DUMP.

6 UNLICENCED PARKING LOTS.

7 NONCONFORMING PARKING LOTS.

8 PROWLERS.

9 MUGGERS

10 A HOSTELRY ON HAMILTON ST. " UNDER THE GUISE OF A RELIGIOUS ORDER"

YOU THE CITY COUNCIL ARE ELECTED TO RUN THE CITY. YOU ALSO SELECT A CITY MGR.
TO MANAGE IT.

IT'S HIGH TIME WE TOOK THE BULL BY THE HORNS AND DO A PROPER JOB FOR ALL OUR
CITIZENS AND THE CITY ITSELF, AFTER ALL YOU ARE ELECTED AT LARGE.

THANK YOU FOR ALLOWING ME TO SAY A FEW WORDS.

SINCERELY

James W. Caragianes
JAMES W. CARAGIANES



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To James L. Sullivan
City Manager

Date June 11, 1976

From Paul E. Healy
City Clerk

Reference

Subject Residence located at 117 Hamilton Street

Councillor Russell requested that all inspectors of all departments concerned be sent to 117 Hamilton Street and report any violations of any code or ordinance with further request that the reports be sent to the City Council.

The Ordinance Committee requested an opinion from the City Solicitor regarding the operation of this house under the Zoning Laws and a determination whether an alleged "Religious Use" exempted this residence from any ordinance or statute.

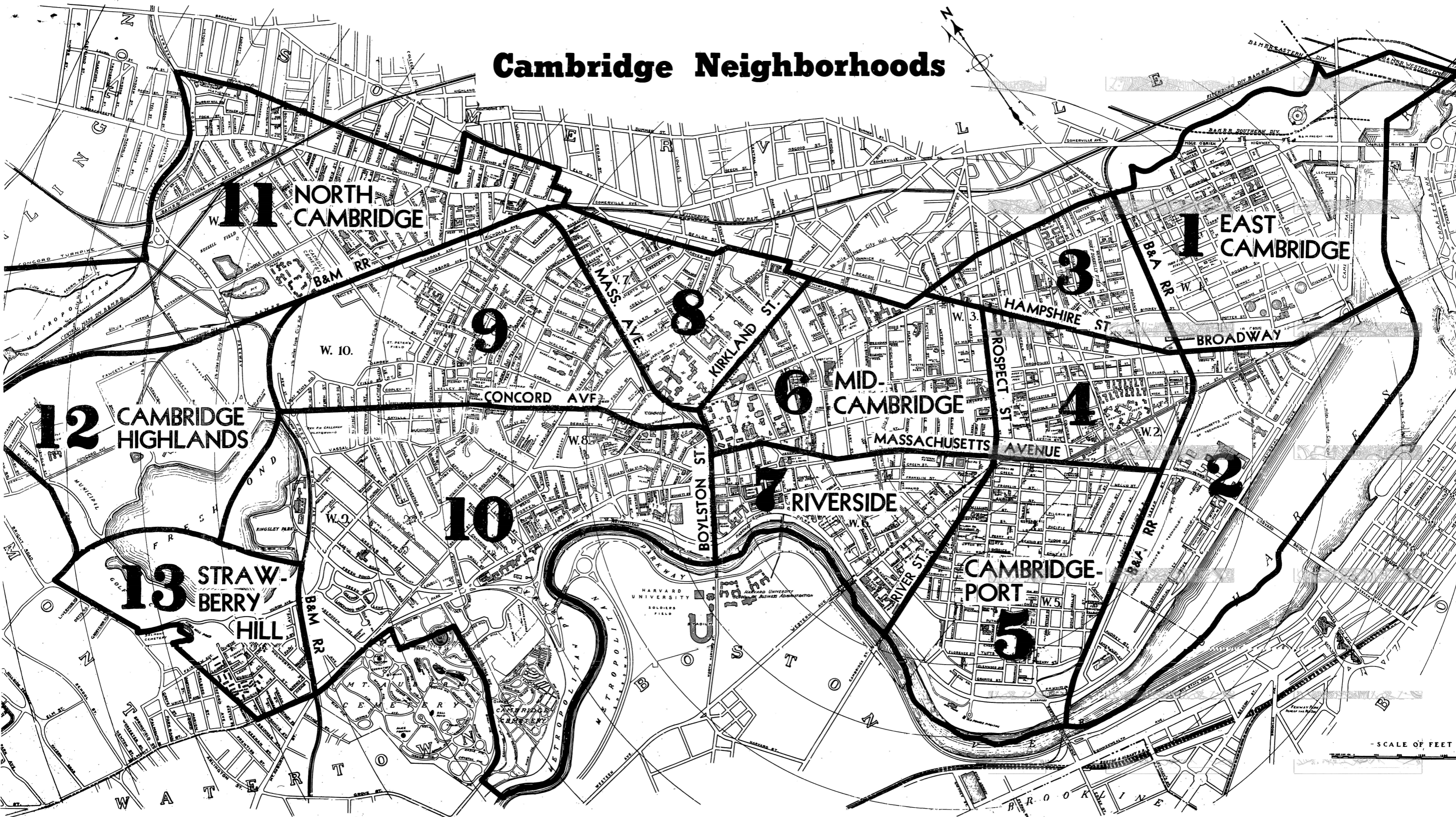
DISTRIBUTION OF COMMUNITY RESIDENCES BY NEIGHBORHOOD

<u>NEIGHBORHOOD</u>	<u>TOTAL POPULATION*</u>	<u>POPULATION LIVING IN GROUP QUARTERS*</u>	<u>DIFFERENCE</u>	<u>Number of Residences per 2500 5000</u>
1 (East Cambridge)	5,776	74	5,702	2 1
2	4,047	2,415	1,632	1 1
3	7,459	8	7,451	3 1
4	7,418	73	7,345	3 1
5 (Cambridgeport)	9,170	261	8,909	4 2
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TOTALS	100,361	12,652	87,709	3 18

* Based on 1970 U. S. Census

Recype

Cambridge Neighborhoods



1 NORTH CAMBRIDGE

2 EAST CAMBRIDGE

3

4 MID-CAMBRIDGE

5 CAMBRIDGE-PORT

6 CAMBRIDGE

7 CAMBRIDGE

8 CAMBRIDGE

9

10

12 CAMBRIDGE HIGHLANDS

13 STRAWBERRY HILL

- SCALE OF FEET



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 after Article VIII a new Article IX entitled: "Community Residence" which reads as follows:-

ARTICLE IX COMMUNITY RESIDENCE AND PERSONAL CARE LODGING HOUSE

Section 1. Statement of Purpose.

This Article of the Zoning Ordinances of the City of Cambridge is hereby adopted to regulate the creation and maintenance of Community Residences or Personal Care Lodging House in Cambridge for the protection of the health, safety and welfare of the people living in Community Residences or Personal Care Lodging House and of the public. This Article is intended to ensure that all Community Residences or Personal Care Lodging Houses are established and maintained under the guidance of a duly authorized agency of the Commonwealth of Massachusetts or of the City and that they comply with applicable health and safety laws and regulations. Further, this Article is intended to prevent the concentration of Community Residences and Personal Care Lodging Houses in any one area of Cambridge, which concentration would tend to cause an institutional setting in that area.

Section 2. Definitions.

A. Community Residence

1. A dwelling in which:-

a. the sponsor or caretaker provides, or arranges for the provision of varying degrees of personal supervision, personal care, and personal relationship, in a residential environment, to persons residing therein, with mental physical, or social problems, such as alcoholism, drug dependence, mental disorders, juvenile delinquency, or

City of Cambridge

other problems in which the resident has special needs or requires special care; and

- b. the sponsor or caretaker is acting in collaboration with and under regulation, licensure, or certification of one or more of the agencies of the Commonwealth, including but not limited to, the departments of Public Health, Mental Health, Corrections, Youth Services, or the Division of Alcoholism, or the Committee on Law Enforcement, or the Office for Children, or the Commission for the Blind.
2. A Community Residence may include a facility referred to as a Halfway House, a Personal Care Residence, a Group Facility, a Group Care Facility, a Group Home, a Community Transitional Facility, or by any other terminology, provided the conditions described above in paragraph a. are satisfied.
 3. For the purpose of this Article Community Residences shall not include, lodging houses as defined in Chapter 14D, Section 22 of the Massachusetts General Laws or in Article II of this ordinance, except as defined in Section 2, paragraph b. below.

B. Personal Care Lodging House

A dwelling where lodgings are let to four or more persons not within the second degree of kinship to the person conducting it, and where the person conducting it provides varying degrees of personal supervision, personal care and personal relationship, in a residential environment, to persons residing therein, with mental, physical, or social problems, such as alcoholism, drug dependence, mental disorders, juvenile delinquency, or other problems in which the residents has special needs or requires special care.

C. Group Quarters

A living arrangement for groups containing four or more persons not related to the person in charge.

D. Neighborhood

That geographical area within Cambridge whose boundaries are defined on the Cambridge Planning Board's map entitled Cambridge Neighborhoods, as attached hereto and incorporated herein by reference.

City of Cambridge

Section 3. Special Permit Required for Community Residence or Personal Care Lodging House

- A. No Community Residence or Personal Care Lodging House shall be established or maintained in Cambridge unless such Community Residence or Personal Care Lodging House has obtained a Special Permit as required in Article 1, Section 5, but any such Special Permit shall be for a term not in excess of two years. Such Special Permit must be renewed on expiration of the initial Special Permit, and every two years thereafter, after hearing in accordance with the criteria stated below.
- B. At the time of application for a special permit the applicant shall file with the secretary to the Board of Zoning Appeal.

For Community Residence:

1. A copy of the applications filed with the appropriate State agency stating the program and plan for operation to be pursued by the Community Residence plus any additional regulations required by the appropriate agency.
2. A letter from the appropriate State agency stating approval of the proposed Community Residence at the proposed location and its sponsor contingent on special permit approval.

For Personal Care Lodging House:

1. A letter of approval or renewal of license from the Licensing Commission, City of Cambridge.

Special Permit Criteria

The Board of Zoning Appeal shall grant or renew a Special Permit for the establishment of a Community Residence or Personal Care Lodging House in accordance with the procedures outlined in Article 1., Section 4 of this ordinance if the Board finds that such Community Residence or Personal Care Lodging House has met all of the following criteria.

1. The operation of the Community Residence or Personal Care Lodging House as proposed, must not result in bringing the number of Community Residences and Personal Care Lodging Houses within that same neighborhood above one such Residence or Personal Care Lodging House for every 5000 population, or any increment exceeding one half of that number, living in other than Group Quarters within that same neighborhood, as determined by the most recent United States Census.

City of Cambridge

computing the total number of each Residences or Personal Care Lodging Houses within a particular neighborhood, the number of Community Residences and Personal Care Lodging Houses that were in existence at the time of the enactment of this Article shall be included. (See Cambridge Neighborhoods Map).

2. A Community Residence or Personal Care Lodging House shall house no more than 20 persons, exclusive of staff.

here
3. The Board may refuse to grant a Special Permit for the establishment of a Community Residence or Personal Care Lodging House at a location that is 300 feet or less from an existing Community Residence or Personal Care Lodging House.

4. A Community Residence or Personal Care Lodging House must have a House Committee,

a. 50% of whose members live within 500 feet of the Community Residence or Personal Care Lodging House with the remaining members living within the neighborhood in which the Community Residence or Personal Care Lodging House will be located; and

b. whose purpose it will be to assist in coordinating the programs and activities of the Community Residence or Personal Care Lodging House with the needs of the Cambridge Community, and to act as a liaison between the Community Residence or Personal Care Lodging House and the neighborhood in which such Residence or Personal Care Lodging House is located; and

c. who will begin work within six months of the effective date of the Community Residence or Personal Care Lodging House Permit.

5. The occupants and staff of a Community Residence or Personal Care Lodging House shall not develop off-street parking spaces beyond those provided or rented at the time the special permit is granted.

6. The Board of Zoning Appeal may require as a condition of the Special Permit such standards of exterior and interior repair and maintenance planting, screening, fencing, etc., as in its discretion it may deem appropriate.

7. The Board of Zoning Appeal may renew a Special Permit upon receipt of satisfactory evidence that the operation of the Community Residence or Personal Care Lodging House has been quiet,

City of Cambridge

orderly, and in conformance with this Ordinance, has not resulted in excessive complaints to the Police Department and has not involved disturbance to the neighborhood.

8. A Community Residence or Personal Care Lodging House must have been inspected by the Housing Inspection Division of the Cambridge Department of Health and Hospitals and this Department must have found in writing that, for the use proposed, the property is in compliance with the Cambridge Housing Code and the Massachusetts Sanitary Code, including, but not limited to the minimum space requirements for each occupant.
9. The Community Residence or Personal Care Lodging House must have been inspected by the Cambridge Fire and Building Departments and each of these Departments must have found in writing that, for the use proposed, the property is in compliance with the applicable fire and building codes.

DISTRIBUTION OF COMMUNITY RESIDENCES BY NEIGHBORHOOD

26

<u>NEIGHBORHOOD</u>	<u>TOTAL POPULATION</u> ²	<u>POPULATION LIVING IN GROUP QUARTERS</u> ⁵	<u>DIFFERENCE</u> ⁵	<u>Number of Residences per 5000</u> ³
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* Based on 1970 U. S. Census

~~ADDITIONAL TEXT CHANGES 11~~
~~TO ACCOMPANY THE 3~~
~~COMMUNITY RESIDENCE PETITION 1~~

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 27. Public Open Space. Public Parks.....to the sky."
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- "13. Family, one or more.....that a group of four or more..... constitute a family.
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- "18. Lodging House. A dwelling where.....let to four or moreor philanthropic institutions,
6. In ARTICLE IV "Use Regulations" Section 2, Subsection 1. Residence, e. delete "or" and add after Lodging House, "** Personal Care

Lodging House.

**Personal Care Lodging House by Special Permit in C-2 and C-3 only no in C-1.

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Res.

C.
1, 2, 3

Yes*
SP**"

7. In ARTICLE IV "Use Regulations" Section 2, Subsection 1. Residence, add after f. Item

	Res	Res	Res	Off	Bus	Bus	Bus	Ind	Ind"
"g. Community Residence	<u>A</u>	<u>A</u>	<u>C</u>	<u>1-2-3</u>	<u>A</u>	<u>A-1</u>	<u>B</u>	<u>A</u>	<u>B</u>
	1&2 Sp	Sp	1, 2, 3 Sp	Sp	Sp	Sp	Sp	No	No

so that text shall read

"g. trailer park or mobile home park

	Res	Res	Res	Off	Bus	Bus	Bus	Ind	Ind"
g. Community Residence	<u>A</u>	<u>B</u>	<u>C</u>	<u>1-2-3</u>	<u>A</u>	<u>A-1</u>	<u>B</u>	<u>A</u>	<u>B</u>
	1&2 Sp	Sp	1, 2, 3 Sp	Sp	Sp	Sp	Sp	No	No

→ In City Council June 21, 1976

→ Passed to be ordained by a yea and nay vote:- Yeas 8; Nays 0;

Absent 1. *C. J. and his ordinance was passed to be ordained*

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

April 26, 1976

The Honorable, the City Council
City Hall
Cambridge, Massachusetts

SUBJECT: Zoning Petition - Regulation of Community Residences
and Personal Care Lodging Houses.

Dear Councillors:

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, April 20, 1976 on a petition by City Councillor Francis Duehay to amend the text of the Zoning Ordinance of the City of Cambridge by the addition of a new Article IX which would regulate the establishment and maintenance of Community Residences and Personal Care Lodging Houses by a Special Permit procedure.

The Planning Board recommends that the petition be APPROVED.

1. Background

Within the past few years there has been a radical change in the state policies toward rehabilitative programming. Instead of relying entirely on large, centralized institutions, the state has been setting up smaller, community based residences wherein people with problems such as mental retardation, delinquency, alcoholism or mental illness can live and receive treatment in a residential, "family" environment. These changes have been implemented rapidly in Massachusetts and problems have resulted which are not provided for under existing state and/or local laws. In addition, local agencies and private non-profit organizations have established Personal Care Lodging Houses to aid people with mental, physical or social problems.

Like most cities, Cambridge has chosen to place Community Residences and Personal Care Lodging Houses under rules and regulations pertaining to lodging houses. These regulations are contained in several codes and ordinances, including Zoning, Housing, Building, Fire, and Licensing. While most of the regulations are helpful in that they ensure the safety

of the people living in Community Residences and Personal Care Lodging Houses, the Zoning Ordinance has allowed an undue concentration of these facilities in certain neighborhoods.

In November of 1972 a number of Cambridgeport residents began voicing their concerns about the increasing numbers of Community Residences. In particular, the residents' concerns were as follows:

1. That, because of Zoning requirements, four out of the seven Halfway Houses in Cambridge had located in Cambridgeport and others were planning to locate within the same small area;
2. That under existing regulations houses were permitted to come into the city and into a neighborhood without providing any notice or information to the residents;
3. That there was no mechanism for community participation in the operation of the Residence or for the settling of difficulties between the neighborhood and the Residence.

The City Council and the Manager requested that the Planning Board study the problem and draft an amendment to the Zoning Ordinance which could help to meet some of the concerns expressed by the Cambridgeport residents.

A petition was drafted and forwarded to the City Council with a favorable recommendation after a Planning Board public hearing. At that time the proposal was tabled by the City Council due to a lack of consensus.

2. Community Residence and Personal Care Lodging House

A Community Residence is defined as follows:

A residence in which:

- a. the sponsor or caretaker provides, or arranges for the provision of varying degrees of personal supervision, personal care and personal relationship, in a residential environment, to persons residing therein, with mental, physical, or social problems, such as alcoholism, drug dependence, mental disorders, juvenile delinquency, or other problems in which the resident has special needs or requires special care; and
- b. the sponsor or caretaker is acting in collaboration with and under regulation, licensure, or certification of one or more of the agencies of the Commonwealth, including but not limited to, the departments of Public Health, Mental

Health, Corrections, Youth Services, or the Division of Alcoholism, or the Committee on Law Enforcement, or the Office for Children, or the Commission for the Blind.

2. A Community Residence may include a facility referred to as a Halfway House, a Personal Care Residence, a Group Facility, a Group Care Facility, a Group Home, a Community Transitional Facility, or by any other terminology, provided the conditions described above in paragraph a. are satisfied.
3. For the purpose of this Article Community Residences shall not include, lodging houses as defined in Chapter 140, Section 22 of the Massachusetts General Laws or in Article II of this ordinance, except as defined in Section 2, paragraph b. below.

A. Personal Care Lodging House is defined as follows:

A dwelling where lodgings are let to four or more persons not within the second degree of kinship to the person conducting it, and where the person conducting it provides varying degrees of personal supervision, personal care and personal relationship, in a residential environment, to persons residing therein, with mental, physical, or social problems, such as alcoholism, drug dependence, mental disorders, juvenile delinquency, or other problems in which the residents has special needs or requires special care.

B. Group Quarters

A living arrangement for groups containing four or more persons not related to the person in charge.

C. Neighborhood

That geographical area within Cambridge whose boundaries are defined on the Cambridge Planning Board's map entitled Cambridge Neighborhoods, as attached hereto and incorporated herein by reference.

3. Special Permit

In order to establish either of these facilities, a person or group would have to obtain a Special Permit which would require renewal biennially. This permit would be granted by the Board of Zoning Appeal only upon satisfaction of the following criteria:

Special Permit Criteria

The Board of Zoning Appeal shall grant or renew a Special Permit for the establishment of a Community Residence or Personal Care Lodging

House in accordance with the procedures outlined in Article 1., Section 4 of this ordinance if the Board finds that such Community Residence or Personal Care Lodging House has met all of the following criteria.

1. The operation of the Community Residence or Personal Care Lodging House as proposed, must not result in bringing the number of Community Residences and Personal Care Lodging Houses within that same neighborhood above one Residence for every 5000 population, or any increment exceeding one half of that number, living in other than Group Quarters within that same neighborhood, as determined by the most recent United States Census. For the purpose of computing the total number of Residences within a particular neighborhood, the number of Community Residences that were in existence at the time of the enactment of this Article shall be included. (See Cambridge Neighborhoods Map).
2. A Community Residence or Personal Care Lodging House shall house no more than 20 persons, exclusive of staff.
3. The Board may refuse to grant a Special Permit for the establishment of a Community Residence or Personal Care Lodging House at a location that is 300 feet or less from an existing Community Residence or Personal Care Lodging House.
4. A Community Residence or Personal Care Lodging House must have a House Committee,
 - a. 50% of whose members live within 500 feet of the Community Residence or Personal Care Lodging House with the remaining members living within the neighborhood in which the Community Residence or Personal Care Lodging House will be located; and
 - b. whose purpose it will be to assist in coordinating the programs and activities of the Community Residence or Personal Care Lodging House with the needs of the Cambridge Community, and to act as a liaison between the Community Residence or Personal Care Lodging House and the neighborhood in which such Residence is located; and
 - c. who will begin work within six months of the effective date of the Community Residence or Personal Care Lodging House Permit.
5. The occupants and staff of a Community Residence or Personal Care Lodging House shall park no more automobiles than off-street parking spaces presently provided or rented.

6. The premises of a Community Residence or Personal Care Lodging House shall be in a reasonable state of repair within six months of the original permit and maintained in such condition.
7. The Board of Zoning Appeal may renew a Special Permit upon receipt of satisfactory evidence that the operation of the Community Residence or Personal Care Lodging House has been quiet, orderly, and in conformance with this Ordinance, has not resulted in excessive complaints to the Police Department and has not involved disturbance to the neighborhood.
8. A Community Residence or Personal Care Lodging House must have been inspected by the Housing Inspection Division of the Cambridge Department of Health and Hospitals and this Department must have found that, for the use proposed, the property is in compliance with the Cambridge Housing Code and the Massachusetts Sanitary Code, including, but not limited to the minimum space requirements for each occupant.
9. The Community Residence or Personal Care Lodging House must have been inspected by the Cambridge Fire and Building Departments and these Departments must have found that, for the use proposed, the property is in compliance with the applicable fire and building codes.

4. Conclusions

The Planning Board feels that the proposed Community Residence/Personal Care Lodging House zoning regulations, are an excellent step towards solving the conflict which exists between neighborhood residents and the population of these group care facilities. In addition the primary purpose of the ordinance which is to ensure the safety of people living in these facilities and the safety of the public would be fulfilled.

The Planning Board recommends that this petition be APPROVED.

For the Cambridge Planning Board,

Alfred B. Cohn

Alfred B. Cohn

Vice-Chairman

DISTRIBUTION OF COMMUNITY RESIDENCES BY NEIGHBORHOOD

<u>NEIGHBORHOOD</u>	<u>TOTAL POPULATION*</u>	<u>POPULATION LIVING IN GROUP QUARTERS*</u>	<u>DIFFERENCE</u>	<u>Number of Residences per 2500 5200</u>
1 (East Cambridge)	5,776	74	5,702	2 1
2	4,047	2,415	1,632	1 1
3	7,459	8	7,451	3 1
4	7,418	73	7,345	3 1
5 (Cambridgeport)	9,170	261	8,909	4 2
6 (Mid Cambridge)	14,823	3,021	11,802	5 3
7 (Riverside)	9,747	2,964	6,783	3 2
8	5,851	1,635	4,216	4 1
9	10,620	1,123	9,497	4 2
10	11,070	700	10,370	4 2
11 (North Cambridge)	12,155	334	11,821	5 2
12 (Cambridge Highlands)	561	13	548	0
13 (Strawberry Hill)	<u>1,664</u>	<u>31</u>	<u>1,633</u>	<u>2</u> 0
TOTALS	100,361	12,652	87,709	3 18

* Based on 1970 U. S. Census

City of Cambridge

City Council Hearing Schedule - Week of May 24, 1976

- Monday, May 24, 1976
- 6:00 P. M. Hearing at the request of Councillor Danahy to discuss the delivery of adequate Health Services to the school children and the procedure followed in filling Nursing vacancies in the school system. Dr. Porter, Edna Skelley, R. N. and the Superintendent of Schools requested to attend. This hearing has been postponed due to prior commitments of the participants.
- 6:30 P. M. Hearing at the request of Councillor Clinton regarding complaints received about teenagers gathering in the Harvard and Essex Street area. Lt. Paolillo and residents of that area invited to attend.
- 7:00 P. M. Regular City Council Meeting.
- 7:00 P. M. Hearing at the request of Councillor Danahy to discuss the preparations and implementation of a desegregation plan in the school system. Superintendent of Schools, Members of the School Committee and Assistant Superintendent of Schools requested to attend.
- Tuesday, May 25, 1976
- 5:15 P. M. Meeting of the Sub-Committee on Personnel of the Finance Committee to discuss re-classification, training programs and an adequate notification for all personnel to apply for all positions.
- Thursday, May 27, 1976
- 6:00 P. M. Meeting of the Committee on Ordinance to discuss the proposed amendment to the Zoning Ordinance to provide for the regulations of Community Residence in the City of Cambridge.
- 6:30 P. M. Proposed amendment to the Zoning Ordinances relative to the creation of a new article providing for Townhouse Development in the City of Cambridge.

City of Cambridge

HEARING NOTICE

The Committee on Ordinances comprised of the entire membership of the City Council will hold a public hearing on **Thursday, May 27, 1976** at **6:00 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 new Article entitled: "Community Residence and Personal Care Lodging House."

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

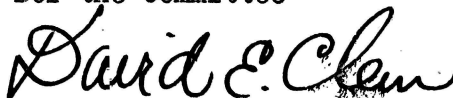
In City Council.....June 7, 1976.....

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

24-0

REPORT

Committee on

Ordinance re: Community
Residence and Personal
Care Lodging Houses.

June 7, 1976

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