

# City hospital services

(Continued from page 1)

teaching affiliations with Harvard University.

Mount Auburn has offered to admit any and all Cambridge women for deliveries regardless of their ability to pay, which is a key factor because of the free care, had bed burden Cambridge Hospital has had to bear.

"Mount Auburn has to take its share of the indigent," Greene explained. "This is one way to get the hospitals to share the burden of caring for the indigent instead of letting Cambridge taxpayers pay and pay."

## City offers funds for paint

For the third year, the Cambridge Historical Commission is offering grants to assist North Cambridge homeowners paint their houses. Funded by an allocation from the North Cambridge Stabilization Committee, the grants will pay 75 or 50 percent of the cost of painting, whichever is greater.

In the previous two years, the Commission has helped forty homeowners with this serious maintenance responsibility. The program has especially benefited the elderly by providing not only financial assistance, but also guidance and supervision of the work by the Historical Commission staff. One homeowner wrote that the grant "had truly lifted a heavy financial burden from me" and another said that the grant allowed her "to carry out other home improvements long neglected because of tight money."

To be eligible for assistance, homeowners must have resided at least one year in their Neighborhood 11 home, an area which extends on both sides of Massachusetts and Rindge Avenues from Porter Square to Arlington, and have an income which qualifies as low or moderate.

Owners must have their houses painted this summer, so act now. Applications are now being accepted. For more information or to apply for a grant contact Paul Bockelman at the Cambridge Historical Commission, City Hall Annex, 57 Inman Street, or call 498-9040.

Meanwhile, a Mass. General-Cambridge Hospital linkage would take a different form. Greene said Mass. General has no inpatient obstetric unit, so it sends the patients in its neighborhood health centers to various hospitals throughout the Boston area. The discussions with Mass. General center on Cambridge doing all deliveries while Mass. General continues doing its pre- and post-natal care in its centers.

For Cambridge Hospital, an agreement with Mass. General could mean 270 to 300 births a year, Greene said, and such numbers would give the facility's utilization woes a shot in the arm.

Again, though, the talks are still in the early stages. "It's very, very preliminary," said Martin Bander, a Mass. General spokesman. "We're talking to a number of hospitals on a number of things. This is nowhere near reality."

In addition, as the talks progress, other obstacles must be considered. For the city's part, Greene said the city council and the Health Policy Board must give their blessings.

The city must also come to terms with Mount Auburn and the private hospital's \$45 million Determination of Need (DON) application for expansion and modernization of its facilities. Greene said the city will want to know how the project, if approved, will impact on Cambridge's ability to attract patients.

Mount Auburn, too, has to win the approval of its own board of directors, according to Lynch. Moreover, state regulatory agencies, such as the area Health Services Agency, must view any joint venture favorably, be it an arrangement between Cambridge and Mount Auburn or Cambridge and Mass. General.

Greene said Cambridge Hospital also looked at possible arrangements with the Harvard Community Health Plan, Harvard University Health Services, and MIT Health Services, but the initial discussions were "not fruitful."

—ANTHONY BALDO



**FAMILY COOKOUT**—Linden Park Homes celebrated its first family cookout and block party last weekend on Wellington-Harrington Commemorative Way, named in honor of the community group which helped make the 54-unit townhouse development possible. Star Market and Anheuser Busch provided refreshments, with members of the community providing a wide array of foodstuffs. Shown from the left are Rui Goncalves, Richardo Vasquez and Auto Goncalves.

**Discount Fuel \$1.029** per gallon. **20% OFF** REGULAR DAILY RENTALS. **SAVE \$16.00 ON EVERY FILL-UP** 24 Hour Burner Service. **Port Oil Corp.** 926-3500. **407 MYSTIC AVENUE** MEDFORD, MA 02155. **Auto Rental** 391-3220.

**ELIMINATE FEAR OF DENTISTRY**. Today dental treatment can be accomplished in comfort and free from anxiety. **PETER L. GOLDSTONE D.D.S. P.C.** Family & general dentistry. **491-1403**

**SCREEN YOUR HOUSE FOR GUESTS!** **Dickson Bros. Co.** 491-1403



**CAMPOREE**—Boy Scouts from the Cambridge Council, Boy Scouts of America, recently attended the annual council wide camporee. Scouts from 15 Cambridge Scout Troops attended the Camporee that was held at Camp Resolute in Bolton. Activities at the Camporee included signalling, cooking, tracking, and camp living. The three-day event was highlighted by the campfire held on Saturday evening.

## Superintendent search

(Continued from page 1)

of the Year by the Mass. Chapter of the American Society for Public Administration in 1976.

Carl Sewell is superintendent of Cambridge's School District 17 in Brooklyn, New York, a system more than three times larger than Cambridge's. He has taught at California State University and Pepperdine University, worked as an educational consultant for numerous firms including the Rand Corporation, taught secondary school in Los Angeles, and served as director of Rev. Jesse Jackson's PUSH for Excellence program in Los Angeles. He has a Ph.D. in urban school administration.

Louise R. Thompson has been assistant superintendent for curriculum and instruction and guidance for Brookline

Public Schools since 1977. She was an instructor at Northeastern University and universities in Wisconsin and Iowa. She has led workshops in curriculum and staff development and other areas throughout much of the U.S. and Canada, and has done both teaching and counseling. She has an Ed.D. degree in counseling psychology from Boston University.

Edward Feeney is superintendent of schools for Prince George's County Public Schools in Upper Marlboro, Maryland. He has taught elementary school and held several administrative positions in Prince George's County, and has been an instructor at George Washington University. He has an Ed.D. degree in general administration from George Washington University in Washington, D.C.

—JACK HAYES

## Coop book review winners named

The Harvard Coop this week announced the winners of its 1984 Book Review Contest, co-sponsored by the New England Bookseller's Association. The 1984 Book Review Contest was a pilot project sponsored by the New England Booksellers' Association. Winners are: Grades 1-4: Linda Warren, 4, for her review of "Anastasia Again" by Lois Leovy, Cambridge Friends School, home room teacher Helen McElroy; Grades 5-8: Srinivasu Meka, 10, for her review of "Beware the Fish" by Gordon Korman, Bridge School, home room teacher Mrs. Baker; Grades 9-12: Tanya D. Stolorow, 16, for her review of "Yves St. Laurent" by Yves St. Laurent, Cambridge School of Weston, home room teacher Holly Heckler Adv. Stolorow was also selected for a regional "Igor Reader" cash award.

the region's bookstores, Bookseller's Association, and libraries. Results of the effort will be studied to determine the feasibility of expanding the contest in future years within the New England region and on the national scene.

**Las Vegas NITE** Sponsored by Somerville Moose... Benefit of the Sports Committee 315 Highland Avenue Somerville, Mass. Friday June 15th 1984 7:00 PM to 12:00 PM. Black Jack - Poker - Dice and many other Fun Games. Donation \$1.00 AIRCONDITIONED

**LECHMERE ANIMAL CLINIC** 440 Camb. St. 492-7563

**THE CROSBY SCHOOL SUMMER DAY CAMP** Arlington. A Place To Explore Boston INSIDE AND OUT. Weekly and summer rates available. For more information and free brochure CALL 61-2424. Also ask about our Open House, Thurs., June 14, 6:30-7:30. Child cares available.

**HOMEOWNERS INSURANCE**

	BRICK	FRAME
\$50,000	\$175	\$193
\$60,000	211	234
\$70,000	247	274
\$80,000	284	315
\$90,000	321	356
\$100,000	358	398
\$110,000	398	441
\$120,000	438	485
\$150,000	557	618

Major insurance carriers includes \$100,000 liability coverage

**DuPONT INSURANCE** 112 Massachusetts Avenue Arlington, Massachusetts 02174 64-8855

# School musicians to play at hospitals, nursing homes

The Music Department of the Cambridge Public Schools will present musical performances at several nursing homes, hospitals, and homes for the aged during the month of June.

Musical groups from kindergarten through high school perform at almost 300 civic, community and school programs during the school year. Students given the opportunity to present public performances during their school years grow not only educationally and socially but also develop a sense of responsibility to the community.

The following is a list of performances:

June 14: L. B. J. Apartments for Elderly; Flag Day, Morse School, Jeanine Jenei, instructor.

June 15: Neville Manor Nursing Home, Tobin School Chorus, Maria Agnos, instructor.

June 20: Sacred Heart Elderly Center, Harrington School, J. Borenstein, instructor.

June 21: Miller River Apts. for Elderly, Harrington School, H. Guenther, instructor.

June 25: Jane Elizabeth Nursing Home, Agassiz School Chorus, D. Patterson, instructor.



Final dates are still unscheduled for the following: Norfolk St. Congregate Housing for Elderly, Pro-

spect Street Nursing Home, Putnam Square Elderly Home for Elderly, Otis Street Hospital, Margaret Fuller House, and J. F. K. Nursing Home.

MOVING DAY—Bettina A. Norton, director, and M. David Samson, resident fellow, of the Hooper-Lee-Nichols House at 159 Brattle St., usher in some furniture which the historic house recently borrowed from the Essex Institute in Salem. The Cambridge Historical Society has been enhancing the period rooms of its house, which dates from the late 17th century, with furniture and other decorative items. The house is open for tours on Tuesdays, Thursdays and Sundays, from 2 until 5 pm throughout the summer.

Final dates are still unscheduled for the following: Norfolk St. Congregate Housing for Elderly, Pro-

the region's bookstores, Bookseller's Association, and libraries. Results of the effort will be studied to determine the feasibility of expanding the contest in future years within the New England region and on the national scene.

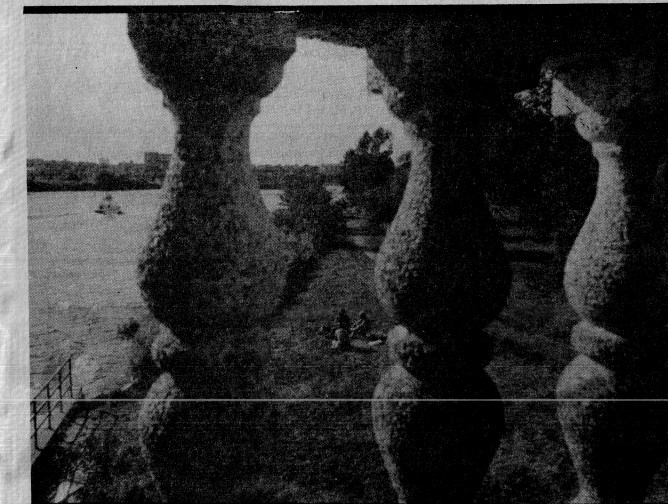
**Stoneham Fuel Co.** 989 C.O.D. \$65.00 for 50 gals. SALE SERVICE INSTALLATIONS (24 Hour Burner Service) PRICES SUBJECT TO CHANGE WITHOUT NOTICE 665-3100

**Koby Antupit PHOTOGRAPHERS** Creative Portraits, Resumes & Publicity Photographs, Instant Color Passports. Harvard Square Boston Kennedy Sq. Cambridge 547-7552

**Carrier** FLEET REFRIGERATION & AIR CONDITIONING 31 Canal Street West Medford, MA 666-1843

**This is your last chance to gain something at Healthworks.** Special pre-opening rates: Save up to \$150. Before anyone loses a pound at Healthworks, you can gain up to \$150. Just by joining before our Grand Opening. Healthworks is the largest women's fitness facility in the area, with: Free parking • Full line of women's Nautilus equipment • 3 large exercise rooms • Motorized treadmill • Computerized bicycles • Individualized fitness and diet programs • Slimnastics and Aerobic Exercise classes (nearly 100 classes weekly, in all) • Professional staff • Babysitting • Steamroom, sauna, showers, whirlpool, tanning beds, and much more. Put Healthworks to work for you. Call 497-4454 today. Pre-opening hours: M-F 10 AM-7 PM, Sat. 9 AM-4 PM. Hours upon opening: M-F 7 AM-9 PM, Sat. 9 AM-4 PM.

**HEALTHWORKS** Porter Square Shopping Center Cambridge, MA (617) 497-4454



HONORABLE MENTION in color work went to Hiroko Maybury-Lewis.



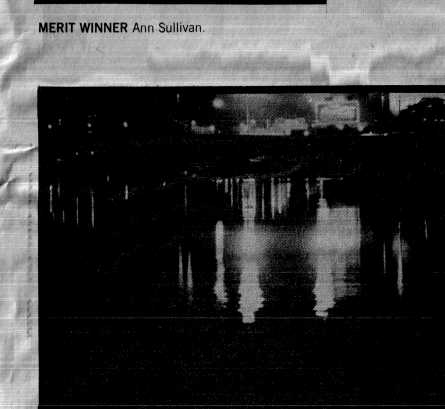
HONORABLE MENTION in the black and white category was awarded to Stephen Zoller.

**Honorable mention and merit awards**

**Merit Winner Ann Sullivan** (photo of a person in a chair)

**Merit Winner Alexandra Sheets** (photo of a person in a chair)

**Merit Winner Ann Sullivan** (photo of a person in a chair)



MERIT WINNER David Hebden.



MERIT WINNER Joanne Doctor (photo reproduced from a slide).



MERIT WINNER Lil Konowitz



MERIT WINNER John Brothers (photo reproduced from a slide).



MERIT WINNER Sylvia Whitman.



MERIT AWARD winner Stephen Zoller (photo reproduced in black and white from a slide).

TV REPAIRS
★ MISCELLANEOUS

ONE CALL DOES IT ALL

Interior PAINTING Exterior
CARPENTRY - GUTTERS
ROOFING - SUSPENDED CEILING

All Work Guaranteed
CALL POWERS 623-7323

S & S ACCOUSTICAL
CEILING
10x10 from \$70.00

M.S. CLEANING SERVICE
Don't Come Home
to a Mess

H.F. FENOCHETTI
Carpenter Contractor
Licensed

T.V. SERVICE
In Home Estimate
\$9.95

TOMKENTON
Solid State Elect. Specialist
Phone 628-0679

CARBONE PLUMBING
& HEATING CO.
Call 623-1769

CITY OF CAMBRIDGE
BOARD OF LICENSING
COMMISSIONERS

Notice is hereby given under
General Laws, Chapter 140B,
as amended, that Heidi, Inc. doing
business as Little Oasis, Mark
Franklin, Manager, holder of a
Professional License No. 1100,
is licensed to sell wines and malt
beverages at a restaurant and 465
Concord Avenue, Boston,
Massachusetts 02118, on
July 1, 1984. The license was
issued on application for
July 1, 1984, and expires on
July 1, 1985. The license was
issued on application for
July 1, 1984, and expires on
July 1, 1985.

COMMONWEALTH OF
MASSACHUSETTS
OFFICE OF THE
CLERK OF THE
SUPERIOR COURT

Notice is hereby given that
Panche Restaurant, Inc., Bruce
Franklin, Manager, holder of a
Professional License No. 1100,
is licensed to sell wines and malt
beverages at a restaurant for
Main Street, as regulated for
permitted to extend the premises to
include 788 Main Street.

COMMONWEALTH OF
MASSACHUSETTS
OFFICE OF THE
CLERK OF THE
SUPERIOR COURT

Notice is hereby given that
Panche Restaurant, Inc., Bruce
Franklin, Manager, holder of a
Professional License No. 1100,
is licensed to sell wines and malt
beverages at a restaurant for
Main Street, as regulated for
permitted to extend the premises to
include 788 Main Street.

COMMONWEALTH OF
MASSACHUSETTS
OFFICE OF THE
CLERK OF THE
SUPERIOR COURT

Notice is hereby given that
Panche Restaurant, Inc., Bruce
Franklin, Manager, holder of a
Professional License No. 1100,
is licensed to sell wines and malt
beverages at a restaurant for
Main Street, as regulated for
permitted to extend the premises to
include 788 Main Street.

COMMONWEALTH OF
MASSACHUSETTS
OFFICE OF THE
CLERK OF THE
SUPERIOR COURT

Notice is hereby given that
Panche Restaurant, Inc., Bruce
Franklin, Manager, holder of a
Professional License No. 1100,
is licensed to sell wines and malt
beverages at a restaurant for
Main Street, as regulated for
permitted to extend the premises to
include 788 Main Street.

COMMONWEALTH OF
MASSACHUSETTS
OFFICE OF THE
CLERK OF THE
SUPERIOR COURT

Notice is hereby given that
Panche Restaurant, Inc., Bruce
Franklin, Manager, holder of a
Professional License No. 1100,
is licensed to sell wines and malt
beverages at a restaurant for
Main Street, as regulated for
permitted to extend the premises to
include 788 Main Street.

COMMONWEALTH OF
MASSACHUSETTS
OFFICE OF THE
CLERK OF THE
SUPERIOR COURT

V. C. R. SERVICE CENTER
MAINTENANCE SERVICE
T.V. SALES & SERVICE
SALES ALL BRANDS
SONY-RCA-PANASONIC-SYLVANIA
SERRA'S TV-VIDEO

ROOFING
"LEAK SPECIALISTS"
Gutters Chimneys
Porches Jacking

ROBERT L. PANN CO., INC.
PLUMBING
HEATING
GAS FITTING
REPAIR-REMODELING

EXPERT
BATHROOM
REMODELING
BY LICENSED PLUMBER
Plumbing - Heating - Gas

Steve Feeley
Plumbing
Heating & Gasfitting

GENERAL CONTRACTOR
Exterior - Interior
REMODELING
REPAIRS

David A.
Khoubessarian
Licensed
Electrician

T.J. NAUGHTON
& SON
INT. PAINTING EXT.
CARPENTRY

ALEWIFE CO. INC.
ROOF REPAIRS
Slate-Flat-Shingles
Chimneys-Skylights

W.J. MCDONOUGH
FENCE

HOUSE
PAINTING
Interior & Exterior
Carpentry-Roofing
Complete

PLASTERING
Ceilings patched
W/ Price
Tables Paint

DELTA PAINTING
COMPANY
Painting - Int. & Ext.
General Carpentry

TV SERVICE
ARCO TV CO.
876-3100

24 Hour Electric Service
Dependable Service
220 Volt Work

GIURLO
CONSTRUCTION INC.
Specializing in
Remodeling

FERREIRA
UPHOLSTERY SHOP
Custom Upholstery
Furniture

FRANKLIN TV INC.
864-8466
FOR HOME SERVICE

DELTA PAINTING
COMPANY
Painting - Int. & Ext.
General Carpentry

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

More obituaries

Carlo Fantasia
Retired machine operator, Carlo Fantasia, 84, died June 7 in Cambridge Hospital following a long illness. He was a longtime Cambridge resident.

Mr. Fantasia was born in Gaeta Italy and leaves his wife Maria (Reale). He was the father of Salvatore of Arlington and brother of Francesco and Anna Cesare of Cambridge, Ida (Ciano) of Somerville, Maria...

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Padula of Italy, and the late Elisa Albano. He is also survived by four grandchildren.

A funeral Mass was said in St. Francis Church on June 9 followed by burial in Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Gurry, and Martha Gurry-Axtman. Funeral arrangements were made by Daniel F. O'Brien Funeral Home.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

Funeral Home: St. Francis Church, 1125 Centre St., Jamaica Plain. Burial: Mount Auburn Cemetery.

<



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF  
THE CITY CLERK

June 26, 1984

Department of Community Affairs  
Commonwealth of Massachusetts  
100 Cambridge Street  
Room 904  
Boston, MA 02202

Dear Sir:

Enclosed you will find a zoning amendment to amend the text of the Zoning Ordinances of the City of Cambridge by inserting in section 5.50 entitled "Special Dimensional Regulations" a new subsection 5.53 which reads as follows:

5.53 In residence A-1 and A-2 Districts only one structure containing a principal use shall be allowed on a lot.

This amendment is being sent to you pursuant to the provisions of Chapter 808 of the Acts of 1975.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

---

Paul E. Healy, City Clerk.

PEH/dl

Enc. Ordinance No. 1011 - Technical amendment number two.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 5.50, Special Dimensional Regulations, by inserting a new subsection 5.53 as follows:

5.53 In Residence A-1 and A-2 Districts only one structure containing a principal use shall be allowed on a lot.

**Note:** The purpose of this amendment is to ensure that all new construction of single-family detached dwellings in Residence A-1 and A-2 districts meet the intended lot and dimensional requirements for those districts. The ordinance currently allows more than one principal structure on a single lot. Therefore, as long as the minimum lot area per dwelling unit is met, it is possible to construct several single-family detached dwellings on a single lot through use of the condominium form of ownership. The proposed amendment requires that every new single-family dwelling in these districts meet all dimensional requirements including its own individual lot.

In City Council June 25, 1984.

Passed to be ordained by a yeas and nays vote: Yeas 6; Nays 3;  
Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF  
THE CITY CLERK

June 26, 1984

Russell B. Higley, Esquire  
City Solicitor  
City Hall  
Cambridge, MA

Dear Sir:

Enclosed you will find proposed amendments which were passed to be ordained at the City Council meeting of June 25, 1984 as follows:

1. Proposed amendment of the General Ordinances of the City of Cambridge in Chapter Two entitled "Administration", Article XVI entitled "Cambridge Historical Commission".
2. Proposed amendment to the General Ordinances of the City of Cambridge in Chapter Eight entitled "Civil Defense" by striking out the words "Civil Defense" and substituting in place thereof the words "Emergency Management Agency".
3. Proposed amendment to the General Ordinances of the City of Cambridge in Chapter Two entitled "Administration", Article XXII entitled "Officers Generally", section 2-191 entitled "List of Salaries in General" providing for a salary increase for the City Council and the Mayor.
4. Proposed amendment to the Zoning Ordinances of the City of Cambridge by inserting a new subsection 5.53 in the subsection entitled "Special Dimensional Regulation".

Russell B. Higley

- 2 -

June 26, 1984

Also at the City Council meeting of June 25, 1984 the following two amendments to the General Ordinances of the City of Cambridge were passed to a second reading, as follows:

1. Chapter Fifteen entitled "Police Department" by adding a new Article IV entitled "City of Cambridge Police Review and Advisory Board".
2. Chapter Twenty-Four entitled "Employment" by adding a new article entitled "Implementation of the Cambridge Employment Plan by the Community Development Department and the Employment Resources, Inc.".

Would you kindly review these proposed amendments and indicate your approval or disapproval on the bottom and return to this office.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

---

Paul E. Healy, City Clerk.

PEH/dl

Encs. Ordinance No. 1009  
Ordinance No. 1010  
Ordinance No. 1011  
Ordinance No. 1012  
First Publication No. 2252  
First Publication No. 2253



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge."

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

Chapter Two, entitled "Administration," Article XVI, entitled "Cambridge Historical Commission," Section 2-147, entitled "Powers and Duties of the Commission," is hereby amended as follows:

Section 2-147(J), entitled "Procedures for Demolition of a Significant Building as Determined by the Cambridge Historical Commission to be Historically or Architecturally Detrimental," sub-section 3.4 is hereby amended so that the first two sentences thereof read as follows:

3.4 If the Commission Staff shall have made an initial determination that a building which is the subject to the application is or may be a significant building, the Commission shall review the application and such initial determination at a public meeting of the Commission for which the Commission shall cause to be published in a newspaper of general circulation in Cambridge notice that such application will be considered. Such notice, which shall specify the address of the subject building, shall be published in an issue of such newspaper distributed in the week preceding the week in which such meeting is held, or in an earlier week....

Section 2-147(K), entitled "Establishment of Neighborhood Conservation Districts and Protected Landmarks," sub-section 4 (Designations) is hereby amended by striking out the words "the Cambridge Chronicle," as they appear in the fourth paragraph thereof, and substituting therefor the words "a newspaper of general circulation in Cambridge."

In City Council June 25, 1984.

Passed to be ordained by a yea and nay vote:- Yeas 9; Nays 0;  
Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

---

In the Year One Thousand, Nine Hundred Eighty Four

## AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1982 and now designated as "The Code of the City of Cambridge".

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

Chapter Eight entitled "Civil Defense" is hereby amended by striking out in Section 8-1 the second sentence and substituting therefor "The department may also be referred to as the 'Emergency Management Agency'".

Chapter Eight, sections 8-2, 8-5, 8-6, 8-7, 8-9, 8-10, 8-11, 8-12 are hereby amended by striking out the words "Civil Defense" wherever it appears and substituting therefor the words "Emergency Management".

Chapter Eight, section 8-8, is hereby amended by striking out the words "Director of Civil Defense" and substituting therefor the words "Director of Emergency Management".

In City Council June 25, 1984.

Passed to be ordained by a yea and nay vote:- Yeas 7; Nays 2;  
Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.

# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 5.50, Special Dimensional Regulations, by inserting a new subsection 5.53 as follows:

5.53 In Residence A-1 and A-2 Districts only one structure containing a principal use shall be allowed on a lot.

Note: The purpose of this amendment is to ensure that all new construction of single-family detached dwellings in Residence A-1 and A-2 districts meet the intended lot and dimensional requirements for those districts. The ordinance currently allows more than one principal structure on a single lot. Therefore, as long as the minimum lot area per dwelling unit is met, it is possible to construct several single-family detached dwellings on a single lot through use of the condominium form of ownership. The proposed amendment requires that every new single-family dwelling in these districts meet all dimensional requirements including its own individual lot.

In City Council June 25, 1984.

Passed to be ordained by a yeas and nays vote: Yeas 6; Nays 3;  
Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

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

That Chapter Two entitled "Administration", Article XXII entitled "Officers Generally", Section 2-191 entitled "List of Salaries in General", is hereby amended by striking out the provisions of Ordinance Number 990 ordained by the City Council on December 27, 1982 providing for the salaries of the Mayor and the City Council Members and substituting in place thereof a new salary schedule which reads as follows:

Each member shall receive the following salaries and are to be paid montly or weekly, unless otherwise stated:

	Minimum Annual <u>Salary</u>	Maximum Annual <u>Salary</u>
Mayor		\$19,432
City Council Member		\$18,129

The effective date of the this ordinance shall be January 1, 1984.

In City Council June 25, 1984.

Passed to be ordained as amended by a yea and nay vote:-  
Yeas 9; Nays 0; Absent 0.

Robert W. Healy, City Clerk.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

---

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

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

That Chapter Fifteen entitled "Police Department" is hereby amended by adding at the end thereof a new Article IV entitled "City of Cambridge Police Review and Advisory Board", which reads as follows:

ARTICLE IV. CITY OF CAMBRIDGE POLICE REVIEW AND ADVISORY BOARD.

of Cambridge Police Review and Advisory Board

There shall be a five (5)-member City of Cambridge Police Review and Advisory Board (the "Board"). Members of the Board shall be appointed by the City Manager. The term of membership on the board is three (3) years. The City Manager may remove members of the Board only for cause. All members of the Board shall be residents of the City of Cambridge (the "City") for at least two (2) years prior to his or her appointment. As nearly as possible, the City Manager shall choose members of the Board so that the Board is representative of the various minority, ethnic and cultural groups within the City.

The Board shall elect a chairperson annually. The Board shall meet at the call of its chairperson, but shall meet at least once a month. Meetings of the Board shall be open to the public except when the Board, in its discretion, meets in executive session in private.

Members of the Board shall be compensated at a level established by the City Manager.

2. Duties of the City of Cambridge Police Review and Advisory Board

The Board shall have the following duties:

- a. In consultation with the Chief of Police and with the approval of the City Manager and Chief

of Police, there shall be established policies, rules and regulations for the Department;

b. The Board shall review the Department budget before it is submitted to the City Manager;

c. The Board shall receive and resolve, as provided in sections six (6) and seven (7) of this ordinance, any complaint concerning the operation of the Department;

d. The Board and Chief of Police shall make recommendations to the City Manager in matters concerning the discipline of employees of the Department;

e. The Board shall make an annual report to the City Manager, the mayor, city council, and to the public, of the Department's activities during the previous year, including the handling of crime and complaints, and of future plans;

f. The Board, with the assistance and approval of the City Solicitor, shall have the power to subpoena witnesses, administer oaths, take testimony, and require the production of evidence. The Board, through the Office of the City Solicitor, shall apply to the appropriate court to enforce a subpoena or order for

production of evidence or to impose any penalty prescribed for failure to obey a subpoena or order. The Board may delegate in writing to a member of the Department or its staff the powers to administer oaths and take testimony. A delegation is revocable at the will of the Board and does not prevent exercise of any power by the Board.

3. Staff

- a. Secretary to the Board. The Board, with the approval of the City Manager, shall appoint a part-time secretary. The secretary shall attend Board meetings.
- b. Investigative Staff. The Board, with the approval of the City Manager, shall also appoint an investigator and such additional staff of investigators if it is necessary. The investigators shall not have been an employee or elective or appointive officer of the city within three (3) years prior to appointment. They must possess skills and experience necessary for investigative work.
- c. Other Staff. The Board, with the approval of the City Manager, may from time to time under

contract in accordance with existing regulations and law, such additional staff as is necessary to carry out its duties (and only after a showing need and good cause to the City Manager).

All members of the staff are under the direction of the Board and the Chief of Police.

Duties of the Chief of Police.

The Chief of Police shall administer the Department pursuant to existing, policies, rules and regulations.

The Chief of Police shall:

- a. Organize the Department with the recommendations and advice of the Board, and with the final approval of the City Manager;
- b. Recommend rules, regulations, and procedures to the Board for its review and recommendations;
- c. Recommend to the City Manager an annual budget for the Department after having submitted it to the Board for review;
- d. Recommend to the City Manager all hirings, promotions, commendations, transfers, and discipline of employees of the Department;
- e. Recommend to the City Manager suspensions and discharges of employees of the Department;

- f. File complaints against employees of the Department with the Board secretary;
- g. Direct employees of the Department in the performance of their duties;
- h. Except as otherwise advised by the Board or because of existing law, keep and control all property and equipment belonging to the Department or held by the Department as evidence;
- i. Submit to the Board an annual report of the operations of the Department for forwarding to the City Manager, the mayor, the city council, and the public; and
- j. Present annually to the Board, City Manager, the mayor, the city council, and the public, any recommendations he or she deems necessary.

5. Discipline

- a. Manual. Chief of Police, in consultation with the Board, shall adopt a manual of rules, regulations and procedures for the Department. The manual shall define categories of major and minor offenses and shall set forth the maximum and minimum penalties for each offense. Said

offenses and penalties shall not be defined in a manner that is inconsistent with existing Civil Service laws.

b. Summary Discipline. The Chief of Police may implement summary discipline for a minor offense. A disciplined employee may request the Board to set aside the summary discipline.

c. General Discipline. The Chief of Police shall recommend to the City Manager the discharge or indefinite suspension of any employee of the Department for a major offense.

When the Chief of Police has made a recommendation concerning discipline for a major offense and the employee contests the recommended discipline, the matter shall be referred to a trial board. The procedure for trial boards shall be established by the Department's rules and regulations. All trial board proceedings concerning civilian complaints shall be public. The decision of a trial board may be appealed to the Board.

Instead of hearing an appeal itself, the Board may appoint a fact finder as provided in section six (6). The fact finder shall conduct a hearing and report findings of fact to the Board. The Board shall then make its recommendation concerning the final disposition

matter to the City Manager.

6. Complaints

Complaints concerning the Department and filed with the Department shall be forwarded immediately to the Board secretary. Copies of the complaint shall be made available to each member of the Board, the chief investigator, and the Chief of Police. The Chief of Police shall investigate a complaint immediately and file a report of findings with the Board within 45 days. The Board shall also receive complaints concerning any violation of its rules and regulations. The Board may, in its discretion, at any time order an investigation by its own investigative staff of complaints concerning the Department or violations of the Board's rules and regulations.

The Board secretary shall keep a public docket of complaints and the disposition of each complaint after investigation.

7. Resolution of Complaints

If a complaint is not resolved as a result of investigation to the satisfaction of the complainant, the respondent employee, or a member of the Board,

either the complainant, the respondent employee, or the member may request the full Board to hear or the matter. The Board may, as its option, when it determines that a hearing or review is warranted by the evidence, hear or review the matter itself or refer the matter to a fact finder.

The fact finder shall be an attorney and, in the conduct of the hearing, may subpoena witnesses, administer oaths, take testimony, and require the production of evidence. To enforce a subpoena or order for production of evidence or to impose any penalty prescribed for failure to obey a subpoena or order, the fact finder shall, with the assistance and approval of the City Solicitor, apply to the appropriate court. The costs of the fact finder shall be borne by the City.

After a hearing, the fact finder shall, within thirty (30) days, submit findings of fact to the Board. The Board, upon receipt of the report of the fact finder, shall within thirty (30) days recommend to the City Manager any discipline to be imposed. Any report or action involving a civilian complaint shall be made public.

Any employee against whom a complaint is filed is presumed innocent and shall not forfeit any pay or seniority rights pending final action by the Board, except with the concurrence of four members of the

**Board.** All pleadings filed and all hearings before the Board and the fact finder which involve a civilian complaint shall be public. The parties to any hearing are the complainant and the respondent employee. Each has a right to counsel. The complainant's case may be presented by the complainant or complainant's counsel. Any probative evidence may be admitted.

8. Hiring and Promotions.

Entry into employment with the Department as a police officer is by appointment of the City Manager, in accordance with the rules, regulations, and procedures established by this Commonwealth's Civil Service Laws.

Promotions shall be made on the basis of training, experience, education and competitive examinations, all in accordance with existing law. The City Manager shall make all promotions within the Department.

Passed to a second reading at the City Council meeting held on June 25, 1984 and on or after July 9, 1984 the question comes on passing to be ordained.

ATTEST;- Paul E. Healy, City Clerk.



# City of Cambridge

---

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge. "

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

That Chapter Twenty-four entitled "Employment" is hereby amended by adding at the end thereof a new Article entitled "Implementation of the Cambridge Employment Plan by the Community Development Department and Employment Resources, Inc.", which reads as follows:

IMPLEMENTATION OF THE CAMBRIDGE EMPLOYMENT PLAN BY THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE EMPLOYMENT RESOURCES, INC.

SECTION 1 DEFINITIONS:

"Resident" is any person for whom the principal place where that person normally eats and sleeps is within the city limits of the City of Cambridge where that person maintains his or her domicile and that person is subject to a Massachusetts resident Income Tax and such a residency has occurred for at least six full months.

"Minority" person" shall include those persons who are Black, Hispanic, Asian, or Native American, or Cape Verdean;

SECTION 2 POLICY:

- (a) on any construction project funded in whole or in part by City, State or Federal funds, or funds which in accordance with a Federal grant the city expends or administers or which the city is a signatory to the construction contract, the worker hours on a craft by craft basis shall be performed, in accordance with the contract documents provided for in section 3(b) below, as follows:
  - (a) no less than twenty-five percent of the total employee manhours in each trade shall be performed by bona fide Cambridge residents;
  - (b) no less than twenty-five percent of those employee manhours described in section 2(b)a. shall be performed minorities;
  - (c) no less than ten percent of those employee manhours described in section 2(b)a. shall be performed by women;
- (c)
  - (a) such contracts with a value in excess of \$250,000.00 (two hundred and fifty thousand dollars) shall be performed only by contractors who are affiliated with bona fide apprenticeship programs approved by the Commonwealth of Massachusetts;
  - (b) that all contractors bidding on such projects provide written commitment to employ a specific number of apprentices satisfactory to the City.

SECTION 3 COMPLIANCE, ENFORCEMENT, SANCTIONS

Employment Resources Incorporated as described above shall be designated as the agency responsible for the implementation of this ordinance.

Community Development as described above shall be responsible for compliance and enforcement of this ordinance.

PLANNING AND IMPLEMENTATION: Prior to the commencement of any construction project, capital works, or city economic development plan covered by this ordinance, both agencies described above shall

- jointly;
- (1) Review spending plans for such projects;
  - (2) Identify the number of job positions in all categories that will be created by such projects;

Employment Resources Inc. shall establish a job screening and referral program that will assist contractors and subcontractors to enable them to comply with this ordinance.

The Offices of Community Development shall be responsible for enforcing and monitoring compliance with the provisions of this ordinance and the contract provisions established in accordance herewith shall have the following duties:

- (1) To require all contractors and subcontractors affected by this ordinance to submit weekly workforce charts listing workers by name, residential address, craft, job category, hours worked, sex and race and that these charts shall be public record;
- (2) To negotiate with all contractors/developers in order to identify and classify construction jobs by job titles, and duration.
- (3) To exercise the power, by means of the contract provision referred to above, to impose sanctions upon contractors and subcontractors found to be in non-compliance with this ordinance. Such sanctions shall include but not be limited to:
  - (i) suspension of payments
  - (ii) termination of any or all contracts,
  - (iii) recovery by the City of Cambridge of one percent (.01) of the contract award price as liquidated damages and
  - (iv) denial of any further participation in future contracts for no less than three years.

#### SECTION 5 REVIEW COMMITTEE

A subcommittee shall be established to review all reports made available semi-annually by both Employment Resources Inc. and Community Development and make recommendations to both entities concerning all aspects of this ordinance.

#### SECTION 6 INDEPENDENT AGENCIES

Any and all activities of any independent agency operating or acting on behalf of the City of Cambridge, including, but not limited to, the Cambridge Redevelopment Authority, shall comply with the provisions of this ordinance.

#### SECTION 7 FUNDING

Funding shall be provided to establish a position in Employment Resources Incorporated to enable the successful execution of this ordinance, and that such position should be filled by an individual that has a working rapport with local trade unions, experience and working knowledge of the construction industry and its intricacies and shall have had prior experience working in a like capacity.

Passed to a second reading at the City Council meeting held on June 25, 1984 and on or after July 9, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 5.50, Special Dimensional Regulations, by inserting a new subsection 5.53 as follows:

**5.53** In Residence A-1 and A-2 Districts only one structure containing a principal use shall be allowed on a lot.

**Note:** The purpose of this amendment is to ensure that all new construction of single-family detached dwellings in Residence A-1 and A-2 districts meet the intended lot and dimensional requirements for those districts. The ordinance currently allows more than one principal structure on a single lot. Therefore, as long as the minimum lot area per dwelling unit is met, it is possible to construct several single-family detached dwellings on a single lot through use of the condominium form of ownership. The proposed amendment requires that every new single-family dwelling in these districts meet all dimensional requirements including its own individual lot.

In City Council June 25, 1984.

Passed to be ordained by a yea and nay vote: Yeas 6; Nays 3;  
Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 5.50, Special Dimensional Regulations, by inserting a new subsection 5.53 as follows:

5.53 In Residence A-1 and A-2 Districts only one structure containing a principal use shall be allowed on a lot.

**Note:** The purpose of this amendment is to ensure that all new construction of single-family detached dwellings in Residence A-1 and A-2 districts meet the intended lot and dimensional requirements for those districts. The ordinance currently allows more than one principal structure on a single lot. Therefore, as long as the minimum lot area per dwelling unit is met, it is possible to construct several single-family detached dwellings on a single lot through use of the condominium form of ownership. The proposed amendment requires that every new single-family dwelling in these districts meet all dimensional requirements including its own individual lot.

In City Council June 25, 1984.

Passed to be ordained by a yeas and nays vote: Yeas 6; Nays 3;  
Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 5.50, Special Dimensional Regulations, by inserting a new subsection 5.53 as follows:

5.53 In Residence A-1 and A-2 Districts only one structure containing a principal use shall be allowed on a lot.

**Note:** The purpose of this amendment is to ensure that all new construction of single-family detached dwellings in Residence A-1 and A-2 districts meet the intended lot and dimensional requirements for those districts. The ordinance currently allows more than one principal structure on a single lot. Therefore, as long as the minimum lot area per dwelling unit is met, it is possible to construct several single-family detached dwellings on a single lot through use of the condominium form of ownership. The proposed amendment requires that every new single-family dwelling in these districts meet all dimensional requirements including its own individual lot.

In City Council June 25, 1984.

Passed to be ordained by a yea and nay vote: Yeas 6; Nays 3;  
Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 5.50, Special Dimensional Regulations, by inserting a new subsection 5.53 as follows:

5.53 In Residence A-1 and A-2 Districts only one structure containing a principal use shall be allowed on a lot.

Note: The purpose of this amendment is to ensure that all new construction of single-family detached dwellings in Residence A-1 and A-2 districts meet the intended lot and dimensional requirements for those districts. The ordinance currently allows more than one principal structure on a single lot. Therefore, as long as the minimum lot area per dwelling unit is met, it is possible to construct several single-family detached dwellings on a single lot through use of the condominium form of ownership. The proposed amendment requires that every new single-family dwelling in these districts meet all dimensional requirements including its own individual lot.

In City Council June 25, 1984.

Passed to be ordained by a yea and nay vote: Yeas 6; Nays 3;  
Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.

# City of Cambridge

MASSACHUSETTS

In City Council

6/25/1984

*#6 Humane Care*

*702*  
*[Handwritten signatures]*

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton		✓		
Mr. Thomas W. Danehy		✓		
Mr. Francis H. Duehay	✓			
Ms. Sandra Graham	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan		✓		
Mr. Alfred Vellucci	<del>✓</del>			<del>AD</del>
Ms. Alice K. Wolf	✓			
Mayor Russell	✓			

*Passed 6-26*  
*6-30*  
*5*  
*2*  
*0*  
*1*



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF  
THE CITY CLERK

June 12, 1984

Russell B. Higley, Esquire  
City Solicitor  
City Hall  
Cambridge, MA

Dear Sir:

Enclosed you will find copies of amendments to the Zoning Ordinances of the City of Cambridge, which was passed to a second reading at the City Council meeting held on June 11, 1984 as follows:

1. Zoning amendment to establish a definition entitled "Art/Craft Studio".
2. Zoning amendment to amend Section 5.50 entitled "Special Dimensional Regulations" (technical amendment #2).
3. Zoning amendment to amend Section 4.30 entitled "Residential Uses" (technical amendment #4).
4. Zoning amendment to amend Section 11.15 entitled "Dimensional Standards for Townhouse Development" (technical amendment #8).

Also enclosed you will find copies of amendments to the General Ordinances of the City of Cambridge which were passed to a second reading at the City Council meeting held on June 11, 1984 as follows:

1. Amendment to Chapter Two entitled "Administration" relative to a salary increase for the Mayor and the City Council Members.

Russell B. Higley

- 2 -

June 12, 1984

2. Amendment to Chapter Twenty-Three entitled "Regulations Pertaining to Controlled Rental Housing Units".

Finally, enclosed you will find copies of an amendment to the General Ordinances of the City of Cambridge, which was passed to be ordained at the City Council meeting of June 11, 1984 relative to the Use of Dangerous Materials in the Construction of Fences and a copy of an amendment to the Zoning Ordinances of the City of Cambridge, which was passed to be ordained as amended at the City Council meeting held on June 11, 1984 relative to the Regulation of Signs together with a copy of the full text of the Sign Ordinance.

Would you kindly review these proposed amendment and indicate your approval or disapproval on the bottom and return to this office.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

---

Paul E. Healy, City Clerk.

PEH/d1

- Encs. First publication number 2238  
First publication number 2239  
First publication number 2240  
First publication number 2241  
First publication number 2243  
First publication number 2242  
Ordinance number 1009  
Ordinance number 1008 and complete text of sign ordinance.
- c.c. Councillor David Sullivan, Chairman, Committee on Ordinances.



# City of Cambridge

---

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

**AMENDMENT**

1. Add a new definition "Art/Craft Studio" to Article 2.000 as follows;

**"Art/Craft Studio.** A room or group of rooms used by artists and craftspeople in the creation of their own work, including; painting, photography, sculpture, ceramics and other related arts and crafts.

2. Insert a new use category to Section 4.35: "q. Art/Craft Studio." as follows:

	Open Space	Res. A 1&2	Res. B	Res. C 1,2,2A, 3,3A	Off. 1, 2,3,3A	Bus. A-1	Bus. A
q. Art/Craft Studio.	n	n	n	sp <sup>50</sup>	sp <sup>50</sup>	Y	Y
	Bus. B B-1, B-2	Bus. C	Ind. A-1, A-2	Ind A	Ind. B-1, B-2	Ind B	Ind. C
	Y	Y	Y	Y	Y	Y	Y

3. Add a new footnote to section 4.40 as follows;

**"50. Subject to the requirements of Section 4.28."**

4. Create a new Section 4.28 Art/Craft Studio, as follows;

**"4.28. Art/Craft Studio.**

The purpose of this Section 4.28 is to ensure that art/craft studios locating in Residence C and Office Districts will be compatible with other permitted uses, particularly in residential neighborhoods.

4.281 The Planning Board may grant a special permit for the location of an art/craft studio in Residence C and Office Districts provided that the following requirements are satisfied;

**A. Residence C Districts:**

1. The studio will be located in a non-residential building in existence on May 1, 1984.

- . The required amount of parking in Article 6.000 may be reduced only if the Board determines that the lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood.

B. Residence C and Office Districts:

1. The studio will be principally used as a studio for independent artists and craftspeople in the creation of their own work. Mass-production and assembly line techniques are prohibited.
2. The type of studio use shall be appropriate to the particular building and its location;
  - a. the building shall be structurally sound,
  - b. the proposed studio use will not generate traffic in volume or type in excess of that normally occurring in the adjacent neighborhood,
  - c. no bulk storage of toxic or highly flammable materials shall occur,
  - d. the proposed studio use shall satisfy all applicable building and fire safety codes,
  - e. noise shall be restricted to levels customarily permitted in the district as regulated in General Ordinance #877 "Regulations for the Control of Noise",
  - f. noxious odors, dust, and/or fumes shall be effectively disposed and confined to the premises to avoid air pollution and nuisance to the adjacent neighborhood.
3. All activity must be carried out within the building, including the storage of materials.
4. No more than three (3) persons shall practice or be employed at one time per studio.
5. There shall be no retail sales nor public art/craft exhibitions within the building except as permitted as a condition of the permit.

5. Insert the following category " q. Art/Craft Studio" to Section 6.365 as follows:

q. Art/Craft Studio. (13)	Open Space	Res. C-1,	Bus. C (res),
	Res. A-1, A-2,	Off-1, Bus A	Ind A-1, Ind C
	Res. B	(comm), Bus A-1	
	na		1/1000 sf
	Bus. C (comm)	Res C-2A,	Ind B-1, Res Bus B, Ind A-2,
	Ind A, Off.-2,	Ind B-2,	C-3, C-3A, Ind B, Bus B-1,
	Res. C-2	Bus A (res)	Off 3A, 3 B-2.
		1/1000 sf	1/1000 sf

6. Add a new footnote 13 to Section 6.35, as follows:

**"13. In Residence C Districts the amount of parking required for this use may be reduced at the discretion of the Planning Board in accordance with Section 4.28."**

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 5.50, Special Dimensional Regulations, by inserting a new subsection 5.53 as follows:

5.53 In Residence A-1 and A-2 Districts only one structure containing a principal use shall be allowed on a lot.

Note: The purpose of this amendment is to ensure that all new construction of single-family detached dwellings in Residence A-1 and A-2 districts meet the intended lot and dimensional requirements for those districts. The ordinance currently allows more than one principal structure on a single lot. Therefore, as long as the minimum lot area per dwelling unit is met, it is possible to construct several single-family detached dwellings on a single lot through use of the condominium form of ownership. The proposed amendment requires that every new single-family dwelling in these districts meet all dimensional requirements including its own individual lot.

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

# City of Cambridge

---

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 4.30, Residential Uses, subsection 4.30, by adding the following footnotes 2 and

"h. Existing dwelling converted for more than two families. 15, 16.

<u>O.S.</u>	<u>Res. A</u>	<u>Res. B</u>
no	no	yes

Amend Section 4.40, Footnotes to Table of Use Regulations, as follows;

a. Delete the existing footnote 2 and replace it with the following new footnote 2;

"2. Provided that the dwelling was constructed prior to June 1, 1940, and has not been substantially enlarged since that date. The addition in the aggregate of two hundred and fifty square feet or more of gross floor area shall be considered a substantial enlargement."

b. Change footnote 15 to read as follows;

"15. Provided that in a Residence A and B district the exterior design of the structure is not significantly changed."

Note: This amendment would restrict the conversion of existing dwellings in Residence A and B districts to more units than normally permitted in these districts to only those dwellings which existing prior to June 1, 1940. This restriction is to ensure that the conversion is tied to the larger older homes and thus eliminating the possibility of any recently constructed dwellings being converted in attempts to negate the intent of the single and two family districts. In addition, this amendment would apply the condition that the exterior design of the structure is not changed when an existing dwelling is being converted for more than two families in a Residence B district as it now applies in the Residence A district when single family residences are converted to two family residences.

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 11.15 by substituting therefore the following:

### 11.15 Dimensional 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 required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

ANY CHANGE IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED AS-OF-RIGHT AND WHICH HAS BEEN SUBDIVIDED SUBSEQUENT TO SUCH APPROVAL SHALL REQUIRE THE ISSUANCE OF A SPECIAL PERMIT BY THE BOARD OF ZONING APPEAL.

ANY CHANGES IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED BY SPECIAL PERMIT SHALL REQUIRE APPROVAL FROM THE SPECIAL PERMIT GRANTING BOARD.

THE DIMENSIONAL STANDARDS FOR TOWNHOUSE DEVELOPMENT OUTLINED IN SECTION 11.15 SHALL APPLY WHETHER OR NOT THE TOWNHOUSE DEVELOPMENT HAS BEEN SUBDIVIDED.

Note: This provision makes clear that any future alteration in an approved Townhouse Development is considered within the context of the total development.

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 11.15 by substituting therefore the following:

### 11.15 Dimensional 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 required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

ANY CHANGE IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED AS-OF-RIGHT AND WHICH WAS SUBDIVIDED SUBSEQUENT TO SUCH APPROVAL SHALL REQUIRE THE ISSUANCE OF A SPECIAL PERMIT BY THE BOARD OF SELECTMEN.

ANY CHANGES IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED BY SPECIAL PERMIT SHALL REQUIRE APPEAL FROM THE SPECIAL PERMIT GRANTING BOARD.

THE DIMENSIONAL STANDARDS FOR TOWNHOUSE DEVELOPMENT OUTLINED IN SECTION 11.15 SHALL APPLY WHETHER OR NOT THE TOWNHOUSE DEVELOPMENT HAS BEEN SUBDIVIDED.

Note: This provision makes clear that any future alteration in an approved Townhouse Development is considered within the context of the total development.

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

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

That Chapter Two entitled "Administration", Article XXII entitled "Officers Generally", Section 2-191 entitled "List of Salaries in General", is hereby amended by striking out the provisions of Ordinance Number 990 ordained by the City Council on December 27, 1982 providing for the salaries of the Mayor and the City Council Members and substituting in place thereof a new salary schedule which reads as follows:

Each member shall receive the following salaries and are to be paid montly or weekly, unless otherwise stated:

	Minimum Annual <u>Salary</u>	Maximum Annual <u>Salary</u>
Mayor		\$19,432
City Council Member		\$18,129

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

---

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

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

That Chapter Twenty-Three entitled "Regulations Pertaining to Controlled Rental Housing Units" is hereby amended as follows:

Section 1. Removal of Controlled Rental Units from Market  
of Chapter Twenty-Three, entitled "Regulations Pertaining to  
Controlled Rental Units" in Ordinance Number 966 of June 29, 1981  
is hereby amended as follows:

1. Add the following clause to Paragraph (4) of Subsection (b),  
Definitions:

"(v) cause a unit, not the primary residence of a legal unit owner, to be vacant for ninety (90) days or more by refusing to rent or to offer for rent in good faith said unit or, when a unit is cited as uninhabitable, by failure to perform repairs required to restore said unit to habitable condition. The existence of a vacancy for ninety (90) days or more shall constitute a rebuttable presumption of removal from the market."

2. Add the following sentences at the end of Subsection (c),  
Removal Regulated:

"One year after the date of a notice of ruling, the Board shall confirm that the circumstances and conditions which led the Board to grant any removal permit hereunder, except for a condominium unit legally occupied by the unit owner, continue to warrant said permit; otherwise the Board shall immediately treat the unit as a controlled rental unit and shall initiate whatever action is permitted and appropriate under this section."

3. Add the following sentences to Subsection (f), Penalty:

"Where there are repeated and/or flagrant violations of this section, the Board shall recommend to the Cambridge City Council or to the Cambridge Housing Authority that the public interest can best be served by taking the unit(s) by power of eminent domain in order to restore the unit(s) to service as housing for people with low and moderate incomes."

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

---

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge."

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

Chapter thirteen entitled "Offenses" is hereby amended by adding after section 13-17 a new section 13-17A entitled "Use of dangerous materials in construction of fences," which reads as follows:

Section 13-17A. Use of dangerous materials in construction of fences

No person shall erect or maintain anywhere in the City a fence equipped with or having razor wire or razor ribbon. Nor shall any person erect or maintain a fence equipped with or having barbed wire, spikes or other dangerous materials, or any electric charge sufficient to cause shock, within ten feet of the ground level.

In City Council June 11, 1984.

Passed to be ordained by a yea and nay vote:- Yeas 9; Nays 0;  
Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled: "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by replacing the current regulations relating to signs with a new comprehensive sign ordinance.

ATTEST:- Paul E. Healy, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 43, Section 23, Tercentenary Edition, being a part of the City Charter, the ordinance as aforesaid, which exceeds in length eight octavo pages of ordinary book print may be examined at the office of the City Clerk in the form of a printed pamphlet during office hours on or after May 15, 1984

ATTEST:- Paul E. Healy, City Clerk.

In City Council June 11, 1984.

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

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.

AMEND ARTICLE 2.000 - DEFINITIONS by deleting all reference to signs and substituting therefor the following:

Signs. Signs shall mean and include any structure, device, letter, words, model, banner, pennant, insignia, trade flag, or representation used as, or which is in the nature of, an advertisement or direction and designed to be seen from the outside of a building.

Sign, area of.

1. For a sign, either free-standing or attached the area shall be considered to include all lettering, wording, and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself.
2. For a sign painted upon or applied to a building the area shall be considered to include all lettering, wording, and accompanying designs or symbols, together with any background of a color different from that of the building.
3. Where the sign consists of individual letters or symbols attached to or painted on a surface, building, wall or window, the area shall be considered to be that of the smallest rectangle or other geometric shape which encompasses all letters and symbols.
4. Only one face of a two-sided sign shall be counted in computing the area of a sign.

Signs, types of.

1. Free-standing - A permanent sign having no more than two parallel faces that is attached to or part of a completely self-supporting structure, is firmly in or below the ground surface, and is not attached to any building or any other structure whether portable or stationary.
2. Off-premise - Sign or other advertising device which does not advertise or indicate the person occupying the premises on which it is located, the merchandise on sale, or the business transacted thereon.
3. Projecting - Any sign having no more than two parallel faces, other than a wall sign that is attached to and projects from a building face. A projecting sign shall include marquee, canopy and awning mounted signs.
4. Wall - Any sign affixed in such a way that its exposed face and all sign area is parallel or approximately parallel to the plane of the building to which it is attached. A wall sign shall be considered a projecting sign if the sign face projects more than twelve (12) inches from the face of the building. Wall signs

shall include signs located on or behind the surface of windows which, however, may not in total area exceed 30% of the glass area of any window appurtenant to the use to which the sign(s) is accessory.

Signs, related definitions.

1. Establishment, first (ground) floor - a separate and distinct use having a separate public entrance to the outside of a building which entrance is at grade or within six feet of grade measured at the street line.

Delete existing Article 7.000 and substitute therefor the following:

ARTICLE 7.000 SIGNS AND ILLUMINATION

- 7.10 SIGNS
- 7.20 ILLUMINATION

7.10 SIGNS

7.11 No signs or advertising devices of any kind or nature shall be erected on any premises or affixed to the outside of any structure or be visible from the outside of any structure except as specifically permitted in this Section 7.10 or unless said premises or structure is located within the Cambridge Center MXD District.

7.12 PERMITTED SIGNS

7.12.1 RESIDENCE A, B AND C-1 DISTRICTS

A. Identification Sign for Residential Uses.

Total Area of Signage Permitted per Lot: one (1) sq. ft.

	<u>Maximum Without Design Review</u>	<u>Maximum With Design Review</u>
Area of sign:	1 sq. ft.	Not Applicable (N.A.)
Number of signs:	one (1)	N.A.
Height of Sign:	4 feet if free-standing	N.A.
Location:	On building or a minimum of 3 feet from street line	N.A.
Illumination:	Natural or external lighting only	N.A.
Limitations:	For the display of street number, name of occupant of the premises, and/or identification of an accessory professional office or other permitted accessory uses including customary home occupation.	

B. Identification Sign, Bulletin Board or Announcement Board for Permitted Non-Residential Uses other than Churches or Institutions.

Total Area of Signage Permitted Per Lot: 10 sq.ft. per building

	<u>Maximum Without Design Review</u>	<u>Maximum With Design Review</u>
Area of sign:	10 sq.ft.	N.A.
Number of signs:	one/building	N.A.
Height of sign:	4 feet if free-standing	N.A.
Location:	On building or minimum of 1/2 the depth of the required front yard.	N.A.
Illumination:	Natural or external lighting only	N.A.

C. Identification Sign, Bulletin Board or Announcement Board for Churches and Institutions.

Total Area of Signage Permitted Per Lot: 30 sq.ft.  
per building.

	<u>Maximum Without Design Review</u>	<u>Maximum With Design Review</u>
Area of sign:	one at 10 sq. ft. one at 20 sq. ft.	N.A.
Number of signs:	Two/building	N.A.
Height of signs:	4 feet if free-standing	N.A.
Location:	On building or minimum of 1/2 the depth of required front yard	N.A.
Illumination:	Natural or external lighting only	N.A.

D. Sign for Lawfully Maintained Non-conforming Use

Total Area of Signage Permitted per Lot: 2 sq.ft.  
for each linear foot of street frontage of the lot  
or 20 sq. ft. per establishment, whichever is less.

	<u>Maximum Without Design Review</u>	<u>Maximum With Design Review</u>
Area of sign:	10 sq. ft.	20 sq. ft.
Number of signs:	one/establishment	N.A.
Height of signs:	10 feet if attached to building	4 ft. if free standing
Location:	Wall sign	Free standing, projecting
Illumination:	Natural or external lighting only	N.A.

7.12.2 RESIDENCE C-2, C-2A, C-3 and C-3A

A. Permitted Hotel and Office Use

Total Area of Signage Permitted Per Lot: 2 sq. ft. for each linear foot of street frontage of the lot or 200 sq. ft. per building, whichever is less.

	<u>Maximum Without Design Review</u>	<u>Maximum With Design Review</u>
Area of sign:	15 sq. ft.	100 sq.ft.
Number of signs:	two (2)/building	N.A.
Height of sign:	20 ft. provided it is below the sill line of the second floor windows and/or the lowest point of the roof whichever is less.	20 ft. if above the second floor windows or 15 feet if free-standing except that no sign may extend above the lowest point of the roof.
Location:	Wall sign	Free standing or projecting
Illumination:	Natural or external lighting only	Internal

B. Other Permitted Residential and Non-Residential Uses, Churches and Institutional Uses and Lawfully Maintained Non-conforming Uses.

	<u>Maximum Without Design Review</u>	<u>Maximum With Design Review</u>
	As permitted in 7.12.1 above.	For all non-residential uses, as permitted in 7.12.2A above.

7.12.3 OFFICE AND INDUSTRIAL DISTRICTS

A. Permitted Hotel and Non-Residential Uses, Churches and Institutional Uses, and Non-Conforming Uses.

Total Area of Signage Permitted per Lot: 2 sq. ft. for each linear foot of street frontage of the lot.

	<u>Maximum Without Design Review</u>	<u>Maximum With Design Review</u>
Area of sign:	15 sq. ft.	100 sq. ft. for a sign identifying a building
Number of signs:	two/building, plus one/first floor establishment	More signs than permitted by right.

	<u>Maximum Without Design Review</u>	<u>Maximum With Design Review</u>
Height of sign:	20. ft. provided it is below the sill line of second floor windows and/or the lowest point of the roof whichever is less	20 ft. if above the sill line of the second floor windows or 15 feet if free standing except that no sign may extend above the lowest point of the roof.
Location:	Wall sign	Free standing or projecting
Illumination:	Natural or external lighting only	Internal

B. Other Permitted Residential Uses.

As permitted in 7.12.1 above.

7.12.4 ALL BUSINESS DISTRICTS

Total Area of Signage Permitted per Lot: 2 sq. ft.  
for each linear foot of street frontage of the lot.

	<u>Maximum Without Design Review</u>	<u>Maximum With Design Review</u>
A. Free-Standing Signs		
Area of sign:	15 sq. ft.	40 sq. ft.
Number of signs:	one(1)/lot	N.A.
Height of sign:	10 ft.	15 ft.
Illumination:	Natural or external lighting only	Internal
B. Projecting Signs		
Area per sign:	10 sq. ft.	20 sq. ft.; 100 sq. ft. for theatre signs

	<u>Maximum Without Design Review</u>	<u>Maximum With Design Review</u>
Number of signs:	One (1)/first floor establishment, plus One (1)/building	N.A.
Height of sign:	15 ft. provided it is below the sill line of the second floor windows or the lowest point of the roof, whichever is less.	N.A.
Illumination:	Natural or external lighting only.	Internal

C. Wall Signs

Area of signs:	15 sq. ft.	Greater than 15 ft.
Number of signs:	N.A.	N.A.
Height of sign:	20 feet provided it is below the sill line of second floor windows, and/or the lowest point of the roof, which ever is less.	Exceeding the by- right height except that no sign may extend above the lowest point of the roof.
Illumination:	Natural or external lighting; neon type or exposed gas ultra- violet tube type behind the glass of windows.	All other forms of internal illumina- tion.

7.12.5 TEMPORARY SIGNS FOR ALL DISTRICTS

- A. One for sale or for rent sign not exceeding six square feet in area and advertising only the premises on which the sign is located.
- B. One building contractor's sign maintained on a lot during construction on that lot not exceeding twenty square feet in area.
- C. In residential districts temporary display posters, without independent structural support in connection with political campaigns and with noncommercial civic, health, safety and welfare campaigns, provided such posters are removed within five (5) days following the conclusion of such campaign; temporary displays of patriotic, religious, charitable or civic nature.

- D. In business, office, and industrial districts, signs as permitted in 7.12.5 (C) above as well as temporary signs pertaining to special sales or events lasting no more than fifteen days affixed to the inside of windows provided that their total area does not exceed 30% of the window glass to which they are affixed.

#### 7.12.6 DIRECTIONAL SIGNS

Signs necessary for public safety and convenience not exceeding six (6) square feet per sign face shall be permitted provided such signs contain no advertising.

#### 7.12.7 OFF-PREMISE SIGNS

A. Off-premise sign shall be permitted provided the following conditions are met:

1. The sign or advertising device indicates an establishment located within Cambridge and is a use permitted in the zone in which the off-premise sign is located.
2. The sign meets all area, height, location, and illumination requirements of the lot on which it is located.
3. No sign or advertising device shall be erected or maintained within three hundred fifty feet of and/or be visible from any parkway or limited access highway except signs or advertising devices permitted by this ordinance which advertise a business conducted on the premises. For the purpose of this Section 7.10 parkways shall include Alewife Brook Parkway, Fresh Pond Parkway, and Memorial Drive.
4. The sign may contain only the name and/or logo of the establishment identified.
5. The sign shall be subject to Design Review.

#### 7.12.8 PLANNED UNIT DEVELOPMENTS

The Planning Board shall approve all signs within a Planned Unit Development. The sign requirements of the base zoning district shall apply unless specific waiver from such requirements is granted by the Planning Board within the scope of its Planned Unit Development Special Permit up to the limits imposed in any business district.

7.13 GENERAL LIMITATIONS ON ALL SIGNS

- A. Signs shall be stationary and may not contain any visible moving or moveable parts.
- B. All lighting shall be indirect, continuous, and installed in a manner that will prevent direct light from shining onto any street or adjacent property except such devices intended to tell time and temperature (including flashing, animated or intermittent light)
- C. No illumination shall be permitted after 11 P.M. in in any Residence A, B, or C-1 district.

7.14 DESIGN REVIEW PROCESS

7.14.1 Where required by this Section 7.10 signs shall undergo a design review conducted by the Community Development Department. A report of the recommendations of the Community Development Department shall be forwarded to the Superintendent of Buildings along with the application for a building permit for said sign. Should the sign for which an application for a building permit is made not conform to the recommendations of the Community Development Department said sign shall require a special permit from the Cambridge Board of Zoning Appeal. Any sign not meeting the dimensional requirements of this Section 7.10 shall require a variance from the Board of Zoning Appeal. In hearing a variance request the Board of Zoning Appeal shall take into consideration, in addition to those statutory requirements mandated by Chapter 40A, the guidelines outlined in Section 7.14.5 of this Ordinance.

7.14.2 APPLICATION

Any sign proposal requiring design review before the Community Development Department shall be accompanied by the following information:

A. Written Material

1. Length of lot frontage abutting a street.
2. Total area or signage permitted on the subject lot.
3. Total area of signage currently on the building(s) sited on the subject lot.
4. Number of existing signs on the subject lot.
5. Dimensional information on the proposed sign(s).
6. Detailed description of proposed sign(s) including materials, illumination, colors, etc.

## B. Graphic Material

1. Architectural facade elevations of the affected buildings showing location of all existing signs (a photograph may substitute if it can present an undistorted picture of existing conditions). (Suggested scale 1/8" = 1')
2. Architectural elevations of the proposed sign(s) and sufficient of the building area surrounding it to clearly indicate the proposed sign's relationship to the building, its architectural details, and adjacent signs. (Suggested scale 1/8" = 1')
3. Detailed plans, elevations and other material indicating the design of the proposed sign(s), its material, construction, colors, etc.

### 7.14.3 PROCEDURE

The Community Development Department shall, within 15 working days of the submission of a complete application, forward its recommendation to the Superintendent of Buildings. With signs of particular significance the Community Development Department may at its discretion hold a public hearing to solicit comments from affected neighborhood groups and residents. The Department staff shall assist all applicants in meeting the objectives of the Design Review Process. Nothing in this Section 7.10 shall prohibit any applicant from submitting preliminary plans for discussion prior to a formal application. The 15 day review period may be extended with the written permission of the applicant.

- 7.14.4 An application for a sign requiring design review which has not received approval from the Community Development Department shall require a Special Permit from the Board of Zoning Appeal. Such application shall be forwarded to the Planning Board for its review and comment.

### 7.14.5 REVIEW GUIDELINES

In making its review, the Community Development Department shall refer to the following guidelines. These may also be of use to designers of signs which are permitted by right. The guidelines are not intended to prohibit or discourage creative solutions to sign design problems; the intent is to encourage signs which are appropriate in their settings, and whose messages are clear and unobtrusive.

A. Setting: A sign should fit well with its building.

1. Location. The sign shall have a logical relationship to the facade of the building on which it is located and shall be integrated into existing architecture (e.g. above entrances, integrated with rather than obscuring building details).
2. Scale. The sign design shall take into account the relative scale and proportions of the building or surface on which it is mounted. Large signs which overwhelm the architectural features or ignore the rhythms of the building are discouraged, though this guideline is not meant to discourage creative use of trompe l'oeil or other means of influencing perceptions.
3. Materials. The materials of the sign should be chosen to complement the building materials, if appropriate. Although in some instances a contrast of materials may be desirable, the intent is to discourage the clashing of signs and building materials.

B. Message: Signs should present clear, well-designed messages.

1. Coordination. Signs on a single building should provide a coherent and harmonious whole. Signs should not obscure important views, visual access to other signs or architectural features of the building on which they are located, or another building.
2. Simplicity. In general, strong, brief messages with a carefully considered range of colors should be used rather than repetitive or overly elaborate schemes. The intent is to discourage a cluttered or chaotic presentation of signs; however, the intent is not to prevent creative use of repetition or color.
3. Image. The sign should reflect the positive aspects of the building and/or the neighborhood within which it is located. For example, traditional signage may be appropriate for a building with substantial period detail. In areas with heavy pedestrian use, signs oriented to the pedestrian may be most appropriate. Product trademarks are discouraged.

7.15 NON-CONFORMING SIGNS

- 7.15.1 The provisions of this Article 7.000 shall not apply to signs lawfully erected prior to the effective date of this Section 7.10 as amended provided such signs have been continuously maintained in conformance with all applicable ordinances and regulations at the time of their erection and subsequently.
- 7.15.2 Alteration or change in the lettering, wording, or designs or symbols on a sign, but not the basic supporting structure, shall be permitted on a lawfully maintained non-conforming sign provided such alterations do not exceed 50% of the current replacement value of the sign.

Any non-conforming sign destroyed or damaged by fire, explosion, or other catastrophe may be reconstructed to its full extent prior to said destruction.

- 7.15.3 Where it is proposed to replace an existing sign on a building which contains an area of signage exceeding the maximum permitted, said new sign may contain six (6) square feet or 80% of the area permitted to the use if the signage area formula (2 square feet of area per linear frontage of lot) were applied to the first floor building frontage occupied by the use, whichever is more. In no case, however, may the total non-conformity of the signage on the building be increased.
- 7.15.4 All changes in non-conforming signs shall be subject to Design Review by the Community Development Department.

7.16 EXEMPT SIGNS

A. The following signs shall be exempt from restrictions as to types of signs or limitations on the total signage permitted on a lot as required elsewhere in this Article 7.000.

1. In all districts:
  - a. Signs not visible from a public way.
  - b. Official traffic and directional signs.
  - c. Other directional signs as limited by Section 7.12.6.
  - d. Flags of a city, state or country or non-profit organization.
  - e. Memorials such as grave stones and corner stones.
  - f. Historical site plaques installed or approved by a public agency or duly established historical society.
  - g. Window display of merchandise or signs incidental to the display.
  - h. Temporary signs as permitted in Section 7.12.5 (A-C) thereof.

2. In business, office and industrial districts:

a. Permanent non-illuminated signs behind the glass of a window above the first floor provided:

- (1) the total area of the sign(s) does not exceed 30% of the area of the glass of the window;
- (2) the window is appurtenant to the use to which the sign is accessory;
- (3) the sign consists of individual letters or symbols affixed to the window or mounted on a clear, transparent background;
- (4) the symbols or letters do not exceed 6" in height;
- (5) Sign contains only the name and/or logo of the establishment to which it is accessory;

b. Permanent non-illuminated signs mounted on awnings on the first floor of a building provided:

- (1) the total area of the sign does not exceed 1 square foot and the height of symbols and letters does not exceed 6";
- (2) the sign consists of individual letters or symbols affixed to the fabric of the awning;
- (3) sign contains only the name and/or logo for the establishment to which it is accessory.

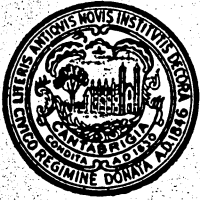
c. Temporary signs as permitted in 7.12.5 (D).

- B. For one story buildings having a continuous parapet above the lowest point of the roof, signs may be placed below the highest point of such parapet rather than below the lowest point of the roof as may otherwise be required by this Section 7.10.

7.17 In any district where the number or area of signs permitted on a lot is determined by the number of buildings located on said lot, one building shall be assumed to be present for the purposes of this Section 7.10 for any use not contained within a building.

7.20 ILLUMINATION

In Residence A, B, and C-1 districts no outdoor floodlighting or decorative lighting except lighting primarily designed to illuminate walks, driveways, outdoor living areas, or outdoor recreational facilities, and except temporary holiday lighting in use for no longer than a four week period in any calendar year, shall be permitted. Any permanent lighting permitted by the preceding sentence shall be continuous, indirect, and installed in a manner that will prevent direct light from shining onto any street or adjacent property.



**CITY OF CAMBRIDGE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
City Hall Annex Inman & Broadway

**To** Cambridge City Council

**From** Lester Barber, Land Use and Zoning **Date** June 6, 1984

**Subject** Clarification of Issues Raised by Mr. Robert LaTremouille  
Regarding the Technical Amendments to the Zoning Ordinance  
Proposed by the Planning Board

**Amendment 1 - Yard Requirements for C-1, O-1, BA and BA-1 Districts**

The amendment makes no change in the yard requirements for those districts. It does make clear to the average Cambridge citizen, however, what the actual setbacks are for those districts. Under the current wording of the ordinance only those very familiar with the ordinance, and Section 5.244 specifically, know that the yard formulas as now displayed in the Tables do not reflect the actual setbacks permitted.

**Amendment 2 - Multiple Structures in A-1 and A-2 Districts**

There is absolutely nothing in the zoning ordinance now which prohibits multiple buildings on a lot in the A districts or any other district. Section 5.13 in fact makes specific allowance for such multiple buildings. The proposed change in A districts would prohibit what is now permitted.

**Amendment 3 - Submittal Requirements for PUD's.**

The amendment would make it easier for the Planning Board to administratively change submittal requirements without going through the zone change process. The application forms are always publicly available.

**Amendment 4 - Conversion Requirements in A and B Districts.**

A and B districts are intended to be single family and two family districts respectively. Conversion to two family use in A districts and multifamily use in B districts is allowed provided the character of those districts is not visibly changed. Since C-1 districts allow multifamily dwellings by right there is no problem with conversion of buildings which give the appearance of multi-family structures.

The alteration of footnote 15, which is a footnote to the category and not to the individual district requirements, does not allow multifamily conversion in A districts. Any confusion, however, could be cleared up by adding a phrase "where permitted" in the footnote as follows:

15. Provided that, where permitted in a Residence A and B district, the exterior design of the structure is not significantly changed.

Amendment 5 - Variable Setback Plane

The amendment would change the language in Section 5.244 (3) (from "required" to "provided") to reflect existing administrative practice and would not introduce a new, more lenient provision. This valuable provision is intended to allow some variation in the surface of buildings, which if prohibited, would result in square, unvaried structures much less interesting and neighborly. The provision is not intended to allow, nor does it work to achieve, buildings of greater bulk than would otherwise be permitted.

The amendment does not change the existing regulation.

Amendment 6 - Varying the Minimum Lot Size in PUD Districts.

The Community Development Department does not claim that the minimum lot size for PUD's is one acre, although that is what Section 12.52 actually says. The Planning Board and the City Solicitor have agreed, however, that Section 12.52 is appropriately interpreted to allow what the provision is clearly intended to allow: PUD applications that have minimum lot sizes less than that required, upon a finding by the Planning Board that the intent of the District has been met.

This amendment would make no change in current, and legitimate, administrative practice.

The provision makes sensible recognition of the fact that the minimum requirements are, within a reasonable range, arbitrary and that some variation is acceptable provided the overall intent of the PUD provision is advanced. Discretion is clearly vested in the Planning Board on this point, as it is in much of the deliberations under PUD's. The existing provision and the proposed clarification assumes that the discretion will be exercised wisely.

Mr. LaTremouille's arguments are basically with the PUD concept and not germane to this specific amendment.

1984 "Technical Amendments" to the Zoning Ordinance  
Summary Analysis

Proposal

- 6 The CDD says that it thought minimum developer holdings to qualify for P.U.D. benefits were 1 acre throughout the city. The CDD summary says that that is what they are asking for now. The PUD requirements are quite clear. These are the requirements which were approved by the council and subjected to public scrutiny and hearings. Necessary holdings range from 1 to 20 acres depending on the PUD. The CDD thought that the fine print in a separate part of the ordinance overrode the clear requirements of the various PUD's. They were wrong. They are now asking the city council to reduce these minimum holdings to .57 acres (5 house lots) in most parts of the city; 0 acres in one E. Cambridge PUD.
- 3 The CDD wishes to make supporting documentation requirements for PUD submittals a matter for private negotiation, in place of the present publicly established and publicly available requirements.
- 7 Provision would render all parking in the city non-conforming unless it has been assigned to a particular apartment /condo/single family home, and it has been left vacant if the assignee did not use it and did not permit its use to some one else. In the normal situation in multi-family structures parking is assigned by need. Such parking spaces would be non-conforming and could be destroyed by a speculator/developer should he wish to construct townhouses or larger on them.
- 5 The CDD thinks that the described yard requirements "do not work" since they limit construction on particular lots to less than the absolute maximum FAR limits. Change would particularly affect parts of the city zoned for too much development: the C-3, O-3, C-2 and O-2 districts. The yard requirements protect small buildings on small lots in these districts, many of them in and around Harvard Square. The yard requirements prohibit development on the smallest lots by the largest buildings because of a wording that requires the largest buildings to leave a large amount of space between the building and its lot lines. A developer must buy a number of small lots before it is worth his while to destroy the small buildings on those lots. In eastern Harvard Square there is an area which would require the purchase of six lots to build to the maximum FAR because of yard requirements.
- 4 Provision would allow conversion of houses to greater than two families, subject to design criteria, in Residence A districts. Applies design criteria to conversions in Res. A and Res. B, but not to C-1. Why not C-1? Why upzone Res. A?
- 2 Provision has the zoning ordinance formally approve one aspect of the townhouse ordinance which was not described to the city council or to the public. The zoning ordinance defines a lot as "A parcel of land . . . developed or built upon as a unit". This would appear to mean one principle building, i.e. one unit, per lot. Nevertheless, the ordinance has been interpreted to permit more than one principle building per lot. Townhouses, as a result, are built in more than one structure per lot, filling up the lot, and overloading our neighborhoods. The CDD wants a provision added to the zoning ordinance which would prohibit more than one principle structure per lot in the city's most restrictive zoning districts. This clearly allows lots everywhere else in the city to be rendered meaningless by multiple principle structures.
- 1 Provision changes present yard requirements language in C-1, O-1, BA and BA-1 districts (excluding townhouses) by putting the fine print in the body of the ordinance and the body of the ordinance in the fine print. Switch creates slightly more confusion and makes it easier to kill the more restrictive requirements in a future "technical amendment" because that language would "just" be fine print.

348 Franklin Street  
Cambridge, Massachusetts 02139  
May 17, 1984

Editor  
Cambridge Chronicle

The residents of Cambridge's best neighborhoods, the "Residence A" zoning districts, should be aware of, and fighting against, a major zoning change which could pass the City Council in the next few days.

Several years ago, these districts were changed from one family zoning to two family. The latest change proposal would legalize conversion of large buildings on large lots to apartment houses, on condition that the exteriors not be modified.

The argument of the principle supporter is that large buildings are being converted to apartment houses already. This person states that additions are being put on existing buildings and that subdivision follows. The proponent claims that the change would, at least, protect the outside of the buildings.

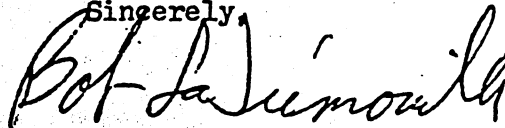
If large buildings in "Res.A" districts are being converted to more than 2 family houses, those conversions are illegal. If the city's zoning administrator is allowing such conversions, there <sup>are</sup> administrative and judicial ways to enforce the existing ordinance.

Should normal remedies fail, the ordinance should be modified to restrict ~~to~~ to the presently intended 2 family limit. The zoning ordinance should not be modified to allow apartment conversion.

The proposal is item 4 in a package of major zoning changes entitled "technical amendments". These changes have never been meaningfully advertised by the city. I thought the apartment conversion provision was simply bad drafting of one footnote. It came as a shock, on May 15, when I was informed that apartment conversion is exactly ~~was~~ is allowed and is intended. Someone has been giving out bad zoning advice.

what

Sincerely,



Robert J. La Tremouille

- Draft -

4. Amend Section 4.30, Residential Uses, subsection 4.31 (h), by adding the following footnotes 2 and 15;

O.S.	Res. A 1 & 2	Res B
------	-----------------	----------

"h. Existing dwelling converted for more than two families. <u>15</u> , 16.	no	no	yes
---	----	----	-----

Amend Section 4.40, Footnotes to Table of Use Regulations, as follows;

a. Delete the existing footnote 2 and replace it with the following new footnote 2;

"2. Provided that the dwelling was constructed prior to June 1, 1940, and has not been substantially enlarged since that date. The addition in the aggregate of two hundred and fifty square feet or more of gross floor area shall be considered a substantial enlargement."

b. Change footnote 15 to read as follows;

"15. Provided that in a Residence A and B district the exterior design of the structure is not significantly changed."

*New foot-  
note is  
key.*

**Note:** This amendment would restrict the conversion of existing dwellings in Residence A and B districts to more units than normally permitted in these districts to only those dwellings which existing prior to June 1, 1940. This restriction is to ensure that the conversion is tied to the larger older homes and thus eliminating the possibility of any recently constructed dwellings being converted in attempts to negate the intent of the single and two family districts. In addition, this amendment would apply the condition that the exterior design of the structure is not changed when an existing dwelling is being converted for more than two families in a Residence B district as it now applies in the Residence A district when single family residences are converted to two family residences.

# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 5.50, Special Dimensional Regulations, by inserting a new subsection 5.53 as follows:

5.53 In Residence A-1 and A-2 Districts only one structure containing a principal use shall be allowed on a lot.

Note: The purpose of this amendment is to ensure that all new construction of single-family detached dwellings in Residence A-1 and A-2 districts meet the intended lot and dimensional requirements for those districts. The ordinance currently allows more than one principal structure on a single lot. Therefore, as long as the minimum lot area per dwelling unit is met, it is possible to construct several single-family detached dwellings on a single lot through use of the condominium form of ownership. The proposed amendment requires that every new single-family dwelling in these districts meet all dimensional requirements including its own individual lot.

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 5.50, Special Dimensional Regulations, by inserting a new subsection 5.53 as follows:

5.53 In Residence A-1 and A-2 Districts only one structure containing a principal use shall be allowed on a lot.

Note: The purpose of this amendment is to ensure that all new construction of single-family detached dwellings in Residence A-1 and A-2 districts meet the intended lot and dimensional requirements for those districts. The ordinance currently allows more than one principal structure on a single lot. Therefore, as long as the minimum lot area per dwelling unit is met, it is possible to construct several single-family detached dwellings on a single lot through use of the condominium form of ownership. The proposed amendment requires that every new single-family dwelling in these districts meet all dimensional requirements including its own individual lot.

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 5.50, Special Dimensional Regulations, by inserting a new subsection 5.53 as follows:

5.53 In Residence A-1 and A-2 Districts only one structure containing a principal use shall be allowed on a lot.

Note: The purpose of this amendment is to ensure that all new construction of single-family detached dwellings in Residence A-1 and A-2 districts meet the intended lot and dimensional requirements for those districts. The ordinance currently allows more than one principal structure on a single lot. Therefore, as long as the minimum lot area per dwelling unit is met, it is possible to construct several single-family detached dwellings on a single lot through use of the condominium form of ownership. The proposed amendment requires that every new single-family dwelling in these districts meet all dimensional requirements including its own individual lot.

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 5.50, Special Dimensional Regulations, by inserting a new subsection 5.53 as follows:

5.53 In Residence A-1 and A-2 Districts only one structure containing a principal use shall be allowed on a lot.

Note: The purpose of this amendment is to ensure that all new construction of single-family detached dwellings in Residence A-1 and A-2 districts meet the intended lot and dimensional requirements for those districts. The ordinance currently allows more than one principal structure on a single lot. Therefore, as long as the minimum lot area per dwelling unit is met, it is possible to construct several single-family detached dwellings on a single lot through use of the condominium form of ownership. The proposed amendment requires that every new single-family dwelling in these districts meet all dimensional requirements including its own individual lot.

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 5.50, Special Dimensional Regulations, by inserting a new subsection 5.53 as follows:

5.53 In Residence A-1 and A-2 Districts only one structure containing a principal use shall be allowed on a lot.

Note: The purpose of this amendment is to ensure that all new construction of single-family detached dwellings in Residence A-1 and A-2 districts meet the intended lot and dimensional requirements for those districts. The ordinance currently allows more than one principal structure on a single lot. Therefore, as long as the minimum lot area per dwelling unit is met, it is possible to construct several single-family detached dwellings on a single lot through use of the condominium form of ownership. The proposed amendment requires that every new single-family dwelling in these districts meet all dimensional requirements including its own individual lot.

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 5.50, Special Dimensional Regulations, by inserting a new subsection 5.53 as follows:

5.53 In Residence A-1 and A-2 Districts only one structure containing a principal use shall be allowed on a lot.

Note: The purpose of this amendment is to ensure that all new construction of single-family detached dwellings in Residence A-1 and A-2 districts meet the intended lot and dimensional requirements for those districts. The ordinance currently allows more than one principal structure on a single lot. Therefore, as long as the minimum lot area per dwelling unit is met, it is possible to construct several single-family detached dwellings on a single lot through use of the condominium form of ownership. The proposed amendment requires that every new single-family dwelling in these districts meet all dimensional requirements including its own individual lot.

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 5.50, Special Dimensional Regulations, by inserting a new subsection 5.53 as follows:

5.53 In Residence A-1 and A-2 Districts only one structure containing a principal use shall be allowed on a lot.

Note: The purpose of this amendment is to ensure that all new construction of single-family detached dwellings in Residence A-1 and A-2 districts meet the intended lot and dimensional requirements for those districts. The ordinance currently allows more than one principal structure on a single lot. Therefore, as long as the minimum lot area per dwelling unit is met, it is possible to construct several single-family detached dwellings on a single lot through use of the condominium form of ownership. The proposed amendment requires that every new single-family dwelling in these districts meet all dimensional requirements including its own individual lot.

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



**PUBLIC NOTICE  
RELATIVE TO ZONING  
CITY OF CAMBRIDGE  
MASSACHUSETTS**

**Office of the City Clerk.**

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, May 15, 1984 at 6:30 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a resubmitted petition of the Planning Board to amend the Zoning Ordinance affecting sections 5.245, 5.30, 5.53, 12.343, 4.31h, 4.40, 5.244(3), 12.52 and 11.15. All amendments are technical changes to the existing ordinance. The above amendments are principally clarification and refinements of existing regulations and make no real change in the intent or requirements of the ordinance. Two amendments do make important changes; one states that only one structure containing a principle use shall be allowed on a lot in a Residence A district and the other restricts conversions of dwellings in Residence A and B districts to dwellings built prior to June 1, 1940.

Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,  
Councillor David Sullivan  
Chairman

(C)Apr.26,May3

## SUMMARY OF INTENT OF THE TECHNICAL AMENDMENTS

1. Yard Dimensional Formulas

Initiation: By the Planning Board, to make clear to all users of the zoning ordinance the true yard requirements mandated. Non-professionals using the ordinance might otherwise be misled by the current tables.

Note: This amendment is intended to ensure that the yard formulas in the tables accurately reflect the permitted setbacks as modified by the present Section 5.244. The proposed amendments do not alter in any way the setbacks now permitted, but do allow the tables to reflect more forthrightly what is allowed.

2. Principal Structures in Residence A Districts

Initiation: By the Planning Board in response to repeated concern expressed by neighborhood people regarding ongoing condominium construction in A districts.

Note: The purpose of this amendment is to ensure that all new construction of single-family detached dwellings in Residence A-1 and A-2 districts meets the intended lot and dimensional requirements for those districts. The ordinance currently allows more than one principal structure on a single lot. Therefore, as long as the minimum lot area per dwelling unit is met, it is possible to construct several single-family detached dwellings on a single lot through use of the condominium form of ownership. The proposed amendment requires that every new single-family dwelling in these districts meet all dimensional requirements including its own individual lot.

3. PUD Application Forms

Initiation: By the Planning Board to eliminate provisions in the ordinance which are adequately handled administratively.

Note: The provision (a) deletes essentially administrative requirements of application submission (scale of maps, types of information, etc.) from the zoning ordinance. Part (b) eliminates reference to payment

by the applicant of public hearing costs. Fees, established administratively, have been set by the Planning Board to cover such costs.

4. Conversion of Structures in Residence A and B Districts

Initiation: By the Planning Board in response to neighborhood concern that the conversion provisions were being misused, contrary to the intent of the two zones.

Note: This amendment would restrict the conversion of existing dwellings in Residence A and B districts to only those dwellings which existed prior to June 1, 1940. This restriction is to ensure that the conversion is tied to the larger older homes, thus eliminating the possibility of any recently constructed dwellings being converted in violation of the intent of the single and two-family districts. In addition, this amendment would apply the condition that the exterior design of the structure is not changed when an existing dwelling is being converted for more than two families in a Residence B district as it now applies in the Residence A district when single family residences are converted to two-family residences.

5. Variable Setback Plane Formula

Initiation: At the request of the Zoning Enforcement officer to correct a discrepancy in the regulation.

Note: The intent of the provision (to allow some sections of a building wall to be closer to the property line, if compensating portions of the wall are set further back) cannot be met if the "required" setback figure is used in the formula. It is frequently necessary for a wall to be set back further than the "required" setback dimension would provide and it is that actual setback dimension which should be used in the formula. The amendment does not alter in any way the actual application of the provision - it merely allows the formula to work.

6. PUD Minimum Lot Size Requirement

Initiation: By the Planning Board to bring the provision in line with its original intent and City Solicitor ruling.

Note: The proposed new language replaces reference to one acre as the minimum development parcel size for each PUD district. Since the adoption of subsection 12.52 there have been amendments to the ordinance creating PUD districts with a minimum development parcel size greater than one acre. Subsection 12.52 was not amended to reflect those later amendments. The original intent of this subsection 12.52 was to allow Planning Board discretion to hear PUD applications which cannot meet the minimum parcel size yet meet the objectives of the PUD district. The proposed amendment generalizes the original intent of subsection 12.52 and makes it applicable to all PUD's regardless of parcel size.

7. Accessory Parking Requirement for Residential Uses

Initiation: By the Planning Board in response to development experiences (as for example at Garfield Street) where it was not clear that the requirement for a parking space for each unit was indeed being applied to each unit.

Note: The intent of the amendment is to ensure that each residential unit is provided with the required off-street parking.

8. Townhouse Regulations

Initiation: By the Planning Board in response to requests to the Board and the Building department for alterations to townhouse developments.

Note: This provision makes clear that any future alteration in an approved Townhouse Development is considered within the context of the total development, by the Planning Board or the Board of Zoning Appeal, should the development be subdivided.

**5.23** *Height Exceptions.* The provisions of this ordinance governing the height of buildings and structures in all districts shall not apply to chimneys, water towers, air conditioning equipment, elevator bulkheads, skylights, ventilators and other necessary features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy, nor to domes, towers or spires above buildings if such features are not used for human occupancy and occupy less than ten percent of the lot area, nor to wireless or broadcasting towers and other like unenclosed structures which occupy less than ten percent of the lot area.

**5.24** *Yards*

**5.241** Every part of a required yard shall be open to the sky and unobstructed. Awnings, arbors, fences, flagpoles, recreational and laundry drying equipment and similar objects shall not be considered obstructions when located within a required yard. Open or lattice-enclosed fire escapes for emergency use only are permitted to encroach on yard areas.

**5.242** Projecting eaves, chimneys, bay windows, balconies, open fire escapes and like projections which do not project more than three and one-half feet and which are part of a building not more than thirty-five feet in height, and unenclosed steps, unroofed porches and the like which do not project more than ten feet beyond the line of the foundation wall and which are not over four feet above the average level of the adjoining ground, may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built.

**5.243** On lots abutting streets on more than one side, the front yard requirements of each of the abutting streets shall apply regardless of designated front lot lines. Any remaining sides shall be subject to side yard requirements.

**5.244** Measurements for minimum yards which are determined by formula shall be made in the following manner:

(1) "H" is the height of the building. "L" is the length of wall measured parallel to the corresponding lot or street line. The front yard is measured from the street line, or building line where such has been established, except where otherwise indicated herein. For buildings of forty feet or less in height the denominator in the yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in footnotes a, b and c of Tables 5-1 and 5-2.

EXISTING  
PROVISION

(2) Where a building consists of various roof levels an average height, or "H", may be used in the required yard formula. Average height is determined by adding the products of the height of each roof level facing the given lot line, (H<sub>1</sub>, H<sub>2</sub>, etc.) times the length of each roof level (L<sub>1</sub>, L<sub>2</sub>, etc.) and dividing the sum by the sum of the length of the levels (L<sub>1</sub>, L<sub>2</sub>, etc.) (see formula below)

$$\text{AVERAGE HEIGHT} = \frac{(H_1 \times L_1) + (H_2 \times L_2)}{L_1 + L_2}$$

## 5.30 DISTRICT DIMENSIONAL REGULATIONS

## 5.31 Residential Districts

1. The following dimensional requirements, set forth in Table 5-1 and modified elsewhere in this ordinance, shall be applicable to development in residential districts:

Table 5-1. TABLE OF DIMENSIONAL REQUIREMENTS - RESIDENTIAL DISTRICTS

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Usable Op. Sp. to Lot Area
					Front	Side	Rear		
Res. A-1	0.5	8,000	6,000	80	25	15 (sum of 35)	25	35	25%
Res. A-2	0.5	6,000	4,500	65	20	10 (sum of 25)	20	35	25%
Res. B	0.5	5,000	2,500	50	15	7'6" (sum of 20)	20	35	20%
Res. C-1	0.75	5,000	1,200	50	$\frac{H+L}{4}$ (6)	$\frac{H+L}{5}$ (7)	$\frac{H+L}{4}$ (6)	35	15%
Res. C-2	1.75	5,000	600	50	$\frac{H+L}{4}$	$\frac{H+L}{5}$	$\frac{H+L}{4}$	85	15%
Res. C-2A	2.5	5,000	300	50	$\frac{H+L}{5}$ (b)(g)	$\frac{H+L}{6}$ (g)	$\frac{H+L}{5}$ (c)	60	10% (h) 2/12/79
Res. C-3	3.0	5,000	300	50	$\frac{H+L}{5}$ (b)	$\frac{H+L}{6}$	$\frac{H+L}{5}$ (c)	none	10%
Res. C-3A	3.0 <sup>(d)</sup>	5,000	300	50	$\frac{H+L}{5}$ (b)(e)	$\frac{H+L}{6}$ (f)	$\frac{H+L}{5}$ (c)	120	10% 12/11/78

## 2. Footnotes

- (a) Measured from the center line of the street, but in no case may a building be nearer the street than ten feet.
- (b) Measured from the center line of the street, but in no case may a building be nearer the street line than five feet.
- (c) In no case may a building be nearer the rear lot line than twenty feet.
- (d) The maximum ratio of floor area to lot area for buildings containing principal uses specified in Section 4.34 shall not exceed 1.25. 12/11/78
- (e) For buildings subject to the floor area ratio limitation specified in footnote (d) above, the minimum front yards may be reduced to no less than five feet measured from the street line. 12/11/78

## 5.32

## Office Districts

1. The following dimensional requirements, set forth in Table 5-2 and modified elsewhere in this ordinance, shall be applicable to development in Office districts:

Table 5-2. TABLE OF DIMENSIONAL REQUIREMENTS - OFFICE DISTRICTS

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Usable Op. Sp. to Lot Area	
					Front	Side	Rear			
Office 1	0.75	5,000	1,200	50	$\frac{H+L^{(a)}}{4}$ (6)	$\frac{H+L}{5}$ (7)	$\frac{H+L^{(c)}}{4}$ (6)	35	15%	
Office 2	2.0	5,000	600	50	$\frac{H+L^{(a)}}{4}$	$\frac{H+L}{5}$	$\frac{H+L^{(c)}}{4}$	85 <sup>(d)</sup>	15%	6/16/80
Office 3	3.0	5,000	300	50	$\frac{H+L^{(b)}}{5}$	$\frac{H+L}{6}$	$\frac{H+L^{(c)}}{5}$	none	10%	
Office 3A	3.0	5,000	300	50	$\frac{H+L^{(b)}}{5}$	$\frac{H+L}{6}$	$\frac{H+L^{(c)}}{5}$	120	10%	12/11/78

## 2. Footnotes

- (a) Measured from the center line of the street, but in no case may a building be nearer the street line than ten feet.
- (b) Measured from the center line of the street, but in no case may a building be nearer the street line than five feet.
- (c) In no case may a building be nearer the rear lot line than twenty feet.
- (d) 35 foot height limit within 125 feet of residential districts.

6/16/80

## 5.33

## Business Districts

1. The following dimensional requirements, set forth in Table 5-3 and modified elsewhere in this ordinance, shall be applicable to development in business districts:

Table 5-3. TABLE OF DIMENSIONAL REQUIREMENTS - BUSINESS DISTRICTS

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Usable Op. Sp. to Lot Area	
					Front	Side	Rear			
Bus. A	1.0	none	600	none	none	none	$\frac{H+L^{(a)}}{5}$ (7)	35	none	
Bus. A-1	1.0	none	1200	none	none	none	$\frac{H+L^{(a)}}{5}$ (7)	35	none	
Bus. B	4.0	none	300	none	none	none	none	none	none	
Bus. B-1	3.0 <sup>(b)</sup>	none	300	none	none	none <sup>(e)</sup>	none <sup>(e)</sup>	90 <sup>(c)</sup>	(d)	6/9/80
Bus. B-2	3.0	none	300	none	none	none <sup>(e)</sup>	none <sup>(e)</sup>	90 <sup>(f)</sup>	(d)	6/9/80
Bus. C	2.0	none	1200	none	none	none	none	55 <sup>(g)</sup>	none	

VARIABLE PLANE SETBACK AMENDMENT - SECTION 5.244(3) An Illustration

1. For a building 70' high and 40' wide and having a single plane the following front yard setback would be required in an Office-2 District.

$$\frac{H+L}{4} = \frac{70+40}{4} = 27.5' \text{ The required front yard setback.}$$

\*\*\*\*\*

2. For the same building divided into two vertical planes having widths, respectively, of 25' and 15' the following setbacks would be required.

$$\text{Plane A } \frac{70'+25'}{4} = 23.75' \text{ The required setback.}$$

$$\text{Plane B } \frac{70'+15'}{4} = 21.25' \text{ The required setback.}$$

Each individual setback is closer to the front street line than if the building consisted of a single wall plan rather than two separate wall planes.

\*\*\*\*\*

3. Section 5.244(3) allows either of the individual planes A and B to be set closer to the street line than the 27.5' setback required for the building if it were a single plane. Neither may be closer than the setback determined for them individually, i.e. '23.75' and 21.25'.

If one is set closer, however, the other must be set back behind the single plane setback (27.5') to compensate. Compensation is determined by use of the formula in Section 5.244(3).

\*\*\*\*\*

4. If we assume that Plane A is set at its required setback (23.75'), use of the formula will determine the setback necessary for Plane B.

$$(\text{Setback A } 23.75' \times 1750 \text{ sq. ft. Facing Area A}) + (\text{Setback B "X" } \times 1050 \text{ sq. ft. Facing Area B}) = (\text{Single Plane Setback } 27.5' \times 2800 \text{ sq. ft. Single Plane Facing Area})$$

$$41,562.5 + 1050 \text{ "X" } = 77,000$$

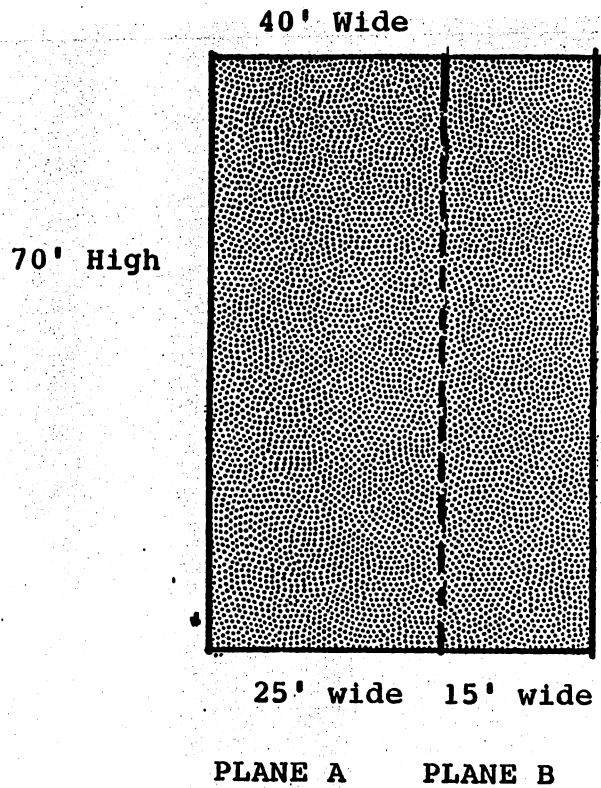
$$1050 \text{ "X" } = 77,000 - 41,562.5$$

$$1050 \text{ "X" } = 35,437.5$$

$$\text{"X" } = 33.75 \text{ The minimum setback necessary for Plane B if Plane A is to be set at } 23.75'.$$

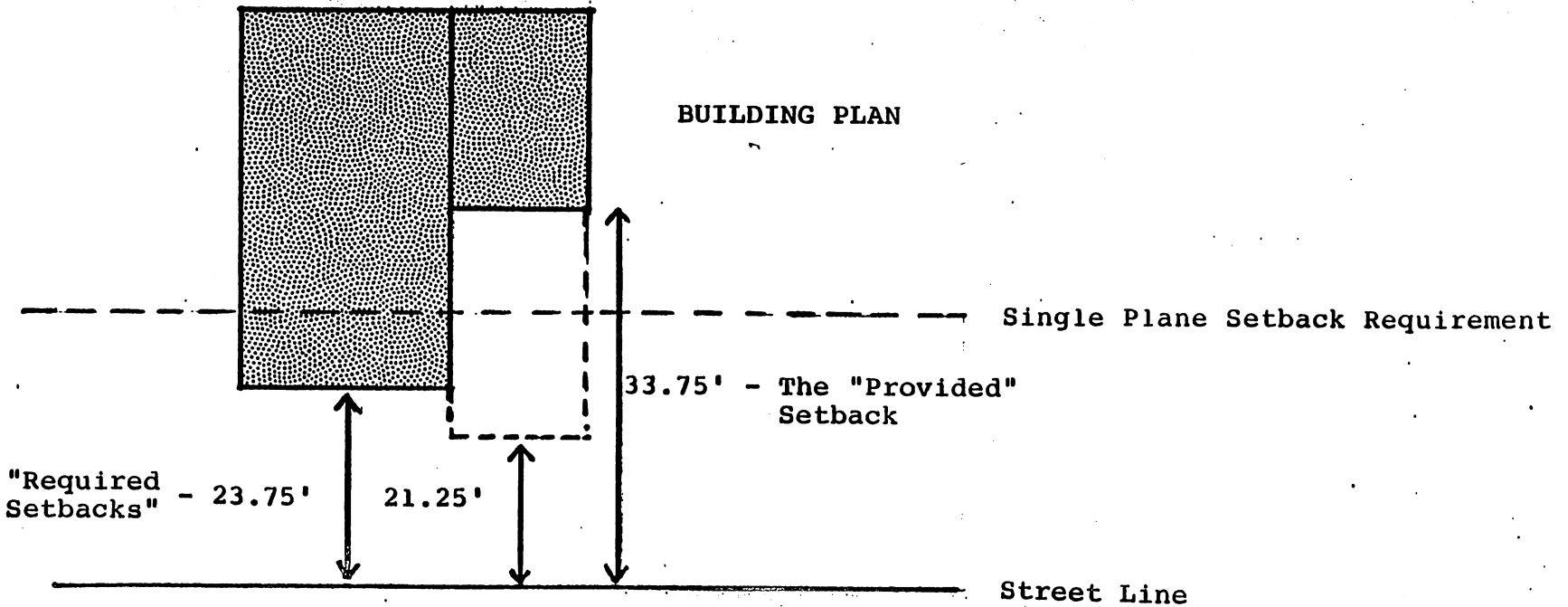
\*\*\*\*\*

5. Therefore, it is the setbacks provided, and not the setbacks required by the setback formulas, that should be used in the formula in Section 5.244(3).



BUILDING ELEVATION

VARIABLE PLANE SETBACK  
AMENDMENT - SECTION 5.244(3)



# City of Cambridge

#2

In City Council May 21, 1984

**The Ordinance Committee**

comprised of the entire membership of the City Council

to which was referred the petition of the Planning Board relative to a series of eight technical amendments to the Zoning Ordinance of the City of Cambridge met in the City Council Chamber at seven o'clock and four minutes p. m. on May 15, 1984.

Councillor David Sullivan, Chairman, presided.

The Planning Board by report dated April 23, 1984 stated that the amendments were basically clarifications and refinements making no real change in the requirements of the ordinance. The Board stated that amendments numbered two and four are significant modifications of existing regulations affecting the use and conversion of single and two family houses in Residence A and B districts and further recommended adoption of amendment numbered one thru six and eight. Amendment number seven was withdrawn because of the ambiguity of the wording. The Planning Board in their report of April 23, 1984 outlined in great detail the individual amendments and this report is annexed to this report and marked as Appendix A.

These technical changes had been the subject of a prior hearing before the Committee on April 5, 1984 and had been referred back to the Planning Board.

Lester Barber outlined the technical amendments presented in the petition and the changes made in the resubmission with reference to the problem presented by accessory parking requirements but indicated that no other changes were made from the original submission.

A resident of 120 Lakeview Avenue recorded himself in favor of amendments numbered two and four.

Councillor David Sullivan read a letter from Charles Sullivan recording the Historical Commission in favor of amendments numbered two and four.

Robert Sawyer of Neighborhood Nine Committee recorded his support of the position taken by the Historical Commission.

No other persons were recorded in favor and the hearing for the proponents was closed and the Chair called for the opposition to appear and be heard.

No one appeared in opposition at the call of the Chair who declared the hearing closed at seven o'clock and twenty-four minutes p. m.

Councillor Wolf now moved that the proposed amendments be reported to the City Council, without recommendation.

There being no objection, the motion carried and the hearing adjourned at seven o'clock and twenty-four minutes p. m.

For the Committee,

Councillor David E. Sullivan,  
Chairman



# Cambridge Historical Commission

City Hall Annex, 57 Inman Street, Cambridge, Massachusetts, 02139. 617/498-9040



Robert G. Neiley, *Chairman*; William B. King, *Vice Chairman*; Charles M. Sullivan, *Executive Director*.  
Dwight H. Andrews; Arthur H. Brooks, Jr.; James F. Clapp, Jr.; Charles W. Eliot, 2d; Joseph G. Sakey; *Commission Members*.  
John Lyons; Geneva T. Malenfant; Frances Pierce, *Alternates*.

May 15, 1984

Councillor David Sullivan  
Chairman, Ordinance Committee  
City Hall  
Cambridge, Massachusetts 02139

Dear Councillor Sullivan:

At the Ordinance Committee hearing on May 15, three proposals will be discussed that the Historical Commission feels have great importance for the future quality of life in Cambridge. All are amendments to the zoning code. These amendments deal with the current exemption of parking from the allowable floor-area ratio; the establishment of a new comprehensive sign ordinance; and technical amendments that make it more difficult to subdivide residential properties in A zones. Our concerns are as follows:

1. Parking exemption. At present, parking is exempt from FAR requirements. An amendment proposed by Nan Stone, et. al. would end this exemption in the Harvard Square Overlay District. As you will see when you inspect the Harvard Square model, the type of building that can be constructed under this legal loophole will drastically change the character of the Square, and may serve to repel visitors more effectively than to attract them. Parking structures are clearly necessary in Harvard Square, but not of this scale.

2. Sign ordinance. The Community Development Department has made a telling presentation of the effects of a revised sign ordinance. These changes will go far over the long term to improve the image of Cambridge's commercial districts, and will be as good for business as for the appearance of the community as a whole.

3. Residential amendments. Among the technical amendments proposed by the Community Development Department, two are of special significance to the preservation of Cambridge's residential neighborhoods. Amendments to Sections 5.50 and 4.30 would restrict the ability of owners to subdivide large

May 15, 1984


Page 2

---

older buildings or to condominiumize properties in Residential A and B zones, thus preserving the low densities characteristic of these older Cambridge neighborhoods. Development in these areas is typically undertaken for townhouse construction that does little to ease the shortage of affordable housing in the City. The residential character of such areas may eventually be destroyed by such overdevelopment.

Accordingly, I urge the Ordinance Committee to act favorably on these measures.

Yours,



Charles M. Sullivan  
Executive Director

CMS/pb

PUBLIC NOTICE  
RELATIVE TO ZONING**City of Cambridge**

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, May 15, 1984 at 6:30 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a resubmitted petition of the Planning Board to amend the Zoning Ordinance affecting sections 5.245, 5.30, 5.53, 12.343, 4.31h, 4.40, 5.244(3), 12.52 and 11.15. All amendments are technical changes to the existing ordinance. The above amendments are principally clarification and refinements of existing regulations and make no real change in the intent or requirements of the ordinance. Two amendments do make important changes; one states that only one structure containing a principle use shall be allowed on a lot in a Residence A district and the other restricts conversions of dwellings in Residence A and B districts to dwellings built prior to June 1, 1940.

Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor David Sullivan  
Chairman.

PUBLIC NOTICE  
RELATIVE TO ZONING**City of Cambridge**

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, May 15, 1984 at 6:30 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a resubmitted petition of the Planning Board to amend the Zoning Ordinance affecting sections 5.245, 5.30, 5.53, 12.343, 4.31h, 4.40, 5.244(3), 12.52 and 11.15. All amendments are technical changes to the existing ordinance. The above amendments are principally clarification and refinements of existing regulations and make no real change in the intent or requirements of the ordinance. Two amendments do make important changes; one states that only one structure containing a principle use shall be allowed on a lot in a Residence A district and the other restricts conversions of dwellings in Residence A and B districts to dwellings built prior to June 1, 1940.

Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor David Sullivan  
Chairman.

PUBLIC NOTICE  
RELATIVE TO ZONING**City of Cambridge**

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, May 15, 1984 at 6:30 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a resubmitted petition of the Planning Board to amend the Zoning Ordinance affecting sections 5.245, 5.30, 5.53, 12.343, 4.31h, 4.40, 5.244(3), 12.52 and 11.15. All amendments are technical changes to the existing ordinance. The above amendments are principally clarification and refinements of existing regulations and make no real change in the intent or requirements of the ordinance. Two amendments do make important changes; one states that only one structure containing a principle use shall be allowed on a lot in a Residence A district and the other restricts conversions of dwellings in Residence A and B districts to dwellings built prior to June 1, 1940.

Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor David Sullivan  
Chairman.



Amendment 5 - Variable Setback Plane

The amendment would change the language in Section 5.244 (3) (from "required" to "provided") to reflect existing administrative practice and would not introduce a new, more lenient provision. This valuable provision is intended to allow some variation in the surface of buildings, which if prohibited, would result in square, unvaried structures much less interesting and neighborly. The provision is not intended to allow, nor does it work to achieve, buildings of greater bulk than would otherwise be permitted.

The amendment does not change the existing regulation.

Amendment 6 - Varying the Minimum Lot Size in PUD Districts.

The Community Development Department does not claim that the minimum lot size for PUD's is one acre, although that is what Section 12.52 actually says. The Planning Board and the City Solicitor have agreed, however, that Section 12.52 is appropriately interpreted to allow what the provision is clearly intended to allow: PUD applications that have minimum lot sizes less than that required, upon a finding by the Planning Board that the intent of the District has been met.

This amendment would make no change in current, and legitimate, administrative practice.

The provision makes sensible recognition of the fact that the minimum requirements are, within a reasonable range, arbitrary and that some variation is acceptable provided the overall intent of the PUD provision is advanced. Discretion is clearly vested in the Planning Board on this point, as it is in much of the deliberations under PUD's. The existing provision and the proposed clarification assumes that the discretion will be exercised wisely.

Mr. LaTremouille's arguments are basically with the PUD concept and not germane to this specific amendment.

1984 "Technical Amendments" to the Zoning Ordinance  
Summary Analysis

Proposal

6

The CDD says that it thought minimum developer holdings to qualify for P.U.D. benefits were 1 acre throughout the city. The CDD summary says that that is what they are asking for now. The PUD requirements are quite clear. These are the requirements which were approved by the council and subjected to public scrutiny and hearings. Necessary holdings range from 1 to 20 acres depending on the PUD. The CDD thought that the fine print in a separate part of the ordinance overrode the clear requirements of the various PUD's. They were wrong. They are now asking the city council to reduce these minimum holdings to .57 acres (5 house lots) in most parts of the city, 0 acres in one E. Cambridge PUD.

3

The CDD wishes to make supporting documentation requirements for PUD submittals a matter for private negotiation, in place of the present publicly established and publicly available requirements.

7

Provision would render all parking in the city non-conforming unless it has been assigned to a particular apartment /condo/single family home, and it has been left vacant if the assignee did not use it and did not permit its use to some one else. In the normal situation in multi-family structures parking is assigned by need. Such parking spaces would be non-conforming and could be destroyed by a speculator/developer should he wish to construct townhouses or larger on them.

5

The CDD thinks that the described yard requirements "do not work" since they limit construction on particular lots to less than the absolute maximum FAR limits. Change would particularly affect parts of the city zoned for too much development: the C-3, O-3, C-2 and O-2 districts. The yard requirements protect small buildings on small lots in these districts, many of them in and around Harvard Square. The yard requirements prohibit development on the smallest lots by the largest buildings because of a wording that requires the largest buildings to leave a large amount of space between the building and its lot lines. A developer must buy a number of small lots before it is worth his while to destroy the small buildings on those lots. In eastern Harvard Square there is an area which would require the purchase of six lots to build to the maximum FAR because of yard requirements.

4

Provision would allow conversion of houses to greater than two families, subject to design criteria, in Residence A districts. Applies design criteria to conversions in Res. A and Res. B, but not to C-1. Why not C-1? Why upzone Res. A?

2

Provision has the zoning ordinance formally approve one aspect of the townhouse ordinance which was not described to the city council or to the public. The zoning ordinance defines a lot as "A parcel of land . . . developed or built upon as a unit". This would appear to mean one principle building, i.e. one unit, per lot. Nevertheless, the ordinance has been interpreted to permit more than one principle building per lot. Townhouses, as a result, are built in more than one structure per lot, filling up the lot, and overloading our neighborhoods. The CDD wants a provision added to the zoning ordinance which would prohibit more than one principle structure per lot in the city's most restrictive zoning districts. This clearly allows lots everywhere else in the city to be rendered meaningless by multiple principle structures.

1

Provision changes present yard requirements language in C-1, O-1, BA and BA-1 districts (excluding townhouses) by putting the fine print in the body of the ordinance and the body of the ordinance in the fine print. Switch creates slightly more confusion and makes it easier to kill the more restrictive requirements in a future "technical amendment" because that language would "just" be fine print.

348 Franklin Street  
Cambridge, Massachusetts 02139  
May 17, 1984

Editor  
Cambridge Chronicle

The residents of Cambridge's best neighborhoods, the "Residence A" zoning districts, should be aware of, and fighting against, a major zoning change which could pass the City Council in the next few days.

Several years ago, these districts were changed from one family zoning to two family. The latest change proposal would legalize conversion of large buildings on large lots to apartment houses, on condition that the exteriors not be modified.

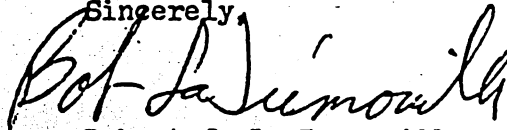
The argument of the principle supporter is that large buildings are being converted to apartment houses already. This person states that additions are being put on existing buildings and that subdivision follows. The proponent claims that the change would, at least, protect the outside of the buildings.

If large buildings in "Res.A" districts are being converted to more than 2 family houses, those conversions are illegal. If the city's zoning administrator is allowing such conversions, there <sup>are</sup> administrative and judicial ways to enforce the existing ordinance.

Should normal remedies fail, the ordinance should be modified to restrict ~~to~~ to the presently intended 2 family limit. The zoning ordinance should not be modified to allow apartment conversion.

The proposal is item 4 in a package of major zoning changes entitled "technical amendments". These changes have never been meaningfully advertised by the city. I thought the apartment conversion provision was simply bad drafting of one footnote. It came as a shock, on May 15, when I was informed that apartment conversion is exactly ~~what~~ <sup>what</sup> is allowed and is intended. Someone has been giving out bad zoning advice.

Sincerely,



Robert J. La Tremouille

*Draft*

4. Amend Section 4.30, Residential Uses, subsection 4.31 (h), by adding the following footnotes 2 and 15;

	<u>O.S.</u>	<u>Res. A</u>	<u>Res. B</u>
"h. Existing dwelling converted for more than two families. <u>15, 16.</u>	no	no	yes

Amend Section 4.40, Footnotes to Table of Use Regulations, as follows;

- a. Delete the existing footnote 2 and replace it with the following new footnote 2;

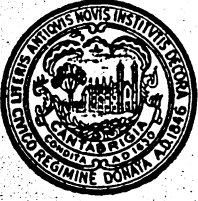
"2. Provided that the dwelling was constructed prior to June 1, 1940, and has not been substantially enlarged since that date. The addition in the aggregate of two hundred and fifty square feet or more of gross floor area shall be considered a substantial enlargement."

- b. Change footnote 15 to read as follows;

"15. Provided that in a Residence A and B district the exterior design of the structure is not significantly changed."

*New footnote is key.*

**Note:** This amendment would restrict the conversion of existing dwellings in Residence A and B districts to more units than normally permitted in these districts to only those dwellings which existing prior to June 1, 1940. This restriction is to ensure that the conversion is tied to the larger older homes and thus eliminating the possibility of any recently constructed dwellings being converted in attempts to negate the intent of the single and two family districts. In addition, this amendment would apply the condition that the exterior design of the structure is not changed when an existing dwelling is being converted for more than two families in a Residence B district as it now applies in the Residence A district when single family residences are converted to two family residences.



**CITY OF CAMBRIDGE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
City Hall Annex Inman & Broadway

**To** Cambridge City Council

**From** Lester Barber, Land Use and Zoning **Date** June 6, 1984

**Subject** Clarification of Issues Raised by Mr. Robert LaTremouille  
Regarding the Technical Amendments to the Zoning Ordinance  
Proposed by the Planning Board

**Amendment 1 - Yard Requirements for C-1, O-1, BA and BA-1 Districts**

The amendment makes no change in the yard requirements for those districts. It does make clear to the average Cambridge citizen, however, what the actual setbacks are for those districts. Under the current wording of the ordinance only those very familiar with the ordinance, and Section 5.244 specifically, know that the yard formulas as now displayed in the Tables do not reflect the actual setbacks permitted.

**Amendment 2 - Multiple Structures in A-1 and A-2 Districts**

There is absolutely nothing in the zoning ordinance now which prohibits multiple buildings on a lot in the A districts or any other district. Section 5.13 in fact makes specific allowance for such multiple buildings. The proposed change in A districts would prohibit what is now permitted.

**Amendment 3 - Submittal Requirements for PUD's.**

The amendment would make it easier for the Planning Board to administrative-ly change submittal requirements without going through the zone change process. The application forms are always publicly available.

**Amendment 4 - Conversion Requirements in A and B Districts.**

A and B districts are intended to be single family and two family districts respectively. Conversion to two family use in A districts and multifamily use in B districts is allowed provided the character of those districts is not visibly changed. Since C-1 districts allow multifamily dwellings by right there is no problem with conversion of buildings which give the appearance of multi-family structures.

The alteration of footnote 15, which is a footnote to the category and not to the individual district requirements, does not allow multifamily conversion in A districts. Any confusion, however, could be cleared up by adding a phrase "where permitted" in the footnote as follows:

15. Provided that, where permitted in a Residence A and B district, the exterior design of the structure is not significantly changed.

Amendment 5 - Variable Setback Plane

The amendment would change the language in Section 5.244 (3) (from "required" to "provided") to reflect existing administrative practice and would not introduce a new, more lenient provision. This valuable provision is intended to allow some variation in the surface of buildings, which if prohibited, would result in square, unvaried structures much less interesting and neighborly. The provision is not intended to allow, nor does it work to achieve, buildings of greater bulk than would otherwise be permitted.

The amendment does not change the existing regulation.

Amendment 6 - Varying the Minimum Lot Size in PUD Districts.

The Community Development Department does not claim that the minimum lot size for PUD's is one acre, although that is what Section 12.52 actually says. The Planning Board and the City Solicitor have agreed, however, that Section 12.52 is appropriately interpreted to allow what the provision is clearly intended to allow: PUD applications that have minimum lot sizes less than that required, upon a finding by the Planning Board that the intent of the District has been met.

This amendment would make no change in current, and legitimate, administrative practice.

The provision makes sensible recognition of the fact that the minimum requirements are, within a reasonable range, arbitrary and that some variation is acceptable provided the overall intent of the PUD provision is advanced. Discretion is clearly vested in the Planning Board on this point, as it is in much of the deliberations under PUD's. The existing provision and the proposed clarification assumes that the discretion will be exercised wisely.

Mr. LaTremouille's arguments are basically with the PUD concept and not germane to this specific amendment.

1984 "Technical Amendments" to the Zoning Ordinance  
Summary Analysis

Proposal

6

The CDD says that it thought minimum developer holdings to qualify for P.U.D. benefits were 1 acre throughout the city. The CDD summary says that that is what they are asking for now. The PUD requirements are quite clear. These are the requirements which were approved by the council and subjected to public scrutiny and hearings. Necessary holdings range from 1 to 20 acres depending on the PUD. The CDD thought that the fine print in a separate part of the ordinance overrode the clear requirements of the various PUD's. They were wrong. They are now asking the city council to reduce these minimum holdings to .57 acres (5 house lots) in most parts of the city, 0 acres in one E. Cambridge PUD.

3

The CDD wishes to make supporting documentation requirements for PUD submittals a matter for private negotiation, in place of the present publicly established and publicly available requirements.

7

Provision would render all parking in the city non-conforming unless it has been assigned to a particular apartment /condo/single family home, and it has been left vacant if the assignee did not use it and did not permit its use to some one else. In the normal situation in multi-family structures parking is assigned by need. Such parking spaces would be non-conforming and could be destroyed by a speculator/developer should he wish to construct townhouses or larger on them.

5

The CDD thinks that the described yard requirements "do not work" since they limit construction on particular lots to less than the absolute maximum FAR limits. Change would particularly affect parts of the city zoned for too much development: the C-3, O-3, C-2 and O-2 districts. The yard requirements protect small buildings on small lots in these districts, many of them in and around Harvard Square. The yard requirements prohibit development on the smallest lots by the largest buildings because of a wording that requires the largest buildings to leave a large amount of space between the building and its lot lines. A developer must buy a number of small lots before it is worth his while to destroy the small buildings on those lots. In eastern Harvard Square there is an area which would require the purchase of six lots to build to the maximum FAR because of yard requirements.

4

Provision would allow conversion of houses to greater than two families, subject to design criteria, in Residence A districts. Applies design criteria to conversions in Res. A and Res. B, but not to C-1. Why not C-1? Why upzone Res. A?

2

Provision has the zoning ordinance formally approve one aspect of the townhouse ordinance which was not described to the city council or to the public. The zoning ordinance defines a lot as "A parcel of land . . . developed or built upon as a unit". This would appear to mean one principle building, i.e. one unit, per lot. Nevertheless, the ordinance has been interpreted to permit more than one principle building per lot. Townhouses, as a result, are built in more than one structure per lot, filling up the lot, and overloading our neighborhoods. The CDD wants a provision added to the zoning ordinance which would prohibit more than one principle structure per lot in the city's most restrictive zoning districts. This clearly allows lots everywhere else in the city to be rendered meaningless by multiple principle structures.

1

Provision changes present yard requirements language in C-1, O-1, BA and BA-1 districts (excluding townhouses) by putting the fine print in the body of the ordinance and the body of the ordinance in the fine print. Switch creates slightly more confusion and makes it easier to kill the more restrictive requirements in a future "technical amendment" because that language would "just" be fine print.

348 Franklin Street  
Cambridge, Massachusetts 02139  
May 17, 1984

Editor  
Cambridge Chronicle

The residents of Cambridge's best neighborhoods, the "Residence A" zoning districts, should be aware of, and fighting against, a major zoning change which could pass the City Council in the next few days.

Several years ago, these districts were changed from one family zoning to two family. The latest change proposal would legalize conversion of large buildings on large lots to apartment houses, on condition that the exteriors not be modified.

The argument of the principle supporter is that large buildings are being converted to apartment houses already. This person states that additions are being put on existing buildings and that subdivision follows. The proponent claims that the change would, at least, protect the outside of the buildings.

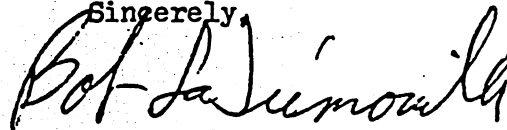
If large buildings in "Res.A" districts are being converted to more than 2 family houses, those conversions are illegal. If the city's zoning administrator is allowing such conversions, there <sup>are</sup> administrative and judicial ways to enforce the existing ordinance.

Should normal remedies fail, the ordinance should be modified to restrict ~~it~~ to the presently intended 2 family limit. The zoning ordinance should not be modified to allow apartment conversion.

The proposal is item 4 in a package of major zoning changes entitled "technical amendments". These changes have never been meaningfully advertised by the city. I thought the apartment conversion provision was simply bad drafting of one footnote. It came as a shock, on May 15, when I was informed that apartment conversion is exactly ~~what~~ is allowed and is intended. Someone has been giving out bad zoning advice.

what

Sincerely,



Robert J. La Tremouille

— Draft —

4. Amend Section 4.30, Residential Uses, subsection 4.31 (h), by adding the following footnotes 2 and 15;

"h. Existing dwelling converted for more than two families. 15, 16.

O.S.	Res. A 1&2	Res B.
no	no	yes

Amend Section 4.40, Footnotes to Table of Use Regulations, as follows;

a. Delete the existing footnote 2 and replace it with the following new footnote 2;

"2. Provided that the dwelling was constructed prior to June 1, 1940, and has not been substantially enlarged since that date. The addition in the aggregate of two hundred and fifty square feet or more of gross floor area shall be considered a substantial enlargement."

b. Change footnote 15 to read as follows;

"15. Provided that in a Residence A and B district the exterior design of the structure is not significantly changed."

*New foot-  
note is  
key.*

**Note:** This amendment would restrict the conversion of existing dwellings in Residence A and B districts to more units than normally permitted in these districts to only those dwellings which existing prior to June 1, 1940. This restriction is to ensure that the conversion is tied to the larger older homes and thus eliminating the possibility of any recently constructed dwellings being converted in attempts to negate the intent of the single and two family districts. In addition, this amendment would apply the condition that the exterior design of the structure is not changed when an existing dwelling is being converted for more than two families in a Residence B district as it now applies in the Residence A district when single family residences are converted to two family residences.



Amendment 5 - Variable Setback Plane

The amendment would change the language in Section 5.244 (3) (from "required" to "provided") to reflect existing administrative practice and would not introduce a new, more lenient provision. This valuable provision is intended to allow some variation in the surface of buildings, which if prohibited, would result in square, unvaried structures much less interesting and neighborly. The provision is not intended to allow, nor does it work to achieve, buildings of greater bulk than would otherwise be permitted.

The amendment does not change the existing regulation.

Amendment 6 - Varying the Minimum Lot Size in PUD Districts.

The Community Development Department does not claim that the minimum lot size for PUD's is one acre, although that is what Section 12.52 actually says. The Planning Board and the City Solicitor have agreed, however, that Section 12.52 is appropriately interpreted to allow what the provision is clearly intended to allow: PUD applications that have minimum lot sizes less than that required, upon a finding by the Planning Board that the intent of the District has been met.

This amendment would make no change in current, and legitimate, administrative practice.

The provision makes sensible recognition of the fact that the minimum requirements are, within a reasonable range, arbitrary and that some variation is acceptable provided the overall intent of the PUD provision is advanced. Discretion is clearly vested in the Planning Board on this point, as it is in much of the deliberations under PUD's. The existing provision and the proposed clarification assumes that the discretion will be exercised wisely.

Mr. LaTremouille's arguments are basically with the PUD concept and not germane to this specific amendment.

1984 "Technical Amendments" to the Zoning Ordinance  
Summary Analysis

Proposal

6

The CDD says that it thought minimum developer holdings to qualify for P.U.D. benefits were 1 acre throughout the city. The CDD summary says that that is what they are asking for now. The PUD requirements are quite clear. These are the requirements which were approved by the council and subjected to public scrutiny and hearings. Necessary holdings range from 1 to 20 acres depending on the PUD. The CDD thought that the fine print in a separate part of the ordinance overrode the clear requirements of the various PUD's. They were wrong. They are now asking the city council to reduce these minimum holdings to .57 acres (5 house lots) in most parts of the city; 0 acres in one E. Cambridge PUD.

3

The CDD wishes to make supporting documentation requirements for PUD submittals a matter for private negotiation, in place of the present publicly established and publicly available requirements.

7

Provision would render all parking in the city non-conforming unless it has been assigned to a particular apartment /condo/single family home, and it has been left vacant if the assignee did not use it and did not permit its use to some one else. In the normal situation in multi-family structures parking is assigned by need. Such parking spaces would be non-conforming and could be destroyed by a speculator/developer should he wish to construct townhouses or larger on them.

5

The CDD thinks that the described yard requirements "do not work" since they limit construction on particular lots to less than the absolute maximum FAR limits. Change would particularly affect parts of the city zoned for too much development: the C-3, O-3, C-2 and O-2 districts. The yard requirements protect small buildings on small lots in these districts, many of them in and around Harvard Square. The yard requirements prohibit development on the smallest lots by the largest buildings because of a wording that requires the largest buildings to leave a large amount of space between the building and its lot lines. A developer must buy a number of small lots before it is worth his while to destroy the small buildings on those lots. In eastern Harvard Square there is an area which would require the purchase of six lots to build to the maximum FAR because of yard requirements.

4

Provision would allow conversion of houses to greater than two families, subject to design criteria, in Residence A districts. Applies design criteria to conversions in Res. A and Res. B, but not to C-1. Why not C-1? Why upzone Res. A?

2

Provision has the zoning ordinance formally approve one aspect of the townhouse ordinance which was not described to the city council or to the public. The zoning ordinance defines a lot as "A parcel of land . . . developed or built upon as a unit". This would appear to mean one principle building, i.e. one unit, per lot. Nevertheless, the ordinance has been interpreted to permit more than one principle building per lot. Townhouses, as a result, are built in more than one structure per lot, filling up the lot, and overloading our neighborhoods. The CDD wants a provision added to the zoning ordinance which would prohibit more than one principle structure per lot in the city's most restrictive zoning districts. This clearly allows lots everywhere else in the city to be rendered meaningless by multiple principle structures.

1

Provision changes present yard requirements language in C-1, O-1, BA and BA-1 districts (excluding townhouses) by putting the fine print in the body of the ordinance and the body of the ordinance in the fine print. Switch creates slightly more confusion and makes it easier to kill the more restrictive requirements in a future "technical amendment" because that language would "just" be fine print.

348 Franklin Street  
Cambridge, Massachusetts 02139  
May 17, 1984

Editor  
Cambridge Chronicle

The residents of Cambridge's best neighborhoods, the "Residence A" zoning districts, should be aware of, and fighting against, a major zoning change which could pass the City Council in the next few days.

Several years ago, these districts were changed from one family zoning to two family. The latest change proposal would legalize conversion of large buildings on large lots to apartment houses, on condition that the exteriors not be modified.

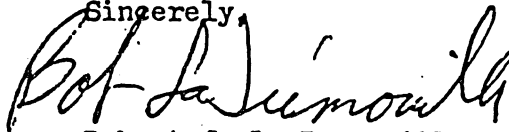
The argument of the principle supporter is that large buildings are being converted to apartment houses already. This person states that additions are being put on existing buildings and that subdivision follows. The proponent claims that the change would, at least, protect the outside of the buildings.

If large buildings in "Res.A" districts are being converted to more than 2 family houses, those conversions are illegal. If the city's zoning administrator is allowing such conversions, there <sup>are</sup> administrative and judicial ways to enforce the existing ordinance.

Should normal remedies fail, the ordinance should be modified to restrict lots to the presently intended 2 family limit. The zoning ordinance should not be modified to allow apartment conversion.

The proposal is item 4 in a package of major zoning changes entitled "technical amendments". These changes have never been meaningfully advertised by the city. I thought the apartment conversion provision was simply bad drafting of one footnote. It came as a shock, on May 15, when I was informed that apartment conversion is exactly as is allowed and is intended. Someone has been giving out bad zoning advice.

Sincerely,



Robert J. La Tremouille

*Draft*

4. Amend Section 4.30, Residential Uses, subsection 4.31 (h), by adding the following footnotes 2 and 15;

"h. Existing dwelling converted for more than two families. 15, 16.

<u>O.S.</u>	<u>Res. A</u> <u>1&amp;2</u>	<u>Res</u> <u>B.</u>
no	no	yes

Amend Section 4.40, Footnotes to Table of Use Regulations, as follows;

- a. Delete the existing footnote 2 and replace it with the following new footnote 2;

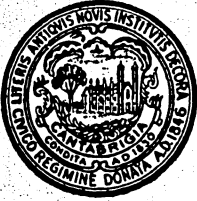
"2. Provided that the dwelling was constructed prior to June 1, 1940, and has not been substantially enlarged since that date. The addition in the aggregate of two hundred and fifty square feet or more of gross floor area shall be considered a substantial enlargement."

- b. Change footnote 15 to read as follows;

"15. Provided that in a Residence A and B district the exterior design of the structure is not significantly changed."

*New foot-  
note is  
key.*

Note: This amendment would restrict the conversion of existing dwellings in Residence A and B districts to more units than normally permitted in these districts to only those dwellings which existing prior to June 1, 1940. This restriction is to ensure that the conversion is tied to the larger older homes and thus eliminating the possibility of any recently constructed dwellings being converted in attempts to negate the intent of the single and two family districts. In addition, this amendment would apply the condition that the exterior design of the structure is not changed when an existing dwelling is being converted for more than two families in a Residence B district as it now applies in the Residence A district when single family residences are converted to two family residences.



**CITY OF CAMBRIDGE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
City Hall Annex     Inman & Broadway

**To** Cambridge City Council

**From** Lester Barber, Land Use and Zoning

**Date** June 6, 1984

**Subject** Clarification of Issues Raised by Mr. Robert LaTremouille  
Regarding the Technical Amendments to the Zoning Ordinance  
Proposed by the Planning Board

**Amendment 1 - Yard Requirements for C-1, O-1, BA and BA-1 Districts**

The amendment makes no change in the yard requirements for those districts. It does make clear to the average Cambridge citizen, however, what the actual setbacks are for those districts. Under the current wording of the ordinance only those very familiar with the ordinance, and Section 5.244 specifically, know that the yard formulas as now displayed in the Tables do not reflect the actual setbacks permitted.

**Amendment 2 - Multiple Structures in A-1 and A-2 Districts**

There is absolutely nothing in the zoning ordinance now which prohibits multiple buildings on a lot in the A districts or any other district. Section 5.13 in fact makes specific allowance for such multiple buildings. The proposed change in A districts would prohibit what is now permitted.

**Amendment 3 - Submittal Requirements for PUD's.**

The amendment would make it easier for the Planning Board to administrative-ly change submittal requirements without going through the zone change process. The application forms are always publicly available.

**Amendment 4 - Conversion Requirements in A and B Districts.**

A and B districts are intended to be single family and two family districts respectively. Conversion to two family use in A districts and multifamily use in B districts is allowed provided the character of those districts is not visibly changed. Since C-1 districts allow multifamily dwellings by right there is no problem with conversion of buildings which give the appearance of multi-family structures.

The alteration of footnote 15, which is a footnote to the category and not to the individual district requirements, does not allow multifamily conversion in A districts. Any confusion, however, could be cleared up by adding a phrase "where permitted" in the footnote as follows:

15. Provided that, where permitted in a Residence A and B district, the exterior design of the structure is not significantly changed.

Amendment 5 - Variable Setback Plane

The amendment would change the language in Section 5.244 (3) (from "required" to "provided") to reflect existing administrative practice and would not introduce a new, more lenient provision. This valuable provision is intended to allow some variation in the surface of buildings, which if prohibited, would result in square, unvaried structures much less interesting and neighborly. The provision is not intended to allow, nor does it work to achieve, buildings of greater bulk than would otherwise be permitted.

The amendment does not change the existing regulation.

Amendment 6 - Varying the Minimum Lot Size in PUD Districts.

The Community Development Department does not claim that the minimum lot size for PUD's is one acre, although that is what Section 12.52 actually says. The Planning Board and the City Solicitor have agreed, however, that Section 12.52 is appropriately interpreted to allow what the provision is clearly intended to allow: PUD applications that have minimum lot sizes less than that required, upon a finding by the Planning Board that the intent of the District has been met.

This amendment would make no change in current, and legitimate, administrative practice.

The provision makes sensible recognition of the fact that the minimum requirements are, within a reasonable range, arbitrary and that some variation is acceptable provided the overall intent of the PUD provision is advanced. Discretion is clearly vested in the Planning Board on this point, as it is in much of the deliberations under PUD's. The existing provision and the proposed clarification assumes that the discretion will be exercised wisely.

Mr. LaTremouille's arguments are basically with the PUD concept and not germane to this specific amendment.

1984 "Technical Amendments" to the Zoning Ordinance  
Summary Analysis

Proposal

- 6 The CDD says that it thought minimum developer holdings to qualify for P.U.D. benefits were 1 acre throughout the city. The CDD summary says that that is what they are asking for now. The FUD requirements are quite clear. These are the requirements which were approved by the council and subjected to public scrutiny and hearings. Necessary holdings range from 1 to 20 acres depending on the FUD. The CDD thought that the fine print in a separate part of the ordinance overrode the clear requirements of the various FUD's. They were wrong. They are now asking the city council to reduce these minimum holdings to .57 acres (5 house lots) in most parts of the city; 0 acres in one E. Cambridge FUD.
- 3 The CDD wishes to make supporting documentation requirements for FUD submittals a matter for private negotiation, in place of the present publicly established and publicly available requirements.
- 7 Provision would render all parking in the city non-conforming unless it has been assigned to a particular apartment /condo/single family home, and it has been left vacant if the assignee did not use it and did not permit its use to some one else. In the normal situation in multi-family structures parking is assigned by need. Such parking spaces would be non-conforming and could be destroyed by a speculator/developer should he wish to construct townhouses or larger on them.
- 5 The CDD thinks that the described yard requirements "do not work" since they limit construction on particular lots to less than the absolute maximum FAR limits. Change would particularly affect parts of the city zoned for too much development: the C-3, O-3, C-2 and O-2 districts. The yard requirements protect small buildings on small lots in these districts, many of them in and around Harvard Square. The yard requirements prohibit development on the smallest lots by the largest buildings because of a wording that requires the largest buildings to leave a large amount of space between the building and its lot lines. A developer must buy a number of small lots before it is worth his while to destroy the small buildings on those lots. In eastern Harvard Square there is an area which would require the purchase of six lots to build to the maximum FAR because of yard requirements.
- 4 Provision would allow conversion of houses to greater than two families, subject to design criteria, in Residence A districts. Applies design criteria to conversions in Res. A and Res. B, but not to C-1. Why not C-1? Why upzone Res. A?
- 2 Provision has the zoning ordinance formally approve one aspect of the townhouse ordinance which was not described to the city council or to the public. The zoning ordinance defines a lot as "A parcel of land . . . developed or built upon as a unit". This would appear to mean one principle building, i.e. one unit, per lot. Nevertheless, the ordinance has been interpreted to permit more than one principle building per lot. Townhouses, as a result, are built in more than one structure per lot, filling up the lot, and overloading our neighborhoods. The CDD wants a provision added to the zoning ordinance which would prohibit more than one principle structure per lot in the city's most restrictive zoning districts. This clearly allows lots everywhere else in the city to be rendered meaningless by multiple principle structures.
- 1 Provision changes present yard requirements language in C-1, O-1, BA and BA-1 districts (excluding townhouses) by putting the fine print in the body of the ordinance and the body of the ordinance in the fine print. Switch creates slightly more confusion and makes it easier to kill the more restrictive requirements in a future "technical amendment" because that language would "just" be fine print.

348 Franklin Street  
Cambridge, Massachusetts 02139  
May 17, 1984

Editor  
Cambridge Chronicle

The residents of Cambridge's best neighborhoods, the "Residence A" zoning districts, should be aware of, and fighting against, a major zoning change which could pass the City Council in the next few days.

Several years ago, these districts were changed from one family zoning to two family. The latest change proposal would legalize conversion of large buildings on large lots to apartment houses, on condition that the exteriors not be modified.

The argument of the principle supporter is that large buildings are being converted to apartment houses already. This person states that additions are being put on existing buildings and that subdivision follows. The proponent claims that the change would, at least, protect the outside of the buildings.

If large buildings in "Res.A" districts are being converted to more than 2 family houses, those conversions are illegal. If the city's zoning administrator is allowing such conversions, there <sup>are</sup> administrative and judicial ways to enforce the existing ordinance.

Should normal remedies fail, the ordinance should be modified to restrict ~~to~~ to the presently intended 2 family limit. The zoning ordinance should not be modified to allow apartment conversion.

The proposal is item 4 in a package of major zoning changes entitled "technical amendments". These changes have never been meaningfully advertised by the city. I thought the apartment conversion provision was simply bad drafting of one footnote. It came as a shock, on May 15, when I was informed that apartment conversion is exactly ~~what~~ <sup>what</sup> is allowed and is intended. Someone has been giving out bad zoning advice.

Sincerely,

*Bob La Tremouille*  
Robert J. La Tremouille

*Draft*

4. Amend Section 4.30, Residential Uses, subsection 4.31 (h), by adding the following footnotes 2 and 15;

"h. Existing dwelling converted for more than two families. 15, 16.

<u>O.S.</u>	<u>Res. A</u>	<u>Res. B</u>
no	no	yes

Amend Section 4.40, Footnotes to Table of Use Regulations, as follows;

- a. Delete the existing footnote 2 and replace it with the following new footnote 2;

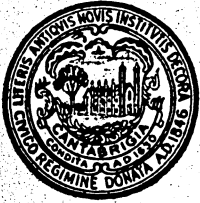
"2. Provided that the dwelling was constructed prior to June 1, 1940, and has not been substantially enlarged since that date. The addition in the aggregate of two hundred and fifty square feet or more of gross floor area shall be considered a substantial enlargement."

- b. Change footnote 15 to read as follows;

"15. Provided that in a Residence A and B district the exterior design of the structure is not significantly changed."

*New foot-  
note is  
key.*

**Note:** This amendment would restrict the conversion of existing dwellings in Residence A and B districts to more units than normally permitted in these districts to only those dwellings which existing prior to June 1, 1940. This restriction is to ensure that the conversion is tied to the larger older homes and thus eliminating the possibility of any recently constructed dwellings being converted in attempts to negate the intent of the single and two family districts. In addition, this amendment would apply the condition that the exterior design of the structure is not changed when an existing dwelling is being converted for more than two families in a Residence B district as it now applies in the Residence A district when single family residences are converted to two family residences.



**CITY OF CAMBRIDGE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

City Hall Annex Inman & Broadway

**To** Cambridge City Council

**From** Lester Barber, Land Use and Zoning **Date** June 6, 1984

**Subject** Clarification of Issues Raised by Mr. Robert LaTremouille  
Regarding the Technical Amendments to the Zoning Ordinance  
Proposed by the Planning Board

**Amendment 1 - Yard Requirements for C-1, O-1, BA and BA-1 Districts**

The amendment makes no change in the yard requirements for those districts. It does make clear to the average Cambridge citizen, however, what the actual setbacks are for those districts. Under the current wording of the ordinance only those very familiar with the ordinance, and Section 5.244 specifically, know that the yard formulas as now displayed in the Tables do not reflect the actual setbacks permitted.

**Amendment 2 - Multiple Structures in A-1 and A-2 Districts**

There is absolutely nothing in the zoning ordinance now which prohibits multiple buildings on a lot in the A districts or any other district. Section 5.13 in fact makes specific allowance for such multiple buildings. The proposed change in A districts would prohibit what is now permitted.

**Amendment 3 - Submittal Requirements for PUD's.**

The amendment would make it easier for the Planning Board to administrative-ly change submittal requirements without going through the zone change process. The application forms are always publicly available.

**Amendment 4 - Conversion Requirements in A and B Districts.**

A and B districts are intended to be single family and two family districts respectively. Conversion to two family use in A districts and multifamily use in B districts is allowed provided the character of those districts is not visibly changed. Since C-1 districts allow multifamily dwellings by right there is no problem with conversion of buildings which give the appearance of multi-family structures.

The alteration of footnote 15, which is a footnote to the category and not to the individual district requirements, does not allow multifamily conversion in A districts. Any confusion, however, could be cleared up by adding a phrase "where permitted" in the footnote as follows:

15. Provided that, where permitted in a Residence A and B district, the exterior design of the structure is not significantly changed.

Amendment 5 - Variable Setback Plane

The amendment would change the language in Section 5.244 (3) (from "required" to "provided") to reflect existing administrative practice and would not introduce a new, more lenient provision. This valuable provision is intended to allow some variation in the surface of buildings, which if prohibited, would result in square, unvaried structures much less interesting and neighborly. The provision is not intended to allow, nor does it work to achieve, buildings of greater bulk than would otherwise be permitted.

The amendment does not change the existing regulation.

Amendment 6 - Varying the Minimum Lot Size in PUD Districts.

The Community Development Department does not claim that the minimum lot size for PUD's is one acre, although that is what Section 12.52 actually says. The Planning Board and the City Solicitor have agreed, however, that Section 12.52 is appropriately interpreted to allow what the provision is clearly intended to allow: PUD applications that have minimum lot sizes less than that required, upon a finding by the Planning Board that the intent of the District has been met.

This amendment would make no change in current, and legitimate, administrative practice.

The provision makes sensible recognition of the fact that the minimum requirements are, within a reasonable range, arbitrary and that some variation is acceptable provided the overall intent of the PUD provision is advanced. Discretion is clearly vested in the Planning Board on this point, as it is in much of the deliberations under PUD's. The existing provision and the proposed clarification assumes that the discretion will be exercised wisely.

Mr. LaTremouille's arguments are basically with the PUD concept and not germane to this specific amendment.

1984 "Technical Amendments" to the Zoning Ordinance  
Summary Analysis

Proposal

- 6 The CDD says that it thought minimum developer holdings to qualify for P.U.D. benefits were 1 acre throughout the city. The CDD summary says that that is what they are asking for now. The PUD requirements are quite clear. These are the requirements which were approved by the council and subjected to public scrutiny and hearings. Necessary holdings range from 1 to 20 acres depending on the PUD. The CDD thought that the fine print in a separate part of the ordinance overrode the clear requirements of the various PUD's. They were wrong. They are now asking the city council to reduce these minimum holdings to .57 acres (5 house lots) in most parts of the city; 0 acres in one E. Cambridge PUD.
- 3 The CDD wishes to make supporting documentation requirements for PUD submittals a matter for private negotiation, in place of the present publicly established and publicly available requirements.
- 7 Provision would render all parking in the city non-conforming unless it has been assigned to a particular apartment /condo/single family home, and it has been left vacant if the assignee did not use it and did not permit its use to some one else. In the normal situation in multi-family structures parking is assigned by need. Such parking spaces would be non-conforming and could be destroyed by a speculator/developer should he wish to construct townhouses or larger on them.
- 5 The CDD thinks that the described yard requirements "do not work" since they limit construction on particular lots to less than the absolute maximum FAR limits. Change would particularly affect parts of the city zoned for too much development: the C-3, C-3, C-2 and O-2 districts. The yard requirements protect small buildings on small lots in these districts, many of them in and around Harvard Square. The yard requirements prohibit development on the smallest lots by the largest buildings because of a wording that requires the largest buildings to leave a large amount of space between the building and its lot lines. A developer must buy a number of small lots before it is worth his while to destroy the small buildings on those lots. In eastern Harvard Square there is an area which would require the purchase of six lots to build to the maximum FAR because of yard requirements.
- 4 Provision would allow conversion of houses to greater than two families, subject to design criteria, in Residence A districts. Applies design criteria to conversions in Res. A and Res. B, but not to C-1. Why not C-1? Why upzone Res. A?
- 2 Provision has the zoning ordinance formally approve one aspect of the townhouse ordinance which was not described to the city council or to the public. The zoning ordinance defines a lot as "A parcel of land . . . developed or built upon as a unit". This would appear to mean one principle building, i.e. one unit, per lot. Nevertheless, the ordinance has been interpreted to permit more than one principle building per lot. Townhouses, as a result, are built in more than one structure per lot, filling up the lot, and overloading our neighborhoods. The CDD wants a provision added to the zoning ordinance which would prohibit more than one principle structure per lot in the city's most restrictive zoning districts. This clearly allows lots everywhere else in the city to be rendered meaningless by multiple principle structures.
- 1 Provision changes present yard requirements language in C-1, O-1, BA and BA-1 districts (excluding townhouses) by putting the fine print in the body of the ordinance and the body of the ordinance in the fine print. Switch creates slightly more confusion and makes it easier to kill the more restrictive requirements in a future "technical amendment" because that language would "just" be fine print.

348 Franklin Street  
Cambridge, Massachusetts 02139  
May 17, 1984

Editor  
Cambridge Chronicle

The residents of Cambridge's best neighborhoods, the "Residence A" zoning districts, should be aware of, and fighting against, a major zoning change which could pass the City Council in the next few days.

Several years ago, these districts were changed from one family zoning to two family. The latest change proposal would legalize conversion of large buildings on large lots to apartment houses, on condition that the exteriors not be modified.

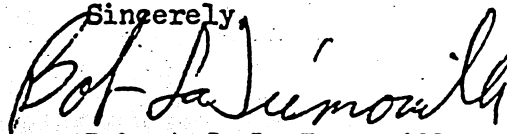
The argument of the principle supporter is that large buildings are being converted to apartment houses already. This person states that additions are being put on existing buildings and that subdivision follows. The proponent claims that the change would, at least, protect the outside of the buildings.

If large buildings in "Res.A" districts are being converted to more than 2 family houses, those conversions are illegal. If the city's zoning administrator is allowing such conversions, there <sup>are</sup> administrative and judicial ways to enforce the existing ordinance.

Should normal remedies fail, the ordinance should be modified to restrict to the presently intended 2 family limit. The zoning ordinance should not be modified to allow apartment conversion.

The proposal is item 4 in a package of major zoning changes entitled "technical amendments". These changes have never been meaningfully advertised by the city. I thought the apartment conversion provision was simply bad drafting of one footnote. It came as a shock, on May 15, when I was informed that apartment conversion is exactly <sup>what</sup> is allowed and is intended. Someone has been giving out bad zoning advice.

Sincerely,



Robert J. La Tremouille

*Draft*

4. Amend Section 4.30, Residential Uses, subsection 4.31 (h), by adding the following footnotes 2 and 15;

"h. Existing dwelling converted for more than two families. 15, 16.

<u>O.S.</u>	<u>Res. A</u>	<u>Res. B.</u>
no	no	yes

Amend Section 4.40, Footnotes to Table of Use Regulations, as follows;

- a. Delete the existing footnote 2 and replace it with the following new footnote 2;

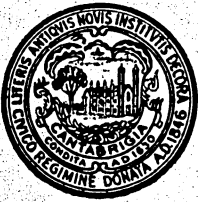
"2. Provided that the dwelling was constructed prior to June 1, 1940, and has not been substantially enlarged since that date. The addition in the aggregate of two hundred and fifty square feet or more of gross floor area shall be considered a substantial enlargement."

- b. Change footnote 15 to read as follows;

"15. Provided that in a Residence A and B district the exterior design of the structure is not significantly changed."

*New foot. note is key.*

Note: This amendment would restrict the conversion of existing dwellings in Residence A and B districts to more units than normally permitted in these districts to only those dwellings which existing prior to June 1, 1940. This restriction is to ensure that the conversion is tied to the larger older homes and thus eliminating the possibility of any recently constructed dwellings being converted in attempts to negate the intent of the single and two family districts. In addition, this amendment would apply the condition that the exterior design of the structure is not changed when an existing dwelling is being converted for more than two families in a Residence B district as it now applies in the Residence A district when single family residences are converted to two family residences.



**CITY OF CAMBRIDGE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

City Hall Annex Inman & Broadway

**To** Cambridge City Council

**From** Lester Barber, Land Use and Zoning

**Date** June 6, 1984

**Subject** Clarification of Issues Raised by Mr. Robert LaTremouille  
Regarding the Technical Amendments to the Zoning Ordinance  
Proposed by the Planning Board

**Amendment 1 - Yard Requirements for C-1, O-1, BA and BA-1 Districts**

The amendment makes no change in the yard requirements for those districts. It does make clear to the average Cambridge citizen, however, what the actual setbacks are for those districts. Under the current wording of the ordinance only those very familiar with the ordinance, and Section 5.244 specifically, know that the yard formulas as now displayed in the Tables do not reflect the actual setbacks permitted.

**Amendment 2 - Multiple Structures in A-1 and A-2 Districts**

There is absolutely nothing in the zoning ordinance now which prohibits multiple buildings on a lot in the A districts or any other district. Section 5.13 in fact makes specific allowance for such multiple buildings. The proposed change in A districts would prohibit what is now permitted.

**Amendment 3 - Submittal Requirements for PUD's.**

The amendment would make it easier for the Planning Board to administratively change submittal requirements without going through the zone change process. The application forms are always publicly available.

**Amendment 4 - Conversion Requirements in A and B Districts.**

A and B districts are intended to be single family and two family districts respectively. Conversion to two family use in A districts and multifamily use in B districts is allowed provided the character of those districts is not visibly changed. Since C-1 districts allow multifamily dwellings by right there is no problem with conversion of buildings which give the appearance of multi-family structures.

The alteration of footnote 15, which is a footnote to the category and not to the individual district requirements, does not allow multifamily conversion in A districts. Any confusion, however, could be cleared up by adding a phrase "where permitted" in the footnote as follows:

15. Provided that, where permitted in a Residence A and B district, the exterior design of the structure is not significantly changed.

Amendment 5 - Variable Setback Plane

The amendment would change the language in Section 5.244 (3) (from "required" to "provided") to reflect existing administrative practice and would not introduce a new, more lenient provision. This valuable provision is intended to allow some variation in the surface of buildings, which if prohibited, would result in square, unvaried structures much less interesting and neighborly. The provision is not intended to allow, nor does it work to achieve, buildings of greater bulk than would otherwise be permitted.

The amendment does not change the existing regulation.

Amendment 6 - Varying the Minimum Lot Size in PUD Districts.

The Community Development Department does not claim that the minimum lot size for PUD's is one acre, although that is what Section 12.52 actually says. The Planning Board and the City Solicitor have agreed, however, that Section 12.52 is appropriately interpreted to allow what the provision is clearly intended to allow: PUD applications that have minimum lot sizes less than that required, upon a finding by the Planning Board that the intent of the District has been met.

This amendment would make no change in current, and legitimate, administrative practice.

The provision makes sensible recognition of the fact that the minimum requirements are, within a reasonable range, arbitrary and that some variation is acceptable provided the overall intent of the PUD provision is advanced. Discretion is clearly vested in the Planning Board on this point, as it is in much of the deliberations under PUD's. The existing provision and the proposed clarification assumes that the discretion will be exercised wisely.

Mr. LaTremouille's arguments are basically with the PUD concept and not germane to this specific amendment.

1984 "Technical Amendments" to the Zoning Ordinance  
Summary Analysis

Proposal

6

The CDD says that it thought minimum developer holdings to qualify for P.U.D. benefits were 1 acre throughout the city. The CDD summary says that that is what they are asking for now. The PUD requirements are quite clear. These are the requirements which were approved by the council and subjected to public scrutiny and hearings. Necessary holdings range from 1 to 20 acres depending on the PUD. The CDD thought that the fine print in a separate part of the ordinance overrode the clear requirements of the various PUD's. They were wrong. They are now asking the city council to reduce these minimum holdings to .57 acres (5 house lots) in most parts of the city; 0 acres in one E. Cambridge PUD.

3

The CDD wishes to make supporting documentation requirements for PUD submittals a matter for private negotiation, in place of the present publicly established and publicly available requirements.

7

Provision would render all parking in the city non-conforming unless it has been assigned to a particular apartment /condo/single family home, and it has been left vacant if the assignee did not use it and did not permit its use to some one else. In the normal situation in multi-family structures parking is assigned by need. Such parking spaces would be non-conforming and could be destroyed by a speculator/developer should he wish to construct townhouses or larger on them.

5

The CDD thinks that the described yard requirements "do not work" since they limit construction on particular lots to less than the absolute maximum FAR limits. Change would particularly affect parts of the city zoned for too much development: the C-3, O-3, C-2 and O-2 districts. The yard requirements protect small buildings on small lots in these districts, many of them in and around Harvard Square. The yard requirements prohibit development on the smallest lots by the largest buildings because of a wording that requires the largest buildings to leave a large amount of space between the building and its lot lines. A developer must buy a number of small lots before it is worth his while to destroy the small buildings on those lots. In eastern Harvard Square there is an area which would require the purchase of six lots to build to the maximum FAR because of yard requirements.

4

Provision would allow conversion of houses to greater than two families, subject to design criteria, in Residence A districts. Applies design criteria to conversions in Res. A and Res. B, but not to C-1. Why not C-1? Why upzone Res. A?

2

Provision has the zoning ordinance formally approve one aspect of the townhouse ordinance which was not described to the city council or to the public. The zoning ordinance defines a lot as "A parcel of land . . . developed or built upon as a unit". This would appear to mean one principle building, i.e. one unit, per lot. Nevertheless, the ordinance has been interpreted to permit more than one principle building per lot. Townhouses, as a result, are built in more than one structure per lot, filling up the lot, and overloading our neighborhoods. The CDD wants a provision added to the zoning ordinance which would prohibit more than one principle structure per lot in the city's most restrictive zoning districts. This clearly allows lots everywhere else in the city to be rendered meaningless by multiple principle structures.

1

Provision changes present yard requirements language in C-1, O-1, BA and BA-1 districts (excluding townhouses) by putting the fine print in the body of the ordinance and the body of the ordinance in the fine print. Switch creates slightly more confusion and makes it easier to kill the more restrictive requirements in a future "technical amendment" because that language would "just" be fine print.

348 Franklin Street  
Cambridge, Massachusetts 02139  
May 17, 1984

Editor  
Cambridge Chronicle

The residents of Cambridge's best neighborhoods, the "Residence A" zoning districts, should be aware of, and fighting against, a major zoning change which could pass the City Council in the next few days.

Several years ago, these districts were changed from one family zoning to two family. The latest change proposal would legalize conversion of large buildings on large lots to apartment houses, on condition that the exteriors not be modified.

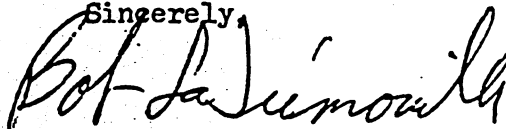
The argument of the principle supporter is that large buildings are being converted to apartment houses already. This person states that additions are being put on existing buildings and that subdivision follows. The proponent claims that the change would, at least, protect the outside of the buildings.

If large buildings in "Res.A" districts are being converted to more than 2 family houses, those conversions are illegal. If the city's zoning administrator is allowing such conversions, there <sup>are</sup> administrative and judicial ways to enforce the existing ordinance.

Should normal remedies fail, the ordinance should be modified to restrict ~~to~~ to the presently intended 2 family limit. The zoning ordinance should not be modified to allow apartment conversion.

The proposal is item 4 in a package of major zoning changes entitled "technical amendments". These changes have never been meaningfully advertised by the city. I thought the apartment conversion provision was simply bad drafting of one footnote. It came as a shock, on May 15, when I was informed that apartment conversion is exactly ~~what~~ <sup>what</sup> is allowed and is intended. Someone has been giving out bad zoning advice.

Sincerely,



Robert J. La Tremouille

— Draft —

4. Amend Section 4.30, Residential Uses, subsection 4.31 (h), by adding the following footnotes 2 and 15;

"h. Existing dwelling converted for more than two families. 15, 16.

O.S.	Res. A 1&2	Res B.
no	no	yes

Amend Section 4.40, Footnotes to Table of Use Regulations, as follows;

- a. Delete the existing footnote 2 and replace it with the following new footnote 2;

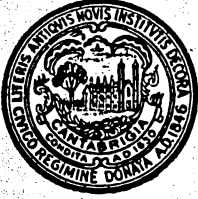
"2. Provided that the dwelling was constructed prior to June 1, 1940, and has not been substantially enlarged since that date. The addition in the aggregate of two hundred and fifty square feet or more of gross floor area shall be considered a substantial enlargement."

- b. Change footnote 15 to read as follows;

"15. Provided that in a Residence A and B district the exterior design of the structure is not significantly changed."

*New foot-  
note is  
key.*

**Note:** This amendment would restrict the conversion of existing dwellings in Residence A and B districts to more units than normally permitted in these districts to only those dwellings which existing prior to June 1, 1940. This restriction is to ensure that the conversion is tied to the larger older homes and thus eliminating the possibility of any recently constructed dwellings being converted in attempts to negate the intent of the single and two family districts. In addition, this amendment would apply the condition that the exterior design of the structure is not changed when an existing dwelling is being converted for more than two families in a Residence B district as it now applies in the Residence A district when single family residences are converted to two family residences.



**CITY OF CAMBRIDGE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
City Hall Annex    Inman & Broadway

**To** Cambridge City Council

**From** Lester Barber, Land Use and Zoning

**Date** June 6, 1984

**Subject** Clarification of Issues Raised by Mr. Robert LaTremouille  
Regarding the Technical Amendments to the Zoning Ordinance  
Proposed by the Planning Board

**Amendment 1 - Yard Requirements for C-1, O-1, BA and BA-1 Districts**

The amendment makes no change in the yard requirements for those districts. It does make clear to the average Cambridge citizen; however, what the actual setbacks are for those districts. Under the current wording of the ordinance only those very familiar with the ordinance, and Section 5.244 specifically, know that the yard formulas as now displayed in the Tables do not reflect the actual setbacks permitted.

**Amendment 2 - Multiple Structures in A-1 and A-2 Districts**

There is absolutely nothing in the zoning ordinance now which prohibits multiple buildings on a lot in the A districts or any other district. Section 5.13 in fact makes specific allowance for such multiple buildings. The proposed change in A districts would prohibit what is now permitted.

**Amendment 3 - Submittal Requirements for PUD's.**

The amendment would make it easier for the Planning Board to administrative-ly change submittal requirements without going through the zone change process. The application forms are always publicly available.

**Amendment 4 - Conversion Requirements in A and B Districts.**

A and B districts are intended to be single family and two family districts respectively. Conversion to two family use in A districts and multifamily use in B districts is allowed provided the character of those districts is not visibly changed. Since C-1 districts allow multifamily dwellings by right there is no problem with conversion of buildings which give the appearance of multi-family structures.

The alteration of footnote 15, which is a footnote to the category and not to the individual district requirements, does not allow multifamily conversion in A districts. Any confusion, however, could be cleared up by adding a phrase "where permitted" in the footnote as follows:

15. Provided that, where permitted in a Residence A and B district, the exterior design of the structure is not significantly changed.

Amendment 5 - Variable Setback Plane

The amendment would change the language in Section 5.244 (3) (from "required" to "provided") to reflect existing administrative practice and would not introduce a new, more lenient provision. This valuable provision is intended to allow some variation in the surface of buildings, which if prohibited, would result in square, unvaried structures much less interesting and neighborly. The provision is not intended to allow, nor does it work to achieve, buildings of greater bulk than would otherwise be permitted.

The amendment does not change the existing regulation.

Amendment 6 - Varying the Minimum Lot Size in PUD Districts.

The Community Development Department does not claim that the minimum lot size for PUD's is one acre, although that is what Section 12.52 actually says. The Planning Board and the City Solicitor have agreed, however, that Section 12.52 is appropriately interpreted to allow what the provision is clearly intended to allow: PUD applications that have minimum lot sizes less than that required, upon a finding by the Planning Board that the intent of the District has been met.

This amendment would make no change in current, and legitimate, administrative practice.

The provision makes sensible recognition of the fact that the minimum requirements are, within a reasonable range, arbitrary and that some variation is acceptable provided the overall intent of the PUD provision is advanced. Discretion is clearly vested in the Planning Board on this point, as it is in much of the deliberations under PUD's. The existing provision and the proposed clarification assumes that the discretion will be exercised wisely.

Mr. LaTremouille's arguments are basically with the PUD concept and not germane to this specific amendment.

1984 "Technical Amendments" to the Zoning Ordinance  
Summary Analysis

Proposal

- 6 The CDD says that it thought minimum developer holdings to qualify for P.U.D. benefits were 1 acre throughout the city. The CDD summary says that that is what they are asking for now. The FUD requirements are quite clear. These are the requirements which were approved by the council and subjected to public scrutiny and hearings. Necessary holdings range from 1 to 20 acres depending on the FUD. The CDD thought that the fine print in a separate part of the ordinance overrode the clear requirements of the various FUD's. They were wrong. They are now asking the city council to reduce these minimum holdings to .57 acres (5 house lots) in most parts of the city; 0 acres in one E. Cambridge FUD.
- 3 The CDD wishes to make supporting documentation requirements for FUD submittals a matter for private negotiation, in place of the present publicly established and publicly available requirements.
- 7 Provision would render all parking in the city non-conforming unless it has been assigned to a particular apartment /condo/single family home, and it has been left vacant if the assignee did not use it and did not permit its use to some one else. In the normal situation in multi-family structures parking is assigned by need. Such parking spaces would be non-conforming and could be destroyed by a speculator/developer should he wish to construct townhouses or larger on them.
- 5 The CDD thinks that the described yard requirements "do not work" since they limit construction on particular lots to less than the absolute maximum FAR limits. Change would particularly affect parts of the city zoned for too much development: the C-3, O-3, C-2 and O-2 districts. The yard requirements protect small buildings on small lots in these districts, many of them in and around Harvard Square. The yard requirements prohibit development on the smallest lots by the largest buildings because of a wording that requires the largest buildings to leave a large amount of space between the building and its lot lines. A developer must buy a number of small lots before it is worth his while to destroy the small buildings on those lots. In eastern Harvard Square there is an area which would require the purchase of six lots to build to the maximum FAR because of yard requirements.
- 4 Provision would allow conversion of houses to greater than two families, subject to design criteria, in Residence A districts. Applies design criteria to conversions in Res. A and Res. B, but not to C-1. Why not C-1? Why upzone Res. A?
- 2 Provision has the zoning ordinance formally approve one aspect of the townhouse ordinance which was not described to the city council or to the public. The zoning ordinance defines a lot as "A parcel of land . . . developed or built upon as a unit". This would appear to mean one principle building, i.e. one unit, per lot. Nevertheless, the ordinance has been interpreted to permit more than one principle building per lot. Townhouses, as a result, are built in more than one structure per lot, filling up the lot, and overloading our neighborhoods. The CDD wants a provision added to the zoning ordinance which would prohibit more than one principle structure per lot in the city's most restrictive zoning districts. This clearly allows lots everywhere else in the city to be rendered meaningless by multiple principle structures.
- 1 Provision changes present yard requirements language in C-1, O-1, BA and BA-1 districts (excluding townhouses) by putting the fine print in the body of the ordinance and the body of the ordinance in the fine print. Switch creates slightly more confusion and makes it easier to kill the more restrictive requirements in a future "technical amendment" because that language would "just" be fine print.

348 Franklin Street  
Cambridge, Massachusetts 02139  
May 17, 1984

Editor  
Cambridge Chronicle

The residents of Cambridge's best neighborhoods, the "Residence A" zoning districts, should be aware of, and fighting against, a major zoning change which could pass the City Council in the next few days.

Several years ago, these districts were changed from one family zoning to two family. The latest change proposal would legalize conversion of large buildings on large lots to apartment houses, on condition that the exteriors not be modified.

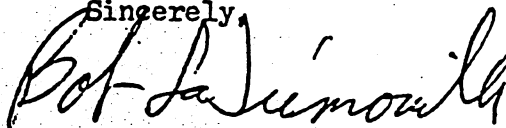
The argument of the principle supporter is that large buildings are being converted to apartment houses already. This person states that additions are being put on existing buildings and that subdivision follows. The proponent claims that the change would, at least, protect the outside of the buildings.

If large buildings in "Res.A" districts are being converted to more than 2 family houses, those conversions are illegal. If the city's zoning administrator is allowing such conversions, there <sup>are</sup> administrative and judicial ways to enforce the existing ordinance.

Should normal remedies fail, the ordinance should be modified to restrict to the presently intended 2 family limit. The zoning ordinance should not be modified to allow apartment conversion.

The proposal is item 4 in a package of major zoning changes entitled "technical amendments". These changes have never been meaningfully advertised by the city. I thought the apartment conversion provision was simply bad drafting of one footnote. It came as a shock, on May 15, when I was informed that apartment conversion is exactly <sup>what</sup> is allowed and is intended. Someone has been giving out bad zoning advice.

Sincerely,



Robert J. La Tremouille

*Draft*

4. Amend Section 4.30, Residential Uses, subsection 4.31 (h), by adding the following footnotes 2 and 15;

	O.S.	Res. A 1 & 2	Res B.
"h. Existing dwelling converted for more than two families. <u>15</u> , 16.	no	no	yes

Amend Section 4.40, Footnotes to Table of Use Regulations, as follows;

- a. Delete the existing footnote 2 and replace it with the following new footnote 2;

"2. Provided that the dwelling was constructed prior to June 1, 1940, and has not been substantially enlarged since that date. The addition in the aggregate of two hundred and fifty square feet or more of gross floor area shall be considered a substantial enlargement."

- b. Change footnote 15 to read as follows;

"15. Provided that in a Residence A and B district the exterior design of the structure is not significantly changed."

*New foot.  
note is  
key.*

**Note:** This amendment would restrict the conversion of existing dwellings in Residence A and B districts to more units than normally permitted in these districts to only those dwellings which existing prior to June 1, 1940. This restriction is to ensure that the conversion is tied to the larger older homes and thus eliminating the possibility of any recently constructed dwellings being converted in attempts to negate the intent of the single and two family districts. In addition, this amendment would apply the condition that the exterior design of the structure is not changed when an existing dwelling is being converted for more than two families in a Residence B district as it now applies in the Residence A district when single family residences are converted to two family residences.

# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 11.15 by substituting therefore the following:

### 11.15 Dimensional 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 required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

ANY CHANGE IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED AS-OF-RIGHT AND WHICH WAS SUBDIVIDED SUBSEQUENT TO SUCH APPROVAL SHALL REQUIRE THE ISSUANCE OF A SPECIAL PERMIT BY THE BOARD OF ZONING APPEAL.

ANY CHANGES IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED BY SPECIAL PERMIT SHALL REQUIRE APPROVAL FROM THE SPECIAL PERMIT GRANTING AUTHORITY.

THE DIMENSIONAL STANDARDS FOR TOWNHOUSE DEVELOPMENT OUTLINED IN THIS SECTION 11.15 SHALL APPLY WHETHER OR NOT THE TOWNHOUSE DEVELOPMENT HAS BEEN SUBDIVIDED.

Note: This provision makes clear that any future alteration in an approved Townhouse Development is considered within the context of the total development.

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 11.15 by substituting therefore the following:

### 11.15 Dimensional 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 required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

ANY CHANGE IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED AS-OF-RIGHT AND WHICH WAS SUBDIVIDED SUBSEQUENT TO SUCH APPROVAL SHALL REQUIRE THE ISSUANCE OF A SPECIAL PERMIT BY THE BOARD OF ZONING APPEAL.

ANY CHANGES IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED BY SPECIAL PERMIT SHALL REQUIRE APPROVAL FROM THE SPECIAL PERMIT GRANTING AUTHORITY.

THE DIMENSIONAL STANDARDS FOR TOWNHOUSE DEVELOPMENT OUTLINED IN THIS SECTION 11.15 SHALL APPLY WHETHER OR NOT THE TOWNHOUSE DEVELOPMENT HAS BEEN SUBDIVIDED.

Note: This provision makes clear that any future alteration in an approved Townhouse Development is considered within the context of the total development.

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 11.15 by substituting therefore the following:

### 11.15 Dimensional 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 required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

ANY CHANGE IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED AS-OF-RIGHT AND WHICH WAS SUBDIVIDED SUBSEQUENT TO SUCH APPROVAL SHALL REQUIRE THE ISSUANCE OF A SPECIAL PERMIT BY THE BOARD OF ZONING APPEAL.

ANY CHANGES IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED BY SPECIAL PERMIT SHALL REQUIRE APPROVAL FROM THE SPECIAL PERMIT GRANTING AUTHORITY.

THE DIMENSIONAL STANDARDS FOR TOWNHOUSE DEVELOPMENT OUTLINED IN THIS SECTION 11.15 SHALL APPLY WHETHER OR NOT THE TOWNHOUSE DEVELOPMENT HAS BEEN SUBDIVIDED.

Note: This provision makes clear that any future alteration in an approved Townhouse Development is considered within the context of the total development.

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 11.15 by substituting therefore the following:

### 11.15 Dimensional 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 required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

ANY CHANGE IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED AS-OF-RIGHT AND WHICH WAS SUBDIVIDED SUBSEQUENT TO SUCH APPROVAL SHALL REQUIRE THE ISSUANCE OF A SPECIAL PERMIT BY THE BOARD OF ZONING APPEAL.

ANY CHANGES IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED BY SPECIAL PERMIT SHALL REQUIRE APPROVAL FROM THE SPECIAL PERMIT GRANTING AUTHORITY.

THE DIMENSIONAL STANDARDS FOR TOWNHOUSE DEVELOPMENT OUTLINED IN THIS SECTION 11.15 SHALL APPLY WHETHER OR NOT THE TOWNHOUSE DEVELOPMENT HAS BEEN SUBDIVIDED.

Note: This provision makes clear that any future alteration in an approved Townhouse Development is considered within the context of the total development.

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Four

## AN ORDINANCE

In amendment to an ordinance entitled "The 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

Amend Section 11.15 by substituting therefore the following:

### 11.15 Dimensional 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 required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

ANY CHANGE IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED AS-OF-RIGHT AND WHICH WAS SUBDIVIDED SUBSEQUENT TO SUCH APPROVAL SHALL REQUIRE THE ISSUANCE OF A SPECIAL PERMIT BY THE BOARD OF ZONING APPEAL.

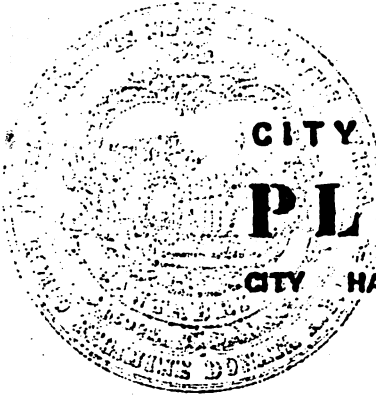
ANY CHANGES IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED BY SPECIAL PERMIT SHALL REQUIRE APPROVAL FROM THE SPECIAL PERMIT GRANTING AGENCY.

THE DIMENSIONAL STANDARDS FOR TOWNHOUSE DEVELOPMENT OUTLINED IN THIS SECTION 11.15 SHALL APPLY WHETHER OR NOT THE TOWNHOUSE DEVELOPMENT HAS BEEN SUBDIVIDED.

Note: This provision makes clear that any future alteration in an approved Townhouse Development is considered within the context of the total development.

Passed to a second reading at the City Council meeting held on June 11, 1984 and on or after June 25, 1984 the question comes 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

March 8, 1984

To the Honorable, the City Council:

**SUBJECT: TECHNICAL ZONING AMENDMENTS**

The Planning Board hereby resubmits a series of eight technical amendments to the zoning ordinance for consideration by the City Council. Hearings by the Ordinance Committee on the original package of amendments, dated January 9, 1984, could not be scheduled within the required 65 days from referral by the City Council, thereby requiring this resubmission.

The amendments are essentially the same as previously filed, with one addition to Amendment #4 which adds the restriction that dwellings being converted to more units than normally permitted in the Residence A and B districts have existed prior to June 1, 1940.

Respectfully submitted,

For the Planning Board

A handwritten signature in cursive script that reads "Arthur C. Parris".

Arthur C. Parris  
Chairman

Attachment

- 1.a. Amend subsection 5.244, paragraph (1) by deleting the last sentence; Create a new subsection 5.245 as follows:

"5.245 Yard Formulae Exceptions. For buildings of forty feet or less in height in districts for which a maximum height of more than forty feet is permitted for all uses, the denominator in yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in footnotes a, b, and c of the tables.

- b. Amend Section 5.30, District Dimensional Regulations, by inserting the following new formulas:

		minimum yard in feet		
			side	rear
Table 5-1:	Res. C-1	$\frac{H\&L}{6}$ (a)	$\frac{H\&L}{7}$	$\frac{H\&L}{6}$ (c)
Table 5-2:	O-1	$\frac{H\&L}{6}$ (a)	$\frac{H\&L}{7}$	$\frac{H\&L}{6}$ (a)
Table 5-3:	BA	none	none	$\frac{H\&L}{7}$ (a)
Table 5-3:	BA-1	none	none	$\frac{H\&L}{7}$ (a)

**Notes:** This amendment is intended to ensure that the yard formulas in the tables accurately reflect the permitted setbacks as modified by the present Section 5.244. The proposed amendments do not alter in any way the setbacks now permitted, but do allow the tables to more forthrightly reflect what is allowed.

2. Amend Section 5.50, Special Dimensional Regulations, by inserting a new subsection 5.53 as follows:

5.53 In Residence A-1 and A-2 Districts only one structure containing a principal use shall be allowed on a lot.

**Note:** The purpose of this amendment is to ensure that all new construction of single-family detached dwellings in Residence A-1 and A-2 districts meet the intended lot and dimensional requirements for those districts. The ordinance currently allows more than one principal structure on a single lot. Therefore, as long as the minimum lot area per dwelling unit is met, it is possible to construct several single-family detached dwellings on a single lot through use of the condominium form of ownership. The proposed amendment requires that every new single-family dwelling in these districts meet all dimensional requirements including its own individual lot.

3. Amend Article 12.000 Planned Unit Development as follows:

- a. Delete subsection 12.343 and replace it with the following new 12.343:

"12.343 The Development Proposal shall include written and graphic materials as specified by the Planning Board and as required in the Development Proposal Application form."

- b. Delete subsection 12.344 and renumber subsequent sections.

Note: The provision (a) deletes essentially administrative requirements of application submission (scale of maps, types of information etc.) from the zoning ordinance. Part (b) eliminates reference to payment by the applicant of public hearing costs. Fees, established administratively, have been set by the Planning Board to cover such costs.

4. Amend Section 4.30, Residential Uses, subsection 4.31 (h), by adding the following footnotes 2 and 15;

	<u>O.S.</u>	<u>Res. A</u> <u>1&amp;2</u>	<u>Res</u> <u>B.</u>
"h. Existing dwelling converted for more than two families. <u>15</u> , 16.	no	no	yes

Amend Section 4.40, Footnotes to Table of Use Regulations, as follows;

- a. Delete the existing footnote 2 and replace it with the following new footnote 2;

"2. Provided that the dwelling was constructed prior to June 1, 1940, and has not been substantially enlarged since that date. The addition in the aggregate of two hundred and fifty square feet or more of gross floor area shall be considered a substantial enlargement."

- b. Change footnote 15 to read as follows;

"15. Provided that in a Residence A and B district the exterior design of the structure is not significantly changed."

**Note:** This amendment would restrict the conversion of existing dwellings in Residence A and B districts to more units than normally permitted in these districts to only those dwellings which existing prior to June 1, 1940. This restriction is to ensure that the conversion is tied to the larger older homes and thus eliminating the possibility of any recently constructed dwellings being converted in attempts to negate the intent of the single and two family districts. In addition, this amendment would apply the condition that the exterior design of the structure is not changed when an existing dwelling is being converted for more than two families in a Residence B district as it now applies in the Residence A district when single family residences are converted to two family residences.

5. Amend Section 5.244(3) by substituting the word "provided" for the word "required" in the third sentence.

(3) Where a building presents a variety of vertical planes to any given lot or street line, no plane shall be closer to the street or building line or lot line than permitted by the application to such plane of the appropriate formula in the tables of dimensional requirements in Section 5.30. For all planes set forward of the setback line required by said table for the building if it were constructed in a single vertical plane, other planes must be set behind the setback line so calculated. The result shall be that the sum of the products of the setback provided for each plane times the facing area of each plane respectively shall be at least as great as the product of the setback required by the appropriate table for the building if it were constructed in a single vertical plane times the facing area of the building if viewed as a single plane. (see illustration below)

Product of

(Setback 1 x facing area 1) = Setback 2 x facing area 2)

MUST EQUAL OR EXCEED the product of

(Single plane Setback) x (Single Plane facing area)

Note: This amendment substitutes the word "Provided" (meaning the setback actually shown on building plans for a wall and building) for the word "required" (meaning the setback determined for a particular wall using the setback formulas in Section 5.30).

The intent of the provision (to allow some sections of a building wall to be closer to the property line, if compensating portions of the wall are set further back) cannot be met if the "required" setback figure is used in the formula. It is frequently necessary for a wall to be setback further than the "required" setback dimension would provide and it is that actual setback dimension which should be used in the formula. The amendment does not later in any way the actual application of the provision - it merely allows the formula to work.

6. Delete Subsection 12.52, PUD Development Parcel Size and substitute therefore the following:

"12.52 PUD Development Parcel Size. The minimum size of a development parcel for a planned unit development shall be as specified in each planned unit development district; however, the Planning Board may, at its discretion allow development parcels containing less than the minimum required development parcel size but at least five times the minimum required area for a lot in the base zoning district in which the development would be located. The Planning Board may permit development parcels containing less than the minimum required development parcel size for the district but only upon its written determination that public review and approval of such a small development is necessary for accomplishing the planning objectives of the PUD district in which the development is located."

**Note:** The proposed new language replaces reference to one acre as the minimum development parcel size for each PUD district. Since the adoption of subsection 12.52 there have been amendments to the ordinance creating PUD districts with a minimum development parcel size greater than one acre. Subsection 12.52 was not amended to reflect those later amendments. The original intent of this subsection 12.52 was to allow Planning Board discretion to hear PUD applications which cannot meet the minimum parcel size yet meet the objectives of the PUD district. The proposed amendment generalizes the original intent of subsection 12.52 and makes it applicable to all PUD's regardless of parcel size.

7. Amend Article 2.000 Definitions by deleting "Parking facility, accessory" and substitute therefore the following:

1. Parking facility, accessory. A parking facility developed to serve the residents, occupants, employees, patrons, or other users of a particular land use or building. An accessory parking facility shall be subordinate and customarily incidental to the principal use. For residential uses parking shall be accessory to each individual unit for which a parking space is required.

Note: The intent of the amendment is to ensure that each residential unit is provided with the required off-street parking.

8. Amend Section 11.15 by substituting therefore the following:

11.15 Dimensional 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 required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

ANY CHANGE IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED AS-OF-RIGHT AND WHICH WAS SUBDIVIDED SUBSEQUENT TO SUCH APPROVAL SHALL REQUIRE THE ISSUANCE OF A SPECIAL PERMIT BY THE BOARD OF ZONING APPEAL.

- (1) ANY CHANGES IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED BY SPECIAL PERMIT SHALL REQUIRE APPROVAL FROM THE SPECIAL PERMIT GRANTING AUTHORITY.

THE DIMENSIONAL STANDARDS FOR TOWNHOUSE DEVELOPMENT OUTLINED IN THIS SECTION 11.15 SHALL APPLY WHETHER OR NOT THE TOWNHOUSE DEVELOPMENT HAS BEEN SUBDIVIDED.

Note: This provision makes clear that any future alteration in an approved Townhouse Development is considered within the context of the total development.

0-22

Technical Amendment Number Two:

to insert a new subsection 5.53 in the  
subsection entitled "Special Dimensional  
Regulations.

6/25/84 - Passed to be  
ordained  
6-3-0

6/28/84 published - Chronicle  
Copy sent to Les Barken  
6/26/84 (de)

Copy sent to DCA 6/26/84  
(de)