

City of Cambridge

| | Res. A 1&2 | Res. B | Res. C 1,2,3 | Off. 1,2,3 | Bus. A | Bus. A1 | Bus. B | Bus. S, D, 1 | Ind. A | Ind. B |
|--|------------------|-----------|--------------------|---------------|-----------|------------|-----------|-----------------|-----------|-----------|
| d. Hand laundry, dry-cleaning or tailoring shop, provided only non-flammable solvents are used for cleaning and not more than nine persons are employed | No | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes |
| e. Lunchroom, restaurant, cafeteria, provided no alcoholic beverages are sold or consumed on the premises | No | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes |
| f. Bar or other establishment where alcoholic beverages are sold and consumed and where no dancing or entertainment is permitted or provided | No | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes |
| g. Bar or other establishment where alcoholic beverages are sold and consumed and where dancing or entertainment is provided, dance hall or similar place of entertainment | No | No | No | No | No | No | Yes | Yes | Yes | Yes |
| h. Theatre or hall for public gatherings | No | No | No | SP | SP | No | Yes | Yes | Yes | Yes |
| i. Bowling alley, skating rink or other recreation center | No | No | No | No | SP | SP | Yes | Yes | Yes | Yes |
| j. Mortuary, undertaking or funeral establishment | No | No | No | SP | Yes | Yes | Yes | Yes | Yes | Yes |
| k. Printing shop, photographer's studio | No | No | No | SP | Yes | Yes | Yes | Yes | Yes | Yes |
| l. Veterinary establishment, kennel, pet shop or similar establishment, provided in Business A and B zones all animals are kept indoors and there is no noise or odors perceptible from adjoining lots | No | No | No | No | SP | SP | Yes | Yes | Yes | Yes |
| m. School, college or other educational institution not conducted on a non-profit basis | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| n. Sales place for new or used cars conducted entirely within a building, rental agency for autos, trailers, motorcycles, conducted entirely within a building; provided no major repairs are made | No | No | No | No | SP | SP | Yes | Yes | Yes | Yes |
| o. Office, including display or sales space, of a wholesale, jobbing or similar establishment where not more than twenty-five percent of the | No | No | No | SP | SP | SP | Yes | Yes | Yes | Yes |

**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 a public hearing will be held on **Thursday, January 27, 1977 at six o'clock P.M. in the Walnut Room, City Hall, Cambridge, Massachusetts** on the petition of **Brian Kuhlman** in behalf of the **Porter Square Businessmen's Association**, to amend the Zoning Ordinances of the City of Cambridge by striking out the designation **Business B** and substituting in place thereof **Business Special District 1** in the area bounded by **Massachusetts Avenue, Arlington Street, Mt. Vernon Street, White Street, Somerville Avenue, Upland Road, Richdale Avenue, Roseland Street, Porter Road and Davenport Street area.**

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

By order of the City Council,

**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 Ordinances as aforesaid, which exceed 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 January 4, 1977.

By order of the City Council,

**Paul E. Healy,
City Clerk**

(C) Ja.13,20



**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 6 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on **Tuesday, April 19, 1977 at 8:00 P. M.** in the **City Council Chamber, City Hall, Cambridge, Massachusetts** on the petition of **John Brode and Stanley D. Sheldon** to amend the Zoning Ordinances of the City of Cambridge by changing the Table of Use Regulations (Article IV, Section 2) as follows:-

1) that the letters "SP" appearing in line 3.c. of said table be deleted and replaced by the word "NO";

2) that an "*" (asterisk) be attached to the word "YES" appearing in the column headed "Res. C-1, 2, 3" of line 3.c. of said table; and

3) That the words "*C-2 and C-3 only. No in C-1" be appended at the end of the text of line 3.c. of said table.

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

By order of the City Council,

**Paul E. Healy,
City Clerk**

(C)Ma31



**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 6 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on **Tuesday, April 19, 1977 at 7:30 P. M.** in the **City Council Chamber, City Hall, Cambridge, Massachusetts** on the petition of **William Joyce, et al**, to amend the Zoning Ordinances of the City of Cambridge by striking out the designation **Residence C-2** and substituting in place thereof the designation **Residence C-1** in the area bounded by **Franklin Street, River Street, Auburn Street, Magazine Street, William Street, Pearl Street, Salem Street and Brookline Street** area.

Also, by striking out the designation **Business A** and substituting in place thereof the designation **Residence C-1** in the area bounded by **Brookline Street, Allston Street, Hamilton Street, Erie Street, Lopez Street, Watson Street, Auburn Street, Franklin Street, Putnam Avenue and Emily Street** area.

Also, by striking out the designation **Business A** and substituting in place thereof the designation **Business A-1** in the area bounded by **Franklin Street, Brookline Street, Pilgrim Street, Pacific Street, Tudor Street, Decatur Street, Valentine Street, Erie Street and Emily Street** area.

Also, by striking out the designation **Business A** and substituting in place thereof the designation **Business A-1** in the area bounded by **Putnam Avenue and Brookline Street** area.

Also, by striking out the designation **Business A** and substituting in place thereof the designation **Business A-1** in the area bounded by **Pearl Street and Putnam Avenue** area.

Also, by striking out the designation **Residence C-3** and substituting in place thereof the designation **Residence C-1** in the area bounded by **Erie Street, Hamilton Street and Pearl Street** area.

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

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City Clerk

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By order of the City Council,
Paul E. Healy,
City Clerk



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City of Cambridge
Massachusetts
Office of the
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City Clerk**

(C)Ma31



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City Clerk**

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

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City Clerk

(C)Ma31

**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 a public hearing will be held on **Thursday, January 27, 1977 at 6:30 P.M. in the Walnut Room, City Hall, Cambridge, Massachusetts** on the petition of **William Roth** to amend the Zoning Ordinances of the City of Cambridge by striking out the designation Business B and substituting in place thereof Business SD 1 in the area bounded by **Cogswell Avenue, Walden Street, Creighton Street, Regent Street, Beech Street, Blake Street, Hadley Street, Davenport Street and Porter Road area.**

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MASSACHUSETTS**

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By order of the City Council,

**Paul E. Healy,
City Clerk**

(C) Ja. 13, 20

CITY COUNCIL SCHEDULE

Tuesday, April 19, 1977

- 7:00 P.M.** The Committee on Ordinances will conduct public hearings on the following rezoning petitions:
- 7:00 P.M.** Petition of Brian Kullman on behalf of the Porter Square Businessmen's Association to amend the Zoning Ordinances of the City of Cambridge by striking out the designation Business B and substituting in place thereof the designation Special District 1. (Council Chamber)
- 7:30 P.M.** Petition of William Roth to amend the Zoning Ordinances of the City of Cambridge by striking out the designation Business B and substituting in place thereof the designation Business SD 1. (Council Chamber)
- 8:00 P.M.** Petition of William Joyce, et al, to amend the Zoning Ordinances of the City of Cambridge. (Council Chamber)
Petition of John Brode and Stanley D. Sheldon to amend the Zoning Ordinances of the City of Cambridge by changing the Table of Use Regulations in Article IV, Section Two. (Council Chamber)
- 8:30 P.M.** The Committee on Ordinances will conduct a public hearing on an amendment to increase the fee schedule for the issuance of permits for fuel storage and music boxes. (Council Chamber)

Monday, April 25, 1977

- 7:00 P.M.** Regular City Council Meeting.
- 7:00 P.M.** The City Council will conduct a public hearing relative to the proposal to acquire the former Riverside Press site. (Council Chamber)

Thursday, April 28, 1977

- 8:00 P.M.** The Committee on Rent Control will meet to receive a proposal from the research team for the evaluation of Rent Control as part of the total housing strategy. (Council Chamber)

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

Office of the City Clerk

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By order of the City Council,

**Paul E. Healy,
City Clerk**

Brian Hollman PETITION - #8 Calendar
City of Cambridge

E. Duchay

MASSACHUSETTS

In City Council

May 9,

1977

Brian Hollman PETITION - *Parcel to be Ordained -*

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

8 0 0 1

Parcel to be Ordained -

EDNR
RP
A

City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Seven

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained on February 13, 1961 entitled: "Zoning Ordinances of the City of Cambridge" is hereby amended on the petitions of Craig Roth and Brian Kullman to amend the text of the Zoning Ordinance and the map accompanying the Zoning Ordinance for the area around Porter Square.

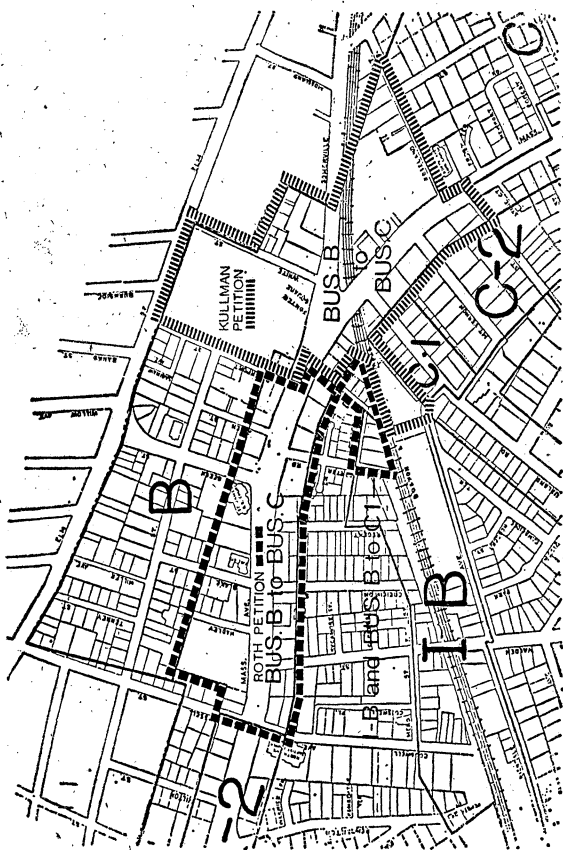
Text changes would add a new zoning district, Business C. Business C is a special district designation which combines the use characteristics of the Business B designation which allows retail business, office and residential uses, with a 2.0 floor area ratio, an off-street parking requirement, and an overall height limit of fifty-five (55) feet for business uses. Within fifty feet of a residential district, the height limit is thirty-five feet. For residential uses, this designation has the same dimensional requirements as Residential C-1, which are a floor area ratio of .75 and a height limit of thirty-five feet.

The Zoning Map would be amended partly by striking out the designation Business B and substituting in place thereof the designation Business C as shown on the attached map. The Zoning Map would also be amended by striking out the designation Industry B and Business B and substituting in place thereof the designation Residence C-1.

The area affected by the Craig Roth petition are the areas bounded by Cogswell Ave., Walden St., Creighton St., Regent St., Beech St., Blake St., Hadley St., Davenport St., and Porter Road area.

The area affected by the Brian Kullman petition are the areas bounded by Massachusetts Ave., Arlington St., Mt. Vernon St., White St., Somerville Ave., Upland Rd., Richdale Ave., Roseland St., Porter Road and Davenport Street area.

See accompanying map published with this notice for the areas included in the proposed zoning changes.



In City Council May 9, 1977.

Passed to be ordained by a yeas and nays vote:- Yeas 8; Nays 0; Absent 0; Present 1.

James L. Sullivan, City Manager.

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 Ordinances as aforesaid, which exceed 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 January 4, 1977.

ATTEST:-Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Seven

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained on February 13, 1961 entitled: "Zoning Ordinances of the City of Cambridge" is hereby amended on the petitions of Craig Roth and Brian Kullman to amend the text of the Zoning Ordinance and the map accompanying the Zoning Ordinance for the area around Porter Square.

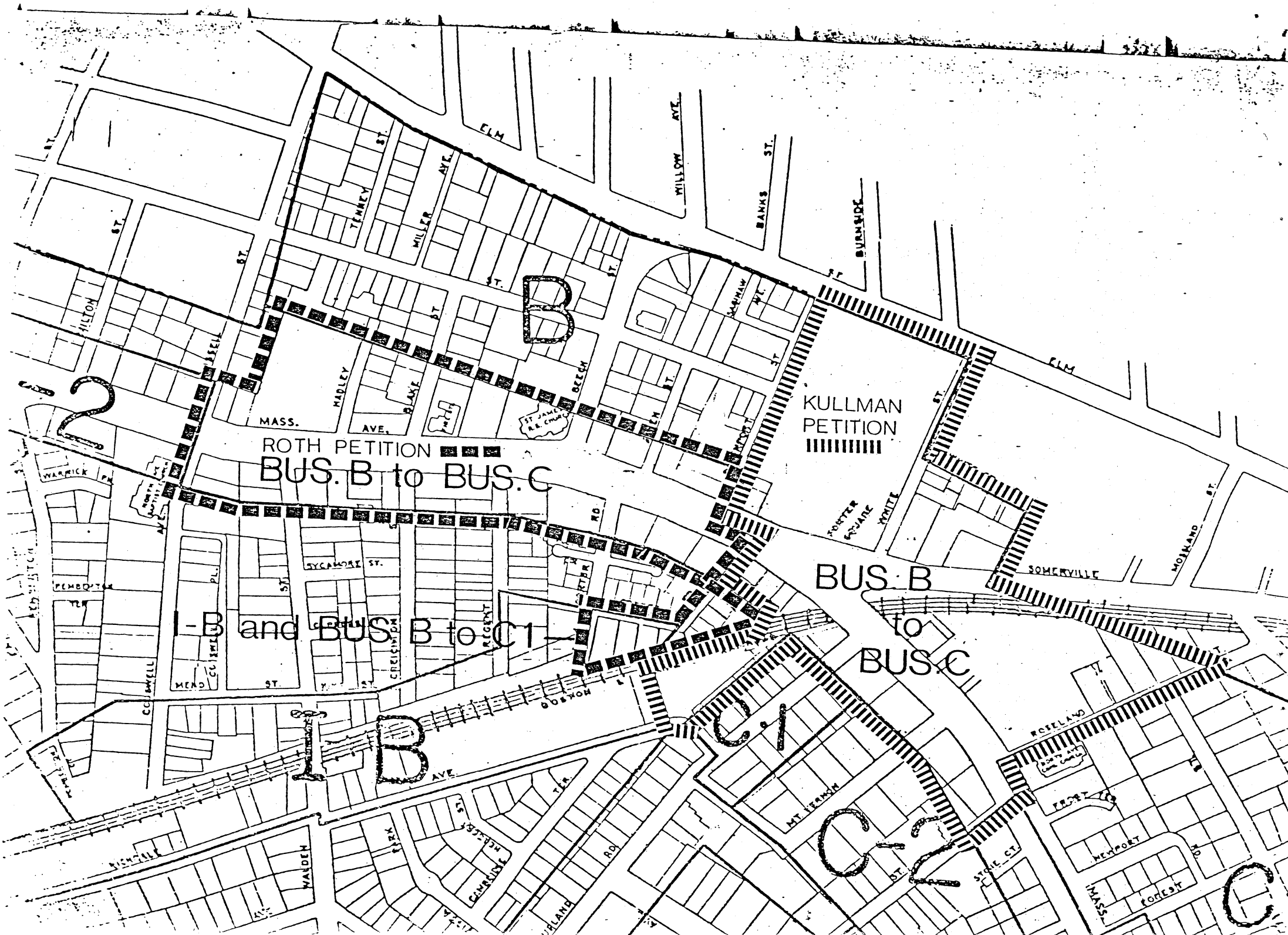
Text changes would add a new zoning district, Business C. Business C is a special district designation which combines the use characteristics of the Business B designation which allows retail business, office and residential uses, with a 2.0 floor area ratio, an off-street parking requirement, and an overall height limit of fifty-five (55) feet for business uses. Within fifty feet of a residential district, the height limit is thirty-five feet. For residential uses, this designation has the same dimensional requirements as Residential C-1, which are a floor area ratio of .75 and a height limit of thirty-five feet.

The Zoning Map would be amended partly by striking out the designation Business B and substituting in place thereof the designation Business C as shown on the attached map. The Zoning Map would also be amended by striking out the designation Industry B and Business B and substituting in place thereof the designation Residence C-1.

The area affected by the Craig Roth petition are the areas bounded by Cogswell Ave., Walden St., Creighton St., Regent St., Beech St., Blake St., Hadley St., Davenport St., and Porter Road area.

The area affected by the Brian Kullman petition are the areas bounded by Massachusetts Ave., Arlington St., Mt. Vernon St., White St., Somerville Ave., Upland Rd., Richdale Ave., Roseland St., Porter Road and Davenport Street area.

See accompanying map published with this notice for the areas included in the proposed zoning changes.



2

ROTH PETITION
BUS. B to BUS. C

and BUS B to C1

KULLMAN
PETITION

BUS. B
to
BUS. C

B

C1

C2

C

HILTON ST.

ST.

TEMPLE ST.

MILLER AVE.

CLM

WILLOW AVE.

BANKS ST.

BURNSIDE

B

MASS. AVE.

MADLEY

BLAKE ST.

ST.

BEECH

CLM ST.

SARINAW ST.

ST.

KULLMAN PETITION

CLM

ST.

FOSTER SQUARE

WHITE

ST.

SOMERVILLE

MOJLAND ST.

WARWICK PL.

WORTHINGTON

AVENUE

EDMUNTON

PENBERTON

PL.

SYCAMORE ST.

ST.

CRENSHAW

REGENT

ST.

ST.

ST.

BUS. B

to

BUS. C

COLLINGSWELL

MEND ST.

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City of Cambridge

In City Council May 9, 1977.

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

James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.

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ATTEST:- Paul E. Healy, City Clerk.

Rath Petition

RECEIVED BY
OFFICE OF CITY CLERK

7/21/76

19

To the Honorable, the City Council of the
City of Cambridge: JUL 21 11 15 AM '76

CAMBRIDGE, MASS.

The undersigned respectfully pray

that the text of the zoning ordinance of the City of Cambridge be amended as follows:

In Article III, Section 1 Establishment of Districts;

by striking out the designation "fourteen classes" and substituting in place thereof the designation "fifteen classes."

by adding after "Business A-1 District . . . Local Business." the designation "12 Business Special District 1 . . . General business professional offices and multi-family dwellings."

by renumbering Business B, Industry A and Industry B, numbers 13, 14 and 15 respectively.

In Article IV, Section 2, Table of Use Regulations;

by striking out the entirety of Section 2 and substituting in place thereof the following; (See attached sheet Article IV, Section 2).

In Article V Section 2, Table of Dimensional Requirements (footnote), delete footnote (e) and substitute in place thereof the following:

(e) A dwelling in this district shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-1 District.

In Article V, Section 2, Table of Dimensional Requirements.

by striking out the entirety of Section 2 and substituting in place thereof the following: (See attached sheet Article V, Section 2)

In Article VI, Section 7 Transition Requirements after "2. Side Yard: . . ." add the designation "5. Height: In a Business Special District 1, within 50 feet of a residential zone, no building shall be erected that is greater than 35 feet in height."

In Article VII, Section 2, Table of Parking Requirements.

by striking out the entirety of Section 2 and substituting in place thereof the following: (See attached sheet Article VII, Section 2)

ARTICLE IV USE REGULATIONS

Sec. 1. District Uses

1. In each district the use of land, buildings, and structures shall be regulated as set forth in Section 2 of this Article, Table of Use Regulations, and as provided elsewhere in this ordinance.

2. A use listed in Section 2 is permitted as a right in any district under which it is denoted by the word "Yes". If designated in the Table by the letters "SP", the use may be permitted as a special exception only if the Board of Zoning Appeal so determines and grants a special permit therefor as provided in Article 1, Section 5, subject to such restrictions as said Board may establish.

3. No building, structure or land in any district may be used, erected or designed to be used, in whole or in part, for any use not denoted in Section 2 by the word "Yes", or by the letters "SP" if the Board of Zoning Appeal so determines and grants a special permit therefor, except nonconforming uses which may be continued under the provisions of Article VI, Section 3.

4. Subject to the provisions of Section 2 of Chapter 20A of the General Laws, but only to the extent said Section 2 may from time to time require, the use regulations of this ordinance shall not prohibit or limit the use of land for any church or other religious purpose or for any educational purpose which is religious, sectarian, denominational or public.

Sec. 2. Table of Use Regulations

| | Res. <u>A</u> 1&2 | Res. <u>B</u> | Res. <u>C</u> 1,2,3 | Off. <u>1,2,3</u> | Bus. <u>A</u> | Bus. <u>AI</u> | Bus. <u>B</u> | Bus. <u>S.D. 1</u> | Ind. <u>A</u> | Ind. <u>B</u> |
|--|-------------------------|------------------|---------------------------|----------------------|------------------|-------------------|------------------|-----------------------|------------------|------------------|
| Residence | | | | | | | | | | |
| a. Detached dwelling occupied by not more than one family | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | No | No |
| b. Two-family or semi-detached dwelling | No | Yes | Yes | Yes | Yes | Yes | Yes | Yes | No | No |
| c. Multi-family dwelling | No | No | Yes | Yes | Yes | Yes | Yes | Yes | No | No |
| d. Transient Accommodations | | | | | | | | | | |
| 1) Tourist house in an existing dwelling | No | No | Yes | Yes | SP | No | Yes | Yes | SP | SP |
| 2) Hotel or motel C-2 and C-3 only No in C-1 | No | No | Yes* | Yes | SP | No | Yes | Yes | SP | SP |
| e. Non-family accommodations: dormitory, resident fraternity, or lodging house *Lodging house in C-2 and C-3 only No in C-1 *No in C-1 | No | No | Yes* | Yes* | Yes | Yes | Yes | Yes | SP | SP |
| f. Trailer park or mobile home park | No | No | No | No | SP | SP | No | No | No | No |

Zoning Ordinance

Art. IV, Sec. 2

| | Res. <u>A</u> 1&2 | Res. <u>B</u> | Res. <u>C</u> 1,2,3 | Off. 1,2,3 | Bus. <u>A</u> | Bus. <u>A1</u> | Bus. <u>B</u> | Bus. <u>S. D. 1</u> | Ind. <u>A</u> | Ind. <u>B</u> |
|--|-------------------------|------------------|---------------------------|---------------|------------------|-------------------|------------------|------------------------|------------------|------------------|
| p. Bus or railroad passenger station | No | No | No | No | Yes | | Yes | Yes | Yes | Yes |
| q. Automobile parking lot or parking garage for private passenger cars, where not an accessory use, and no repairs, servicing, or sale of gasoline is carried on | No | SP | SP | Yes | SP | SP | Yes | Yes | Yes | Yes |
| 4. Office and Laboratory Use | | | | | | | | | | |
| a. Office building or office use, provided there is no retail business, manufacturing or processing on the premises | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| b. Place of business of a bank, trust company or similar financial institution | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| c. Radio or television studio | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| d. Laboratories or research facilities provided they are operated for research purposes and provided that any manufacturing is of a type authorized as a matter of right under Article IV, Section 2, paragraph 7 of this ordinance, is of an accessory nature and carried out entirely within the building, and does not exceed 50% of the gross floor area | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| e. Other laboratories, shops or research facilities | No | No | No | No | No | No | Yes | Yes | Yes | Yes |
| 5. Retail Business and Consumer Service Establishment | | | | | | | | | | |
| a. Store for retail sale of merchandise where all display and sales are conducted within a building and where no manufacturing, assembly, or packaging occur on the premises | No | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes |
| b. Place for the manufacture, assembly or packaging of consumer goods, provided that at least fifty percent of such merchandise is sold at retail on the premises and that all display and sales are conducted within a building | No | No | No | No | SP | SP | Yes | Yes | Yes | Yes |
| c. Barber shop, beauty shop, laundry and dry-cleaning pickup agency, shoe repair, self-service laundry or other similar establishment | No | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes |

| | Res. <u>A</u> 1&2 | Res. <u>B</u> | Res. <u>C</u> 1,2,3 | Off. <u>1,2,3</u> | Dus. <u>A</u> | Bus. <u>A1</u> | Dus. <u>B</u> | Bus. <u>S, D, 1</u> | Ind. <u>A</u> | Ind. <u>B</u> |
|--|-------------------------|------------------|---------------------------|----------------------|------------------|-------------------|------------------|------------------------|------------------|------------------|
| d. Hand laundry, dry-cleaning or tailoring shop, provided only non-flammable solvents are used for cleaning and not more than nine persons are employed | No | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes |
| e. Lunchroom, restaurant, cafeteria, provided no alcoholic beverages are sold or consumed on the premises | No | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes |
| f. Bar or other establishment where alcoholic beverages are sold and consumed and where no dancing or entertainment is permitted or provided | No | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes |
| g. Bar or other establishment where alcoholic beverages are sold and consumed and where dancing or entertainment is provided, dance hall or similar place of entertainment | No | No | No | No | No | No | Yes | Yes | Yes | Yes |
| h. Theatre or hall for public gatherings | No | No | No | SP | SP | No | Yes | Yes | Yes | Yes |
| i. Bowling alley, skating rink or other recreation center | No | No | No | No | SP | SP | Yes | Yes | Yes | Yes |
| j. Mortuary, undertaking or funeral establishment | No | No | No | SP | Yes | Yes | Yes | Yes | Yes | Yes |
| k. Printing shop, photographer's studio | No | No | No | SP | Yes | Yes | Yes | Yes | Yes | Yes |
| l. Veterinary establishment, kennel, pet shop or similar establishment, provided in Business A and B zones all animals are kept indoors and there is no noise or odors perceptible from adjoining lots | No | No | No | No | SP | SP | Yes | Yes | Yes | Yes |
| m. School, college or other educational institution not conducted on a non-profit basis | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| n. Sales place for new or used cars conducted entirely within a building, rental agency for autos, trailers, motorcycles, conducted entirely within a building; provided no major repairs are made | No | No | No | No | SP | SP | Yes | Yes | Yes | Yes |
| o. Office, including display or sales space, of a wholesale, jobbing or similar establishment where not more than twenty-five percent of the | No | No | No | SP | SP | SP | Yes | Yes | Yes | Yes |

| | Res. <u>A</u> 1&2 | Res. <u>B</u> | Res. <u>C</u> 1,2,3 | Off. <u>1,2,3</u> | Bus. <u>A</u> | Bus. <u>A1</u> | Bus <u>B</u> | Bus. <u>S.D. 1</u> | Ind. <u>A</u> | Ind. <u>B</u> |
|---|-------------------------|------------------|---------------------------|----------------------|------------------|-------------------|-----------------|-----------------------|------------------|------------------|
| c. Automotive repair garage (not including auto body or paint shop), provided that in Business districts all servicing and repairs are carried out inside the building | No | No | No | No | SP | SP | SP | SP | Yes | Yes |
| d. Bottling of beverages | No | No | No | No | No | No | No | No | Yes | Yes |
| e. Distribution center, parcel delivery center, delivery warehouse | No | No | No | No | No | No | No | No | Yes | Yes |
| f. Food commissary | No | No | No | No | No | No | No | No | Yes | Yes |
| g. Laundry, dry cleaning plant | No | No | No | No | No | No | No | No | Yes | Yes |
| h. Printing, binding, publishing and related arts and trades | No | No | No | No | No | No | No | No | Yes | Yes |
| i. Radio and television transmission station, including towers | No | No | No | No | No | No | No | No | Yes | Yes |
| j. Storage warehouse, cold storage plant, storage building, but not including storage or bailing of junk, scrap metal, rags, waste paper or used rubber | No | No | No | No | No | No | No | No | Yes | Yes |
| k. Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquids, gas or explosives | No | No | No | No | No | No | No | No | Yes | Yes |
| l. Manufacture, processing, assembly and packaging the following, provided that the following restrictions shall apply: (a) in Industry A districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight, (b) in Industry A districts no process shall involve coating with rubber, (c) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution and (d) any noise, vibration or flashing are not normally perceptible without instruments at a distance of one hundred feet from the premises in Industry A districts or at a distance of five hundred feet from the premises in Industry B districts | No | No | No | No | No | No | No | No | Yes | Yes |

| <u>Res.</u> <u>A</u> <u>1&2</u> | <u>Res.</u> <u>B</u> | <u>Res.</u> <u>C</u> <u>1,2,3</u> | <u>Off.</u> <u>1,2,3</u> | <u>Bus.</u> <u>A</u> | <u>Bus.</u> <u>A1</u> | <u>Bus.</u> <u>B</u> | <u>Bus.</u> <u>S.D. 1</u> | <u>Ind.</u> <u>A</u> | <u>Ind.</u> <u>B</u> |
|---|-------------------------|---|-----------------------------|-------------------------|--------------------------|-------------------------|------------------------------|-------------------------|-------------------------|
|---|-------------------------|---|-----------------------------|-------------------------|--------------------------|-------------------------|------------------------------|-------------------------|-------------------------|

(see previous page for districts permitted)

- 1) Clothing, but not the manufacture of the cloth or other material of which the clothing is made
- 2) Food products, including bakery, confectionery and dairy products
- 3) Drugs
- 4) Electrical, electronic and communication instruments
- 5) Engineering, laboratory and scientific instruments, temperature controls
- 6) Jewelry, insignia, emblems and badges, lapidary, scale models, dolls, costume jewelry and costume novelties
- 7) Lamp shades except of glass or metal
- 8) Leather goods, excluding footwear and saddlery
- 9) Medical and dental instruments and supplies, optical instruments and lenses
- 10) Paper and paperboard products, provided such products are made from purchased paper or purchased paperboard and there is no manufacture or processing of pulp, waste paper or waste paper products
- 11) Pens, mechanical pencils
- 12) Plaster of Paris or papier mache products
- 13) Office machines, including cash registers, computing machines and typewriters, scales and balances
- 14) Umbrellas, parasols and canes
- 15) Watches, clocks, watch-cases, clockwork mechanisms

| | Res. <u>A</u> 1&2 | Res. <u>B</u> | Res. <u>C</u> 1,2,3 | Off. <u>1,2,3</u> | Bus. <u>A</u> | Bus. <u>A1</u> | Bus. <u>B</u> | Bus. <u>S. D. 1</u> | Ind. <u>A</u> | Ind. <u>B</u> |
|---|-------------------------|------------------|---------------------------|----------------------|------------------|-------------------|------------------|------------------------|------------------|------------------|
| m. Open-lot storage of new building materials, machinery and new metals, but not including junk, scrap metal, rags, waste paper and similar materials, provided that the area so used is surrounded by a six-foot high wall or tight fence | No | No | No | No | No | No | No | No | SP | Yes |
| n. Open-lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers, provided that all dust incident to storage or handling is effectively confined to the premises or so disposed of as to avoid air pollution and that the area so used is surrounded by a six-foot high wall or tight fence | No | No | No | No | No | No | No | No | SP | Yes |
| 8. Heavy Industry | | | | | | | | | | |
| a. Dismantling or wrecking of used motor vehicles and storage or sale of dismantled, inoperative or wrecked vehicles or their parts, provided the area so used is surrounded by a six-foot high wall or tight fence | No | No | No | No | No | No | No | No | No | SP |
| b. Railroad freight terminal, railroad yards and shops | No | No | No | No | No | No | No | No | No | Yes |
| c. Rendering or preparation of grease, tallow, fats and oils, manufacture of shortening, table oils, margarine and other food oils, but not including garbage, dead animals, offal or refuse reduction | No | No | No | No | No | No | No | No | No | Yes |
| d. Stone cutting, shaping, and finishing, in completely enclosed buildings | No | No | No | No | No | No | No | No | No | Yes |
| e. Textile mill, except mill for processing of jute, burlap or sisal | No | No | No | No | No | No | No | No | No | Yes |
| f. Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or busses, parking lot for trucks | No | No | No | No | No | No | No | No | SP | Yes |

Cambridge,

REC'D 21/76 BY
OFFICE OF CITY CLERK

1976

To the Honorable, the City Council of the
City of Cambridge:

JUL 21 11 15 AM '76

CAMBRIDGE, MASS.
The undersigned respectfully pray

the zoning map accompanying the Zoning Ordinance of the City of Cambridge as follows:

By striking out the designation Business B and substituting in place thereof the designation Business SD 1, insofar as said Zoning Map relates the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat #199, even numbers 2 through 6 Cogswell Avenue, even numbers 2106 through 2186 Massachusetts Avenue, odd numbers 1 through 5 Walden Street and which includes all or parts of lots numbered 67, 85, 89 and 90 as designated on Assessors' Plat #199.

Premises of the following parcels as designated on Assessors' Plat #200, even numbers 2 through 12 Walden Street, even numbers 2044 through 2078 Massachusetts Avenue, odd numbers 3 and 13 Creighton Street, even numbers 2 through 14 Creighton Street, even numbers 2014 through 2038 Massachusetts Avenue, even number 6 Regent Street, odd number 13 Regent Street and which includes all or part of lots numbered 22, 45, 47, 48, 49, 50, 68, 69, 79, 84, 85, 86, 87 and 88 as designated on Assessors' Plat #200.

Premises of the following parcels as designated on Assessors' Plat #178, even number 10 Regent Street, even numbers 1968 through 2006 Massachusetts Avenue, even numbers 1904 through 1920 Massachusetts Avenue, even numbers 1924 through 1960 Massachusetts Avenue, odd number 77 Porter Road, even numbers 78 and 80 Porter Road, even numbers 6 through 10 Porter Road and which includes all or parts of lots numbered 1, 21, 31, 79, 80, 106, 107, 117 and 118 as designated on Assessors' Plat #178.

Premises of the following parcels as designated on Assessors' Plat #179, odd numbers 1933 through 1957 Massachusetts Avenue, odd numbers 1963 through 1979 Massachusetts Avenue, even numbers 4 and 6 Beech Street and which includes all or parts of lots numbered 42, 51, 52, 53, 54, 74 and 75 as designated on Assessors' Plat #179.

Premises of the following parcels as designated on Assessors' Plat #181, odd numbers 1 and 3 Beech Street, odd numbers 2003 through 2029 Massachusetts Avenue, odd number 21 Blake Street, even number 22 Blake Street, odd numbers 2045 and 2055 Massachusetts Avenue, even numbers 12 through 28 Hadley Street, odd numbers 9 through 25 Hadley Street, odd numbers 2071 through 2109 Massachusetts Avenue and which includes all or parts of lots numbered 22, 23, 27, 28, 29, 37, 38, 50, 52, 53, 54, 61, 62, 79, 80, 81, 85, 87, and 88 as designated on Assessors' Plat #181.

All the premises and lots or portions of lots hereinbefore mentioned being bounded and described as follows:

Beginning at a point said point being the intersection of the centerline of Cogswell Avenue and a line 100 feet distant from and parallel to the southern streetline of Massachusetts Avenue, thence running easterly 1520 feet more or less along a line 100 feet distant from and parallel to the southern streetline of Massachusetts Avenue to a point said point being the intersection of a line 100 feet distant from and parallel to the southern streetline of Massachusetts Avenue and a line 100 feet distant from and parallel to the eastern streetline of Porter Road.

Thence running northeasterly along a line 100 feet distant from and parallel to the eastern streetline of Porter Road 175 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the eastern streetline of Porter Road and the centerline of Massachusetts Avenue.

Thence running northwesterly along the centerline of Massachusetts Avenue 200 feet more or less to a point said point being the intersection of the centerline of Massachusetts Avenue and the centerline of Davenport Street and its extension.

Thence running northeasterly along the centerline of Davenport Street 100 feet more or less to a point said point being the intersection of the centerline of Davenport Street and a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue.

Thence running northwesterly along a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue at Davenport Street and its projection 1150 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue at Davenport Street and its projection and a line 100 feet distant from and parallel to the eastern streetline of Russell Street.

Thence running southwesterly along a line 100 feet distant from and parallel to the eastern streetline of Russell Street 230 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the eastern streetline of Russell Street and a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue.

Thence running westerly along a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue 120 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue and the centerline of Russell Street.

Thence running southwesterly along the centerlines of Russell Street and Cogswell Avenue 300 feet more or less to the point or origin and which comprises an area of 566,100 square feet more or less.

Further, by striking out the designations Business B and Industrial B and substituting in place thereof the designation Residence C-1 insofar as said zoning map relates to the following described areas of land:

premises of the following parcels as designated on Assessors' Plat #178, even numbers 12 through 46 Porter Road and which includes all or parts of lots numbered 31, 34, 35, 36, 37, 119, and 120 as designated on Assessors' Plat #178;

And which is bounded and described as follows:

Beginning at a point said point being the intersection of the easterly centerline and the northeasterly centerline of Porter Road.

Thence running southwesterly along the northeasterly centerline of Porter Road and its extension 200 feet more or less to a point said point being the intersection of the northeasterly centerline of Porter Road and its extension and the centerline of the Right of Way of the Fitchburg Branch of the Boston and Maine Railroad.

~~Thence running easterly along the centerline of the Right of Way of the Fitchburg Branch of the Boston and Maine Railroad 450 feet more or less to a point said point being the intersection of the centerline of the Right of Way of the Fitchburg Branch of the Boston and Maine Railroad and a line 100 feet distant from and parallel to the easterly streetline of Porter Road.~~

Thence running northeasterly along a line 100 feet distant from and parallel to the easterly streetline of Porter Road 100 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the easterly streetline of Porter Road and a line 100 feet distant from and parallel to the southwestern streetline of Massachusetts Avenue.

Thence running westerly along a line 100 feet distant from and parallel to the southern streetline of Massachusetts Avenue 120 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southern streetline of Massachusetts Avenue and the centerline of Porter Road.

Thence running southwesterly and westerly along the centerline of Porter Road 370 feet more or less back to the point of origin and which comprises an area of 57,200 square feet more or less.

[Handwritten signature]
80 Porter Rd.
Fitchburg

Sec. 2. Table of Parking Requirements

Off-street parking facilities shall be provided as follows:

Class of Allowed Use

Number Square Feet of Gross Floor Area
Requiring 1 space, By Type of Use

| Zoning District | <u>Residence (a)</u> Minimum Number spaces per group of dwelling units | <u>Public Assembly (b)</u> Number seats requiring 1 space | <u>Institution (c)</u> | <u>Retail and Office</u> | | <u>Factory and Warehouse</u> |
|---------------------|---|--|------------------------|--------------------------|--------------------|------------------------------|
| | | | | <u>Ground Floor</u> | <u>Other Level</u> | |
| Res. A-1 | 10 per 10 | 5 | 600 | N. A. | N. A. | N. A. |
| Res. A-2 | | | | | | |
| Res. B | | | | | | |
| Res. C-1 | 10 per 10 | 8 | 1,000 | 500 | 1,000 | 1,600 |
| Res. C-2 | | | | | | |
| Office -1 | | | | | | |
| Office -2 | | | | | | |
| Bus. A | | | | | | |
| Ind. A | | | | | | |
| Bus. A-1 | | | | | | |
| Bus. S. D. -1 | | | | | | |
| Res. C-3 | 10 per 10 | 15 | 1,800 | 900 | 1,800 | 2,000 |
| Office -3 | | | | | | |
| Ind. B | | | | | | |
| Bus. B | 10 per 10 | | | | | |

Parking is not required for these uses.

Handwritten notes:
50 per 10
Curb-side

Sec. 2. Table of Dimensional Requirements

| 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 ^(a) | | | (6) Maximum Height in Feet | (7) Min. Ratio of Usable Open Space to Lot Area |
|----------------------------|---|--|---|--|--|------------------|---------------------|-------------------------------------|--|
| | | | | | Front | Side | Rear | | |
| Res. A-1 | 0.5 | 8,000 | 6,000 | 30 | 25 | 15 (sum of 35) | 25 | 35 | 15 |
| 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 |] $\frac{H+L}{4}$ (b) | $\frac{H+L}{5}$ | $\frac{H+L}{4}$ (d) | 35 | 15 |
| Res. C-2 | 1.75 | 5,000 | 600 | 50 | | | | 85 | 15 |
| Res. C-3 | 3.0 | 5,000 | 300 | 50 |] $\frac{H+L}{5}$ (c) | $\frac{H+L}{6}$ | $\frac{H+L}{5}$ (d) | none | 10 |
| Office -1 | 0.75 | 5,000 | 1,200 | 50 | | | | 35 | 15 |
| Office -2 | 1.75 | 5,000 | 600 | 50 |] $\frac{H+L}{4}$ (b) | $\frac{H+L}{5}$ | $\frac{H+L}{4}$ (d) | 35 | 15 |
| Office -3 | 3.0 | 5,000 | 300 | 50 | | | | 25 | 15 |
| Bus. A ^(e) | 1.0 | none | --- | none |] $\frac{H+L}{5}$ (c) | $\frac{H+L}{6}$ | $\frac{H+L}{5}$ (d) | none | 10 |
| Bus. A-1 ^(e) | 1.0 | none | --- | none | | | | none | none |
| Bus. B ^(f) | 4.0 | none | --- | none | none | none | 35 | none | |
| Bus. S.D. 1 ^(e) | 2.0 | none | --- | none | none | none | none | none (g) | |
| Ind. A | 2.0 | none | --- | none | none | none | none | 55' | none |
| Ind. B | 4.0 | none | --- | none | none | none | none | none | none |

* 35 foot height limit within 50 feet of residential districts.

Kullman Petition

RECEIVED BY
OFFICE OF CITY CLERK

Cambridge,

JUL 26 2 29 PM '76¹⁹

CAMBRIDGE, MASS.

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray

that the text of the zoning ordinance of the City of Cambridge be amended as follows:

In Article III, Section 1 Establishment of Districts;

by striking out the designation "fourteen classes" and substituting in place thereof the designation "fifteen classes."

by adding after "Business A-1 District . . . Local Business." the designation "12 Business Special District 1 . . . General business professional offices and multi-family dwellings."

by renumbering Business B, Industry A and Industry B, numbers 13, 14 and 15 respectively.

In Article IV, Section 2, Table of Use Regulations;

by striking out the entirety of Section 2 and substituting in place thereof the following: (See attached sheet Article IV, Section 2).

In Article V Section 2, Table of Dimensional Requirements (footnote), delete footnote (e) and substitute in place thereof the following;

(e) A dwelling in this district shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-1 District.

In Article V, Section 2, Table of Dimensional Requirements.

by striking out the entirety of Section 2 and substituting in place thereof the following: (See attached sheet Article V, Section 2)

In Article VI, Section 7 Transition Requirements after "2. Side Yard: . . ." add the designation "3. Height: In a Business Special District 1, within 50 feet of a residential zone, no building shall be erected that is greater than 35 feet in height."

In Article VII, Section 2, Table of Parking Requirements,

by striking out the entirety of Section 2 and substituting in place thereof the following: (See attached sheet Article VII, Section 2)

By striking out the designation Business B and substituting in place thereof the designation Business Special District 1 insofar as it relates to the following areas of land:

Premises of the following parcels as designated on Assessors' Plat #177. Odd number 1 Arlington Street. Even numbers 1810 through 1868 Massachusetts Avenue. Odd number 1 Mt. Vernon Street. Even number 2 Mt. Vernon Street. Even numbers 2 through 10 Upland Road and which includes all or parts of lots numbered 10, 34, 55, 56, and 64 as designated on Assessors' Plat #177.

Premises of the following parcels as designated on Assessors' Plat #152. Odd numbers 15 through 57 Roseland Street. Odd numbers 1815 through 1867 Massachusetts Avenue. Odd numbers 815 through 830 Somerville Avenue and odd number 835 Somerville Avenue. Even numbers 3 through 26 White Street. Even numbers 6 through 22 White Street Place; and which includes all or parts of lots numbered 1, 2, 6, 7, 8, 9, 17, 18, 19, 20, 21, 23, 25, 26, 27, 28, 33, 36, 37, 38, 39, 41 and 42 as designated on Assessors' Plat #152.

Premises of the following parcels as designated on Assessors' Plat #179. Odd numbers 1 through 55 White Street and which includes all or parts of lots numbered 68, 81 and 82, as designated on Assessors' Plat #179.

Premises of the following parcels as designated on Assessors' Plat #178. Odd numbers 3 through 11 Upland Road. Even numbers 1876 through 1902 Massachusetts Avenue. Odd numbers 7 through 11 Richdale Avenue. The Right of Way of the Fitchburg Branch of the B and M Railroad and which includes all or parts of lots numbered 32, 33, 91, 92, 103-52 and 122 as designated on Assessors' Plat #178.

which is bounded and described as follows:

Beginning at a point said point being the intersection of the Cambridge-Somerville City line and the centerline of Roseland Street;

Thence running westerly along the centerline of Roseland Street and its extension 600 feet more or less to a point said point being the intersection of the centerline of Roseland Street and its extension and the centerline of Massachusetts Avenue;

Thence running southerly along the centerline of Massachusetts Avenue 100 feet more or less to a point said point being the intersection of the centerline of Massachusetts Avenue and the centerline of Arlington Street and its extension;

Thence running southwesterly along the centerline of Arlington Street and its extension 150 feet more or less to a point said point being the intersection of the centerline of Arlington Street and its extension and a line 100 feet distant from and parallel to the Western streetline of Massachusetts Avenue;

Thence running northerly and northwesterly along a line 100 feet distant from and parallel to the Western streetline of Massachusetts Avenue 710 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the Western streetline of Massachusetts Avenue and a line 100 feet distant from and parallel to the northwestern streetline of Upland Road;

Thence running southwesterly along a line 100 feet distant from and parallel to the northwestern streetline of Upland Road 375 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northwestern streetline of Upland Road and the centerline of Richdale Avenue;

Thence running northeasterly along the centerline of Richdale Avenue 50 feet more or less to a point said point being the intersection of the centerline of Richdale Avenue and a line 50 feet distant from and parallel to the northwestern lot line of lot 103-52 as designated on Assessors' Plat #178;

Thence running northeasterly along a line 50 feet distant from and parallel to the northwestern lot line of lot 103-52 as designated on Assessors' Plat #178, 180 feet more or less to a point said point being the intersection of a line 50 feet distant from and parallel to the northwestern lot line of lot 103-52 as designated on Assessors' Plat #178 and the southeasterly centerline of Porter Road and its projection;

Thence running northeasterly along the southeasterly centerline of Porter Road and its projection 230 feet more or less to a point said point being the intersection of the southeasterly centerline of Porter Road and its projection and a line 100 feet distant from and parallel to the Western streetline of Massachusetts Avenue;

Thence running southerly along a line 100 feet distant from and parallel to the Western streetline of Massachusetts Avenue 120 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the Western streetline of Massachusetts Avenue and a line 100 feet distant from and parallel to the southeastern streetline of Porter Road and its extension;

Thence running northeasterly along a line 100 feet distant from and parallel to the southeastern streetline of Porter Road and its extension 150 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southeastern streetline of Porter Road and its extension and the centerline of Massachusetts Avenue;

Thence running northwesterly along the centerline of Massachusetts Avenue 225 feet more or less to a point said point being the intersection of the centerline of Massachusetts Avenue and the centerline of Davenport Street and its extension;

Thence running northeasterly along the centerline of Davenport Street and its extension 650 feet more or less to a point said point being the intersection of the centerline of Davenport Street and its extension and the Cambridge-Somerville City line;

Thence running southeasterly and southwesterly along the Cambridge-Somerville City line 1850 feet more or less back to the point or origin and which comprises an area of 810 700 square feet more or less.

ARTICLE IV USE REGULATIONS

Sec. 1. District Uses

1. In each district the use of land, buildings, and structures shall be regulated as set forth in Section 2 of this Article, Table of Use Regulations, and as provided elsewhere in this ordinance.

2. A use listed in Section 2 is permitted as a right in any district under which it is denoted by the word "Yes". If designated in the Table by the letters "SP", the use may be permitted as a special exception only if the Board of Zoning Appeal so determines and grants a special permit therefor as provided in Article 1, Section 5, subject to such restrictions as said Board may establish.

3. No building, structure or land in any district may be used, erected or designed to be used, in whole or in part, for any use not denoted in Section 2 by the word "Yes", or by the letters "SP" if the Board of Zoning Appeal so determines and grants a special permit therefor, except nonconforming uses which may be continued under the provisions of Article VI, Section 3.

4. Subject to the provisions of Section 2 of Chapter 40A of the General Laws, but only to the extent said Section 2 may from time to time require, the use regulations of this ordinance shall not prohibit or limit the use of land for any church or other religious purpose or for any educational purpose which is religious, sectarian, denominational or public.

Sec. 2. Table of Use Regulations

| | Res. <u>A</u> 1&2 | Res. <u>B</u> | Res. <u>C</u> 1,2,3 | Off. 1,2,3 | Bus. <u>A</u> | Bus. <u>A1</u> | Bus. <u>B</u> | Bus. <u>S.D. 1</u> | Ind. <u>A</u> | Ind. <u>B</u> |
|--|-------------------------|------------------|---------------------------|---------------|------------------|-------------------|------------------|-----------------------|------------------|------------------|
| 1. Residence | | | | | | | | | | |
| a. Detached dwelling occupied by not more than one family | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | No | No |
| b. Two-family or semi-detached dwelling | No | Yes | Yes | Yes | Yes | Yes | Yes | Yes | No | No |
| c. Multi-family dwelling | No | No | Yes | Yes | Yes | Yes | Yes | Yes | No | No |
| d. Transient Accommodations | | | | | | | | | | |
| 1) Tourist house in an existing dwelling | No | No | Yes | Yes | SP | No | Yes | Yes | SP | SP |
| 2) Hotel or motel *C-2 and C-3 only No in C-1 | No | No | Yes* | Yes | SP | No | Yes | Yes | SP | SP |
| e. Non-family accommodations: dormitory, resident fraternity, or lodging house *Lodging house in C-2 and C-3 only No in C-1 *No in O-1 | No | No | Yes* | Yes* | Yes | Yes | Yes | Yes | SP | SP |
| f. Trailer park or mobile home park | No | No | No | No | SP | SP | No | No | No | No |

Zoning Ordinance

Art. IV, Sec. 2

| | Res. <u>A</u> 1&2 | Res. <u>B</u> | Res. <u>C</u> 1,2,3 | Off. 1,2,3 | Bus. <u>A</u> | Bus. <u>A1</u> | Bus. <u>B</u> | Bus. <u>S. D. 1</u> | Ind. <u>A</u> | Ind. <u>B</u> |
|---|-------------------------|------------------|---------------------------|---------------|------------------|-------------------|------------------|------------------------|------------------|------------------|
| p. Bus or railroad passenger station | No | No | No | No | Yes | | Yes | Yes | Yes | Yes |
| q. Automobile parking lot or parking garage for private passenger cars, where not an accessory use, and no repairs, servicing, or sale of gasoline is carried on | No | SP | SP | Yes | SP | SP | Yes | Yes | Yes | Yes |
| 4. Office and Laboratory Use | | | | | | | | | | |
| a. Office building or office use, provided there is no retail business, manufacturing or processing on the premises | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| b. Place of business of a bank, trust company or similar financial institution | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| c. Radio or television studio | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| d. Laboratories or research facilities provided they are operated for research purposes and provided that any manufacturing is of a type authorized as a matter of right under Article IV, Section 2, paragraph 7 of this ordinance, is of an accessory nature and carried out entirely within the building, and does not exceed 50% of the gross floor area | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| e. Other laboratories, shops or research facilities | No | No | No | No | Nq | No | Yes | Yes | Yes | Yes |
| 5. Retail Business and Consumer Service Establishment | | | | | | | | | | |
| a. Store for retail sale of merchandise where all display and sales are conducted within a building and where no manufacturing, assembly, or packaging occur on the premises | No | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes |
| b. Place for the manufacture, assembly or packaging of consumer goods, provided that at least fifty percent of such merchandise is sold at retail on the premises and that all display and sales are conducted within a building | No | No | No | No | SP | SP | Yes | Yes | Yes | Yes |
| c. Barber shop, beauty shop, laundry and dry-cleaning pickup agency, shoe repair, self-service laundry or other similar establishment | No | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes |

| | Res. A 1&2 | Res. B | Res. C 1,2,3 | Off. 1,2,3 | Bus. A | Bus. A1 | Dus. B | Bus. S. D. 1 | Ind. A | Ind. B |
|--|------------------|-----------|--------------------|---------------|-----------|------------|-----------|-----------------|-----------|-----------|
| d. Hand laundry, dry-cleaning or tailoring shop, provided only non-flammable solvents are used for cleaning and not more than nine persons are employed | No | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes |
| e. Lunchroom, restaurant, cafeteria, provided no alcoholic beverages are sold or consumed on the premises | No | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes |
| f. Bar or other establishment where alcoholic beverages are sold and consumed and where no dancing or entertainment is permitted or provided | No | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes |
| g. Bar or other establishment where alcoholic beverages are sold and consumed and where dancing or entertainment is provided, dance hall or similar place of entertainment | No | No | No | No | No | No | Yes | Yes | Yes | Yes |
| h. Theatre or hall for public gatherings | No | No | No | SP | SP | No | Yes | Yes | Yes | Yes |
| i. Bowling alley, skating rink or other recreation center | No | No | No | No | SP | SP | Yes | Yes | Yes | Yes |
| j. Mortuary, undertaking or funeral establishment | No | No | No | SP | Yes | Yes | Yes | Yes | Yes | Yes |
| k. Printing shop, photographer's studio | No | No | No | SP | Yes | Yes | Yes | Yes | Yes | Yes |
| l. Veterinary establishment, kennel, pet shop or similar establishment, provided in Business A and B zones all animals are kept indoors and there is no noise or odors perceptible from adjoining lots | No | No | No | No | SP | SP | Yes | Yes | Yes | Yes |
| m. School, college or other educational institution not conducted on a non-profit basis | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| n. Sales place for new or used cars conducted entirely within a building, rental agency for autos, trailers, motorcycles, conducted entirely within a building; provided no major repairs are made | No | No | No | No | SP | SP | Yes | Yes | Yes | Yes |
| o. Office, including display or sales space, of a wholesale, jobbing or similar establishment where not more than twenty-five percent of the | No | No | No | SP | SP | SP | Yes | Yes | Yes | Yes |

| | Res. <u>A</u> 1&2 | Res. <u>B</u> | Res. <u>C</u> 1,2,3 | Off. <u>1,2,3</u> | Bus. <u>A</u> | Bus. <u>A1</u> | Bus. <u>B</u> | Bus. <u>S.D. 1</u> | Ind. <u>A</u> | Ind. <u>B</u> |
|--|-------------------------|------------------|---------------------------|----------------------|------------------|-------------------|------------------|-----------------------|------------------|------------------|
| floor area is used for assembling, packaging or storing merchandise | | | | | | | | | | |
| P. Fast Order Food Establishments | No. | No | No | No | SP | No | SP | SP | SP | SP |
| 6. <u>Open-air or Drive-in Retail & Service</u> | | | | | | | | | | |
| a. Sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors, commercial greenhouse or garden | No | No | No | No | Yes | Yes | No | No | Yes | Yes |
| b. Automobile Oriented Food Service Establishments | No | No | No | No | SP | No | SP | SP | SP | SP |
| c. Drive-in bank and other retail or consumer service establishment where the motorist does not have to leave his car | No | No | No | No | SP | No | SP | SP | Yes | Yes |
| d. Outdoor amusement park, outdoor sports facility conducted for profit | No | No | No | No | SP | No | No | No | Yes | Yes |
| e. Open-air or drive-in theatre or other open-air place of entertainment | No | No | No | No | No | No | No | No | Yes | Yes |
| f. Sale of new or used cars conducted partly or wholly on open lots, or rental agency for automobiles, trailers, motorcycles, conducted partly or wholly outdoors | No | No | No | No | SP | No | No | No | SP | SP |
| g. Automobile service station where no major repairs are made, provided that in Business districts all lubrication and repairs are carried out within the building | No | No | No | No | SP | SP | SP | SP | Yes | Yes |
| h. Car washing establishment using mechanical equipment for the purpose of cleaning automobiles and other vehicles | No | No | No | No | SP | No | No | No | SP | SP |
| i. Place for exhibition, lettering or sale of gravestones | No | No | No | No | SP | SP | No | No | Yes | Yes |
| 7. <u>Light Industry, Wholesale Business and Storage</u> | | | | | | | | | | |
| a. Assembly or packaging of articles not exceeding two hundred pounds in weight, provided no manufacturing or processing is carried out | No | No | No | No | No | No | No | No | Yes | Yes |
| b. Auto body or paint shop, provided that all work is carried out inside the building | No | No | No | No | No | No | No | No | Yes | Yes |

City of Cambridge

| | Res. <u>A</u> 1&2 | Res. <u>B</u> | Res. <u>C</u> 1,2,3 | Off. <u>1,2,3</u> | Bus. <u>A</u> | Bus. <u>A1</u> | Bus <u>B</u> | Bus. <u>S.D. 1</u> | Ind. <u>A</u> | Ind. <u>B</u> |
|---|-------------------------|------------------|---------------------------|----------------------|------------------|-------------------|-----------------|-----------------------|------------------|------------------|
| c. Automotive repair garage (not including auto body or paint shop), provided that in Business districts all servicing and repairs are carried out inside the building | No | No | No | No | SP | SP | SP | SP | Yes | Yes |
| d. Bottling of beverages | No | No | No | No | No | No | No | No | Yes | Yes |
| e. Distribution center, parcel delivery center, delivery warehouse | No | No | No | No | No | No | No | No | Yes | Yes |
| f. Food commissary | No | No | No | No | No | No | No | No | Yes | Yes |
| g. Laundry, dry cleaning plant | No | No | No | No | No | No | No | No | Yes | Yes |
| h. Printing, binding, publishing and related arts and trades | No | No | No | No | No | No | No | No | Yes | Yes |
| i. Radio and television transmission station, including towers | No | No | No | No | No | No | No | No | Yes | Yes |
| j. Storage warehouse, cold storage plant, storage building, but not including storage or bailing of junk, scrap metal, rags, waste paper or used rubber | No | No | No | No | No | No | No | No | Yes | Yes |
| k. Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquids, gas or explosives | No | No | No | No | No | No | No | No | Yes | Yes |
| l. Manufacture, processing, assembly and packaging the following, provided that the following restrictions shall apply: (a) in Industry A districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight, (b) in Industry A districts no process shall involve coating with rubber, (c) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution and (d) any noise, vibration or flashing are not normally perceptible without instruments at a distance of one hundred feet from the premises in Industry A districts or at a distance of five hundred feet from the premises in Industry B districts | No | No | No | No | No | No | No | No | Yes | Yes |

| <u>Res.</u> <u>A</u> 1&2 | <u>Res.</u> <u>B</u> | <u>Res.</u> <u>C</u> 1,2,3 | <u>Off.</u> <u>1,2,3</u> | <u>Bus.</u> <u>A</u> | <u>Bus.</u> <u>A1</u> | <u>Bus.</u> <u>B</u> | <u>Bus.</u> <u>S.D. 1</u> | <u>Ind.</u> <u>A</u> | <u>Ind.</u> <u>B</u> |
|--------------------------------|-------------------------|----------------------------------|-----------------------------|-------------------------|--------------------------|-------------------------|------------------------------|-------------------------|-------------------------|
|--------------------------------|-------------------------|----------------------------------|-----------------------------|-------------------------|--------------------------|-------------------------|------------------------------|-------------------------|-------------------------|

(see previous page for districts permitted)

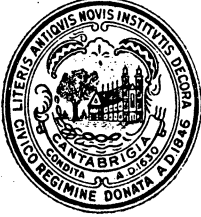
- 1) Clothing, but not the manufacture of the cloth or other material of which the clothing is made
- 2) Food products, including bakery, confectionery and dairy products
- 3) Drugs
- 4) Electrical, electronic and communication instruments
- 5) Engineering, laboratory and scientific instruments, temperature controls
- 6) Jewelry, insignia, emblems and badges, lapidary, scale models, dolls, costume jewelry and costume novelties
- 7) Lamp shades except of glass or metal
- 8) Leather goods, excluding footwear and saddlery
- 9) Medical and dental instruments and supplies, optical instruments and lenses
- 10) Paper and paperboard products, provided such products are made from purchased paper or purchased paperboard and there is no manufacture or processing of pulp, waste paper or waste paper products
- 11) Pens, mechanical pencils
- 12) Plaster of Paris or papier mache products
- 13) Office machines, including cash registers, computing machines and typewriters, scales and balances
- 14) Umbrellas, parasols and canes
- 15) Watches, clocks, watch-cases, clockwork mechanisms

| | Res. <u>A</u> 1&2 | Res. <u>B</u> | Res. <u>C</u> 1,2,3 | Off. <u>1,2,3</u> | Bus. <u>A</u> | Bus. <u>A1</u> | Bus. <u>B</u> | Bus. <u>S.D. 1</u> | Ind. <u>A</u> | Ind. <u>B</u> |
|---|-------------------------|------------------|---------------------------|----------------------|------------------|-------------------|------------------|-----------------------|------------------|------------------|
| m. Open-lot storage of new building materials, machinery and new metals, but not including junk, scrap metal, rags, waste paper and similar materials, provided that the area so used is surrounded by a six-foot high wall or tight fence | No | No | No | No | No | No | No | No | SP | Yes |
| n. Open-lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers, provided that all dust incident to storage or handling is effectively confined to the premises or so disposed of as to avoid air pollution and that the area so used is surrounded by a six-foot high wall or tight fence | No | No | No | No | No | No | No | No | SP | Yes |
| 8. Heavy Industry | | | | | | | | | | |
| a. Dismantling or wrecking of used motor vehicles and storage or sale of dismantled, inoperative or wrecked vehicles or their parts, provided the area so used is surrounded by a six-foot high wall or tight fence | No | No | No | No | No | No | No | No | No | SP |
| b. Railroad freight terminal, railroad yards and shops | No | No | No | No | No | No | No | No | No | Yes |
| c. Rendering or preparation of grease, tallow, fats and oils, manufacture of shortening, table oils, margarine and other food oils, but not including garbage, dead animals, offal or refuse reduction | No | No | No | No | No | No | No | No | No | Yes |
| d. Stone cutting, shaping, and finishing, in completely enclosed buildings | No | No | No | No | No | No | No | No | No | Yes |
| e. Textile mill, except mill for processing of jute, burlap or sisal | No | No | No | No | No | No | No | No | No | Yes |
| f. Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or busses, parking lot for trucks | No | No | No | No | No | No | No | No | SP | Yes |

Sec. 2. Table of Dimensional Requirements

| 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 ^(a) | | | (6) Maximum Height in Feet | (7) Min. Ratio of Usable Open Space to Lot Area |
|-----------------------------|---|--|--|--|--|-----------------|----------------------------------|-------------------------------------|--|
| | | | | | Front | Side | Rear | | |
| Res. A-1 | 0.5 | 6,000 | 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 |] $\frac{H+L}{4}$ ^(b) | $\frac{H+L}{5}$ | $\frac{H+L}{4}$ ^(d) | 35 | 15 |
| Res. C-2 | 1.75 | 5,000 | 600 | 50 | | | | 85 | 15 |
| Res. C-3 | 3.0 | 5,000 | 300 | 50 |] $\frac{H+L}{5}$ ^(c) | $\frac{H+L}{6}$ | $\frac{H+L}{5}$ ^(d) | none | 10 |
| Office -1 | 0.75 | 5,000 | 1,200 | 50 | | | | 35 | 15 |
| Office -2 | 1.75 | 5,000 | 600 | 50 |] $\frac{H+L}{4}$ ^(b) | $\frac{H+L}{5}$ | $\frac{H+L}{4}$ ^(d) | 35 | 15 |
| Office -3 | 3.0 | 5,000 | 300 | 50 | | | | 85 | 15 |
| Bus. A ^(e) | 1.0 | none | --- | none | none | none |] $\frac{H+L}{5}$ ^(d) | none | 10 |
| Bus. A-1 ^(e) | 1.0 | none | --- | none | none | none | | 35 | none (g) |
| Bus. B ^(f) | 4.0 | none | --- | none | none | none | 35 | none | |
| Bus. S. D. I ^(e) | 2.0 | none | --- | none | none | none | none | none | none (g) |
| Ind. A | 2.0 | none | --- | none | none | none | none | 55* | none |
| Ind. B | 4.0 | none | --- | none | none | none | none | none | none |

* 35 foot height limit within 50 feet of residential districts.



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Seven

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained on February 13, 1961 entitled: "Zoning Ordinances of the City of Cambridge" is hereby amended on the petitions of Craig Roth and Brian Kullman to amend the text of the Zoning Ordinance and the map accompanying the Zoning Ordinance for the area around Porter Square.

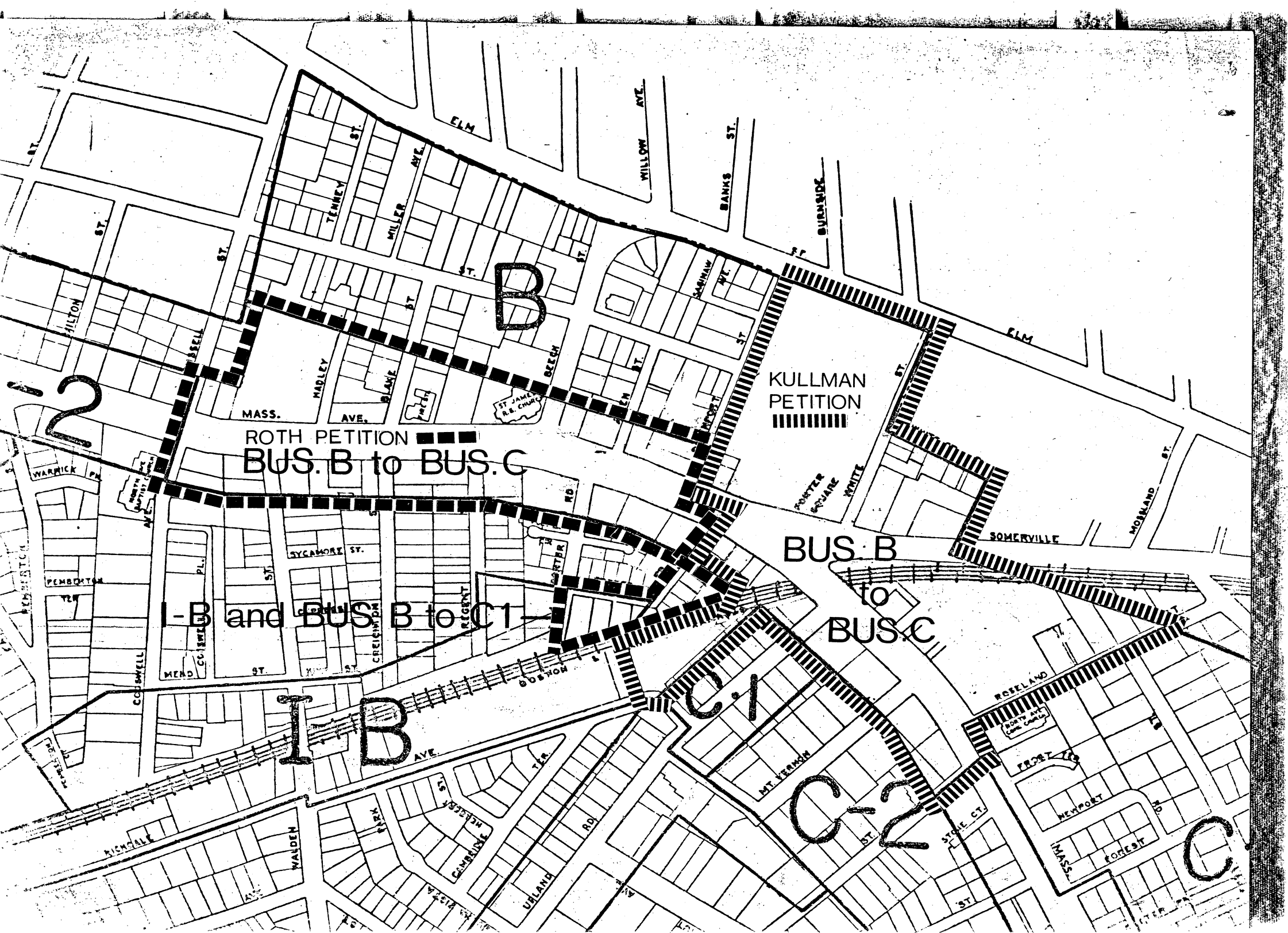
Text changes would add a new zoning district, Business C. Business C is a special district designation which combines the use characteristics of the Business B designation which allows retail business, office, and residential uses, with a 2.0 floor area ratio, an off-street parking requirement, and an overall height limit of fifty-five (55) feet for business uses. Within fifty feet of a residential district, the height limit is thirty-five feet. For residential uses, this designation has the same dimensional requirements as Residential C-1, which are a floor area ratio of .75 and a height limit of thirty-five feet.

The Zoning Map would be amended partly by striking out the designation Business B and substituting in place thereof the designation Business C as shown on the attached map. The Zoning Map would also be amended by striking out the designations Industry B and Business B and substituting in place thereof the designation Residence C-1.

The area affected by the Craig Roth petition are the areas bounded by Cogswell Ave., Walden St., Creighton St., Regent St., Beech St., Blake St., Hadley St., Davenport St., and Porter Road area.

The area affected by the Brian Kullman petition are the areas bounded by Massachusetts Ave., Arlington St., Mt. Vernon St., White St., Somerville Ave., Upland Rd., Richdale Ave., Roseland St., Porter Road and Davenport Street area.

See accompanying map published with this notice for the areas included in the proposed zoning changes.



ROTH PETITION
BUS B to BUS C

KULLMAN
PETITION

BUS B and BUS B to C1

BUS B
to
BUS C

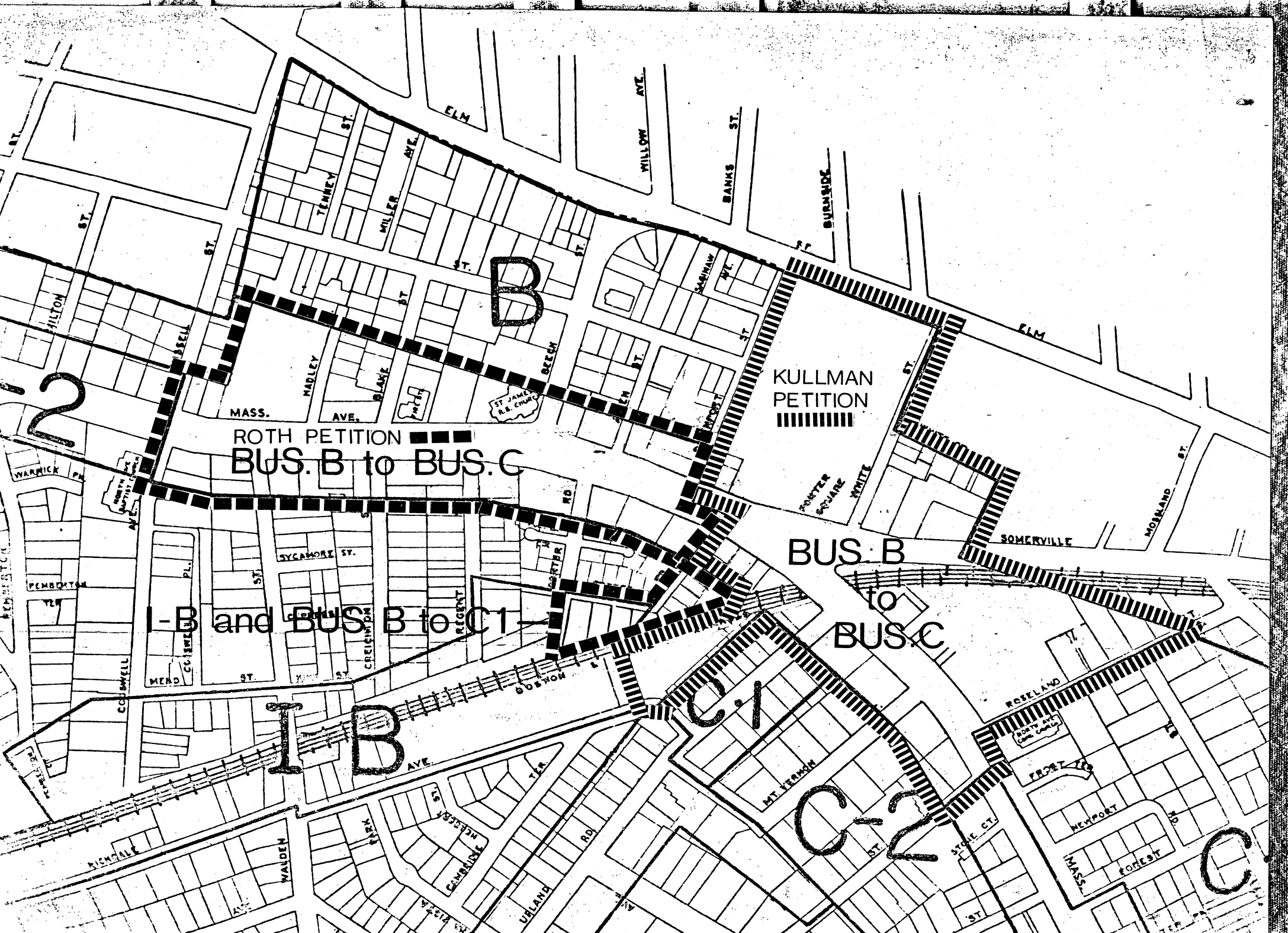
B

C1

C2

C

2



Passed to a second reading at the City Council meeting of April 25, 1977 and on or after May 9, 1977 the question may be on passing to be ordained.

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 Ordinances as aforesaid, which exceed in length eight octavo pages or 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 January 4, 1977.

ATTEST:- Paul E. Healy, City Clerk.

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 a public hearing will be held on Thursday, January 27, 1977 at 6:30 P. M. in the Walnut Room, City Hall, Cambridge, Massachusetts on the petition of William Roth to amend the Zoning Ordinances of the City of Cambridge by striking out the designation Business B and substituting in place thereof Business SD 1 in the area bounded by Cogswell Avenue, Walden Street, Creighton Street, Regent Street, Beech Street, Blake Street, Hadley Street, Davenport Street and Porter Road area.

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

By order of the City Council,

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 Ordinances as aforesaid, which exceed 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 January 4, 1977.

By order of the City Council,

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 6 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on Tuesday, April 19, 1977 at 7:00 P. M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition of Brian Kullman in behalf of the Porter Square Businessmen's Association, to amend the Zoning Ordinances of the City of Cambridge by striking out the designation Business B and substituting in place thereof Business Special District 1 in the area bounded by Massachusetts Avenue, Arlington Street, Mt. Vernon Street, White Street, Somerville Avenue, Upland Road, Richdale Avenue, Roseland Street, Porter Road and Davenport Street area.

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

By order of the City Council,

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 Ordinances as aforesaid, which exceed 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 March 28, 1977.

By order of the City Council,

Paul E. Healy, City Clerk.

PORTER SQUARE AREA REZONING PETITIONS

Petitions by Craig Roth and Brian Kullman propose to amend the text of the Zoning Ordinance and the map accompanying the Zoning Ordinance for the area around Porter Square.

Text changes would add a new zoning district, Business C. Business C is a special district designation which combines the use characteristics of the Business B designation which allow retail business, office, and residential uses, with a 2.0 floor area ratio, an off-street parking requirement, and an overall height limit of 55 feet for business uses. Within fifty feet of a residential district, the height limit is 35 feet. For residential uses, this designation has the same dimensional requirements as Residential C-1, which are a floor area ratio of .75 and a height limit of 35 feet.

The Zoning Map would be amended partly by striking out the designation Business B and substituting in place thereof the designation Business C as shown on the attached map. The Zoning Map would also be amended by striking out the designations Industry B and Business B and substituting in place thereof the designation Residence C-1.

Industry B is a designation which allows retail business, office and light and heavy industrial uses. It has a 4.0 floor area ratio, and no height limit. Residential uses are not allowed in an Industry B zone. Business B is a designation which allows retail business, office and residential uses. For business uses it carries a 4.0 floor area ratio, no height limit, and no off-street parking requirement. For residential uses Business B carries the same dimensional requirements as a Residence C-3 zone, which are a floor area ratio of 3.0 and no height limit.

NEED NOT
BE PUBLISHED



ZONING AMENDMENT HEARING

The City Council Committee on Ordinances is holding a public hearing tonight on petitions by Craig Roth and Brian Kullman to amend the map accompanying the Zoning Ordinance and the text of the Zoning Ordinance.

Text changes would add a new zoning district, Business C. Business C is a special district designation which combines the use characteristics of the Business B designation with a 2.0 F.A.R. and an overall height limit of 55 feet for business uses. Within fifty (50) feet of a residential district, the height limit is thirty-five (35) feet.

Business B allows retail business, office, and residential uses. For Residential uses, this designation has the same dimensional requirements as Residential C-1, which are an F.A.R. of .75 and a height limit of 35 feet.

The Zoning Map would be amended by striking out the designation Business B and substituting in place thereof the designation Business C as shown on maps presented this evening.



**CITY OF CAMBRIDGE
PLANNING BOARD
NOTICE OF PUBLIC HEARING**

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, October 5, 1974 at 7:30 p.m. in the City Council Chamber, City Hall, Cambridge, Mass. on a petition by Craig Roth to amend the zoning map accompanying the text of the Zoning Ordinance as follows:

By striking out the designation Business B and substituting in place thereof the designation Business S.D. 1 insofar as it relates to an area which is generally bounded and described as follows:

On the East by a line 100' distant from and parallel to the eastern street line of Porter Road.

On the North by a line 100' distant from and parallel to the northern streetline of Massachusetts Avenue, at Davenport Street, and its projection.

On the West by the centerline of Russell Street and its projection.

On the South by a line 100' distant from and parallel to the southern streetline of Massachusetts Avenue.

Business S.D. 1 is a special district designation which combines the use characteristics of the Business B designation with a 2.0 allowed F.A.R. and an overall 55 foot height limit for business use. For residential use this designation has the same dimensional requirements as Residence C-1.

Further, by striking out the designations Business B and Industrial B and substituting in place thereof the designation Residence C-1 insofar as it relates to an area which is generally bounded and described as follows:

On the north by the centerline of Porter Road.

On the South by the centerline of the Right of Way of the Fitchburg Branch of the Boston and Maine Railroad.

On the West by the centerline of Porter Road and its projection.

On the East by a line 100' distant from and parallel to the southern streetline of Massachusetts Avenue.

A more detailed description of the area to be rezoned is on file with the City Clerk's Office, City Hall, Cambridge, Mass.

Alfred B. Cohn
Vice-Chairman
Planning Board

(C) Jul 22, 79

**CITY OF CAMBRIDGE
NOTICE OF PUBLIC HEARING
PLANNING BOARD**

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, May 18, 1974 at 7:30 p.m. in the City Council Chamber, City Hall, Cambridge, Mass. on a petition by Craig Roth to amend the zoning map accompanying the text of the Zoning Ordinance as follows:

By striking out the designation Business B and substituting in place thereof the designation Business A-1 insofar as it relates to an area which is generally bounded and described as follows:

On the East by a line 100' distant from and parallel to the eastern street line of Porter Road.

On the North by a line 100' distant from and parallel to the northern streetline of Massachusetts Avenue, at Davenport Street, and its projection.

On the West by the centerline of Russell Street and its projection.

On the South by a line 100' distant from and parallel to the southern streetline of Massachusetts Avenue.

Further, by striking out the designations Business B and Industrial B and substituting in place thereof the designation Residence C-1 insofar as it relates to an area which is generally bounded and described as follows:

On the north by the centerline of Porter Road.

On the South by the centerline of the Right of Way of the Fitchburg Branch of the Boston and Maine Railroad.

On the West by the centerline of Porter Road and its projection.

On the East by a line 100' distant from and parallel to the southern streetline of Massachusetts Avenue.

A more detailed description of the area to be rezoned is on file with the City Clerk's Office, City Hall, Cambridge, Mass.

Alfred B. Cohn,
Vice-Chairman,
Planning Board

(C) Apr 29, May 6

RECEIVED BY
OFFICE OF CITY CLERK

APR 12 2 41 PM '77

CAMBRIDGE, MASS.

January 25, 1977

City Clerk of Cambridge
Cambridge, Mass.

RE: Proposed zone change on Massachusetts Avenue in the vicinity of Porter Square filed with the City Council on July 21, 1976 and referred to the City Council on September 13, 1976, being the petition of William Roth.

We, the undersigned, the owners of

Twenty percent of the land area contained in the above-described zone change

hereby protest against said change because we feel that it will prevent the proper development of the Porter Square area, and because the present business B designation is appropriate for the area.

Raymond B. Bardan
1924 Mass. Ave
Cambridge, Ma.

John B. Bardan
1924 Mass Ave
Cambridge, Ma.

Stephen James House
Steve Zagulas

Long Funeral Home, Inc.
John L. Anderson President

Mullen & Seddon Co.
1975 MASSACHUSETTS AVE.

James G. Bourdon Pres.

CHARRETTE CORPORATION

Blair Brown,
President

RECEIVED BY
OFFICE OF CITY CLERK

APR 12 2 41 PM '77

CAMBRIDGE, MASS.

January 25, 1977

City Clerk of Cambridge
Cambridge, Mass.

RE: Proposed zone change on Massachusetts Avenue in the vicinity of Porter Square filed with the City Council on July 21, 1976 and referred to the City Council on September 13, 1976, being the petition of William Roth.

We, the undersigned, the owners of

Twenty percent of the land area contained in the above-described zone change

hereby protest against said change because we feel that it will prevent the proper development of the Porter Square area, and because the present business B designation is appropriate for the area.

Richard P. Seddons

owner of 1971-1975

Mass Ave.

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APR 12 2 41 PM '77

CAMBRIDGE, MASS.

January 25, 1977

City Clerk of Cambridge
Cambridge, Mass.

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Peter Salvi (President)
Salvi Motors Inc.
2067 MASS. AVE
CAMBRIDGE MASS.

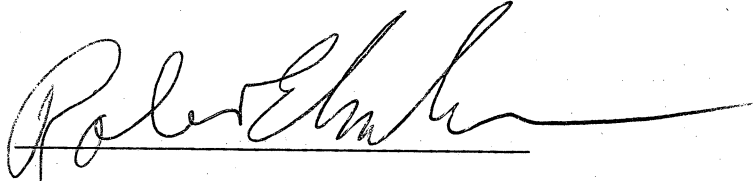
We oppose the petition of William Roth for amendments and changes to the Zoning Ordinance of the City of Cambridge. We are in opposition because the proposal made would have very broad implications, some of which are listed below:

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1. Potential development would be virtually stopped.
2. Incentive to improve existing buildings and land would be eliminated.
3. Decisions of great importance would be made in advance of completion of the subway extension project and without knowledge of the implications of this important project.
4. Property values and tax base would be reduced immediately and would continue to diminish. There would be little hope of new construction and building improvements to replace existing property.
5. The substantial area of North Cambridge that is affected by this proposal would be forced into slow depreciation; opportunities to improve the area would be lost.
6. The proposal does not take advantage of Massachusetts Avenue as the major corridor which it has always been.
7. The proposal does not encourage usage which can utilize the excellent public transportation now existing and proposed.
8. The proposal does not recognize the historic land use of the area and as such would only serve to presently create confusion and eventually be rechanged, after creating financial hardship, lost opportunity and lost development opportunities.

Although we recognize the right of any citizen to file such proposals, it is unfortunately possible for an individual to make a proposal that is unrealistic, detrimental to the city as a whole, harmful to responsible property owners, residents, and homeowners and suicidal to the financial well-being of the neighborhood. When such a proposal has been filed, it must be given the proper hearings and then be defeated.

Present Zoning Ordinances offer adequate guidelines for land use in the area. Those changes proposed by William Roth are unnecessary and inappropriate.

Signed: 

April 5, 1977

We oppose the petition of William Roth for amendments and changes to the Zoning Ordinance of the City of Cambridge. We are in opposition because the proposal made would have very broad implications, some of which are listed below:

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Signed:

Alycia K. Hayes
Cabbages & Kings
9 Upland Rd., Cambs. 02140

April 5, 1977

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Signed:

Richard C. Farrington
6 First St, Cambridge
02140-

April 5, 1977

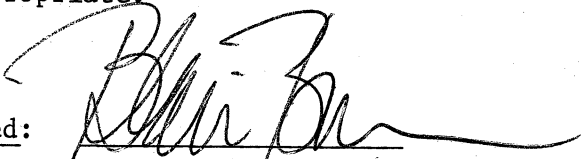
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Signed: 

Blair Brown, President
Charrette Corporation

April 5, 1977

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Signed: _____

Myron Levine

April 5, 1977

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Signed: Steve Zagler

April 5, 1977

Steph James House

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Signed:

Richard W. Seddon

April 5, 1977

To the Honorable, the City Council of the
City of Cambridge: JUL 21 11 15 AM '76

CAMBRIDGE, MASS.

The undersigned respectfully pray
that the text of the zoning ordinance of the City of Cambridge be amended as
follows:

In Article III, Section 1 Establishment of Districts;

by striking out the designation "fourteen classes" and substituting in place
thereof the designation "fifteen classes."

by adding after "Business A-1 District . . . Local Business." the designation "12
Business Special District 1 . . . General business professional offices and multi-family
dwellings."

by renumbering Business B, Industry A and Industry B, numbers 13, 14 and 15
respectively.

In Article IV, Section 2, Table of Use Regulations;

by striking out the entirety of Section 2 and substituting in place thereof the
following; (See attached sheet Article IV, Section 2).

In Article V Section 2, Table of Dimensional Requirements (footnote), delete foot-
note (e) and substitute in place thereof the following:

(e) A dwelling in this district shall be subject to the same dimensional require-
ments and other restrictions as a dwelling in a Residence C-1 District.

In Article V, section 2, Table of Dimensional Requirements.

by striking out the entirety of Section 2 and substituting in place thereof the
following: (See attached sheet Article V, Section 2)

In Article VI, Section 7 Transition Requirements after "2. Side Yard: . . ." add
the designation "5. Height: In a Business Special District 1, within 50 feet of
a residential zone, no building shall be erected that is greater than 35 feet in
height."

In Article VII, Section 2, Table of Parking Requirements.

by striking out the entirety of Section 2 and substituting in place thereof the
following: (See attached sheet Article VII, Section 2)

ARTICLE IV USE REGULATIONS

Sec. 1. District Uses

1. In each district the use of land, buildings, and structures shall be regulated as set forth in Section 2 of this Article, Table of Use Regulations, and as provided elsewhere in this ordinance.

2. A use listed in Section 2 is permitted as a right in any district under which it is denoted by the word "Yes". If designated in the Table by the letters "SP", the use may be permitted as a special exception only if the Board of Zoning Appeal so determines and grants a special permit therefor as provided in Article I, Section 5, subject to such restrictions as said Board may establish.

3. No building, structure or land in any district may be used, erected or designed to be used, in whole or in part, for any use not denoted in Section 2 by the word "Yes", or by the letters "SP" if the Board of Zoning Appeal so determines and grants a special permit therefor, except nonconforming uses which may be continued under the provisions of Article VI, Section 3.

4. Subject to the provisions of Section 2 of Chapter 2A of the General Laws, but only to the extent said Section 2 may from time to time require, the use regulations of this ordinance shall not prohibit or limit the use of land for any church or other religious purpose or for any educational purpose which is religious, sectarian, denominational or public.

Sec. 2. Table of Use Regulations

| | Res. A R-2 | Res. B | Res. C 1,2,3 | Off. 1,2,3 | Bus. A | Bus. A1 | Bus. B | Bus. S.D. 1 | Ind. A | Ind. B |
|--|------------------|-----------|--------------------|---------------|-----------|------------|-----------|----------------|-----------|-----------|
| Residence | | | | | | | | | | |
| a. Detached dwelling occupied by not more than one family | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | No | No |
| b. Two-family or semi-detached dwelling | No | Yes | Yes | Yes | Yes | Yes | Yes | Yes | No | No |
| c. Multi-family dwelling | No | No | Yes | Yes | Yes | Yes | Yes | Yes | No | No |
| d. Transient Accommodations | | | | | | | | | | |
| 1) Tourist house in an existing dwelling | No | No | Yes | Yes | SP | No | Yes | Yes | SP | SP |
| 2) Hotel or motel *C-2 and C-3 only No in C-1 | No | No | Yes* | Yes | SP | No | Yes | Yes | SP | SP |
| e. Non-family accommodations: dormitory, resident fraternity, or lodging house *Lodging house in C-2 and C-3 only No in C-1 *No in O-1 | No | No | Yes* | Yes* | Yes | Yes | Yes | Yes | SP | SP |
| f. Trailer park or mobile home park | No | No | No | No | SP | SP | No | No | No | No |

| | Res. A 1,2 | Res. B | Res. C 1,2,3 | Off. 1,2,3 | Dus. A | Bus. A1 | Dus. B | Bus. S.D. 1 | Ind. A | Ind. B |
|--|------------------|-----------|--------------------|---------------|-----------|------------|-----------|----------------|-----------|-----------|
| p. Bus or railroad passenger station | No | No | No | No | Yes | | Yes | Yes | Yes | Yes |
| q. Automobile parking lot or parking garage for private passenger cars, where not an accessory use, and no repairs, servicing, or sale of gasoline is carried on | No | SP | SP | Yes | SP | SP | Yes | Yes | Yes | Yes |
| 4. Office and Laboratory Use | | | | | | | | | | |
| a. Office building or office use, provided there is no retail business, manufacturing or processing on the premises | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| b. Place of business of a bank, trust company or similar financial institution | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| c. Radio or television studio | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| d. Laboratories or research facilities provided they are operated for research purposes and provided that any manufacturing is of a type authorized as a matter of right under Article IV, Section 2, paragraph 7 of this ordinance, is of an accessory nature and carried out entirely within the building, and does not exceed 50% of the gross floor area | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| e. Other laboratories, shops or research facilities | No | No | No | No | No | No | Yes | Yes | Yes | Yes |
| 5. Retail Business and Consumer Service Establishment | | | | | | | | | | |
| a. Store for retail sale of merchandise where all display and sales are conducted within a building and where no manufacturing, assembly, or packaging occur on the premises | No | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes |
| b. Place for the manufacture, assembly or packaging of consumer goods, provided that at least fifty percent of such merchandise is sold at retail on the premises and that all display and sales are conducted within a building | No | No | No | No | SP | SP | Yes | Yes | Yes | Yes |
| c. Barber shop, beauty shop, laundry and dry-cleaning pickup agency, shoe repair, self-service laundry or other similar establishment | No | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes |

| | Res. A 1&2 | Res. B | Res. C 1,2,3 | Off. 1,2,3 | Bus. A | Bus. A1 | Bus. B | Bus. S,D,1 | Ind. A | Ind. B |
|--|------------------|-----------|--------------------|---------------|-----------|------------|-----------|---------------|-----------|-----------|
| d. Hand laundry, dry-cleaning or tailoring shop, provided only non-flammable solvents are used for cleaning and not more than nine persons are employed | No | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes |
| e. Lunchroom, restaurant, cafeteria, provided no alcoholic beverages are sold or consumed on the premises | No | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes |
| f. Bar or other establishment where alcoholic beverages are sold and consumed and where no dancing or entertainment is permitted or provided | No | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes |
| g. Bar or other establishment where alcoholic beverages are sold and consumed and where dancing or entertainment is provided, dance hall or similar place of entertainment | No | No | No | No | No | No | Yes | Yes | Yes | Yes |
| h. Theatre or hall for public gatherings | No | No | No | SP | SP | No | Yes | Yes | Yes | Yes |
| i. Bowling alley, skating rink or other recreation center | No | No | No | No | SP | SP | Yes | Yes | Yes | Yes |
| j. Mortuary, undertaking or funeral establishment | No | No | No | SP | Yes | Yes | Yes | Yes | Yes | Yes |
| k. Printing shop, photographer's studio | No | No | No | SP | Yes | Yes | Yes | Yes | Yes | Yes |
| l. Veterinary establishment, kennel, pet shop or similar establishment, provided in Business A and B zones all animals are kept indoors and there is no noise or odors perceptible from adjoining lots | No | No | No | No | SP | SP | Yes | Yes | Yes | Yes |
| m. School, college or other educational institution not conducted on a non-profit basis | No | No | No | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| n. Sales place for new or used cars conducted entirely within a building, rental agency for autos, trailers, motorcycles, conducted entirely within a building; provided no major repairs are made | No | No | No | No | SP | SP | Yes | Yes | Yes | Yes |
| o. Office, including display or sales space, of a wholesale, jobbing or similar establishment where not more than twenty-five percent of the | No | No | No | SP | SP | SP | Yes | Yes | Yes | Yes |

| | Res. A 1,2 | Res. B | Res. C 1,2,3 | Off. 1,2,3 | Bus. A | Bus. A1 | Bus. B | Bus. S.D. 1 | Ind. A | Ind. B |
|---|------------------|-----------|--------------------|---------------|-----------|------------|-----------|----------------|-----------|-----------|
| c. Automotive repair garage (not including auto body or paint shop), provided that in Business districts all servicing and repairs are carried out inside the building | No | No | No | No | SP | SP | SP | SP | Yes | Yes |
| d. Bottling of beverages | No | No | No | No | No | No | No | No | Yes | Yes |
| e. Distribution center, parcel delivery center, delivery warehouse | No | No | No | No | No | No | No | No | Yes | Yes |
| f. Food commissary | No | No | No | No | No | No | No | No | Yes | Yes |
| g. Laundry, dry cleaning plant | No | No | No | No | No | No | No | No | Yes | Yes |
| h. Printing, binding, publishing and related arts and trades | No | No | No | No | No | No | No | No | Yes | Yes |
| i. Radio and television transmission station, including towers | No | No | No | No | No | No | No | No | Yes | Yes |
| j. Storage warehouse, cold storage plant, storage building, but not including storage or bailing of junk, scrap metal, rags, waste paper or used rubber | No | No | No | No | No | No | No | No | Yes | Yes |
| k. Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquids, gas or explosives | No | No | No | No | No | No | No | No | Yes | Yes |
| l. Manufacture, processing, assembly and packaging the following, provided that the following restrictions shall apply: (a) in Industry A districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight, (b) in Industry A districts no process shall involve coating with rubber, (c) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution and (d) any noise, vibration or flashing are not normally perceptible without instruments at a distance of one hundred feet from the premises in Industry A districts or at a distance of five hundred feet from the premises in Industry B districts | No | No | No | No | No | No | No | No | Yes | Yes |

| Res. <u>A</u> | Res. <u>B</u> | Res. <u>C</u> | Off. <u>1,2,3</u> | Bus. <u>A</u> | Bus. <u>A1</u> | Bus. <u>B</u> | Bus. <u>S.D. 1</u> | Ind. <u>A</u> | Ind. <u>B</u> |
|------------------|------------------|------------------|----------------------|------------------|-------------------|------------------|-----------------------|------------------|------------------|
| 1&2 | | 1,2,3 | | | | | | | |

(see previous page for districts permitted)

- 1) Clothing, but not the manufacture of the cloth or other material of which the clothing is made
- 2) Food products, including bakery, confectionery and dairy products
- 3) Drugs
- 4) Electrical, electronic and communication instruments
- 5) Engineering, laboratory and scientific instruments, temperature controls
- 6) Jewelry, insignia, emblems and badges, lapidary, scale models, dolls, costume jewelry and costume novelties
- 7) Lamp shades except of glass or metal
- 8) Leather goods, excluding footwear and saddlery
- 9) Medical and dental instruments and supplies, optical instruments and lenses
- 10) Paper and paperboard products, provided such products are made from purchased paper or purchased paperboard and there is no manufacture or processing of pulp, waste paper or waste paper products
- 11) Pens, mechanical pencils
- 12) Plaster of Paris or papier mache products
- 13) Office machines, including cash registers, computing machines and typewriters, scales and balances
- 14) Umbrellas, parasols and canes
- 15) Watches, clocks, watch-cases, clockwork mechanisms

| | Res. <u>A</u> 1,2 | Res. <u>B</u> | Res. <u>C</u> 1,2,3 | Off. <u>1,2,3</u> | Bus. <u>A</u> | Bus. <u>A1</u> | Bus. <u>B</u> | Bus. <u>S. D. 1</u> | Ind. <u>A</u> | Ind. <u>B</u> |
|---|-------------------------|------------------|---------------------------|----------------------|------------------|-------------------|------------------|------------------------|------------------|------------------|
| m. Open-lot storage of new building materials, machinery and new metals, but not including junk, scrap metal, rags, waste paper and similar materials, provided that the area so used is surrounded by a six-foot high wall or tight fence | No | No | No | No | No | No | No | No | SP | Yes |
| n. Open-lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers, provided that all dust incident to storage or handling is effectively confined to the premises or so disposed of as to avoid air pollution and that the area so used is surrounded by a six-foot high wall or tight fence | No | No | No | No | No | No | No | No | SP | Yes |
| 8. Heavy Industry | | | | | | | | | | |
| a. Dismantling or wrecking of used motor vehicles and storage or sale of dismantled, inoperative or wrecked vehicles or their parts, provided the area so used is surrounded by a six-foot high wall or tight fence | No | No | No | No | No | No | No | No | No | SP |
| b. Railroad freight terminal, railroad yards and shops | No | No | No | No | No | No | No | No | No | Yes |
| c. Rendering or preparation of grease, tallow, fats and oils, manufacture of shortening, table oils, margarine and other food oils, but not including garbage, dead animals, offal or refuse reduction | No | No | No | No | No | No | No | No | No | Yes |
| d. Stone cutting, shaping, and finishing, in completely enclosed buildings | No | No | No | No | No | No | No | No | No | Yes |
| e. Textile mill, except mill for processing of jute, burlap or sisal | No | No | No | No | No | No | No | No | No | Yes |
| f. Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or busses, parking lot for trucks | No | No | No | No | No | No | No | No | SP | Yes |

Sec. 2. Table of Dimensional Requirements

| 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 ^(a) | | | (6) Maximum Height in Feet | (7) Min. Ratio of Usable Open Space to Lot Area |
|----------------------------|---|--|--|--|--|---------------------|-------------------------|-------------------------------------|--|
| | | | | | Front | Side | Rear | | |
| Res. A-1 | 0.5 | 8,000 | 6,000 | 30 | 25 | 15 (sum of 35) | 25 | 35 | 25 |
| Res. A-2 | 0.5 | 8,000 | 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 | $\frac{H + L_1}{4}$ (b) | $\frac{H + L_2}{5}$ | $\frac{H + L}{4}$ (d) | 35 | 15 |
| Res. C-2 | 1.75 | 5,000 | 600 | 50 | | | | 35 | 15 |
| Res. C-3 | 3.0 | 5,000 | 300 | 50 | | | | $\frac{H + L_1}{5}$ (c) | $\frac{H + L_2}{6}$ |
| Office -1 | 0.75 | 5,000 | 1,200 | 50 | $\frac{H + L_1}{4}$ (b) | $\frac{H + L_2}{5}$ | $\frac{H + L}{4}$ (d) | 35 | 15 |
| Office -2 | 1.75 | 5,000 | 600 | 50 | | | | 25 | 15 |
| Office -3 | 3.0 | 5,000 | 300 | 50 | | | | $\frac{H + L_1}{5}$ (c) | $\frac{H + L_2}{6}$ |
| Bus. A ^(e) | 1.0 | none | --- | none | none | none | $\frac{H + L_1}{5}$ (d) | 35 | none (g) |
| Bus. A-1 ^(e) | 1.0 | none | --- | none | none | none | $\frac{H + L_1}{5}$ (d) | 35 | none |
| Bus. B ^(f) | 4.0 | none | --- | none | none | none | none | none | none (g) |
| Bus. S.D. 1 ^(e) | 2.0 | none | --- | none | none | none | none | 55' | none |
| Ind. A | 2.0 | none | --- | none | none | none | none | none | none |
| Ind. B | 4.0 | none | --- | none | none | none | none | none | none |

^(a) 35 foot height limit within 50 feet of residential districts.

Sec. 2. Table of Parking Requirements

Off-street parking facilities shall be provided as follows:

Class of Allowed Use

**Number Square Feet of Gross Floor Area
Requiring 1 space, By Type of Use**

| Zoning District | Residence (a) Minimum Number spaces per group of dwelling units | Public Assembly (b) Number seats requiring 1 space | Institution (c) | Retail and Office | | Factory and Warehouse |
|-----------------|--|---|-----------------|-------------------|-------------|-----------------------|
| | | | | Ground Floor | Other Level | |
| Res. A-1 | 10 per 10 | 5 | 600 | N. A. | N. A. | N. A. |
| Res. A-2 | | | | | | |
| Res. B | | | | | | |
| Res. C-1 | 10 per 10 | 8 | 1,000 | 500 | 1,000 | 1,600 |
| Res. C-2 | | | | | | |
| Office -1 | | | | | | |
| Office -2 | | | | | | |
| Bus. A | | | | | | |
| Ind. A | | | | | | |
| Bus. A-1 | | | | | | |
| Bus. S. D. -1 | 10 per 10 | 15 | 1,800 | 900 | 1,800 | 2,000 |
| Res. C-3 | | | | | | |
| Office -3 | | | | | | |
| Ind. B | | | | | | |
| Bus. B | 10 per 10 | | | | | |

Parking is not required for these uses.

Handwritten notes:
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 [Signature]

Cambridge, REC'D/27/76 BY _____ 1976
OFFICE OF CITY CLERK

To the Honorable, the City Council of the
City of Cambridge:

JUL 21 11 15 AM '76

CAMBRIDGE, MASS.
The undersigned respectfully pray

the zoning map accompanying the Zoning Ordinance of the City of Cambridge as follows:

By striking out the designation Business B and substituting in place thereof the designation Business SD 1, insofar as said Zoning Map relates the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat #199, even numbers 2 through 6 Cogswell Avenue, even numbers 2106 through 2186 Massachusetts Avenue, odd numbers 1 through 5 Walden Street and which includes all or parts of lots numbered 67, 85, 89 and 90 as designated on Assessors' Plat #199.

Premises of the following parcels as designated on Assessors' Plat #200, even numbers 2 through 12 Walden Street, even numbers 2044 through 2078 Massachusetts Avenue, odd numbers 3 and 13 Creighton Street, even numbers 2 through 14 Creighton Street, even numbers 2014 through 2038 Massachusetts Avenue, even number 6 Regent Street, odd number 13 Regent Street and which includes all or part of lots numbered 22, 45, 47, 48, 49, 50, 68, 69, 79, 84, 85, 86, 87 and 88 as designated on Assessors' Plat #200.

Premises of the following parcels as designated on Assessors' Plat #178, even number 10 Regent Street, even numbers 1968 through 2006 Massachusetts Avenue, even numbers 1904 through 1920 Massachusetts Avenue, even numbers 1924 through 1960 Massachusetts Avenue, odd number 77 Porter Road, even numbers 78 and 80 Porter Road, even numbers 6 through 10 Porter Road and which includes all or parts of lots numbered 1, 21, 31, 79, 80, 106, 107, 117 and 118 as designated on Assessors' Plat #178.

Premises of the following parcels as designated on Assessors' Plat #179, odd numbers 1933 through 1957 Massachusetts Avenue, odd numbers 1963 through 1979 Massachusetts Avenue, even numbers 4 and 6 Beech Street and which includes all or parts of lots numbered 42, 51, 52, 53, 54, 74 and 75 as designated on Assessors' Plat #179.

Premises of the following parcels as designated on Assessors' Plat #181, odd numbers 1 and 3 Beech Street, odd numbers 2003 through 2029 Massachusetts Avenue, odd number 21 Blake Street, even number 22 Blake Street, odd numbers 2045 and 2055 Massachusetts Avenue, even numbers 12 through 28 Hadley Street, odd numbers 9 through 25 Hadley Street, odd numbers 2071 through 2109 Massachusetts Avenue and which includes all or parts of lots numbered 22, 23, 27, 28, 29, 37, 38, 50, 52, 53, 54, 61, 62, 79, 80, 81, 85, 87, and 88 as designated on Assessors' Plat #181.

All the premises and lots or portions of lots hereinbefore mentioned being bounded and described as follows:

Beginning at a point said point being the intersection of the centerline of Cogswell Avenue and a line 100 feet distant from and parallel to the southern streetline of Massachusetts Avenue, thence running easterly 1520 feet more or less along a line 100 feet distant from and parallel to the southern streetline of Massachusetts Avenue to a point said point being the intersection of a line 100 feet distant from and parallel to the southern streetline of Massachusetts Avenue and a line 100 feet distant from and parallel to the eastern streetline of Porter Road.

Thence running northeasterly along a line 100 feet distant from and parallel to the eastern streetline of Porter Road 175 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the eastern streetline of Porter Road and the centerline of Massachusetts Avenue.

Thence running northwesterly along the centerline of Massachusetts Avenue 200 feet more or less to a point said point being the intersection of the centerline of Massachusetts Avenue and the centerline of Davenport Street and its extension.

Thence running northeasterly along the centerline of Davenport Street 100 feet more or less to a point said point being the intersection of the centerline of Davenport Street and a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue.

Thence running northwesterly along a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue at Davenport Street and its projection 1150 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue at Davenport Street and its projection and a line 100 feet distant from and parallel to the eastern streetline of Russell Street.

Thence running southwesterly along a line 100 feet distant from and parallel to the eastern streetline of Russell Street 230 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the eastern streetline of Russell Street and a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue.

Thence running westerly along a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue 120 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue and the centerline of Russell Street.

Thence running southwesterly along the centerlines of Russell Street and Cogswell Avenue 300 feet more or less to the point or origin and which comprises an area of 566,100 square feet more or less.

Further, by striking out the designations Business B and Industrial B and substituting in place thereof the designation Residence C-1 insofar as said zoning map relates to the following described areas of land:

premises of the following parcels as designated on Assessors' Plat #178, even numbers 12 through 46 Porter Road and which includes all or parts of lots numbered 31, 34, 35, 36, 37, 119, and 120 as designated on Assessors' Plat #178;

And which is bounded and described as follows:

Beginning at a point said point being the intersection of the easterly centerline and the northeasterly centerline of Porter Road.

Thence running southwesterly along the northeasterly centerline of Porter Road and its extension 200 feet more or less to a point said point being the intersection of the northeasterly centerline of Porter Road and its extension and the centerline of the Right of Way of the Fitchburg Branch of the Boston and Maine Railroad.

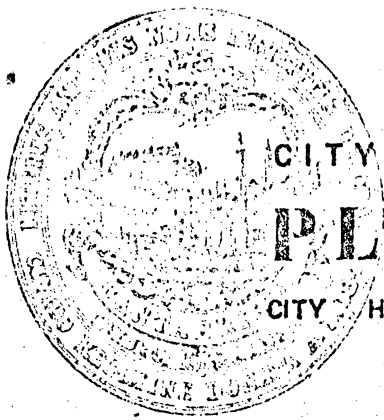
~~Thence running easterly along the centerline of the Right of Way of the Fitchburg Branch of the Boston and Maine Railroad 450 feet more or less to a point said point being the intersection of the centerline of the Right of Way of the Fitchburg Branch of the Boston and Maine Railroad and a line 100 feet distant from and parallel to the easterly streetline of Porter Road.~~

Thence running northeasterly along a line 100 feet distant from and parallel to the easterly streetline of Porter Road 100 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the easterly streetline of Porter Road and a line 100 feet distant from and parallel to the southwestern streetline of Massachusetts Avenue.

Thence running westerly along a line 100 feet distant from and parallel to the southern streetline of Massachusetts Avenue 120 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southern streetline of Massachusetts Avenue and the centerline of Porter Road.

Thence running southwesterly and westerly along the centerline of Porter Road 370 feet more or less back to the point of origin and which comprises an area of 57,200 square feet more or less.

Handwritten signature and notes:
50
Porter Rd.
Quincy



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

October 14, 1976

The Honorable, the City Council
City Hall
Cambridge, Mass. 02139

SUBJECT: Petitions to Create a New Zoning Designation,
Business C and to Rezone Land in the
Massachusetts Avenue/Porter Square Area.

Dear Councillors:

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, October 5, 1976 on two petitions to rezone land in the Porter Square area. Both petition, one by Craig Roth and one by Brian Kullman, would establish a new Business District, Business C and substitute it in place of sections of the present Business B district in the Porter Square area. In addition, the Roth petition proposes to rezone a section which is presently Business B and Industry B to a Residence C-1 designation.

Since both petitions seek essentially the same zone reclassification, and, since both areas proposed to be rezoned are immediately adjacent to one another, the Planning Board feels that it would be best to issue a joint recommendation on the petitions.

MAJOR CHARACTERISTICS OF THE PETITION

The present Business B district allows retail business office and residential uses. The designation has an allowed Floor Area Ratio of 4.0, no height limit and no off-street parking requirements for office and retail business uses. For residential uses, the Business B designation has the same dimensional requirements of Residence C-3, an allowed Floor Area Ratio of 3.0, no height limit, an allowed density of 144 units per acre and one off-street parking space per dwelling unit.

Business C is a special district designation which allows retail business, office and residential uses. The district has a 2.0 allowed Floor Area Ratio, an overall height limit of 55 feet or approximately 6 stories (which is reduced to 35 feet for structures within 50 feet of

abutting residential zones), and a requirement of one off-street parking space for every 900 square feet of ground floor and one off-street parking space for every 1800 square feet of other floors used for retail business and offices. For residential uses, the designation carries the same dimensional requirements as a Residence C-1 designation; an allowed Floor Area Ratio of .75, a 35 foot height limit, and allowed density of 36 units per acre, and one off-street parking space per dwelling unit.

An Industry B district allows retail business, office and light and heavy industrial uses. Residential uses are not allowed. Dimensional requirements for Industry B are: an allowed Floor Area Ratio of 4.0, no height limit, and a requirement of one off-street parking space per 900 square feet of ground floor space and one off-street parking space for every 1800 square feet of space on other floors.

THE LOGIC OF THE NEW BUSINESS DISTRICT

The present Business B district was originally designed to allow the development of high density retail business, office and multi-unit residential uses. While the original intent of the Business B district remains the same, the intensity of development presently permitted under Business B is not appropriate for all Business B zones.

The Business B zone in question is surrounded by low and moderate density residential districts. The potential impact of a fully developed Business B district on an adjacent residential neighborhood, in terms of density, height and bulk of buildings and traffic and parking problems generated, could be tremendous. The likelihood of this negative impact development occurring in the Porter Square area is greatly heightened by the prospect of an M.B.T.A. Red Line station which is proposed for the area. In addition, there are several parcels of land in the district which are presently underdeveloped or vacant and could be developed at undesirable densities and heights.

The proposed new business district would allow the same business uses as Business B yet maintain a scale more in keeping with surrounding residential neighborhoods. Presently, Business B carries an allowed F.A.R. of 4.0, no height limit, and no parking requirement. Business C would reduce F.A.R. to 2.0, impose a 55 foot overall height limit (a 35 foot height limit for all construction within 50 feet of a residential zone) and require parking. Residential construction would be allowed at C-1 height and density which is compatible with existing residential development.

The rezoning of the smaller area from Industrial B and Business B to Residence C-1 would bring that area into conformance with the Residence C-1 areas which abut it on two sides. Further, this rezoning would prevent the encroachment of undesirable uses on the neighborhood from the side opposite the Business B area.

ZONING AND PROTECTION OF FAMILY ENVIRONMENT

In Cambridge, zoning has had, and will continue to have, a critical impact on the suitability of our neighborhoods as family environments. In the last decade pressures have grown to the extent that both the physical and sociological characteristics of many neighborhoods have been altered considerably, threatening their suitability as family environments.

The residential neighborhoods around the Porter Square area are predominantly family neighborhoods. With the advent of the subway, the already great potential for high impact, high density development in Porter Square will be greatly increased. This severely threatens the stability of the surrounding neighborhoods and could increase speculative buying. This petition attempts to reconcile the disparity between allowed densities of development in the Business district and in the abutting residential neighborhoods.

RECOMMENDATION

The Planning Board feels that the potential for new development will continue to exist in Porter Square under the Business C designation while the suitability of the abutting neighborhoods as family environments will be preserved.

The Planning Board recommends that the petition be APPROVED.

Respectfully submitted for
the Planning Board

Alfred B. Cohn
Alfred B. Cohn



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 876-6800

RUSSELL B. HIGLEY
ACTING CITY SOLICITOR

EDWARD A. CUNNINGHAM
ANDREW T. TRODDEN
CHARLOTTE C. BURRAGE
LEGAL COUNSEL

CHARLES A. WATSON
LEGISLATIVE AGENT

January 12, 1977

Mr. Paul Healy
City Clerk
City Hall
Cambridge, Massachusetts 02139

Dear Mr. Healy:

You have requested my opinion concerning the requirements for notification of abutters for an Ordinance Committee meeting, scheduled for January 27, 1977, on two petitions to amend the zoning ordinance.

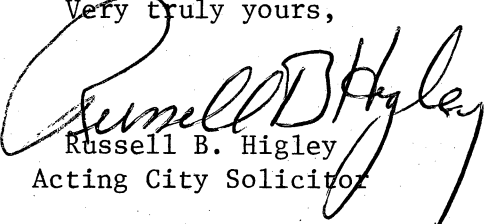
As you point out, on December 1, 1975 the Massachusetts Legislature adopted Chapter 808 of the Acts of 1975. Section 3 of Chapter 808 sets forth a comprehensively amended version of Chapter 40A of the General Laws, (the Zoning Act).

Chapter 808, including the Zoning Act, became Law on January 1, 1976. Under the Zoning Act, notification requirements in the event of a hearing on a proposed Zoning Amendment are set forth in Section 5 and Section 11 (copies of which are attached and the relevant portions underlined).

Under Section 5 notification for the Planning Board and the Council hearing on a proposed amendment to the zoning ordinance must be published in a newspaper, posted in City Hall and mailed to certain specified boards. I find no requirement for notification of abutters in Section 5.

Under Section 11 the requirements for said publication, posting and mailing are set forth.

Very truly yours,


Russell B. Higley
Acting City Solicitor

RBH:cas

ACTS

in interest, see § 11 of this chapter.
unit development, see § 9 of chapter.

Provisions

It provide that open land for town and accepted by it for its organization, the principal interest be conveyed to a corporation or residential units within the

ences
of cluster development, see § 10 of chapter.

Exemptions; public hearing

restrict the use of materials or violate state building code, nor shall regulate or require a special use of agriculture, horticulture or regulate the expansion or primary purpose of agriculture, cities may be limited to parcels of agriculture, horticulture or floriculture, private way or a waterway or by-law shall exempt land established pursuant to gen-

restrict the interior area of a zoning ordinance or by-law prohibit, religious purposes or for educational purposes or any of its agencies, or denomination, or by a non-resident, such land or structures may be used and height of structures and parking and building coverage regulated by a public service corporation. Adoption of a zoning ordinance or amendment of public utilities shall require a hearing in the town or city, for the present or proposed use of the land, convenience or welfare of the public, or to be used by a public utility. Municipality such lands or structures. Adoption of any zoning ordinance or amendment of public utilities shall require a public hearing in one of said chapters. It shall find that the present or proposed use is necessary for the convenience or

No provision of a zoning ordinance or by-law shall be valid which sets apart districts by any boundary line which may be changed without adoption of an amendment to the zoning ordinance or by-law.

Added by St.1975, c. 808, § 3.

1975 Enactment. This section was derived, in part, from sections 2 and 10 of former c. 40A.

See the italicized note preceding section 1 of this chapter and the note thereunder.

§ 4. Uniform districts

Any zoning ordinance or by-law which divides cities and towns into districts shall be uniform within the district for each class or kind of structures or uses permitted.

Districts shall be shown on a zoning map in a manner sufficient for identification. Such maps shall be part of zoning ordinances or by-laws. Assessors' or property plans may be used as the basis for zoning maps. If more than four sheets or plates are used for a zoning map, an index map showing districts in outline shall be part of the zoning map and of the zoning ordinance or by-law.

Added by St.1975, c. 808, § 3.

1975 Enactment. This section was derived, in part, from section 2 of former c. 40A.

See, the italicized note preceding section 1 of this chapter and the note thereunder.

§ 5. Adoption or change of zoning ordinances or by-laws; procedure

Zoning ordinances or by-laws may be adopted and from time to time changed by amendment, addition or repeal, but only in the manner hereinafter provided. Adoption or change of zoning ordinances or by-laws may be initiated by the submission to the city council or board of selectmen of a proposed zoning ordinance or by-law by a city council, a board of selectmen, a board of appeals, by an individual owning land to be affected by change or adoption, by request of registered voters of a town pursuant to section ten of chapter thirty-nine, by ten registered voters in a city, by a planning board, by a regional planning agency or by other methods provided by municipal charter. The board of selectmen or city council shall within fourteen days of receipt of such zoning ordinance or by-law submit it to the planning board for review.

No zoning ordinance or by-law or amendment thereto shall be adopted until after the planning board in a city or town, and the city council or a committee designated or appointed for the purpose by said council has held a public hearing thereon at which interested persons shall be given an opportunity to be heard. Said public hearing shall be held within sixty-five days after the proposed zoning ordinance or by-law is submitted to the planning board by the city council or selectmen or if there is none, within sixty-five days after the proposed zoning ordinance is submitted to the city council or selectmen. Notice of the time and place of such public hearing, of the subject matter, sufficient for identification, and of the place where texts and maps thereof may be inspected shall be published in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of said hearing. Notice of said hearing shall also be sent by mail, postage prepaid to the department of community affairs, the regional planning agency if any, and to the planning boards of all abutting cities and towns. Zoning ordinances or by-laws may provide that a separate, conspicuous statement shall be included with property tax bills sent to nonresident property owners, stating that notice of hearings under this chapter shall be sent by mail, postage prepaid, to any such owner who files an annual request for such notice with the city or town clerk no later than January first, and pays a reasonable fee as established by such ordinance or by-law. In cases involving boundary or use changes within a district,

notice shall be sent to any such nonresident property owner who has filed such a request with the city or town clerk and whose property lies in the district where the change is sought. No defect in the form of any notice under this chapter shall invalidate any zoning by-laws or ordinances unless such defect is found to be misleading.

No vote to adopt any such proposed ordinance or by-law shall be taken until a report with recommendations by a planning board has been submitted to the town meeting or city council, or twenty-one days after said hearing have elapsed without submission of such report or recommendations. After such notice, hearing and report, or after twenty-one days shall have elapsed after such hearing without submission of such report, a city council or town meeting may adopt, reject, or amend any such proposed ordinance or by-law. If a city council fails to vote to adopt any proposed ordinance within ninety days after such hearing or if a town meeting fails to vote to adopt any proposed by-law within six months after such hearing, no action shall be taken thereon until after a subsequent public hearing is held with notice and report as above provided.

No zoning ordinance or by-law shall be adopted or changed except by a two-thirds vote of all the members of the town council, or of the city council where there is a commission form of government or a single branch, or of each branch where there are two branches, or by a two-thirds vote of a town meeting; provided that if in a city or town with a council of fewer than twenty-five members there is filed with the clerk prior to final action by the council a written protest against such change, stating the reasons duly signed by owners of twenty per cent or more of the area of the land proposed to be included in such change, or of the area of the land immediately adjacent extending three hundred feet therefrom, no such change of any such ordinance shall be adopted except by a three-fourths vote of all members.

No proposed zoning ordinance or by-law which has been unfavorably acted upon by a city council or town meeting shall be considered by the city council or town meeting within two years after the date of such unfavorable action unless the adoption of such proposed ordinance or by-law is recommended in the final report of the planning board.

When zoning by-laws or amendments thereto are submitted to the attorney general for approval as required by section thirty-two of chapter forty, he shall also be furnished with a statement which may be prepared by the planning board explaining the by-laws or amendments proposed, which statement may be accompanied by explanatory maps or plans.

The effective date of the adoption or amendment of any zoning ordinance or by-law shall be the date on which such adoption or amendment was voted upon by a city council or town meeting; if in towns, publication in a town bulletin or pamphlet and posting has been made or publication in a newspaper pursuant to section thirty-two of chapter forty. If in a town said by-law is subsequently disapproved, in whole or in part, by the attorney general the previous zoning by-law, to the extent that such previous zoning by-law was changed by the disapproved by-law or portion thereof, shall be deemed to have been in effect from the date of such vote.

After approval of zoning by-laws by the attorney general, or adoption of zoning ordinances by the city council, a copy of the latest effective zoning ordinance or by-law shall be sent by the city or town clerk to the department of community affairs.

No claim of invalidity of any zoning ordinance or by-law arising out of any possible defect in the procedure of adoption or amendment shall be made in any legal proceeding and no state, regional, county or municipal officer shall refuse, deny or revoke any permit, approval or certificate because of any such claim of invalidity unless within one hundred and twenty days after adoption of an ordinance or by-law legal action is commenced and notice specifying the court, parties, invalidity claimed, and date of filing is filed together with a copy of the petition, with the town or city clerk within seven days after commencement of the actions.

Added by St.1975, c. 808, § 3.

1975 Enactment. This revised, in part, from section former c. 40A.

§ 6. Existing structures application

Except as hereinafter structures or uses law permit issued before the ordinance or by-law re substantial extension of su notice of said public he of such structure and t said public hearing to for the same purpose in er extent except where a single or two-family r ture of said structure. tended or altered, prov unless there is a findi granting authority desi alteration shall not be ing use to the neighbor other advertising devic thirty-three, inclusive,

A zoning ordinance o a building or special p ordinance or by-law un not less than six month construction, unless such c ly and expeditiously as

A zoning ordinance o structures abandoned o Any increase in are ordinance or by-law sh use which at the time o held in common owners requirements and had les square feet of area and not be construed to pr building upon such lot feet in a city or town.

If a definitive plan, definitive plan, is subm control law, and writte town clerk before the es plan shall be governed law, if any, in effect a plans are being process plan or an amendment the endorsement of such or submitted and appro for seven years from th

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e of a three member

Zoning ordinances or by-laws shall provide that a special permit granted under this section shall lapse within a specified period of time, not more than two years, and including such time required to pursue or await the determination of an appeal referred to in section seventeen, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause or, in the case of permit for construction, if construction has not begun by such date except for good cause.

Zoning ordinances or by-laws shall also provide that uses, whether or not on the same parcel as activities permitted as a matter of right, accessory to activities permitted as a matter of right, which activities are necessary in connection with scientific research or scientific development or related production, may be permitted upon the issuance of a special permit provided the granting authority finds that the proposed accessory use does not substantially derogate from the public good.

Added by St.1975, c. 808, § 3.

1975 Enactment. This section was de-
rived, in part, from section 4 of former c.
40A.

See the italicized note preceding section 1
of this chapter and the note thereunder.

Cross References

Conveyance provisions, cluster develop-
ment permits, see § 2 of this chapter.

— § 10. Variances

The permit granting authority shall have the power after public hearing for which notice has been given by publication and posting as provided in section eleven and by mailing to all parties in interest to grant upon appeal or upon petition with respect to particular land or structures a variance from the terms of the applicable zoning ordinance or by-law where such permit granting authority specifically finds that owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law. Except where local ordinances or by-laws shall expressly permit variances for use, no variance may authorize a use or activity not otherwise permitted in the district in which the land or structure is located; provided however, that such variances properly granted prior to January first, nineteen hundred and seventy-six but limited in time, may be extended on the same terms and conditions that were in effect for such variance upon said effective date.

The permit granting authority may impose conditions, safeguards and limitations both of time and of use, including the continued existence of any particular structures but excluding any condition, safeguards or limitation based upon the continued ownership of the land or structures to which the variance pertains by the applicant, petitioner or any owner.

If the rights authorized by a variance are not exercised within one year of the date of grant of such variance they shall lapse, and may be reestablished only after notice and a new hearing pursuant to this section.

Added by St.1975, c. 808, § 3.

1975 Enactment. This section was de-
rived, in part, from section 4 of former c.
40A.

See the italicized note preceding section 1
of this chapter and the note thereunder.

§ 11. Notice requirements for public hearings; parties in interest de-
fined; review of special permit petitions; recording copies of
special permit and variance decisions

In all cases where notice of a public hearing is required notice shall be given by
publication in a newspaper of general circulation in the city or town once in each

40A § 11 CITIES, TOWNS & DISTRICTS

of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of such hearing. In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid. "Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way and owners of land within three hundred feet of the property line all as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and, the planning board of every abutting.¹ The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the names and addresses of parties in interest and such certification shall be conclusive for all purposes. The permit granting authority or special permit granting authority may accept a waiver of notice from, or an affidavit of actual notice to any party in interest or, in his stead, any successor owner of record who may not have received a notice by mail, and may order special notice to any such person, giving not less than five nor more than ten additional days to reply.

Publications and notices required by this section shall contain the name of the petitioner, a description of the area or premises, street address, if any, or other adequate identification of the location, of the area or premises which is the subject of the petition, the date and place of the public hearing, the subject matter of the hearing, and the nature of action or relief requested if any. No such hearing shall be held on any day on which a state or municipal election, caucus or primary is held in such city or town.

Zoning ordinances or by-laws may provide that petitions for special permits shall be submitted to and reviewed by one or more of the following and may further provide that such reviews may be held jointly:—the board of health, the planning board or department, the city or town engineer, the conservation commission or any other town agency or board. Any such board or agency to which petitions are referred for review shall make such recommendations as they deem appropriate and shall send copies thereof to the permit granting authority and to the applicant; provided, however, that failure of any such board or agency to make recommendations within thirty-five days of receipt by such board or agency of the petition shall be deemed lack of opposition thereto.

Upon the granting of a variance or special permit, or any extension, modification or renewal thereof, the permit granting authority or special permit granting authority shall issue to the owner and to the applicant if other than the owner a copy of its decision, certified by the permit granting authority or special permit granting authority, containing the name and address of the owner, identifying the land affected, setting forth compliance with the statutory requirements for the issuance of such variance or permit and certifying that copies of the decision and all plans referred to in the decision have been filed with the planning board and city or town clerk. No variance or special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the town or city clerk that twenty days have elapsed and no appeal has been filed or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for recording or registering shall be paid by the owner or applicant.

Added by St.1975, c. 808, § 3.

¹ So in enrolled bill.

1975 Enactment. This section was derived, in part from section 18 of former c. 40A, as last amended by: St.1969, c. 870, § 1.

St.1970, c. 271.

St.1971, c. 1018.

See the italicized note preceding section 1 of this chapter and the note thereunder.

§ 12. Boards of appeals

Zoning ordinances according to the provisions of this chapter shall be subject to confirmation by the mayor subject to confirmation by the city council or board of appeals established or otherwise provided by ordinance. The terms of any ordinance so arranged that the terms of any ordinance so arranged shall elect an appeals board subject to confirmation by the city council or board of appeals. A member may be removed and after a public hearing in the same manner as in the case of a member of the board of appeals; and if a member of the board may be removed in the event of a vacancy provided in this section.

The board of appeals shall be organized under the zoning ordinance and shall have the same powers as provided in this chapter and shall have the same powers as provided in section thirteen of chapter 40A, subject to the duties delegated to such board by the zoning ordinance. Added by St.1975, c. 808, § 3.

1975 Enactment. This section was derived from section 14 of former c. 40A.

§ 13. Zoning administration

A zoning ordinance may provide that the zoning administrator, who, unless otherwise provided, shall be a member of the board of appeals, subject to confirmation by the mayor, may serve at the pleasure of the city or town. The board of appeals may delegate to the zoning administrator, subject to a concurring vote of all members of the board, whether or not provided for in the zoning ordinance, the power to appeal to the board of appeals within thirty days after the date of filing of the decision of the zoning administrator as to whether or not the zoning ordinance shall be applied to a particular parcel of land. Appeals as provided in this section shall be subject to the provisions of section 14 of chapter 40A. Added by St.1975, c. 808, § 3.

1975 Enactment. This section was derived from section 15 of former c. 40A.



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 876-6800

OFFICE OF
THE CITY CLERK

January 6, 1977

Mr. Russell B. Higley
Acting City Solicitor
City Hall
Cambridge, Massachusetts

Dear Mr. Highley:-

As you probably know, in December of 1975 the Massachusetts Legislature adopted Chapter 808 of the General Laws relative to the further regulation of the Zoning Enabling Act. This act amends Chapter 40 of the existing General Laws, and in so doing creates, I believe, some ambiguity regarding the notification of abutters, as referred to in Section 5 of Chapter 808.

I would appreciate your immediate review of this matter due to the fact an Ordinance Committee meeting is scheduled for January 27, 1977 at which time two zoning petitions will be reviewed by the committee.

Naturally, prior to any such public hearing we want to comply with the appropriate provisions of the law.

Your consideration in this matter is greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk.

PEH/dl

TO: City Manager, City Councillors

From: Brian Kullman, Neighborhood 8

The enclosed resolution was passed on March 18th by a unanimous vote of an open meeting of residents and neighborhood association representatives of Neighborhoods 8, 9, and 11. The resolution reflects the deep concern for the integrity of these Neighborhoods in the face of unwanted pressure for overdevelopment brought on by the Red Line extension.

The resolution will be read at the Red Line hearing on the 25th, and we hope it will become the basis for constructive discussions on the future of Porter Square and its Neighborhoods.

Submitted at 7¹⁵ pm Thursday, June 27, 1972

March 18, 1976

Resolution of the Agassiz Neighborhood Planning Group, the Neighborhood Nine Association, and the North Cambridge Planning Team:

WHEREAS the neighborhood planning groups of Neighborhoods 8,9, and 11 are dedicated to the maintenance of the scale, composition, and activity levels in and around the Porter Square area, and

WHEREAS The Environmental Assessment Report (EAR) of the Red Line extension has identified that the construction of the proposed station in Porter Square would pose three major threats to the Neighborhoods and businesses in and around Porter Square, namely

1. Use of customer parking lots in the Square by commuters,
2. Use of residential streets in the vicinity of the station for commuter parking,
3. Development of land near the station to undesirable scale and density as permitted by the present zoning ordinance, and

WHEREAS Recent land use development trends in Cambridge and the experiences of other communities with new transit stations cause us deep concern that the proposed Red Line station will lead to degradation of our urban environment, and

WHEREAS The EAR notes that these problems can be remedied by administrative or legislative action and therefore present no substantive adverse environmental impacts, and

WHEREAS These remedies require that appropriate City bodies take specific actions,

THEREFORE The members of the Neighborhood Nine Association, The Agassiz
Neighborhood Planning Group, and the North Cambridge Planning Team

RESOLVE that: 1. The establishment of a subway station in Porter Square
will have a major adverse environmental impact of Neigh-
hoods 8,9, and 11 unless stringent land use and parking
controls are enacted now.

2. The neighborhood groups oppose the establishment of a subway
station in Porter Square unless and until the following
specific steps are taken to remove the adverse impacts of
the station as described in the EAR:

1. Establish a height limit of 35 feet for all construc-
tion in the Porter Square Business B District.
2. Reduce the Floor Area Ratio permitted in the Porter
Square Business B District from 4.0 to 2.0.
3. Reduce the number of apartment units permitted from
1 per 300 square feet of land to 1 per 1200 square
feet of land.
4. Establish a system of zoning bonuses to be administered
jointly by Neighborhood and City bodies which will
reward developers for desired environmental amenities.
5. Extend or establish effective measures to control
commuter parking both in commercial lots and on res-
idential streets. The resources to enforce parking
restrictions must be provided.

City of Cambridge

In City Council April 25, 1977

The Ordinance

Committee

to which was referred the proposed amendment to the Zoning Ordinances of the City of Cambridge of Brian Kullman.

A hearing was held on January 27, 1977 on the petition of Brian Kullman to amend the Zoning Ordinances of the City of Cambridge by striking out the designation Business B and substituting in place thereof the designation Business SD1 in the area bounded by Massachusetts Ave., Arlington St., Mt. Vernon St., White St., Somerville Ave., Upland Rd., Richdale Ave., Roseland St., Porter Rd., and Davenport Street.

At the conclusion of the hearing on this petition Councillor Duehay stated that the committee should defer reporting the petition to the City Council for one month in order to allow the neighborhood to understand the changes being contemplated and to provide more information to all interested parties and give them an opportunity to be heard.

At the conclusion of the hearing the petition was tabled in committee with the request that the Planning Board inform the citizens that their facilities are available to all interested citizens relative to the proposed rezoning.

Reports

Councillor Clinton requested that a description of the land uses allowed be included in all notices sent out to residents and to all businesses that would be effected by the rezoning.

Prior to the second hearing the Planning Board recommended that a new zoning district entitled: "Business C" be substituted in place of the proposed Business SD1 as originally proposed which would allow a special district with a 2.0 F. A. R. and an overall height limit of fifty-five (55) feet for business use. Within fifty (50) feet of residential district, the height limit is thirty-five (35) feet.

The second hearing was held on April 19, 1977, the use allowed in the new district Business C was outlined by Peter Helwig of the Planning Department.

Councillor Clem informed all assembled that the neighborhoods and the business associations had been contacted regarding this proposed hearing, which was well attended, that the City Council was expected to vote on the proposed amendment at the City Council meeting of April 25, 1977.

A request was made by John Messina of 18 Orchard St., Cambridge, Massachusetts for a ruling by the City Solicitor as to sufficiency and legality of the legal notice printed in the local newspaper.

Councillor Clem in response to the request of John Messina stated that the requested opinion would be available on April 25, 1977, prior to City Council action on the proposed amendment.

Councillor Russell moved that the proposed amendment providing for a Business C district be reported favorably to the City Council - and the motion -
Carried.

For the Committee,

Councillor David Clem, Chairman.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 6 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on Thursday, January 27, 1977 at 6:30 P. M. in the Walnut Room, City Hall, Cambridge, Massachusetts on the petition of William Roth to amend the Zoning Ordinances of the City of Cambridge by striking out the designation Business B and substituting in place thereof Business SD 1 in the area bounded by Cogswell Avenue, Walden Street, Creighton Street, Regent Street, Beech Street, Blake Street, Hadley Street, Davenport Street and Porter Road area.

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

By order of the City Council,

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 Ordinances as aforesaid, which exceed 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 January 4, 1977.

By order of the City Council,

Paul E. Healy, City Clerk.

0-28

Zoning Petition of Brian Kullman

Passed to be ordained

May 9, 1977

8-0-0-1