



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

**Office of the City Clerk**

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, May 15, 1984 at 6:00 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the text of the zoning ordinance as it relates to residential off-street parking facilities. This proposed amendment previously submitted as amendment number seven in the Technical Amendment Package, attempts to ensure that parking for residential units is accessory to each individual unit and also required that existing accessory parking remain.

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

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

For the Committee  
Councillor David Sullivan,  
Chairman

(C)Apr.26,May3



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(C)Apr. 26, May 3

# City of Cambridge

#2

# *Seven* technical amendments re: residential parking  
PETITION OF *Planning Board*  
Petition filed with the City Clerk *April 5, 1984*

(all hearing to be completed 65 days from filing date with the City Clerk)

*25 days April*  
*30 days May*  
*9 days June*  

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*65 days =*

*June 9, 1984 all Hearings*

In City Council

*April 9, 1984*

Referred to the Planning Board for report

*April 9, 1984*

Planning Board Hearing

*May 1, 1984*

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be \_\_\_\_\_ .)

*July 30, 1984*  
*30 days May*  
*30 days June*  
*30 days July*  

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*90 days July 30, 1984*

City Council hearing published - Chronicle - 4/26/84

*5/3/84*

Hearing before the City Council - *May 15, 1984 at 6PM*

Report to the City Council

*Failed 5/15/84 - Failed by C. Wolf & C. O. Sullivan*

Passed to a second reading published

*6/11/84 Failed to pass to second reading 0-9-0*

Ready for Ordination published

COMPLETION DATE: *July 30, 1984*

*Ind Reading*

#7

# City of Cambridge

MASSACHUSETTS

In City Council

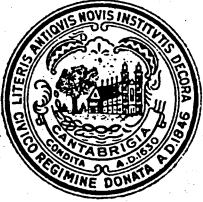
*6/11/*

1984

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

0 9 0

*Passed - Ind Reading*



# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-Four

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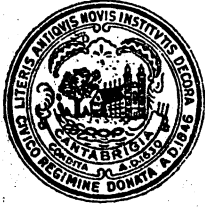
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Amend Article 6.000, Off-Street Parking and Loading Requirements by deleting Section 6.15 - Existing Parking Facilities, and substitute therefor the following:

Existing Parking Facilities. Accessory off-street parking facilities established after March 15, 1961 shall not hereafter be reduced below - or if already below, shall not be further reduced below - the minimum requirements under the provisions of this Article 6.000, including any residential accessory parking established, notwithstanding the provisions of the Accessory Parking Facility definition in Article 2.000 which defines such parking as accessory to each individual residential unit. Accessory off-street parking facilities in existence as of March 15, 1961 shall only be required if such facilities have been used to satisfy parking requirements after March 15, 1961.

Failed to pass to a second reading at the City Council meeting held on June 11, 1984 by a yeas and nays vote:- Yeas 0 Nays 9; Absent 0.

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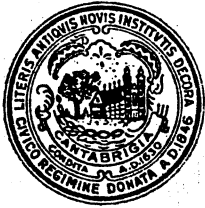
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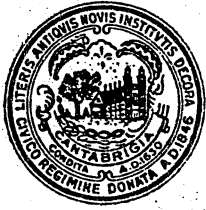
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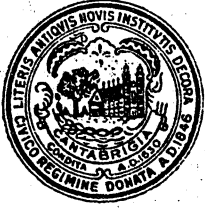
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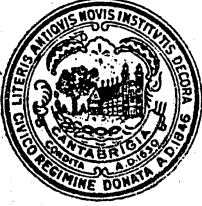
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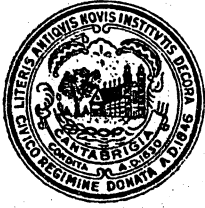
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CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

May 25, 1984

To the Honorable, the City Council:

Subject: Planning Board Petition to Amend Zoning Ordinance in Article 2.000 (definition of Accessory Parking) and Article 6.000 (Section 6.15, Existing Parking Facilities).

Recommendation

The Board recommends that the following phase, added to Section 6.35, be substituted for the petition as submitted:

- Amend Section 6.36 by adding the following sentence:  
"For residential uses (excluding transient and non-family accommodations) containing more than one dwelling unit, the parking required shall be accessory to each individual residential unit."

Public Hearing

The planning Board held a public hearing on May 1, 1984 in the Community Development Conference Room. No one was in attendance at the hearing.

Findings

The Board's recommendation is a reflection of concerns it has developed in observing residential development in Cambridge and concerns regarding specific language of the petition expressed to the Community Development Department.

1. The Board has been concerned that, in multifamily dwellings, it is possible to interpret the parking requirement in such a way that some units may have more than one parking space while others may have none at all.
2. It is clearly the intent of the zoning ordinance that each residential unit in the city be supplied permanently with at least one parking space. The Board proposes to make that intent explicit.

3. The proposal as filed still concerns many persons that, if adopted, might be interpreted to release existing non-assigned residential parking from the parking requirements of Article 6.000. The substitute proposal of the Board leaves the existing definition of accessory parking in Article 2.000 as is and only makes a change on Article 6.000.

Respectfully Submitted,  
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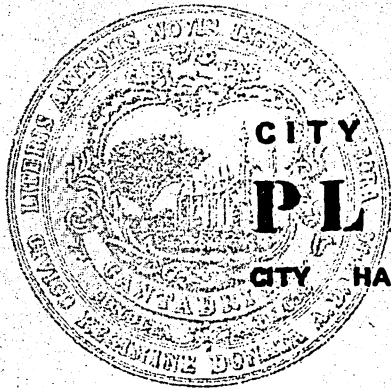
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Respectfully Submitted,  
for the Planning Board

*Arthur C. Parris*

Arthur Parris



CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

May 25, 1984

To the Honorable, the City Council:

Subject: Planning Board Petition to Amend Zoning Ordinance in  
Article 2.000 (definition of Accessory Parking) and  
Article 6.000 (Section 6.15, Existing Parking Facilities).

Recommendation

The Board recommends that the following phase, added to Section 6.35, be substituted for the petition as submitted:

- Amend Section 6.36 by adding the following sentence:  
"For residential uses (excluding transient and non-family accommodations) containing more than one dwelling unit, the parking required shall be accessory to each individual residential unit."

Public Hearing

The planning Board held a public hearing on May 1, 1984 in the Community Development Conference Room. No one was in attendance at the hearing.

Findings

The Board's recommendation is a reflection of concerns it has developed in observing residential development in Cambridge and concerns regarding specific language of the petition expressed to the Community Development Department.

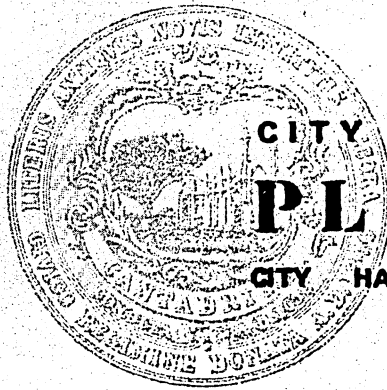
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*Arthur C. Parris*

Arthur Parris

# City of Cambridge

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In City Council..... May 21, 1984.....

The Ordinance Committee  
comprised of the entire membership of the City Council

to which was referred a petition by the Planning Board to amend the text of the Zoning Ordinances as it relates to residential off-street parking facilities, met in the City Council Chamber on Tuesday, May 15, 1984 at 6:40 p.m. to consider a new Amendment #7, which is a clarification of the original Amendment #7 of the eight technical amendments previously heard by the Committee on April 9, 1984.

Councillor David Sullivan, Chairman of the Ordinance Committee presided and requested the proponents to come forward and be heard.

In answer to the Call of the Chair, the Committee heard from Assistant City Manager for Community Development Kathy Spiegelman, who outlined the proposed amendment and the problems caused when an apartment building is converted to condominiums where, in some instances, units are sold for parking and in others, no parking is provided.

Councillor David Sullivan inquired as to why it was critical to do this now, and Ms. Spiegelman responded that if no problem is presented by Chauncey Street, then it is not critical.

Lester Barber of the Community Development staff stated that the Planning Board wanted one parking space to travel with each new unit.

Councillor David Sullivan stated that the language of Article 6 would have to be addressed; that the problem would still exist if the definition was not changed.

Ms. Spiegelman stated that concise language could be added in the future and that no critical need existed now.

At 6:45 p.m., no one else appeared to be heard favoring the petition in answer to the call of the Chair. The Chair then called for the opposition to appear and be heard.

Robert LaTremouille of 348 Franklin Street recorded his opposition and stated that the proposed amendment would cause more problems than it would solve.

Jean Farrington of 24 Cross Street stated that the term "Dwelling Unit" would be required whether it was an apartment or a condominium and offered a proposed amendment to Section 6:36, which would read as follows:

"On residential uses in which the parking requirements meet the minimum requirements of Section 6:36, one parking space be designated an accessory to each individual unit".

A resident of Maple Avenue recorded his opposition and urged the Committee to leave the protection presently provided in Article 2, which he stated would be wiped out by an amendment; to Article 6.

At 6:57 p.m., no others appeared in opposition at the Call of the Chair, and the hearing for the opposition was closed.

Councillor Wolf moved that the proposed amendment be reported to the City Council with a negative recommendation, and there being no objection, the motion carried.

For the Committee,

Councillor David E. Sullivan,  
Chairman.

# City of Cambridge

#2

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# REPORT

**Committee on Ordinances**

Re: petition of the Planning Board regarding off-street parking (originally submitted as Amendment #7 in the Technical Amendment package).

In City Council,

May 21, 1934

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For the Committee,

*David E. Sullivan*

Councillor David E. Sullivan,  
Chairman.



RECEIVED BY  
CITY OF CAMBRIDGE, MASSACHUSETTS  
APR 5 11 21 PH '84  
**PLANNING BOARD**  
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

April 5, 1984

To the Honorable, The City Council:

The Planning Board is submitting for consideration by the City Council the enclosed amendment to the Zoning Ordinance relating to residential parking requirements. The proposal is a clarification of the amendment #7 previously submitted to the Council in the Technical Amendment package. This slightly expanded version would make it absolutely clear that all residential accessory parking now in existence must remain so.

Respectfully Submitted  
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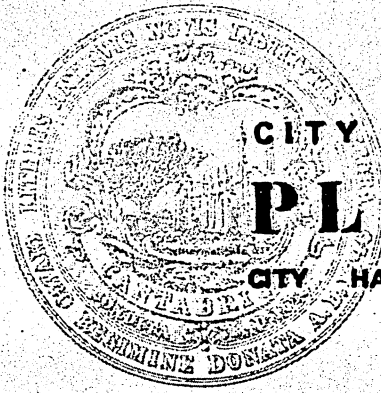
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Amend Article 2.000 Definitions by deleting "Parking facility, accessory" and substitute therefor the following:

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Amend Article 6.000, Off-Street Parking and Loading Requirements by deleting Section 6.15 - Existing Parking Facilities, and substitute therefor the following:

Existing Parking Facilities. Accessory off-street parking facilities established after March 15, 1961 shall not hereafter be reduced below - or if already below, shall not be further reduced below - the minimum requirements under the provisions of this Article 6.000, including any residential accessory parking established, notwithstanding the provisions of the Accessory Parking Facility definition in Article 2.000 which defines such parking as accessory to each individual residential unit. Accessory off-street parking facilities in existence as of March 15, 1961 shall only be required if such facilities have been used to satisfy parking requirements after March 15, 1961.



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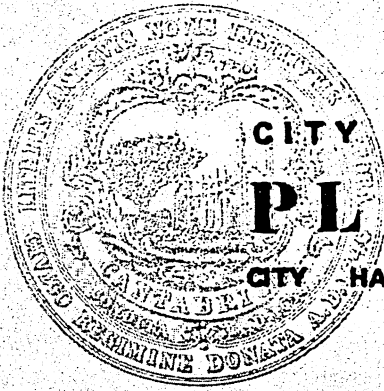
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PUBLIC NOTICE  
RELATIVE TO ZONING

# City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, May 15, 1984 at 6:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the text of the zoning ordinance as it relates to residential off-street parking facilities. This proposed amendment previously submitted as amendment number seven in the Technical Amendment Package, attempts to ensure that parking for residential units is accessory to each individual unit and also required that existing accessory parking remain.

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

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

For the Committee,

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Councillor David Sullivan,  
Chairman.

# City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, May 15, 1984 at 6:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the text of the zoning ordinance as it relates to residential off-street parking facilities. This proposed amendment previously submitted as amendment number seven in the Technical Amendment Package, attempts to ensure that parking for residential units is accessory to each individual unit and also required that existing accessory parking remain.

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CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

April 5, 1984

To the Honorable, The City Council:

The Planning Board is submitting for consideration by the City Council the enclosed amendment to the Zoning Ordinance relating to residential parking requirements. The proposal is a clarification of the amendment #7 previously submitted to the Council in the Technical Amendment package. This slightly expanded version would make it absolutely clear that all residential accessory parking now in existence must remain so.

Respectfully Submitted  
for the Planning Board,

*Arthur C. Parris*

Arthur Parris, Chairman.

Amend Article 2.000 Definitions by deleting "Parking facility, accessory" and substitute therefor the following:

1. Parking facility, accessory. A parking facility developed to serve the residents, occupants, employees, patrons, or other users of a particular land use or building. An accessory parking facility shall be subordinate and customarily incidental to the principal use. For residential uses parking shall be accessory to each individual unit for which a parking space is required.

Amend Article 6.000, Off-Street Parking and Loading Requirements by deleting Section 6.15 - Existing Parking Facilities, and substitute therefor the following:

Existing Parking Facilities. Accessory off-street parking facilities established after March 15, 1961 shall not hereafter be reduced below - or if already below, shall not be further reduced below - the minimum requirements under the provisions of this Article 6.000, including any residential accessory parking established, notwithstanding the provisions of the Accessory Parking Facility definition in Article 2.000 which defines such parking as accessory to each individual residential unit. Accessory off-street parking facilities in existence as of March 15, 1961 shall only be required if such facilities have been used to satisfy parking requirements after March 15, 1961.



CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

*127/2825 to City Council  
for April 9, 1984 Meeting*

April 5, 1984

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for the Planning Board,

*Arthur C. Parris*

Arthur Parris, Chairman.

*Communication from the City Clerk  
transmitting all amendment to the  
Zoning Ordinance relating to residential  
parking requirements which is a clarification  
of amendment #7 previously submitted to the  
City Council in the Technical Amendment package*

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0 16

Comm. from Paul E. Healy, City Clerk, transmitting an amendment to the Zoning Ordinance relative to residential parking requirements which is a clarification of Amendment #7, previously submitted to the City Council by the Planning Board in the technical amendment package.

6/11/84 - Failed to Pass to Second Reading 0-9-0

copy sent to Arthur Parris, Chairman,  
Planning Board 4/11/84.

In City Council,

copy to Councilor David Sullivan  
for his next Council package

April 9, 1984

Friday April 20, 1984 mk

To Planning

Board

BN4

Ordinance

Committee