

RECEIVED BY  
OFFICE OF CITY CLERK  
Cambridge, February 6, 1979

To the Honorable, the City Council  
City of Cambridge:  
FEB 8 1 51 PM '79  
CAMBRIDGE, MASS.

The undersigned respectfully pray

that the Zoning Ordinance of the City of Cambridge be amended as follows:

1. Add to Article 11,000, Special Regulations, a new Section 11.40 entitled "Lodging House" which reads as follows:

11.40 LODGING HOUSE

11.41 Statement of Purpose

This Section 11.40 is hereby adopted to regulate the creation and maintenance of Lodging Houses in Cambridge for the protection of the health, safety and welfare of the people living in Lodging Houses and of the public. This Section 11.40 is intended to ensure that all Lodging Houses are established and maintained under the guidance of a duly authorized agency of the Commonwealth of Massachusetts of the City and that they comply with applicable health and safety laws and regulations. Further, this Section 11.40 is intended to prevent the concentration of Lodging Houses in any one area of Cambridge, which concentration would tend to cause an institutional setting in that area.

11.42 Area of Applicability

Lodging Houses shall be allowed in Residence C-2, C-3, C-3A, Office 2, 3, and 3A districts, and all Business districts only upon issuance of a Special Permit from the Board of Appeals as provided in Article 10.000, Section 10.40 of this Ordinance.

11.43 Special Permit Criteria

The Board of Zoning Appeal shall grant a Special Permit for the establishment of a Lodging House in accordance with the procedures outlined in Section 10.40 of this ordinance if the Board finds that such Lodging House has met all of the following criteria.

- 11.431 The granting of a special permit to operate a new Lodging House must not result in either
  - (a) bringing the total number of lodging houses per 1000 housing units in that same neighborhood above the city-wide average of 4.4, as determined by using the most recent United States Census data and the number of lodging houses that are in existence at the time of enactment of this article;or

(b) bringing the total number of lodging rooms per 5000 people living in non-group-quarters in that same neighborhood above the citywide average of 116.0 as defined and determined by the most recent United States Census data and the number of lodging rooms that are in existence at the time of enactment of this Section 11.40.

11.432 The Board may refuse to grant a Special Permit for the establishment of a Lodging House at a location that is 500 feet or less from an existing Lodging House.

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

11.434 A Lodging House must have been inspected by the Housing Inspection Division of the Cambridge Department of Health and Hospitals and this Department must have found in writing that, for the use proposed, the property is in compliance with the Cambridge Housing Code and the Massachusetts Sanitary Code, including, but not limited to the minimum space requirements.

11.435 The Lodging House must have been inspected by the Cambridge Fire and Building Department and each of these Departments must have found in writing that, for the use proposed, the property is in compliance with the applicable fire and building codes.

2. In Section 4.30, TABLE OF USE REGULATIONS, change row 4.31f (2) so that it reads as follows:

	<u>Open Space</u>	<u>Res. A 1 &amp; 2</u>	<u>Res. B</u>	<u>Res. C 1,2,3,3A</u>	<u>Office 1,2,3,3A</u>				
f.(2) Lodging house *No in C-1 and O-1, SP in C-2, C-3, C-3A, O-2, O-3, and O-3A	No	No	No	Sp*	Sp*				
	<u>Bus. A-1</u>	<u>Bus. A</u>	<u>Bus. B</u>	<u>Bus. C</u>	<u>Ind. A-1, A-2</u>	<u>Ind. A</u>	<u>Ind. B, B-1</u>	<u>Ind. C</u>	
(continued from above)	Sp	Sp	Sp	Sp	No	No	No	No	

**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 by the Committee on Ordinances, comprised of the entire membership of the City Council on **Monday, April 9, 1979 at 5:30 P.M.** in the **City Council Chamber, City Hall, Cambridge, Massachusetts** on a petition by **Francis H. Duehay** to amend the text of the **Zoning Ordinance** by adding a new section 11.40, entitled: "Lodging House" to Article 11.00, Special Regulations.

This petition would establish provisions to regulate the creation and maintenance of Lodging Houses in Cambridge. It would permit lodging houses in Residence C-2, C-3, C-3A, Office 2, 3, 3A and all Business districts only upon issuance of a special permit from the Board of Zoning Appeal. Limitations on the number of lodging houses allowed in each neighborhood and other criteria for granting this special permit would also be established by this petition. Row 4.31f of the Table of Use Regulations would be amended to incorporate the aforesaid use regulations.

The complete text of this petition is on file at the Office of the City Clerk, City Hall, Cambridge, Massachusetts. Questions concerning this petition may be addressed to Donald Balcom at 498-9034.

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

For the Committee,  
Councillor Frisoli,  
Chairman,  
Committee on  
Ordinances.

(C) Mar 22, 29

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Chairman,  
Committee on  
Ordinances.

City Council Comm. on Ordinances

April 9, 1979

5:58 PM

Presiding Councilman Alfred Vellucci

PRESENT C. Dochay E. Prewer  
E. Crane E. Sullivan

Chair called for proponents

Councilman Dochay - Regarding changes  
have changed situation

conc. in Mid Camp High

2/ or 3 of 200 lodging houses

Complaints -

Planning Board hearing - no study  
of persons in lodging houses

Warranting further study

if planar people in there

2/ Strict supervision of h.c. to handle  
complaints - being made

3/ Taking changes

Planning Dept

H.R. - condition - ↓

Public Commission Study -

Study  
written  
GHL  
1/10/79

Send  
notice  
of  
meeting  
to  
time

R. Peckay would withdraw his

name until further study is made

Chairman moved motion by R. Peckay  
- WITHDRAWN - w/o OBJECTION

R. Council adjourned AT 6<sup>03</sup>/PM -

ON MOTION OF C. Sullivan

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# City of Cambridge

MASSACHUSETTS

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Committee on Ordinances.

RECEIVED BY  
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MAR 14 3 35 PM '79  
CAMBRIDGE, MASS.

3/12

Donna,

This is the lodging House  
notice. Please post one  
and keep the other for use  
in writing your notice.

Thanks!

Mary

*2nd fl. bnd.*

# City of Cambridge

MASSACHUSETTS

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## CITY COUNCIL HEARING SCHEDULE

- Monday, March 26, 1979
- 5:30 P. M. The Committee on Ordinances will meet to discuss the proposed amendment to the General Ordinances of the City of Cambridge relative to Special Permits for parking facilities or parking garages. (Council Chamber)
- 7:00 P. M. Regular City Council Meeting.
- At this time the City Council will discuss proposed amendments to the General Ordinances relative to automatic amusement devices and massage service regulations. (Council Chamber)
- Tuesday, March 27, 1979
- 7:30 P. M. Special City Council Meeting for the purpose of assessing the economic impact of rent control and to evaluate the implementation of a vacancy decontrol program for Cambridge. (Council Chamber)
- Monday, April 2, 1979
- 7:00 P. M. Regular City Council Meeting. (Robert Kennedy Elementary School Auditorium)
- Monday, April 9, 1979
- 5:30 P. M. The Committee on Ordinances will meet to discuss the proposed amendment to the Zoning Ordinances of the City of Cambridge relative to Lodging Houses. (Council Chamber)
- 7:00 P. M. Regular City Council Meeting.
- Wednesday, April 11, 1979
- 7:30 P. M. The Committee on Ordinances will hold a public hearing relative to a proposed amendment to the General Ordinances of the City of Cambridge regarding the regulation of signs. (Council Chamber)

# City of Cambridge

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In City Council.....

**The** City Council **Committee** on Ordinances, comprised of the entire membership of the City Council, met on April 9, 1979 at 5:55 P. M. to discuss the proposed amendment to the Zoning Ordinances of the City of Cambridge by adding a new ~~to which~~ section 11.40 entitled "Lodging House" to Article 11.00, Special Regulations. This petition would establish provisions to regulate the creation and maintenance of Lodging Houses in Cambridge. It would permit lodging houses in Residence C-2, C-3, C-3A, Office 2, 3, 3A and all Business districts only upon issuance of a special permit from the Board of Zoning Appeal. Limitations on the number of lodging houses allowed in each neighborhood and other criteria for granting this special permit would also be established by this petition. Row 4.31f of the Table of Use Regulations would be amended to incorporate the aforesaid use regulations.

Presiding: Councillor Alfred E. Vellucci.

Present: Councillors Crane, Duehay, Preusser and Sullivan.

The Chair called for the proponents.

Councillor Duehay was recognized by the Chair and informed the Committee that recent changes in the Zoning Ordinance had changed the situation regarding lodging houses. That in the City of Cambridge there were 200 lodging houses, that only two or three had been the cause of any complaints. He further stated that the Planning Board study had not been completed regarding person residing in ~~Reports~~ lodging houses. That further study was required of the people who resided in lodging houses, that strict supervision of the License Commission to handle complaints was being contemplated, that zoning changes by the Planning Department should be completed within one month and that further study by the License Commission would be required in coordination with the Planning Board.

Councillor Duehay stated that he would request that the petition be withdrawn at this time until further study is made of this problem.

The question now came on the motion of Councillor Duehay, there being no objection the petition was withdrawn

The Committee on Ordinances adjourned at 6:03 P. M. on motion of Councillor Sullivan.

For the Committee,

Councillor Alfred E. Vellucci

# REPORT

Committee on

# City of Cambridge

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For the Committee,

Councillor Frisoli, Chairman,  
Committee on Ordinances.



CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT  
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

(617) 876-6800  
EXTENSION 344

NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, April 3, 1979 at 7:30 P.M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by Francis H. Duehay to amend the text of the Zoning Ordinance by adding a new section 11.40, entitled "Lodging House" to Article 11.00, Special Regulations.

This petition would establish provisions to regulate the creation and maintenance of Lodging Houses in Cambridge. It would permit lodging houses in Residence C-2, C-3, C-3A, office 2, 3, 3A and all Business districts only upon issuance of a special permit from the Board of Zoning Appeal. Limitations on the number of lodging houses allowed in each neighborhood and other criteria for granting this special permit would also be established by this petition. Row 4.31f of the Table of Use Regulations would be amended to incorporate the aforesaid use regulations.

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# City of Cambridge

3.

IN CITY COUNCIL  
February 5, 1979

COUNCILLOR DUEHAY

ORDERED:

That the attached amendment to the Zoning Ordinance, entitled "Lodging Houses," be referred simultaneously to the Ordinance Committee and the Planning Board for action.

In City Council February 5, 1979  
Adopted by the affirmative vote of 9 members.  
Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:

A handwritten signature in cursive script, reading "Paul E. Healy".

C. Duehay re: referring the proposed amendment to the Zoning Ordinances entitled "Lodging House" to the Ordinance Committee and Planning Board.

Copy sent to PB 3/4/79 (cc)

Withdrawn with  
unanimous consent  
report - Placed on  
file 4/23/79

IN City Council,

February 5, 1979

2/5/1979  
Referred to the Planning  
Board and the  
Committee on Ordinance  
FOR  
Hearing and Report