

City of Cambridge

PETITION OF *John E. Lowry, et al* to *Richard*
to Alzone (Northern) mass. Ave from the Common Ave.
 Petition filed with the City Clerk *May 8, 1986*

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

19 days May
30 days June
16 days July

65 days = July 16, 1986 = all hearings

In City Council

May 12, 1986

Referred to the Planning Board for report

May 12, 1986

Planning Board Hearing

June 3, 1986

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be *September 1, 1986* .)

27 days June
31 days July
31 days Aug.
1 day Sept

90 days = Sept 1, 1986

City Council hearing published

Hearing before the City Council

Report to the City Council

Passed to a second reading
published

Ready for Ordination
published

COMPLETION DATE:

September 1, 1986
Placed on file due to hearing
not held in required time.

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

The undersigned respectfully pray

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

A. Amend the text of the Zoning Ordinance as follows:

1. In Section 3.11, insert a series of new zoning districts in the following order:

(a) After existing line 6 insert a new line:

Residence C-2B District.....Multifamily dwellings

(b) After existing line 14 insert a new line:

Business A-2 District.....Local Business

(c) After existing line 16 insert a new line:

Business C-1.....General Business,
Professional offices,
and multi-family
dwellings

(d) Renumber all districts as necessary.

2. Create a new zoning district designation, Residence C-2B, by amending the Zoning Ordinance as follows:

(a) In Section 5.31, Table 5-1, Table of Dimensional Requirements-Residential districts, insert a new line after the existing line "Res. C-2 as follows:

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
					(a)	(c)	
Res. C-2B	1.75	5,000	600	50	$\frac{H+L}{4}$	$\frac{H+L}{5}$	$\frac{H+L}{4}$ 45 15%

(b) In Section 5.31 Residential Districts, Paragraph 3 - setback Exceptions add a new Subparagraph (d) as follows:

(d) In a Residence C-2B District the front yard may be reduced to a minimum of 10 feet, the side yard to a minimum of 20 after the issuance of a special permit from the Planning Board.

(c) Insert Residence C-2B elsewhere in the ordinance immediately following any reference to Residence C-2 such that all other provisions applying to Residence C-2 apply to Residence C-2B equally.

3. Create a new Zoning district designation, Business A-2, by amending the Zoning Ordinance as follows:

(a) In Section 5.33-Business Districts insert a new line after the existing line "Bus. A" in Table 5-3 Table of Dimensional Requirements - Business Districts as follows:

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	(h)				(m)	(i)	(j) (k)
Bus. A-2	1.75	none	600	none	5	10	20 45 none

(b) In Section 5.33, Paragraph 2 - Footnotes, add the following footnotes.

(h) Of the total FAR permitted on the lot the maximum ratio of floor area to lot area for permitted principal uses other than residential uses specified in Section 4.31 shall be 1.0

(i) If a building is hereafter erected on a lot adjacent to a building having a blank wall directly on the side lot line, the new building may be so designed and erected that it will be flush with that portion of the blank wall of the former building which extends along the lot line; otherwise no less than the required side yard setback shall be provided. In the case that any portion of a side wall of the existing building contains windows or is set back from the property line, then a building hereafter erected on the lot adjacent to such an existing building shall be set back from the side lot line as required.

(j) Or 2/3 the height of the rear wall, whichever is greater.

(k) Provided however that any portion of a building having a height greater than 35 feet shall be set back of a bulk control plane rising at an angle of 45' from the plane of the principal front wall and rear wall planes beginning at a height of 35 feet.

Where a parcel has frontage on two or more streets, this setback plane provision shall apply only to the front wall plane facing the principal abutting arterial street and to the opposite wall plane facing either a side or front property line.

(n) Or the setback of the principal front wall plane of any adjacent building facing the same street, whichever is less.

(c) In Subsections 4.261 and 4.262 insert the new phrase "Business A-2" after the existing phrase Business A-1.

(d) In Section 4.30 - Table of Use Regulations, add the new phrase "Bus. A-2" in the sixth column heading now headed Bus. A-1.

(e) In Section 6.36, Schedule of Parking and Loading Requirements, add the new phrase "Bus. A-2" in the second column heading after the existing phrase Bus. A (comm.).

(f) In subsections 11.122 and 11.123 insert the new phrase "Business A-2" after the existing phrase Business A-1.

4. Amend the existing Business C District by making the following changes:

(a) In Section 5.33, Table 5-3, delete the existing line "Bus. C" and substitute therefor the new line as follows:

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
Bus. c	2.0	none	500	none	none	none	20 55 none

(j) (g)

(b) In Section 5.33, Paragraph 2 - Footnotes, delete the existing footnote (g) and substitute therefore a new footnote as follows:

(g) 35 feet (or the height permitted in the abutting residential district, but in no case higher than 55 feet) within fifty feet of a residential district line. Where the zoning district boundary line splits a lot the fifty feet shall be measured from the lot lines located in the residential district. The height however may exceed 35 feet provided the building is set back a minimum distance equal to two thirds the height.

(c) In section 5.33, Paragaph 4, delete all references to Business C.

5. Create a new zoning District designation, Business C-1, by amending the zoning ordinance as follows:

(a) In Section 5.33, Table 5-3, Table of Dimensional Requirements-Business Districts insert a new line after the existing line "Bus. C-1" as follows:

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	(n)		(n)			(o)	(j) (g)(L)
Bus. C-1	3.0	none	450	none	none	20	50 none

(b) In Section 5.33, Paragraph 2 - Footnotes, add the following new footnotes:

(L) The maximum height of a building may be increased to sixty feet provided the average height of the building is fifty feet (excluding any portion of the building devoted to parking which is not covered with building included in gross floor area). The heights of the several parts of the building shall be such that the volume of building exceeding fifty feet in height shall be equal to or less than the volume of space lying between the fifty foot height and portions of building less than fifty feet in height, as illustrated below:

Volume 1 (area of building at a single height-1 above fifty feet x the difference between height-1 and fifty feet) + Volume 2 (area of building at a single height-2 above fifty feet x the difference between height-2 and fifty feet) MUST EQUAL OR BE LESS THAN THE SUM OF Volume 1' (area of building at a single height-1' below fifty

feet x the difference between height-1' and fifty feet) + Volume 2' (area of building at single height-2' below fifty feet x the difference between height-2' and fifty feet).

(n) Of the total FAR permitted on the lot the maximum ratio of floor area to lot area for permitted principal uses other than residential uses specified in Section 4.31 shall not exceed 2.0. The maximum ratio of floor area to lot area may be increased to 2.5 provided at least 50% of the gross floor area on the lot is devoted to residential uses specified in Section 4.31.

The maximum ratio of floor area to lot area may be further increased to 3.0 and lot area per dwelling unit decreased to 300 after the issuance of a special permit by the Planning Board provided the following conditions are met:

1. At least 75% of the gross floor area on the lot is devoted to residential uses specified in Section 4.31.
2. All parking on site is covered and enclosed.
3. 15% or more of the lot is green area or other open space acceptable to the Planning Board.
4. The building shall be subject to a mandatory design review.

H+L

(o) 6 for all buildings having 50% or more of their gross floor area devoted to residential uses specified in Section 4.31.

- (c) Insert Business C-1 elsewhere in the ordinance immediately following any reference to Business C such that all provisions applying apply equally to Business C-1.

6. In Article 11.000 - Special Regulations, create a new Section 11.100 - Massachusetts Avenue Overlay District as follows:

11.100 Massachusetts Avenue Overlay District

11.101 Establishment and Scope There is hereby established the Massachusetts Avenue Overlay District which shall be governed by the regulations and procedures specified in this Section 11.100. It is the intent of this Section that these regulations will apply to the area described generally as Northern Massachusetts Avenue and certain abutting portions of the neighborhood abutting it.

11.102 Purpose It is the purpose of this Section 11.100 to augment base zoning regulations in the District in order to create a more harmonious and consistent image for the development along the Avenue and adjacent areas, to encourage good building design and site development which enhances the pedestrian amenities along the Avenue, to ensure that changes along the Avenue are compatible with the scale and character of the abutting neighborhoods, to encourage the retention of existing buildings of historic value and uses which serve the abutting neighborhoods, and to discourage new development inappropriate in both scale and design.

11.103 Applicability The Massachusetts Avenue Overlay District shall be an overlay district on the zoning map established by Section 3.20.

11.103.1 The buildings and land uses within said district shall be controlled by the pertinent regulations within the base zoning district, except as modified by the requirements of this Section 11.100 which shall apply in addition to regulations imposed by the base zoning map designations. Where the base zoning regulations differ from the requirements of this Section 11.100 the stricter provisions shall apply.

11.104 Dimensional Standards in the Massachusetts Avenue Overlay District

11.104.1 Maximum Height The maximum height of any structure in the Overlay District shall be 60 feet or the height applicable in the base district, whichever is less.

11.104.2 Modifications to the Definition of Gross Floor Area Notwithstanding the definition of Gross Floor Area contained in Article 2.000 - Definitions the following shall not be included as part of the gross floor area of any building in the Overlay District:

- a. Enclosed bays and other small projections from the principal wall plane of a building normally included as

gross floor area provided they are 3 feet or less in depth and further provided that the following conditions are met:

- (1) the maximum width of the projection does not exceed 6 feet in length;
- (2) no more than 50% of the area of each principal wall plane is covered with such projections.

11.105 Restrictions in Required and/or Provided Setbacks That area between the principal wall plane of a building and a public street or public park whether required or provided shall be devoted to Green Area as defined in Article 2.000 of this ordinance, an expansion of the adjacent public sidewalk, park, or other landscaped or paved area devoted exclusively to pedestrian use and extending along the entire length of the lot facing the street or park. Areas devoted to vehicular use are prohibited from this area with the exception of access drives to parking facilities located elsewhere on the site and which shall be limited to a total 30 feet of width for each 100 feet of lot frontage.

The required green area, landscaping or other paved area devoted to pedestrian use shall be located at the mean grade of the relevant public street or open space at the property line unless an exception is granted under the provisions of Section 11.109 of this Section 11.100.

11.106 Use Restrictions The ground (first) floor of that portion of a building facing a public street or public park shall consist of gross floor area devoted to any one or combination of the following uses: Residential (Section 4.31), Office (Section 4.34), Retail Business (Section 4.35), Institutional (Section 4.33) meeting the following conditions:

- a. At least 80% of the floor elevation of the ground (first) floor shall be no higher than the 4 1/2 feet above the mean grade of the adjacent public sidewalk or public park, at the property line, except that Retail Business uses shall be located at mean grade;
- b. The use shall have a depth of at least 20 feet;
- c. Where a lot fronts on two streets the provisions of this Section 11.106 shall apply only to the principal arterial street frontage provided the remainder of the ground floor of the building facing public street shall

be screened with permanent wall in materials equal in quality to those of the rest of the building and having a minimum opacity of 50%;

- d. One parking space for each unit in a Townhouse shall be exempt from the limitations of this Section 11.106.

11.107 Design Standards

11.107.1 Building Facades Building facades shall be designed to enhance the visual quality of the Overlay District, create an environment pleasant and inviting for the pedestrian and compatible with the residential neighborhoods in close proximity to the district. The following standards shall apply:

- a. Principal building entrances shall face Massachusetts Avenue where a lot abuts the Avenue.
- b. Where office and/or retail uses are accommodated on the ground floor each separately leased space shall have an individual public entrance onto the abutting street where any portion of the space fronts towards the street.
- c. Facades facing a public street, a public park, or designated city landmark building, or building in a local historic district or neighborhood conservation district on an abutting lot shall consist of a minimum 25% clear glass in total for the facade, with clear glass increased to 50% on the ground floor where retail and office uses are established. The maximum amount of clear glass permitted shall be 75% of the facade. Reflective and opaque glass shall be prohibited.

11.108 Divergence from the standards specified in Sections 11.105-11.107 may be allowed by issuance of a special permit from the Planning Board. The Board shall grant such permit upon its determination that the development proposed will better serve the objectives of this Section 11.100 than if the standards were followed and that the criteria specified in Section 10.43 will be satisfied.

The Board shall be guided in its determination by Northern Massachusetts Avenue Urban Design Guidelines and other such guidelines as may be established for this portion of Massachusetts Avenue. This Section 11.109 is intended for variations from the standards which may be appropriate in

specific locations and circumstances and where careful design detail is a controlling factor.

11.109 The Massachusetts Avenue Overlay District shall be considered an area of special planning concern. Development proposals exceeding 6,000 sq. feet in gross floor area shall be subject to the Large Project Procedure (Section 11.44) of Section 11.40.

B. Amend the Zoning Map of the City of Cambridge as follows

1. Create a new Massachusetts Avenue Overlay District on the Zoning Map having the boundaries indicated on the accompanying map.

2. Delete the existing zoning district designations on the zoning map and substitute therefor the following designations for those areas indicated on the accompanying map:

Area 1 - From existing Business A to Residence C-2A

Area 2 - From existing Business A to Residence C-2

Area 3 - From existing Business A to proposed Business A-2

Area 4 - From existing Residence B to proposed Business A-2

Area 5 - Existing Residence C-2 to Residence C-1

Area 6 - Existing Residence C-2 to proposed Residence C-2B

Area 7 - Existing Business C to proposed Business A-2

Area 8 - Existing Business C to Residence B

Area 9 - Existing Residence C-2 to proposed Business A-2

Area 10 - Existing Business A to proposed Business A-2

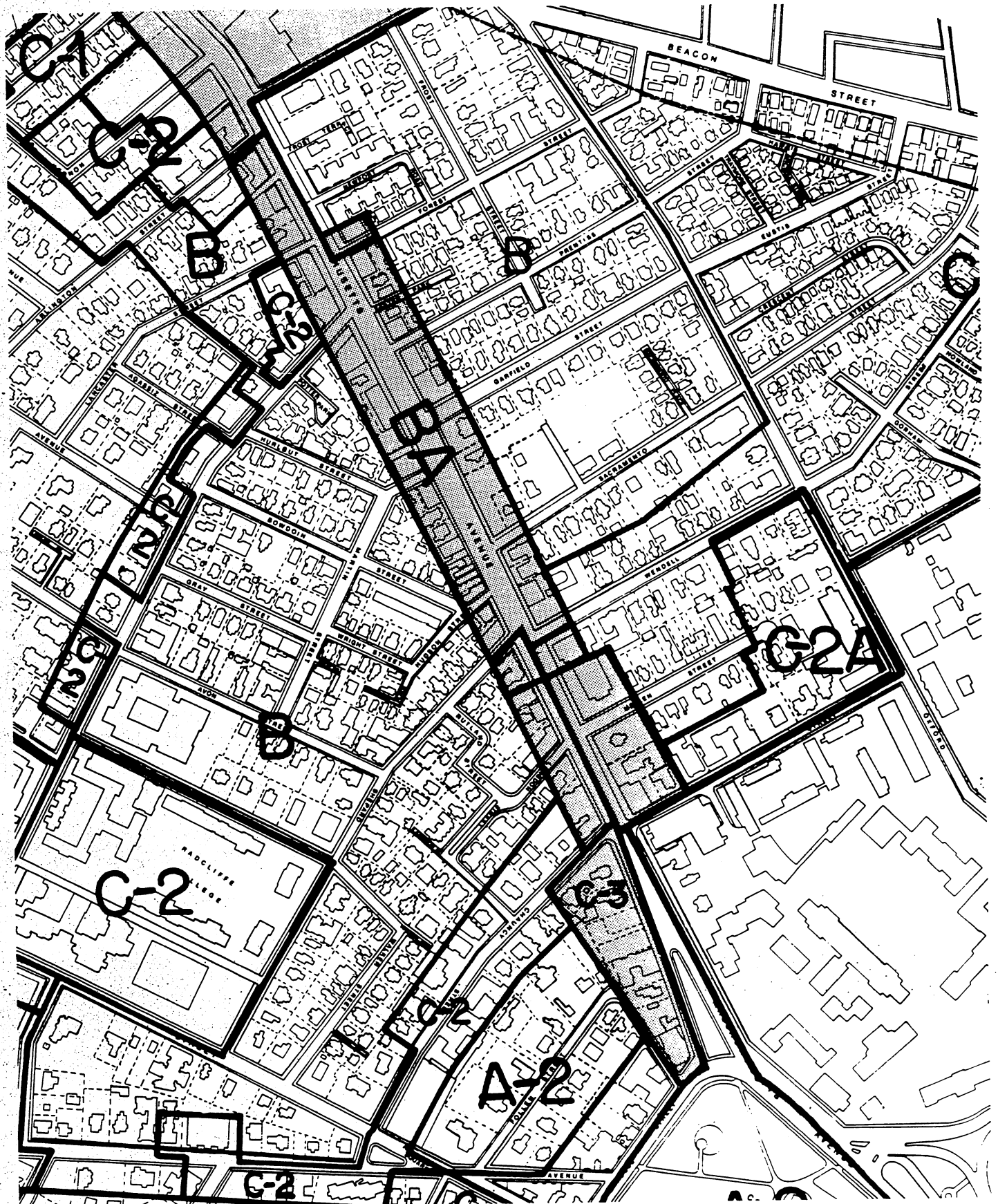
Area 11 - Existing Business B to proposed Business C-1

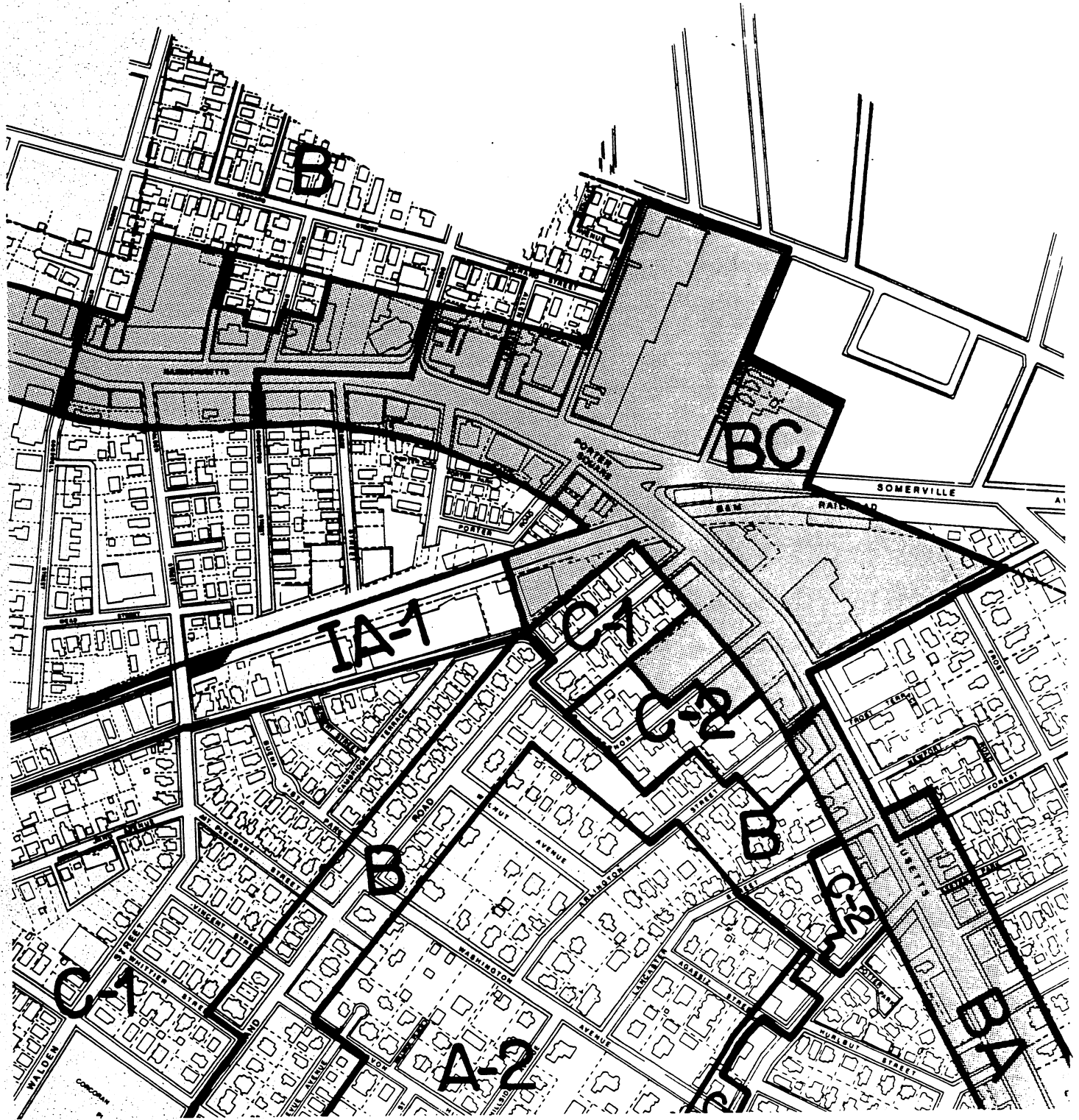
Area 12 - Existing Business B to Residence B

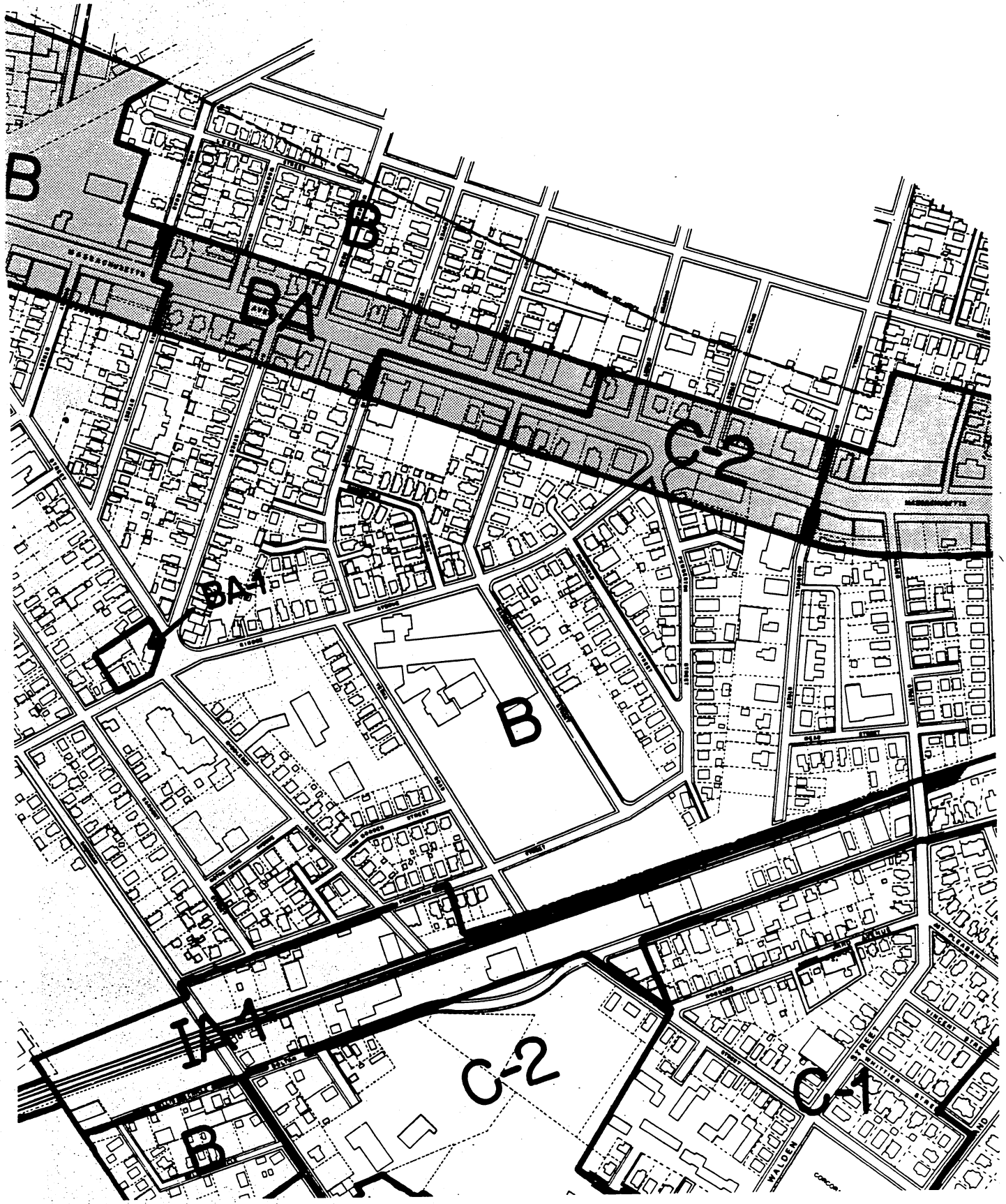
Area 13 - Existing Business A to proposed Business C-1

Area 14 - Existing Business A to proposed Business A-2

MASSACHUSETTS AVENUE OVERLAY DISTRICT







B

BA

B

C-2

BA-1

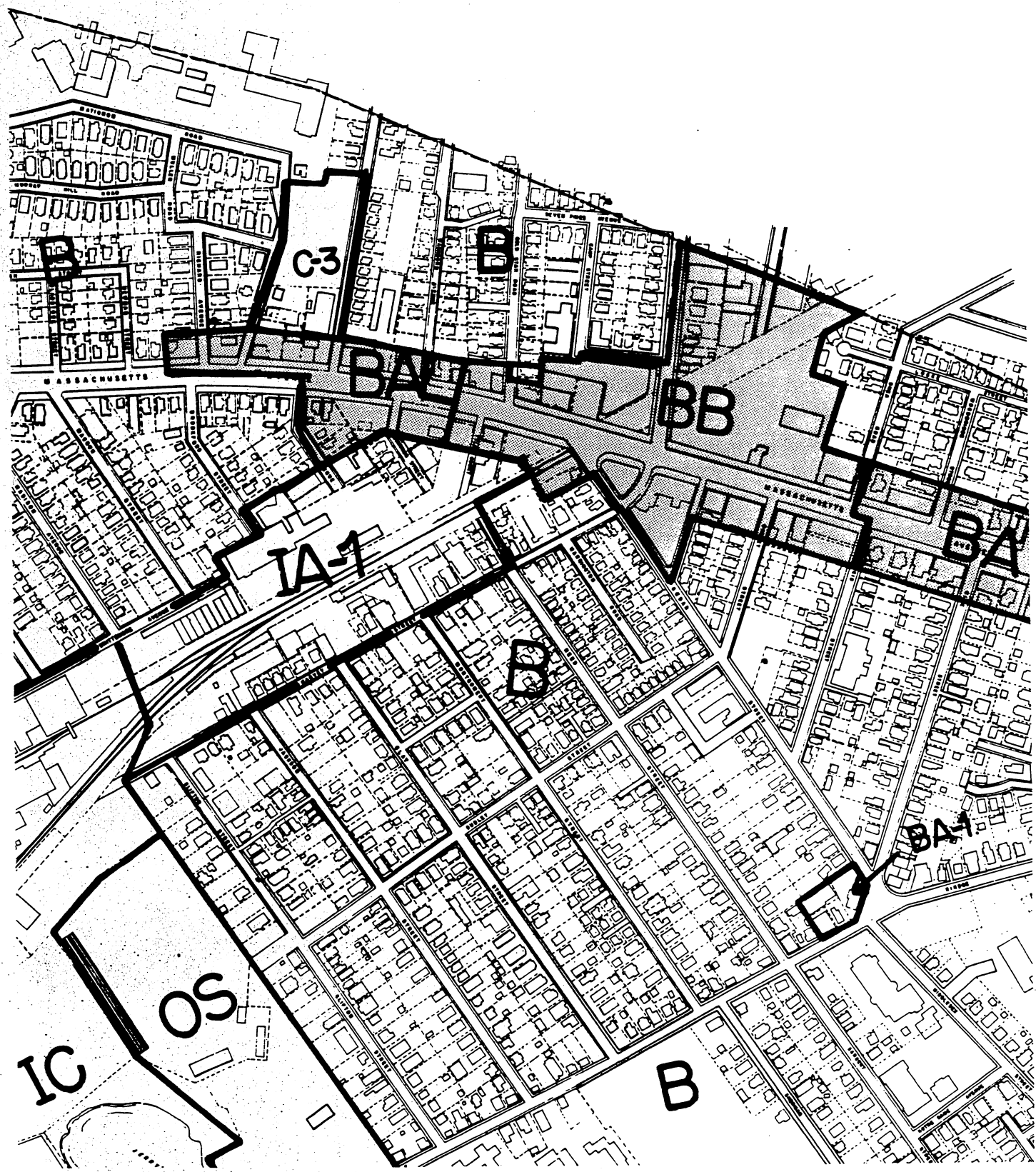
B

IA-1

C-2

C-1

B



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City of Cambridge:

The undersigned respectfully pray

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

A. Amend the text of the Zoning Ordinance as follows:

1. In Section 3.11, insert a series of new zoning districts in the following order:

(a) After existing line 6 insert a new line:

Residence C-2B District.....Multifamily dwellings

(b) After existing line 14 insert a new line:

Business A-2 District.....Local Business

(c) After existing line 16 insert a new line:

Business C-1.....General Business,
Professional offices,
and multi-family
dwellings

(d) Renumber all districts as necessary.

2. Create a new zoning district designation, Residence C-2B, by amending the Zoning Ordinance as follows:

(a) In Section 5.31, Table 5-1, Table of Dimensional Requirements-Residential districts, insert a new line after the existing line "Res. C-2 as follows:

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
					(a)	(c)	
Res. C-2B	1.75	5,000	600	50	$\frac{H+L}{4}$	$\frac{H+L}{5}$	$\frac{H+L}{4}$ 45 15%

(b) In Section 5.31 Residential Districts, Paragraph 3 - setback Exceptions add a new Subparagraph (d) as follows:

(d) In a Residence C-2B District the front yard may be reduced to a minimum of 10 feet, the side yard to a minimum of 20 after the issuance of a special permit from the Planning Board.

(c) Insert Residence C-2B elsewhere in the ordinance immediately following any reference to Residence C-2 such that all other provisions applying to Residence C-2 apply to Residence C-2B equally.

3. Create a new Zoning district designation, Business A-2, by amending the Zoning Ordinance as follows:

(a) In Section 5.33-Business Districts insert a new line after the existing line "Bus. A" in Table 5-3 Table of Dimensional Requirements - Business Districts as follows:

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	(h)				(m) (i) (j) (k)		
Bus. A-2	1.75	none	600	none	5	10	20 45 none

(b) In Section 5.33, Paragraph 2 - Footnotes, add the following footnotes.

(h) Of the total FAR permitted on the lot the maximum ratio of floor area to lot area for permitted principal uses other than residential uses specified in Section 4.31 shall be 1.0

(i) If a building is hereafter erected on a lot adjacent to a building having a blank wall directly on the side lot line, the new building may be so designed and erected that it will be flush with that portion of the blank wall of the former building which extends along the lot line; otherwise no less than the required side yard setback shall be provided. In the case that any portion of a side wall of the existing building contains windows or is set back from the property line, then a building hereafter erected on the lot adjacent to such an existing building shall be set back from the side lot line as required.

(j) Or 2/3 the height of the rear wall, whichever is greater.

(k) Provided however that any portion of a building having a height greater than 35 feet shall be set back of a bulk control plane rising at an angle of 45' from the plane of the principal front wall and rear wall planes beginning at a height of 35 feet.

Where a parcel has frontage on two or more streets, this setback plane provision shall apply only to the front wall plane facing the principal abutting arterial street and to the opposite wall plane facing either a side or front property line.

(n) Or the setback of the principal front wall plane of any adjacent building facing the same street, whichever is less.

(c) In Subsections 4.261 and 4.262 insert the new phrase "Business A-2" after the existing phrase Business A-1.

(d) In Section 4.30 - Table of Use Regulations, add the new phrase "Bus. A-2" in the sixth column heading now headed Bus. A-1.

(e) In Section 6.36, Schedule of Parking and Loading Requirements, add the new phrase "Bus. A-2" in the second column heading after the existing phrase Bus. A (comm.).

(f) In subsections 11.122 and 11.123 insert the new phrase "Business A-2" after the existing phrase Business A-1.

4. Amend the existing Business C District by making the following changes:

(a) In Section 5.33, Table 5-3, delete the existing line "Bus. C" and substitute therefor the new line as follows:

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
Bus. c	2.0	none	500	none	none	none	20 55 none

(j) (g)

(b) In Section 5.33, Paragraph 2 - Footnotes, delete the existing footnote (g) and substitute therefore a new footnote as follows:

(g) 35 feet (or the height permitted in the abutting residential district, but in no case higher than 55 feet) within fifty feet of a residential district line. Where the zoning district boundary line splits a lot the fifty feet shall be measured from the lot lines located in the residential district. The height however may exceed 35 feet provided the building is set back a minimum distance equal to two thirds the height.

(c) In section 5.33, Paragraph 4, delete all references to Business C.

5. Create a new zoning District designation, Business C-1, by amending the zoning ordinance as follows:

(a) In Section 5.33, Table 5-3, Table of Dimensional Requirements-Business Districts insert a new line after the existing line "Bus. C-1" as follows:

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	(n)		(n)		(o)	(j)	(g)(L)
Bus. C-1	3.0	none	450	none	none	20	50 none

(b) In Section 5.33, Paragraph 2 - Footnotes, add the following new footnotes:

(L) The maximum height of a building may be increased to sixty feet provided the average height of the building is fifty feet (excluding any portion of the building devoted to parking which is not covered with building included in gross floor area). The heights of the several parts of the building shall be such that the volume of building exceeding fifty feet in height shall be equal to or less than the volume of space lying between the fifty foot height and portions of building less than fifty feet in height, as illustrated below:

Volume 1 (area of building at a single height-1 above fifty feet x the difference between height-1 and fifty feet) + Volume 2 (area of building at a single height-2 above fifty feet x the difference between height-2 and fifty feet) MUST EQUAL OR BE LESS THAN THE SUM OF Volume 1' (area of building at a single height-1' below fifty

feet x the difference between height-1' and fifty feet) + Volume 2' (area of building at single height-2' below fifty feet x the difference between height-2' and fifty feet).

(n) Of the total FAR permitted on the lot the maximum ratio of floor area to lot area for permitted principal uses other than residential uses specified in Section 4.31 shall not exceed 2.0. The maximum ratio of floor area to lot area may be increased to 2.5 provided at least 50% of the gross floor area on the lot is devoted to residential uses specified in Section 4.31.

The maximum ratio of floor area to lot area may be further increased to 3.0 and lot area per dwelling unit decreased to 300 after the issuance of a special permit by the Planning Board provided the following conditions are met:

1. At least 75% of the gross floor area on the lot is devoted to residential uses specified in Section 4.31.
2. All parking on site is covered and enclosed.
3. 15% or more of the lot is green area or other open space acceptable to the Planning Board.
4. The building shall be subject to a mandatory design review.

H+L

(o) 6 for all buildings having 50% or more of their gross floor area devoted to residential uses specified in Section 4.31.

- (c) Insert Business C-1 elsewhere in the ordinance immediately following any reference to Business C such that all provisions applying apply equally to Business C-1.

6. In Article 11.000 - Special Regulations, create a new Section 11.100 - Massachusetts Avenue Overlay District as follows:

11.100 Massachusetts Avenue Overlay District

11.101 Establishment and Scope There is hereby established the Massachusetts Avenue Overlay District which shall be governed by the regulations and procedures specified in this Section 11.100. It is the intent of this Section that these regulations will apply to the area described generally as Northern Massachusetts Avenue and certain abutting portions of the neighborhood abutting it.

11.102 Purpose It is the purpose of this Section 11.100 to augment base zoning regulations in the District in order to create a more harmonious and consistent image for the development along the Avenue and adjacent areas, to encourage good building design and site development which enhances the pedestrian amenities along the Avenue, to ensure that changes along the Avenue are compatible with the scale and character of the abutting neighborhoods, to encourage the retention of existing buildings of historic value and uses which serve the abutting neighborhoods, and to discourage new development inappropriate in both scale and design.

11.103 Applicability The Massachusetts Avenue Overlay District shall be an overlay district on the zoning map established by Section 3.20.

11.103.1 The buildings and land uses within said district shall be controlled by the pertinent regulations within the base zoning district, except as modified by the requirements of this Section 11.100 which shall apply in addition to regulations imposed by the base zoning map designations. Where the base zoning regulations differ from the requirements of this Section 11.100 the stricter provisions shall apply.

11.104 Dimensional Standards in the Massachusetts Avenue Overlay District

11.104.1 Maximum Height The maximum height of any structure in the Overlay District shall be 60 feet or the height applicable in the base district, whichever is less.

11.104.2 Modifications to the Definition of Gross Floor Area Notwithstanding the definition of Gross Floor Area contained in Article 2.000 - Definitions the following shall not be included as part of the gross floor area of any building in the Overlay District:

- a. Enclosed bays and other small projections from the principal wall plane of a building normally included as

gross floor area provided they are 3 feet or less in depth and further provided that the following conditions are met:

- (1) the maximum width of the projection does not exceed 6 feet in length;
- (2) no more than 50% of the area of each principal wall plane is covered with such projections.

11.105 Restrictions in Required and/or Provided Setbacks That area between the principal wall plane of a building and a public street or public park whether required or provided shall be devoted to Green Area as defined in Article 2.000 of this ordinance, an expansion of the adjacent public sidewalk, park, or other landscaped or paved area devoted exclusively to pedestrian use and extending along the entire length of the lot facing the street or park. Areas devoted to vehicular use are prohibited from this area with the exception of access drives to parking facilities located elsewhere on the site and which shall be limited to a total 30 feet of width for each 100 feet of lot frontage.

The required green area, landscaping or other paved area devoted to pedestrian use shall be located at the mean grade of the relevant public street or open space at the property line unless an exception is granted under the provisions of Section 11.109 of this Section 11.100.

11.106 Use Restrictions The ground (first) floor of that portion of a building facing a public street or public park shall consist of gross floor area devoted to any one or combination of the following uses: Residential (Section 4.31), Office (Section 4.34), Retail Business (Section 4.35), Institutional (Section 4.33) meeting the following conditions:

- a. At least 80% of the floor elevation of the ground (first) floor shall be no higher than the 4 1/2 feet above the mean grade of the adjacent public sidewalk or public park, at the property line, except that Retail Business uses shall be located at mean grade;
- b. The use shall have a depth of at least 20 feet;
- c. Where a lot fronts on two streets the provisions of this Section 11.106 shall apply only to the principal arterial street frontage provided the remainder of the ground floor of the building facing public street shall

be screened with permanent wall in materials equal in quality to those of the rest of the building and having a minimum opacity of 50%;

- d. One parking space for each unit in a Townhouse shall be exempt from the limitations of this Section 11.106.

11.107 Design Standards

11.107.1 Building Facades Building facades shall be designed to enhance the visual quality of the Overlay District, create an environment pleasant and inviting for the pedestrian and compatible with the residential neighborhoods in close proximity to the district. The following standards shall apply:

- a. Principal building entrances shall face Massachusetts Avenue where a lot abuts the Avenue.
- b. Where office and/or retail uses are accommodated on the ground floor each separately leased space shall have an individual public entrance onto the abutting street where any portion of the space fronts towards the street.
- c. Facades facing a public street, a public park, or designated city landmark building, or building in a local historic district or neighborhood conservation district on an abutting lot shall consist of a minimum 25% clear glass in total for the facade, with clear glass increased to 50% on the ground floor where retail and office uses are established. The maximum amount of clear glass permitted shall be 75% of the facade. Reflective and opaque glass shall be prohibited.

11.108 Divergence from the standards specified in Sections 11.105-11.107 may be allowed by issuance of a special permit from the Planning Board. The Board shall grant such permit upon its determination that the development proposed will better serve the objectives of this Section 11.100 than if the standards were followed and that the criteria specified in Section 10.43 will be satisfied.

The Board shall be guided in its determination by Northern Massachusetts Avenue Urban Design Guidelines and other such guidelines as may be established for this portion of Massachusetts Avenue. This Section 11.109 is intended for variations from the standards which may be appropriate in

specific locations and circumstances and where careful design detail is a controlling factor.

11.109 The Massachusetts Avenue Overlay District shall be considered an area of special planning concern. Development proposals exceeding 6,000 sq. feet in gross floor area shall be subject to the Large Project Procedure (Section 11.44) of Section 11.40.

B. Amend the Zoning Map of the City of Cambridge as follows

1. Create a new Massachusetts Avenue Overlay District on the Zoning Map having the boundaries indicated on the accompanying map.

2. Delete the existing zoning district designations on the zoning map and substitute therefor the following designations for those areas indicated on the accompanying map:

Area 1 - From existing Business A to Residence C-2A

Area 2 - From existing Business A to Residence C-2

Area 3 - From existing Business A to proposed Business
A-2

Area 4 - From existing Residence B to proposed Business
A-2

Area 5 - Existing Residence C-2 to Residence C-1

Area 6 - Existing Residence C-2 to proposed Residence C-2B

Area 7 - Existing Business C to proposed Business A-2

Area 8 - Existing Business C to Residence B

Area 9 - Existing Residence C-2 to proposed Business A-2

Area 10 - Existing Business A to proposed Business A-2

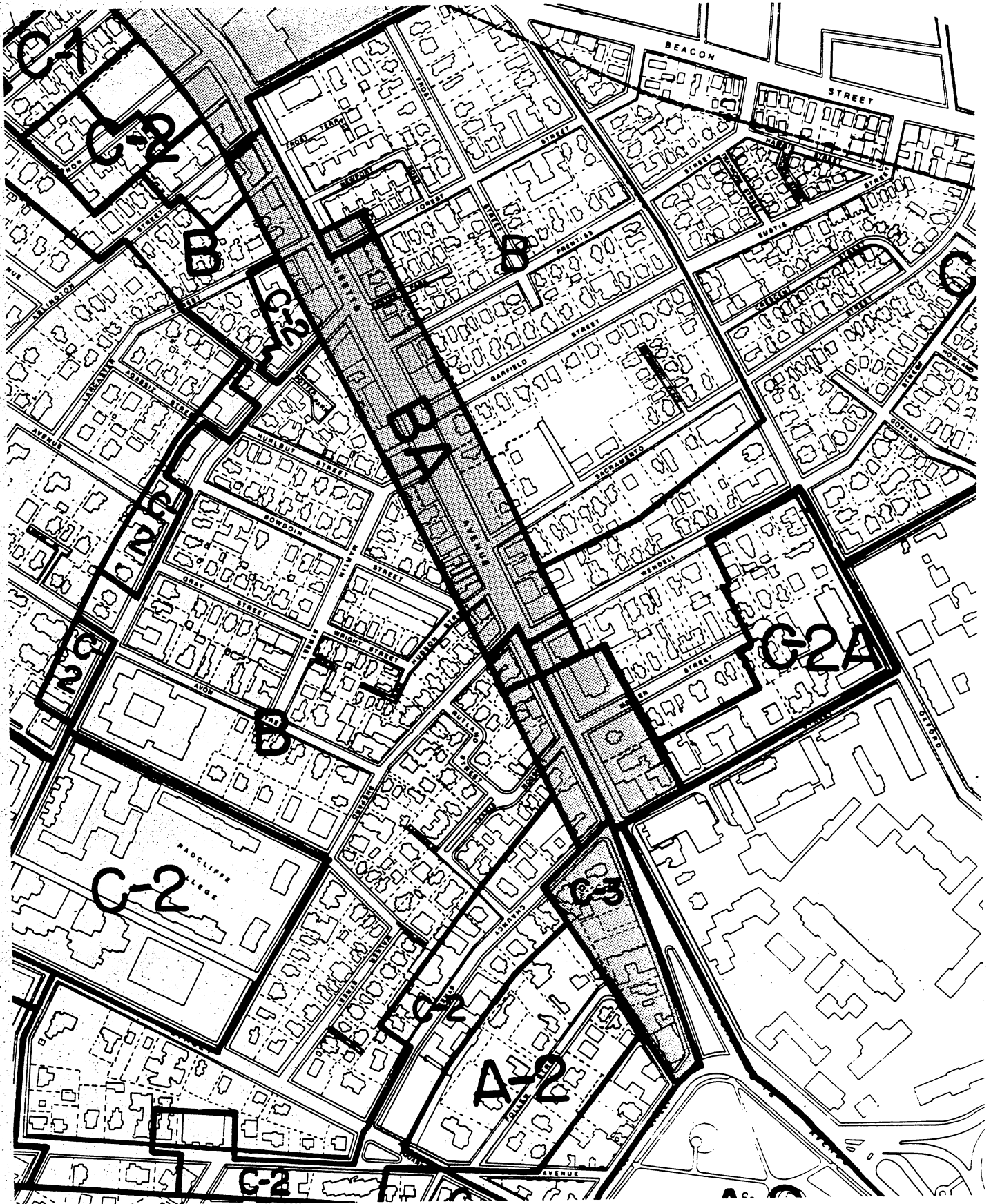
Area 11 - Existing Business B to proposed Business C-1

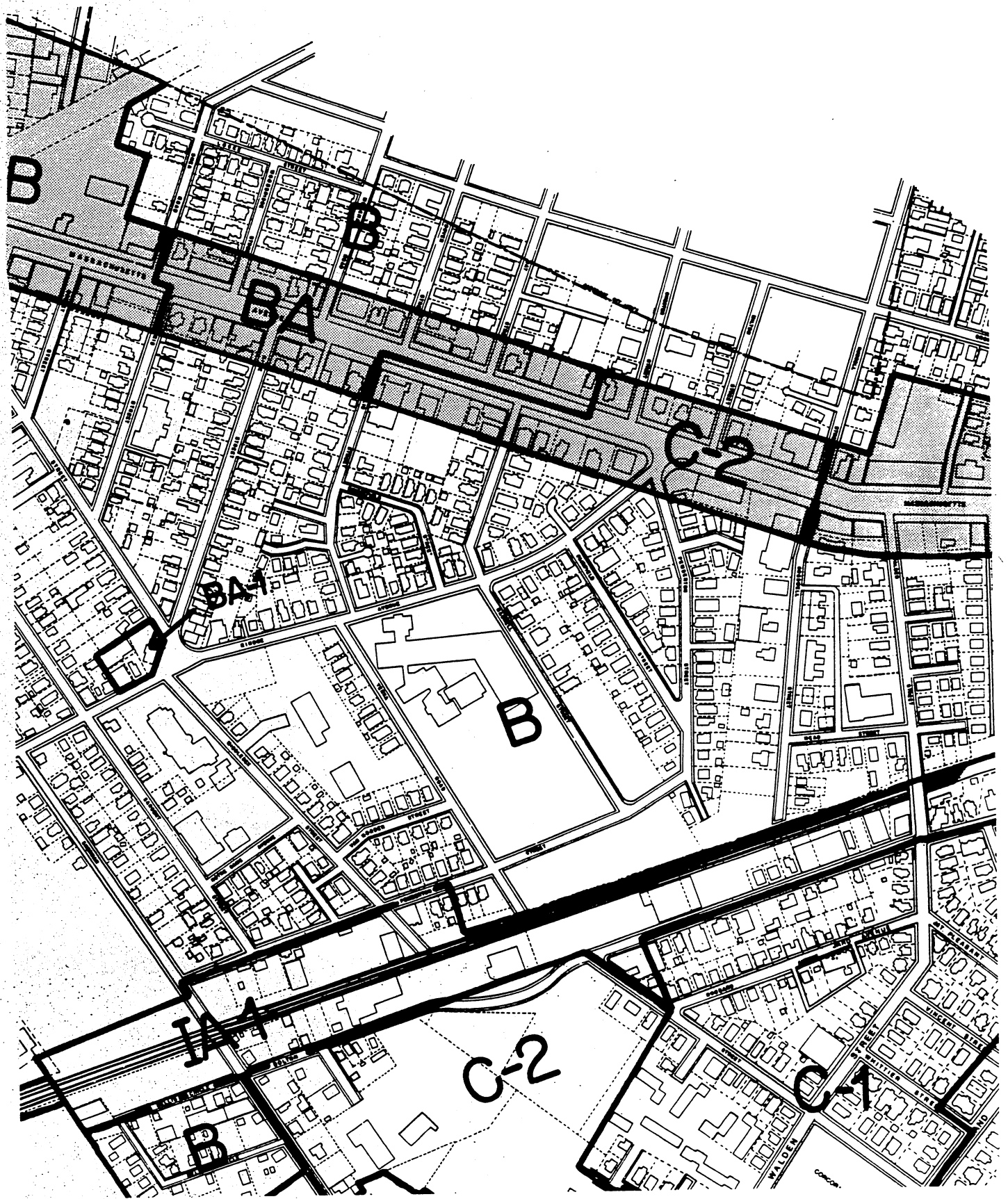
Area 12 - Existing Business B to Residence B

Area 13 - Existing Business A to proposed Business C-1

Area 14 - Existing Business A to proposed Business A-2

MASSACHUSETTS AVENUE OVERLAY DISTRICT





B

BA

C1

BA

B

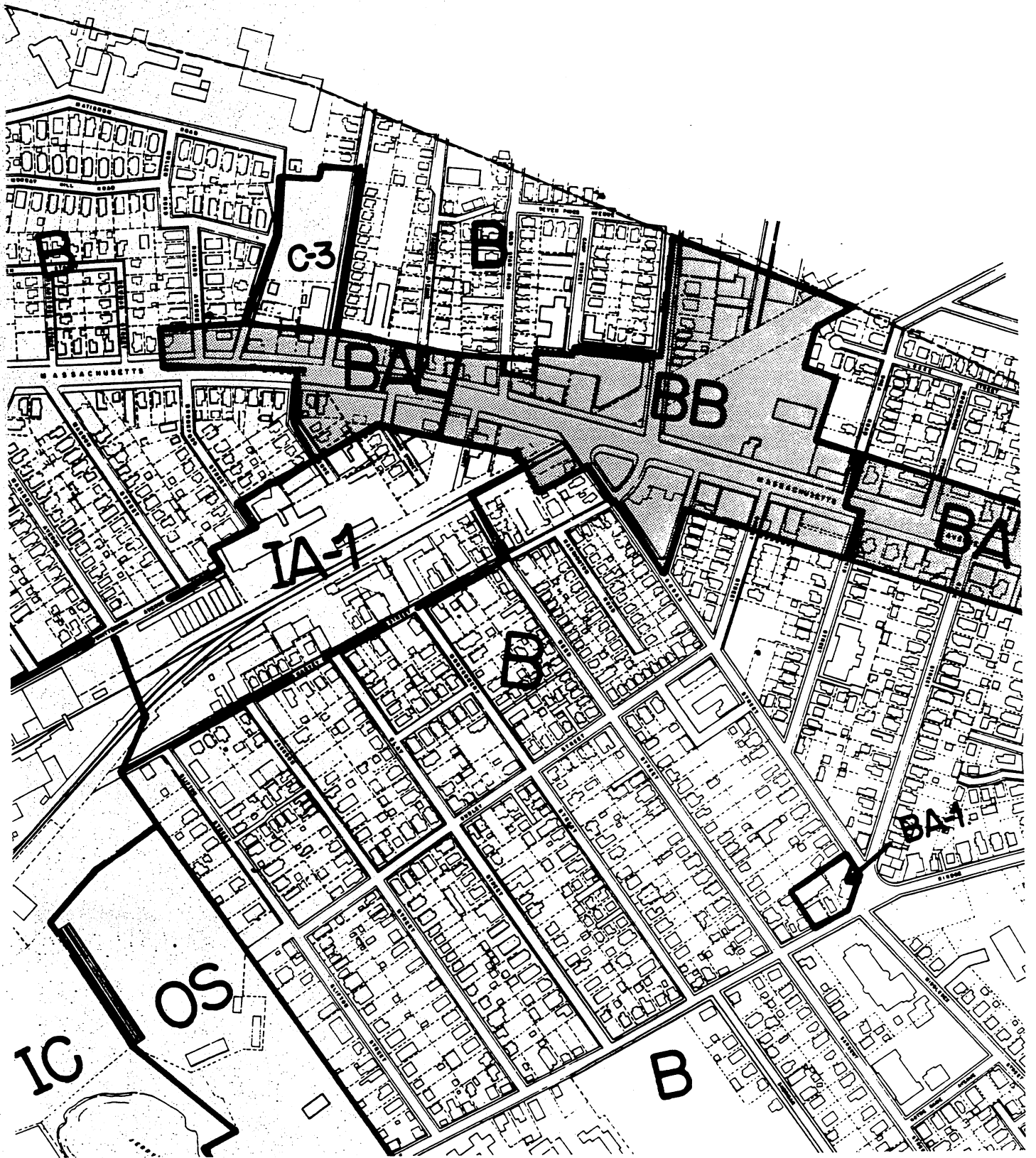
BA

C2

C1

B

COPY



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

The undersigned respectfully pray

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

A. Amend the text of the Zoning Ordinance as follows:

1. In Section 3.11, insert a series of new zoning districts in the following order:

(a) After existing line 6 insert a new line:

Residence C-2B District.....Multifamily dwellings

(b) After existing line 14 insert a new line:

Business A-2 District.....Local Business

(c) After existing line 16 insert a new line:

Business C-1.....General Business, Professional offices, and multi-family dwellings

(d) Renumber all districts as necessary.

Create a new zoning district designation, Residence C-2B, by amending the Zoning Ordinance as follows:

(a) In Section 5.31, Table 5-1, Table of Dimensional Requirements-Residential districts, insert a new line after the existing line "Res. C-2 as follows:

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
Res. C-2B	1.75	5,000	600	50	$\frac{H+L}{4}$	$\frac{H+L}{5}$	$\frac{H+L}{4}$ 45 15%

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(b) In Section 5.31 Residential Districts, Paragraph 3 - setback Exceptions add a new Subparagraph (d) as follows:

(d) In a Residence C-2B District the front yard may be reduced to a minimum of 10 feet, the side yard to a minimum of 20 after the issuance of a special permit from the Planning Board.

(c) Insert Residence C-2B elsewhere in the ordinance immediately following any reference to Residence C-2 such that all other provisions applying to Residence C-2 apply to Residence C-2B equally.

3. Create a new Zoning district designation, Business A-2, by amending the Zoning Ordinance as follows:

(a) In Section 5.33-Business Districts insert a new line after the existing line "Bus. A" in Table 5-3 Table of Dimensional Requirements - Business Districts as follows:

	(1)	(2)	(3)	(4)	(5)	(6)	(7)		
		(h)			(m)	(i)	(j)	(k)	
Bus. A-2	1.75	none	600	none	5	10	20	45	none

(b) In Section 5.33, Paragraph 2 - Footnotes, add the following footnotes.

(h) Of the total FAR permitted on the lot the maximum ratio of floor area to lot area for permitted principal uses other than residential uses specified in Section 4.31 shall be 1.0

(i) If a building is hereafter erected on a lot adjacent to a building having a blank wall directly on the side lot line, the new building may be so designed and erected that it will be flush with that portion of the blank wall of the former building which extends along the lot line; otherwise no less than the required side yard setback shall be provided. In the case that any portion of a side wall of the existing building contains windows or is set back from the property line, then a building hereafter erected on the lot adjacent to such an existing building shall be set back from the side lot line as required.

(j) Or 2/3 the height of the rear wall, whichever is greater.

(k) Provided however that any portion of a building having a height greater than 35 feet shall be set back of a bulk control plane rising at an angle of 45' from the plane of the principal front wall and rear wall planes beginning at a height of 35 feet.

Where a parcel has frontage on two or more streets, this setback plane provision shall apply only to the front wall plane facing the principal abutting arterial street and to the opposite wall plane facing either a side or front property line.

(n) Or the setback of the principal front wall plane of any adjacent building facing the same street, whichever is less.

(c) In Subsections 4.261 and 4.262 insert the new phrase "Business A-2" after the existing phrase Business A-1.

(d) In Section 4.30 - Table of Use Regulations, add the new phrase "Bus. A-2" in the sixth column heading now headed Bus. A-1.

(e) In Section 6.36, Schedule of Parking and Loading Requirements, add the new phrase "Bus. A-2" in the second column heading after the existing phrase Bus. A (comm.).

(f) In subsections 11.122 and 11.123 insert the new phrase "Business A-2" after the existing phrase Business A-1.

4. Amend the existing Business C District by making the following changes:

(a) In Section 5.33, Table 5-3, delete the existing line "Bus. C" and substitute therefor the new line as follows:

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
						(j)	(g)
Bus. c	2.0	none	500	none	none	20	55 none

(b) In Section 5.33, Paragraph 2 - Footnotes, delete the existing footnote (g) and substitute therefore a new footnote as follows:

(g) 35 feet (or the height permitted in the abutting residential district, but in no case higher than 55 feet) within fifty feet of a residential district line. Where the zoning district boundary line splits a lot the fifty feet shall be measured from the lot lines located in the residential district. The height however may exceed 35 feet provided the building is set back a minimum distance equal to two thirds the height.

(c) In section 5.33, Paragaph 4, delete all references to Business C.

5. Create a new zoning District designation, Business C-1, by amending the zoning ordinance as follows:

(a) In Section 5.33, Table 5-3, Table of Dimensional Requirements-Business Districts insert a new line after the existing line "Bus. C-1" as follows:

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	(n)		(n)		(o)	(j)	(g)(L)
Bus. C-1	3.0	none	450	none	none	20	50 none

(b) In Section 5.33, Paragraph 2 - Footnotes, add the following new footnotes:

(L) The maximum height of a building may be increased to sixty feet provided the average height of the building is fifty feet (excluding any portion of the building devoted to parking which is not covered with building included in gross floor area). The heights of the several parts of the building shall be such that the volume of building exceeding fifty feet in height shall be equal to or less than the volume of space lying between the fifty foot height and portions of building less than fifty feet in height, as illustrated below:

Volume 1 (area of building at a single height-1 above fifty feet x the difference between height-1 and fifty feet) + Volume 2 (area of building at a single height-2 above fifty feet x the difference between height-2 and fifty feet) MUST EQUAL OR BE LESS THAN THE SUM OF Volume 1' (area of building at a single height-1' below fifty

feet x the difference between height-1' and fifty feet) + Volume 2' (area of building at single height-2' below fifty feet x the difference between height-2' and fifty feet).

(n) Of the total FAR permitted on the lot the maximum ratio of floor area to lot area for permitted principal uses other than residential uses specified in Section 4.31 shall not exceed 2.0. The maximum ratio of floor area to lot area may be increased to 2.5 provided at least 50% of the gross floor area on the lot is devoted to residential uses specified in Section 4.31.

The maximum ratio of floor area to lot area may be further increased to 3.0 and lot area per dwelling unit decreased to 300 after the issuance of a special permit by the Planning Board provided the following conditions are met:

1. At least 75% of the gross floor area on the lot is devoted to residential uses specified in Section 4.31.
2. All parking on site is covered and enclosed.
3. 15% or more of the lot is green area or other open space acceptable to the Planning Board.
4. The building shall be subject to a mandatory design review.

H+L

(o) 6 for all buildings having 50% or more of their gross floor area devoted to residential uses specified in Section 4.31.

- (c) Insert Business C-1 elsewhere in the ordinance immediately following any reference to Business C such that all provisions applying apply equally to Business C-1.

6. In Article 11.000 - Special Regulations, create a new Section 11.100 - Massachusetts Avenue Overlay District as follows:

11.100 Massachusetts Avenue Overlay District

11.101 Establishment and Scope There is hereby established the Massachusetts Avenue Overlay District which shall be governed by the regulations and procedures specified in this Section 11.100. It is the intent of this Section that these regulations will apply to the area described generally as Northern Massachusetts Avenue and certain abutting portions of the neighborhood abutting it.

11.102 Purpose It is the purpose of this Section 11.100 to augment base zoning regulations in the District in order to create a more harmonious and consistent image for the development along the Avenue and adjacent areas, to encourage good building design and site development which enhances the pedestrian amenities along the Avenue, to ensure that changes along the Avenue are compatible with the scale and character of the abutting neighborhoods, to encourage the retention of existing buildings of historic value and uses which serve the abutting neighborhoods, and to discourage new development inappropriate in both scale and design.

11.103 Applicability The Massachusetts Avenue Overlay District shall be an overlay district on the zoning map established by Section 3.20.

11.103.1 The buildings and land uses within said district shall be controlled by the pertinent regulations within the base zoning district, except as modified by the requirements of this Section 11.100 which shall apply in addition to regulations imposed by the base zoning map designations. Where the base zoning regulations differ from the requirements of this Section 11.100 the stricter provisions shall apply.

11.104 Dimensional Standards in the Massachusetts Avenue Overlay District

11.104.1 Maximum Height The maximum height of any structure in the Overlay District shall be 60 feet or the height applicable in the base district, whichever is less.

11.104.2 Modifications to the Definition of Gross Floor Area Notwithstanding the definition of Gross Floor Area contained in Article 2.000 - Definitions the following shall not be included as part of the gross floor area of any building in the Overlay District:

- a. Enclosed bays and other small projections from the principal wall plane of a building normally included as

gross floor area provided they are 3 feet or less in depth and further provided that the following conditions are met:

- (1) the maximum width of the projection does not exceed 6 feet in length;
- (2) no more than 50% of the area of each principal wall plane is covered with such projections.

11.105 Restrictions in Required and/or Provided Setbacks That area between the principal wall plane of a building and a public street or public park whether required or provided shall be devoted to Green Area as defined in Article 2.000 of this ordinance, an expansion of the adjacent public sidewalk, park, or other landscaped or paved area devoted exclusively to pedestrian use and extending along the entire length of the lot facing the street or park. Areas devoted to vehicular use are prohibited from this area with the exception of access drives to parking facilities located elsewhere on the site and which shall be limited to a total 30 feet of width for each 100 feet of lot frontage.

The required green area, landscaping or other paved area devoted to pedestrian use shall be located at the mean grade of the relevant public street or open space at the property line unless an exception is granted under the provisions of Section 11.109 of this Section 11.100.

11.106 Use Restrictions The ground (first) floor of that portion of a building facing a public street or public park shall consist of gross floor area devoted to any one or combination of the following uses: Residential (Section 4.31), Office (Section 4.34), Retail Business (Section 4.35), Institutional (Section 4.33) meeting the following conditions:

- a. At least 80% of the floor elevation of the ground (first) floor shall be no higher than the 4 1/2 feet above the mean grade of the adjacent public sidewalk or public park, at the property line, except that Retail Business uses shall be located at mean grade;
- b. The use shall have a depth of at least 20 feet;
- c. Where a lot fronts on two streets the provisions of this Section 11.106 shall apply only to the principal arterial street frontage provided the remainder of the ground floor of the building facing public street shall

be screened with permanent wall in materials equal in quality to those of the rest of the building and having a minimum opacity of 50%;

- d. One parking space for each unit in a Townhouse shall be exempt from the limitations of this Section 11.106.

11.107 Design Standards

11.107.1 Building Facades Building facades shall be designed to enhance the visual quality of the Overlay District, create an environment pleasant and inviting for the pedestrian and compatible with the residential neighborhoods in close proximity to the district. The following standards shall apply:

- a. Principal building entrances shall face Massachusetts Avenue where a lot abuts the Avenue.
- b. Where office and/or retail uses are accommodated on the ground floor each separately leased space shall have an individual public entrance onto the abutting street where any portion of the space fronts towards the street.
- c. Facades facing a public street, a public park, or designated city landmark building, or building in a local historic district or neighborhood conservation district on an abutting lot shall consist of a minimum 25% clear glass in total for the facade, with clear glass increased to 50% on the ground floor where retail and office uses are established. The maximum amount of clear glass permitted shall be 75% of the facade. Reflective and opaque glass shall be prohibited.

11.108 Divergence from the standards specified in Sections 11.105-11.107 may be allowed by issuance of a special permit from the Planning Board. The Board shall grant such permit upon its determination that the development proposed will better serve the objectives of this Section 11.100 than if the standards were followed and that the criteria specified in Section 10.43 will be satisfied.

The Board shall be guided in its determination by Northern Massachusetts Avenue Urban Design Guidelines and other such guidelines as may be established for this portion of Massachusetts Avenue. This Section 11.109 is intended for variations from the standards which may be appropriate in

specific locations and circumstances and where careful design detail is a controlling factor.

11.109 The Massachusetts Avenue Overlay District shall be considered an area of special planning concern. Development proposals exceeding 6,000 sq. feet in gross floor area shall be subject to the Large Project Procedure (Section 11.44) of Section 11.40.

B. Amend the Zoning Map of the City of Cambridge as follows

1. Create a new Massachusetts Avenue Overlay District on the Zoning Map having the boundaries indicated on the accompanying map.

2. Delete the existing zoning district designations on the zoning map and substitute therefor the following designations for those areas indicated on the accompanying map:

Area 1 - From existing Business A to Residence C-2A

Area 2 - From existing Business A to Residence C-2

Area 3 - From existing Business A to proposed Business
A-2

Area 4 - From existing Residence B to proposed Business
A-2

Area 5 - Existing Residence C-2 to Residence C-1

Area 6 - Existing Residence C-2 to proposed Residence C-2B

Area 7 - Existing Business C to proposed Business A-2

Area 8 - Existing Business C to Residence B

Area 9 - Existing Residence C-2 to proposed Business A-2

Area 10 - Existing Business A to proposed Business A-2

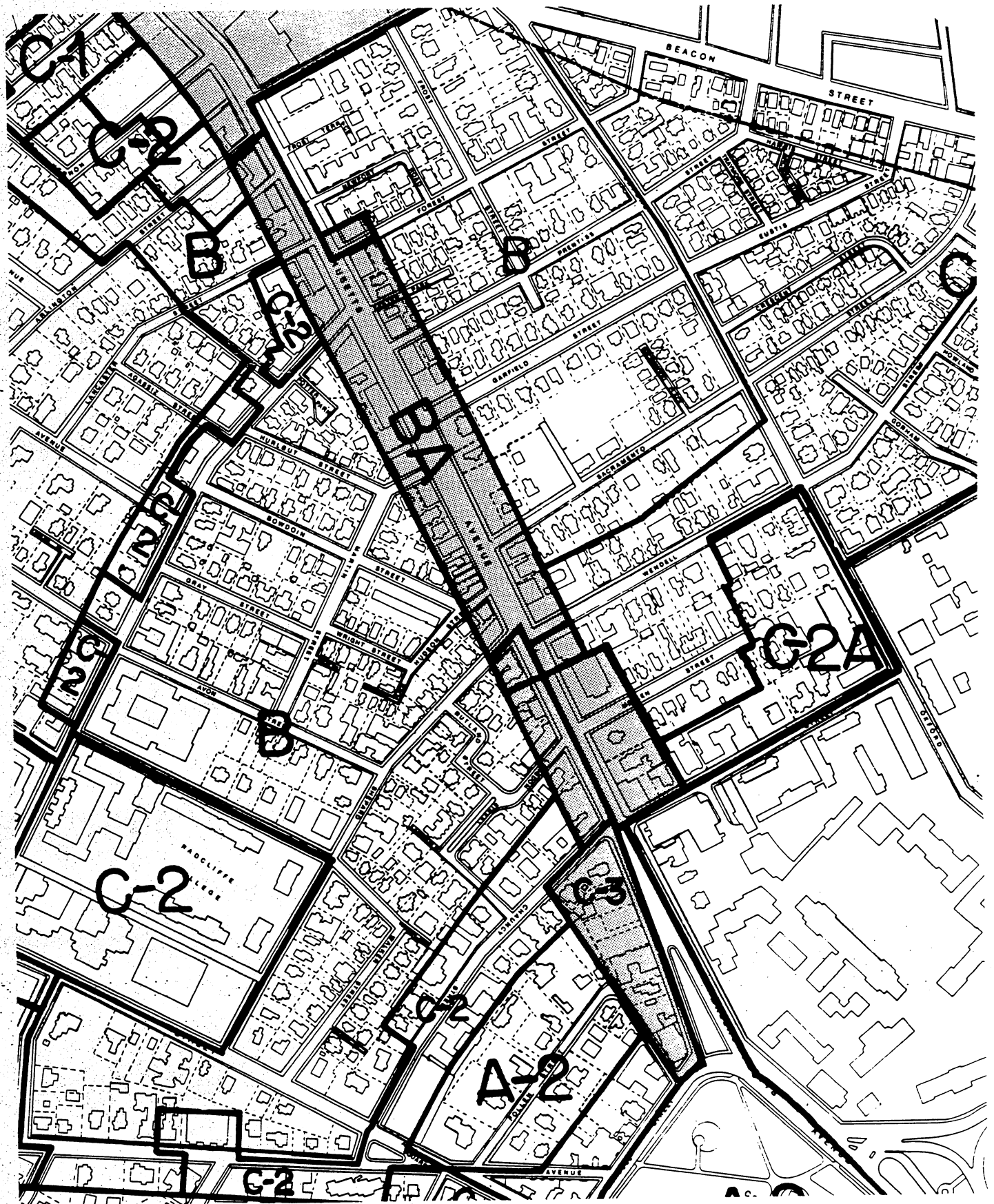
Area 11 - Existing Business B to proposed Business C-1

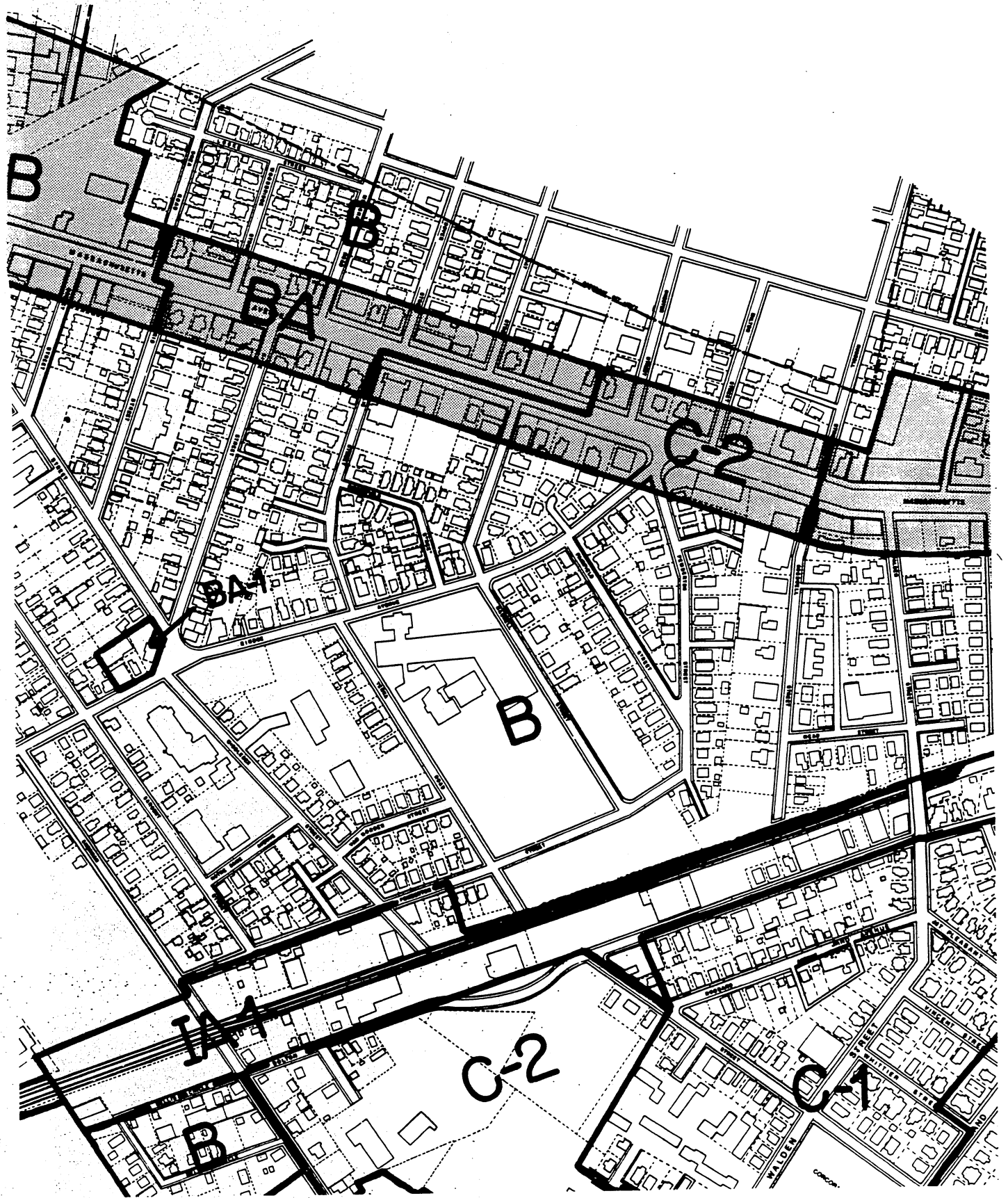
Area 12 - Existing Business B to Residence B

Area 13 - Existing Business A to proposed Business C-1

Area 14 - Existing Business A to proposed Business A-2

MASSACHUSETTS AVENUE OVERLAY DISTRICT





B

B

BA

BA

C-2

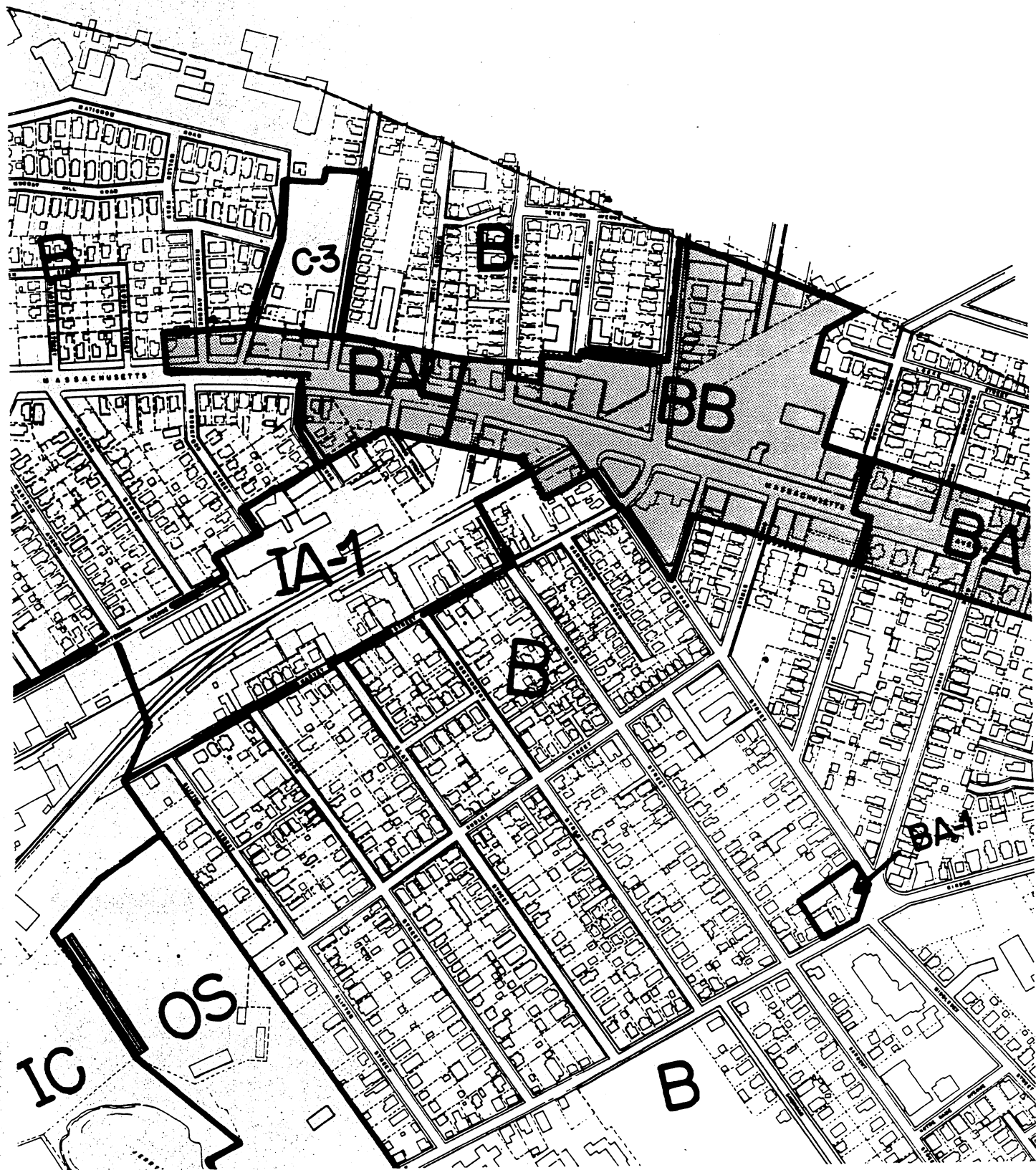
B

IAA

C-2

C-4

B



NORTHERN MASSACHUSETTS AVENUE PETITION

Ellen Riley 2218 Massachusetts Ave.

Wesley J. Sullivan 2203 Massons

Kate Mattes 2211 Mass. Ave.

Mary Lou Shields 16 Mead Street

Cambridge, May 8 1986

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

The undersigned respectfully pray

Cambridge City Council consider for adoption the attached
Northern Massachusetts Avenue Rezoning Petition submitted by:

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1986 MAY -8 PM 5: 05

CAMBRIDGE MA.

- 11/6 #4 John E. Laury, Jr. 22 Madison Ave ✓
- 10/1 Robert C. Barber 9 Russell Street ✓
- 11/5 Florence Mountain 19 Newman St. ✓
- 11/2 Joel Bard 51 Wendell St. —
- 7/3 Frederick R. Levy 2 Frost Terrace ✓
- 10/1 Donnie A. Neilan 9 Russell Street ✓
- 10/1 Lynn S. Scheuer 7 Russell Street ✓
- 7/3 Jody Maubien 2 Frost Terrace ✓
- 7/3 Amy Lang 1 Frost Terrace ✓
- 4/5 B. Kaur K. Swain 361 Harvard St. ✓
- George M. Gray 2301 Mass. Ave. Cambridge MA 02140
- 11/5 Ethel M. Toner 24 Newman St. Cambridge ✓
- 11/5 #4 Janet K. Laury 22 Madison Ave ✓
- Anthony S. Remondino Cambridge, Mass
- 2218 Mass. Ave.

✓ = registered voters

0-25

PETITION

of John E. Lowry, et al
 to amend the Zoning Ordinances Re:
 establishment of a new series of zoning
 for districts as they relate to Northern
 Mass. Avenue from the Common to Richard
 No. Avenue running 100 feet in depth on
 either side of Mass. Ave. & establish-
 ment of ~~special regulations~~ creating a
 Mass. Ave. Overlay District.

May 8, 1986

9/1/86 Placed on file
 due to hearing not
 held in required time
 copy to Les Barber, Planning Board 5/14/86
 copy to Council at Welsh, Ord. Comm.
 Chair 5/16/86 mtr

In City Council, May 12, 1986

Referred to the Committee on

Attest:

City Clerk.

Referred to the Planning
 Board on Ordinance
 Committee