

City of Cambridge

re: *eight technical amendments* PETITION OF *Planning Board*
 Petition filed with the City Clerk *Jan. 9, 1984*

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

22 days Jan
29 days Feb.
1.4 days - Mar
65 days = *March 14, 1984* = all hearings

In City Council

Jan. 9, 1984
Jan. 9, 1984

Referred to the Planning Board for report

Planning Board Hearing

Feb. 21, 1984

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be *May 21, 1984* .)

8 days - Feb.
31 days - March
30 days - April
21 days - May
 90 =

May 21, 1984 =
~~*Chronicle - March 15, 1984*~~
~~*March 22, 1984*~~

City Council hearing published -

Hearing before the City Council -

~~*Thursday March 29, 1984 at 7:00 PM*~~

Report to the City Council

Passed to a second reading published

Ready for Ordination published

No hearing held by City Council as 3/12/84 - this

COMPLETION DATE:

May 21, 1984

petition was placed on file due to expiration of hearing time limit



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

January 9, 1984

To the Honorable, the City Council:

SUBJECT: TECHNICAL ZONING AMENDMENTS

The Planning Board hereby submits a series of eight amendments to the zoning ordinance for consideration by the City Council. Amendments #1, #3, #4, #5, #6, and #8 are principally clarification and refinements of existing regulations and make no real change in the intent or requirements of the ordinance. Amendment #2 does make an important change, but one which appears to reflect the intent of the ordinance when it was originally drafted. Amendment #7 does require that the parking requirement for residences travel with each individual unit; it does not, however, impose any additional parking requirement.

Respectfully submitted,

For the Planning Board

Arthur C. Parris
Chairman

ACP:jp

Enclosure

- 1.a. Amend subsection 5.244, paragraph (1) by deleting the last sentence; Create a new subsection 5.245 as follows:

"5.245 Yard Formulae Exceptions. For buildings of forty feet or less in height in districts for which a maximum height of more than forty feet is permitted for all uses, the denominator in yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in footnotes a, b, and c of the tables.

- b. Amend Section 5.30, District Dimensional Regulations, by inserting the following new formulas:

		minimum yard in feet	
		side	rear
Table 5-1: Res. C-1	$\frac{H\&L}{6}$ (a)	$\frac{H\&L}{7}$	$\frac{H\&L}{6}$ (c)
Table 5-2: O-1	$\frac{H\&L}{6}$ (a)	$\frac{H\&L}{7}$	$\frac{H\&L}{6}$ (a)
Table 5-3: BA	none	none	$\frac{H\&L}{7}$ (a)
Table 5-3: BA-1	none	none	$\frac{H\&L}{7}$ (a)

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

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

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

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

3. Amend Article 12.000 Planned Unit Development as follows:

- a. Delete subsection 12.343 and replace it with the following new 12.343:

"12.343 The Development Proposal shall include written and graphic materials as specified by the Planning Board and as required in the Development Proposal Application form."

- b. Delete subsection 12.344 and renumber subsequent sections.

Note: The provision (a) deletes essentially administrative requirements of application submission (scale of maps, types of information etc.) from the zoning ordinance. Part (b) eliminates reference to payment by the applicant of public hearing costs. Fees, established administratively, have been set by the Planning Board to cover such costs.

4. Amend Section 4.30, Subsection 4.31(h) Residential Uses by adding a footnote (15) as follows:

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

Amend Section 4.40, Footnotes to Table of Use Regulations, footnote 15 as follows:

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

Note: This amendment would apply the condition that the exterior design of the structure is not changed when an existing dwelling is being converted for more than two families in a Residence B district as it now applies in the Residence A district when single family residences are converted to two family residences.

5. Amend Section 5.244(3) by substituting the word "provided" for the word "required" in the third sentence.

- (3) Where a building presents a variety of vertical planes to any given lot or street line, no plane shall be closer to the street or building line or lot line than permitted by the application to such plane of the appropriate formula in the tables of dimensional requirements in Section 5.30. For all planes set forward of the setback line required by said tables for the building if it were constructed in a single vertical plane, other planes must be set behind the setback line so calculated. The result shall be that the sum of the products of the setback provided for each plane times the facing area of each plane respectively shall be at least as great as the product of the setback required by the appropriate table for the building if it were constructed in a single vertical plane times the facing area of the building if viewed as a single plane. (see illustration below)

Product of

(Setback 1 x facing area 1) = Setback 2 x facing area 2)

MUST EQUAL OR EXCEED the product of

(Single plane Setback) x (Single Plane facing area)

Note: This amendment substitutes the word "Provided" (meaning the setback actually shown on building plans for a wall and building) for the word "required" (meaning the setback determined for a particular wall using the setback formulas in Section 5.30).

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

6. Delete Subsection 12.52, PUD Development Parcel Size and substitute therefore the following:

"12.52 PUD Development Parcel Size. The minimum size of a development parcel for a planned unit development shall be as specified in each planned unit development district; however, the Planning Board may, at its discretion allow development parcels containing less than the minimum required development parcel size but at least five times the minimum required area for a lot in the base zoning district in which the development would be located. The Planning Board may permit development parcels containing less than the minimum required development parcel size for the district but only upon its written determination that public review and approval of such a small development is necessary for accomplishing the planning objectives of the PUD district in which the development is located."

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

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

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

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

8. Amend Section 11.15 by substituting therefore the following:

11.15 Dimensional Standards for Townhouse Development

The following development controls apply to the parcel of land upon which a townhouse development is constructed and are not applicable to subdivided lots. The townhouse development parcel as a whole must conform to these controls. But once satisfied for the total parcel, the controls are waived for any subsequent subdivision of lots. The required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

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

- (1) ANY CHANGES IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED BY SPECIAL PERMIT SHALL REQUIRE APPROVAL FROM THE SPECIAL PERMIT GRANTING AUTHORITY.

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

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



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- b. Amend Section 5.30, District Dimensional Regulations, by inserting the following new formulas:

		minimum yard in feet	
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Table 5-2: O-1	$\frac{H\&L}{6}$ (a)	$\frac{H\&L}{7}$	$\frac{H\&L}{6}$ (a)
Table 5-3: BA	none	none	$\frac{H\&L}{7}$ (a)
Table 5-3: BA-1	none	none	$\frac{H\&L}{7}$ (a)

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

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

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

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

3. Amend Article 12.000 Planned Unit Development as follows:

- a. Delete subsection 12.343 and replace it with the following new 12.343:

"12.343 The Development Proposal shall include written and graphic materials as specified by the Planning Board and as required in the Development Proposal Application form."

- b. Delete subsection 12.344 and renumber subsequent sections.

Note: The provision (a) deletes essentially administrative requirements of application submission (scale of maps, types of information etc.) from the zoning ordinance. Part (b) eliminates reference to payment by the applicant of public hearing costs. Fees, established administratively, have been set by the Planning Board to cover such costs.

4. Amend Section 4.30, Subsection 4.31(h) Residential Uses by adding a footnote (15) as follows:

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

Amend Section 4.40, Footnotes to Table of Use Regulations, footnote 15 as follows:

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

Note: This amendment would apply the condition that the exterior design of the structure is not changed when an existing dwelling is being converted for more than two families in a Residence B district as it now applies in the Residence A district when single family residences are converted to two family residences.

5. Amend Section 5.244(3) by substituting the word "provided" for the word "required" in the third sentence.

- (3) Where a building presents a variety of vertical planes to any given lot or street line, no plane shall be closer to the street or building line or lot line than permitted by the application to such plane of the appropriate formula in the tables of dimensional requirements in Section 5.30. For all planes set forward of the setback line required by said tables for the building if it were constructed in a single vertical plane, other planes must be set behind the setback line so calculated. The result shall be that the sum of the products of the setback provided for each plane times the facing area of each plane respectively shall be at least as great as the product of the setback required by the appropriate table for the building if it were constructed in a single vertical plane times the facing area of the building if viewed as a single plane. (see illustration below)

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

6. Delete Subsection 12.52, PUD Development Parcel Size and substitute therefore the following:

"12.52 PUD Development Parcel Size. The minimum size of a development parcel for a planned unit development shall be as specified in each planned unit development district; however, the Planning Board may, at its discretion allow development parcels containing less than the minimum required development parcel size but at least five times the minimum required area for a lot in the base zoning district in which the development would be located. The Planning Board may permit development parcels containing less than the minimum required development parcel size for the district but only upon its written determination that public review and approval of such a small development is necessary for accomplishing the planning objectives of the PUD district in which the development is located."

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

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

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

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8. Amend Section 11.15 by substituting therefore the following:

11.15 Dimensional Standards for Townhouse Development

The following development controls apply to the parcel of land upon which a townhouse development is constructed and are not applicable to subdivided lots. The townhouse development parcel as a whole must conform to these controls. But once satisfied for the total parcel, the controls are waived for any subsequent subdivision of lots. The required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

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

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Arthur C. Parris
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Enclosure

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- b. Amend Section 5.30, District Dimensional Regulations, by inserting the following new formulas:

		minimum yard in feet	
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Table 5-1:	Res. C-1	$\frac{H\&L}{6}$ (a)	$\frac{H\&L}{6}$ (c)
Table 5-2:	O-1	$\frac{H\&L}{6}$ (a)	$\frac{H\&L}{7}$ (a)
Table 5-3:	BA	none	$\frac{H\&L}{7}$ (a)
Table 5-3:	BA-1	none	$\frac{H\&L}{7}$ (a)

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

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

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

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

3. Amend Article 12.000 Planned Unit Development as follows:

- a. Delete subsection 12.343 and replace it with the following new 12.343:

"12.343 The Development Proposal shall include written and graphic materials as specified by the Planning Board and as required in the Development Proposal Application form."

- b. Delete subsection 12.344 and renumber subsequent sections.

Note: The provision (a) deletes essentially administrative requirements of application submission (scale of maps, types of information etc.) from the zoning ordinance. Part (b) eliminates reference to payment by the applicant of public hearing costs. Fees, established administratively, have been set by the Planning Board to cover such costs.

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

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

Note: This amendment would apply the condition that the exterior design of the structure is not changed when an existing dwelling is being converted for more than two families in a Residence B district as it now applies in the Residence A district when single family residences are converted to two family residences.

5. Amend Section 5.244(3) by substituting the word "provided" for the word "required" in the third sentence.

- (3) Where a building presents a variety of vertical planes to any given lot or street line, no plane shall be closer to the street or building line or lot line than permitted by the application to such plane of the appropriate formula in the tables of dimensional requirements in Section 5.30. For all planes set forward of the setback line required by said tables for the building if it were constructed in a single vertical plane, other planes must be set behind the setback line so calculated. The result shall be that the sum of the products of the setback provided for each plane times the facing area of each plane respectively shall be at least as great as the product of the setback required by the appropriate table for the building if it were constructed in a single vertical plane times the facing area of the building if viewed as a single plane. (see illustration below)

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4. Amend Section 4.30, Subsection 4.31(h) Residential Uses by adding a footnote (15) as follows:

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

Amend Section 4.40, Footnotes to Table of Use Regulations, footnote 15 as follows:

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

Note: This amendment would apply the condition that the exterior design of the structure is not changed when an existing dwelling is being converted for more than two families in a Residence B district as it now applies in the Residence A district when single family residences are converted to two family residences.

5. Amend Section 5.244(3) by substituting the word "provided" for the word "required" in the third sentence.

- (3) Where a building presents a variety of vertical planes to any given lot or street line, no plane shall be closer to the street or building line or lot line than permitted by the application to such plane of the appropriate formula in the tables of dimensional requirements in Section 5.30. For all planes set forward of the setback line required by said tables for the building if it were constructed in a single vertical plane, other planes must be set behind the setback line so calculated. The result shall be that the sum of the products of the setback provided for each plane times the facing area of each plane respectively shall be at least as great as the product of the setback required by the appropriate table for the building if it were constructed in a single vertical plane times the facing area of the building if viewed as a single plane. (see illustration below)

Product of

(Setback 1 x facing area 1) = Setback 2 x facing area 2)

MUST EQUAL OR EXCEED the product of

(Single plane Setback) x (Single Plane facing area)

Note: This amendment substitutes the word "Provided" (meaning the setback actually shown on building plans for a wall and building) for the word "required" (meaning the setback determined for a particular wall using the setback formulas in Section 5.30).

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

6. Delete Subsection 12.52, PUD Development Parcel Size and substitute therefore the following:

"12.52 PUD Development Parcel Size. The minimum size of a development parcel for a planned unit development shall be as specified in each planned unit development district; however, the Planning Board may, at its discretion allow development parcels containing less than the minimum required development parcel size but at least five times the minimum required area for a lot in the base zoning district in which the development would be located. The Planning Board may permit development parcels containing less than the minimum required development parcel size for the district but only upon its written determination that public review and approval of such a small development is necessary for accomplishing the planning objectives of the PUD district in which the development is located."

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

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

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

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

8. Amend Section 11.15 by substituting therefore the following:

11.15 Dimensional Standards for Townhouse Development

The following development controls apply to the parcel of land upon which a townhouse development is constructed and are not applicable to subdivided lots. The townhouse development parcel as a whole must conform to these controls. But once satisfied for the total parcel, the controls are waived for any subsequent subdivision of lots. The required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

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

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

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

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



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

January 9, 1984

To the Honorable, the City Council:

SUBJECT: TECHNICAL ZONING AMENDMENTS

The Planning Board hereby submits a series of eight amendments to the zoning ordinance for consideration by the City Council. Amendments #1, #3, #4, #5, #6, and #8 are principally clarification and refinements of existing regulations and make no real change in the intent or requirements of the ordinance. Amendment #2 does make an important change, but one which appears to reflect the intent of the ordinance when it was originally drafted. Amendment #7 does require that the parking requirement for residences travel with each individual unit; it does not, however, impose any additional parking requirement.

Respectfully submitted,

For the Planning Board

Arthur C. Parris
Chairman

ACP:jp

Enclosure

- 1.a. Amend subsection 5.244, paragraph (1) by deleting the last sentence; Create a new subsection 5.245 as follows:

"5.245 Yard Formulae Exceptions. For buildings of forty feet or less in height in districts for which a maximum height of more than forty feet is permitted for all uses, the denominator in yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in footnotes a, b, and c of the tables.

- b. Amend Section 5.30, District Dimensional Regulations, by inserting the following new formulas:

		minimum yard in feet side	rear
Table 5-1: Res. C-1	$\frac{H\&L}{6}$ (a)	$\frac{H\&L}{7}$	$\frac{H\&L}{6}$ (c)
Table 5-2: O-1	$\frac{H\&L}{6}$ (a)	$\frac{H\&L}{7}$	$\frac{H\&L}{6}$ (a)
Table 5-3: BA	none	none	$\frac{H\&L}{7}$ (a)
Table 5-3: BA-1	none	none	$\frac{H\&L}{7}$ (a)

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

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

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

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

3. Amend Article 12.000 Planned Unit Development as follows:

- a. Delete subsection 12.343 and replace it with the following new 12.343:

"12.343 The Development Proposal shall include written and graphic materials as specified by the Planning Board and as required in the Development Proposal Application form."

- b. Delete subsection 12.344 and renumber subsequent sections.

Note: The provision (a) deletes essentially administrative requirements of application submission (scale of maps, types of information etc.) from the zoning ordinance. Part (b) eliminates reference to payment by the applicant of public hearing costs. Fees, established administratively, have been set by the Planning Board to cover such costs.

4. Amend Section 4.30, Subsection 4.31(h) Residential Uses by adding a footnote (15) as follows:

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

Amend Section 4.40, Footnotes to Table of Use Regulations, footnote 15 as follows:

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

Note: This amendment would apply the condition that the exterior design of the structure is not changed when an existing dwelling is being converted for more than two families in a Residence B district as it now applies in the Residence A district when single family residences are converted to two family residences.

5. Amend Section 5.244(3) by substituting the word "provided" for the word "required" in the third sentence.

- (3) Where a building presents a variety of vertical planes to any given lot or street line, no plane shall be closer to the street or building line or lot line than permitted by the application to such plane of the appropriate formula in the tables of dimensional requirements in Section 5.30. For all planes set forward of the setback line required by said tables for the building if it were constructed in a single vertical plane, other planes must be set behind the setback line so calculated. The result shall be that the sum of the products of the setback provided for each plane times the facing area of each plane respectively shall be at least as great as the product of the setback required by the appropriate table for the building if it were constructed in a single vertical plane times the facing area of the building if viewed as a single plane. (see illustration below)

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Note: This amendment substitutes the word "Provided" (meaning the setback actually shown on building plans for a wall and building) for the word "required" (meaning the setback determined for a particular wall using the setback formulas in Section 5.30).

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

6. Delete Subsection 12.52, PUD Development Parcel Size and substitute therefore the following:

"12.52 PUD Development Parcel Size. The minimum size of a development parcel for a planned unit development shall be as specified in each planned unit development district; however, the Planning Board may, at its discretion allow development parcels containing less than the minimum required development parcel size but at least five times the minimum required area for a lot in the base zoning district in which the development would be located. The Planning Board may permit development parcels containing less than the minimum required development parcel size for the district but only upon its written determination that public review and approval of such a small development is necessary for accomplishing the planning objectives of the PUD district in which the development is located."

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

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

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

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

8. Amend Section 11.15 by substituting therefore the following:

11.15 Dimensional Standards for Townhouse Development

The following development controls apply to the parcel of land upon which a townhouse development is constructed and are not applicable to subdivided lots. The townhouse development parcel as a whole must conform to these controls. But once satisfied for the total parcel, the controls are waived for any subsequent subdivision of lots. The required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

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

- (1) ANY CHANGES IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED BY SPECIAL PERMIT SHALL REQUIRE APPROVAL FROM THE SPECIAL PERMIT GRANTING AUTHORITY.

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



RECEIVED BY
CITY OF CAMBRIDGE MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

January 9, 1984

To the Honorable, the City Council:

SUBJECT: TECHNICAL ZONING AMENDMENTS

The Planning Board hereby submits a series of eight amendments to the zoning ordinance for consideration by the City Council. Amendments #1, #3, #4, #5, #6, and #8 are principally clarification and refinements of existing regulations and make no real change in the intent or requirements of the ordinance. Amendment #2 does make an important change, but one which appears to reflect the intent of the ordinance when it was originally drafted. Amendment #7 does require that the parking requirement for residences travel with each individual unit; it does not, however, impose any additional parking requirement.

Respectfully submitted,

For the Planning Board

Arthur C. Parris

Arthur C. Parris
Chairman

ACP:jp

Enclosure

- 1.a. Amend subsection 5.244, paragraph (1) by deleting the last sentence; Create a new subsection 5.245 as follows:

"5.245 Yard Formulae Exceptions. For buildings of forty feet or less in height in districts for which a maximum height of more than forty feet is permitted for all uses, the denominator in yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in footnotes a, b, and c of the tables.

- b. Amend Section 5.30, District Dimensional Regulations, by inserting the following new formulas:

		minimum yard in feet		
			side	rear
Table 5-1:	Res. C-1	$\frac{H\&L}{6}$ (a)	$\frac{H\&L}{7}$	$\frac{H\&L}{6}$ (c)
Table 5-2:	O-1	$\frac{H\&L}{6}$ (a)	$\frac{H\&L}{7}$	$\frac{H\&L}{6}$ (a)
Table 5-3:	BA	none	none	$\frac{H\&L}{7}$ (a)
Table 5-3:	BA-1	none	none	$\frac{H\&L}{7}$ (a)

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

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

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

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

3. Amend Article 12.000 Planned Unit Development as follows:

- a. Delete subsection 12.343 and replace it with the following new 12.343:

"12.343 The Development Proposal shall include written and graphic materials as specified by the Planning Board and as required in the Development Proposal Application form."

- b. Delete subsection 12.344 and renumber subsequent sections.

Note: The provision (a) deletes essentially administrative requirements of application submission (scale of maps, types of information etc.) from the zoning ordinance. Part (b) eliminates reference to payment by the applicant of public hearing costs. Fees, established administratively, have been set by the Planning Board to cover such costs.

4. Amend Section 4.30, Subsection 4.31(h) Residential Uses by adding a footnote (15) as follows:

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

Amend Section 4.40, Footnotes to Table of Use Regulations, footnote 15 as follows:

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

Note: This amendment would apply the condition that the exterior design of the structure is not changed when an existing dwelling is being converted for more than two families in a Residence B district as it now applies in the Residence A district when single family residences are converted to two family residences.

5. Amend Section 5.244(3) by substituting the word "provided" for the word "required" in the third sentence.

- (3) Where a building presents a variety of vertical planes to any given lot or street line, no plane shall be closer to the street or building line or lot line than permitted by the application to such plane of the appropriate formula in the tables of dimensional requirements in Section 5.30. For all planes set forward of the setback line required by said tables for the building if it were constructed in a single vertical plane, other planes must be set behind the setback line so calculated. The result shall be that the sum of the products of the setback provided for each plane times the facing area of each plane respectively shall be at least as great as the product of the setback required by the appropriate table for the building if it were constructed in a single vertical plane times the facing area of the building if viewed as a single plane. (see illustration below)

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

6. Delete Subsection 12.52, PUD Development Parcel Size and substitute therefore the following:

"12.52 PUD Development Parcel Size. The minimum size of a development parcel for a planned unit development shall be as specified in each planned unit development district; however, the Planning Board may, at its discretion allow development parcels containing less than the minimum required development parcel size but at least five times the minimum required area for a lot in the base zoning district in which the development would be located. The Planning Board may permit development parcels containing less than the minimum required development parcel size for the district but only upon its written determination that public review and approval of such a small development is necessary for accomplishing the planning objectives of the PUD district in which the development is located."

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

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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.

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8. Amend Section 11.15 by substituting therefore the following:

11.15 Dimensional Standards for Townhouse Development

The following development controls apply to the parcel of land upon which a townhouse development is constructed and are not applicable to subdivided lots. The townhouse development parcel as a whole must conform to these controls. But once satisfied for the total parcel, the controls are waived for any subsequent subdivision of lots. The required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

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

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CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE, MASS. 02139

RECEIVED BY
MASS ARCHITECTS

JAN 9 4 48 PM '84

January 9, 1984

To the Honorable, the City Council:

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Respectfully submitted,

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

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

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The following development controls apply to the parcel of land upon which a townhouse development is constructed and are not applicable to subdivided lots. The townhouse development parcel as a whole must conform to these controls. But once satisfied for the total parcel, the controls are waived for any subsequent subdivision of lots. The required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

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

- (1) ANY CHANGES IN THE DIMENSIONS OF THE SITE PLAN OR ANY TOWNHOUSE OF A TOWNHOUSE DEVELOPMENT APPROVED BY SPECIAL PERMIT SHALL REQUIRE APPROVAL FROM THE SPECIAL PERMIT GRANTING AUTHORITY.

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

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

0-4

Comm. from Arthur C. Parris, Chairman, Cambridge Planning Board transmitting a series of eight technical amendments to the Zoning Ordinances for consideration by the City Council.

Hearing 3/29/84

*copy sent to the Planning Board 1/12/84
3/12/84 - No hearing held
as of this date - the
petition was placed on
file due to expiration
of hearing time limit*

In City Council,

January 9, 1984

1/9/1984

*Referred to the
Planning Board
and
Ordinance Committee
For
Hearing & Report -*