

ARTICLE IV USE REGULATIONS

Sec. 1. District Uses

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

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

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

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

Sec. 2. Table of Use Regulations

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

	Res. <u>A</u> 1&2	Res. <u>B</u>	Res. <u>C</u> 1,2,3	Off. <u>1,2,3</u>	Bus. <u>A</u>	Bus. <u>B</u>	Ind. <u>A</u>	Ind. <u>B</u>
2. <u>Conversion of Dwelling, Structure</u>								
a. Existing one-family detached dwelling converted for two families, provided that in Residence A districts the exterior design of the structure is not changed See also Section 7.	Yes	Yes	Yes	Yes	Yes	Yes	No	No
b. Existing dwelling converted for more than two families. See also Section 7.								
3. <u>Institutional, Transportation, and Utility Uses</u>								
a. Place of worship	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
b. School of the public school system of the City of Cambridge, non-profit day school for the education of children in the elementary or high school grades	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
c. Non-profit college or university, non-profit boarding school, other non-profit educational institution, except for facilities hereinafter described *SP in O-1	No	SP	Yes	Yes*	Yes	Yes	Yes	Yes
d. Licensed day nursery school or kindergarten	Yes	Yes	Yes	Yes	Yes	No	No	No
e. Library or museum	SP	Yes	Yes	Yes	Yes	Yes	Yes	Yes
f. 1) Hospital (may include related teaching facilities and offices for its medical staff not to exceed 25% of the gross floor area of the hospital); Infirmary. *No in O-1	No	No	Yes	Yes*	Yes	Yes	Yes	Yes
f. 2) Nursing home, convalescent home.	No	No	Yes	Yes	Yes	Yes	Yes	Yes
g. Cemetery	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
h. Public park or playground, public recreation building	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
i. Private non-profit community center building, settlement house	No	SP	Yes	Yes	Yes	Yes	Yes	Yes
j. Theatres, auditoriums, halls used for public gatherings, athletic facilities and other places of assembly of non-profit educational institutions where facilities are primarily used by faculty and students and where public is admitted on payment of fee	No	No	Yes	Yes	Yes	Yes	Yes	Yes

Zoning Ordinance

Art. IV, Sec. 2

	Res. <u>A</u> 1&2	Res. <u>B</u>	Res. <u>C</u> 1,2,3	Off. 1,2,3	Bus. <u>A</u>	Bus. <u>B</u>	Ind. <u>A</u>	Ind. <u>B</u>
k. Laboratory or research facilities of non-profit educational institutions which supply services for a fee for other than enrolled students, provided there is no manufacturing on the premises	No	No	SP	Yes	Yes	Yes	Yes	Yes
l. Private non-profit club or lodge operated for members only *No in O-1	No	SP	Yes	Yes*	Yes	Yes	Yes	Yes
m. Telephone exchange, transformer station, substation, gas regulator station, or pumping station *No in O-1	SP	SP	SP	Yes*	Yes	Yes	Yes	Yes
n. Fire or police station	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
o. Post office	No	No	No	Yes	Yes	Yes	Yes	Yes

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

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

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

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

<u>Res.</u> <u>A</u> <u>1&2</u>	<u>Res.</u> <u>B</u>	<u>Res.</u> <u>C</u> <u>1,2,3</u>	<u>Off.</u> <u>1,2,3</u>	<u>Bus.</u> <u>A</u>	<u>Bus.</u> <u>B</u>	<u>Ind.</u> <u>A</u>	<u>Ind.</u> <u>B</u>
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(see previous page for districts permitted)

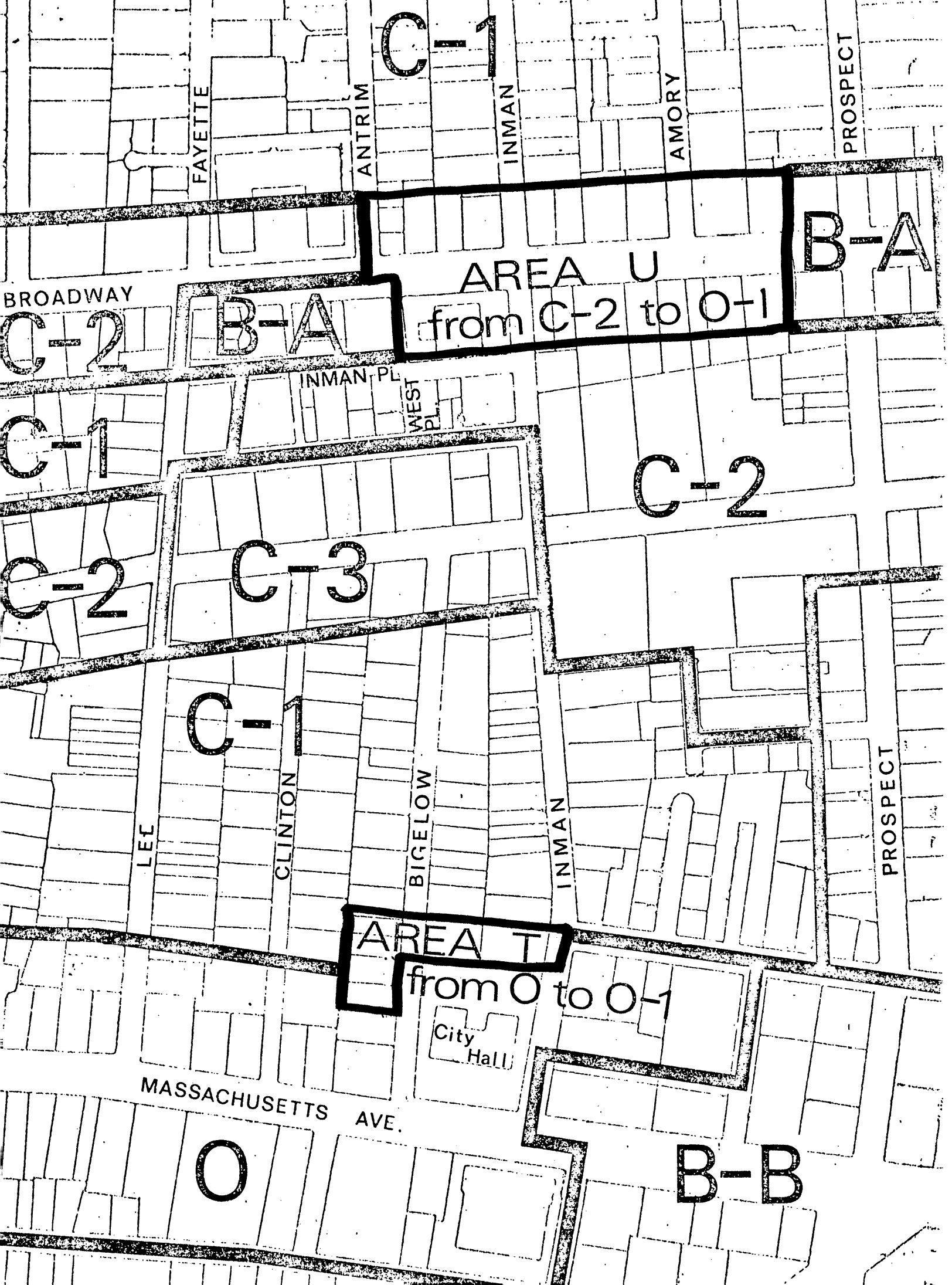
- 1) Clothing, but not the manufacture of the cloth or other material of which the clothing is made
- 2) Food products, including bakery, confectionery and dairy products
- 3) Drugs
- 4) Electrical, electronic and communication instruments
- 5) Engineering, laboratory and scientific instruments, temperature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

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

Sec. 2. Table of Dimensional Requirements

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area For Each D. U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet ^(a)			(6) Maximum Height in Feet	(7) Min. Ratio of Usable Open Space to Lot Area
					Front	Side	Rear		
Res. A-1	0.5	8,000	6,000	80	25	15(sum of 35)	25	35	25
Res. A-2	0.5	6,000	4,500	65	20	10(sum of 25)	20	35	25
Res. B	0.5	5,000	2,500	50	15	7'6"(sum of 20)	20	35	20
Res. C-1	0.75	5,000	1,200	50	] $\frac{H+L}{4}$ ^(b)	$\frac{H+L}{5}$	$\frac{H+L}{4}$ ^(d)	35	15
Res. C-2	1.75	5,000	600	50				85	15
Res. C-3	3.0	5,000	300	50				5	6	$\frac{H+L}{5}$^{(d)}	none	10
Office -1	0.75	5,000	1,200	50	] $\frac{H+L}{4}$ ^(b)	$\frac{H+L}{5}$	$\frac{H+L}{4}$ ^(d)	35	15
Office -2	1.75	5,000	600	50				85	15
Office -3	3.0	5,000	300	50	$\frac{H+L}{5}$ ^(c)	$\frac{H+L}{6}$	] $\frac{H+L}{5}$ ^(d)	none	10
Bus. A ^(e)	1.0	none	---	none	none	none		35	none (g)
Bus. B ^(f)	4.0	none	---	none	none	none	none	none (g)	
Ind. A	2.0	none	---	none	none	none	none	none	
Ind. B	4.0	none	---	none	none	none	none	none	

	<u>Res.</u> <u>A</u> <u>1&2</u>	<u>Res.</u> <u>B</u>	<u>Res.</u> <u>C</u> <u>1,2,3</u>	<u>Off.</u> <u>1,2,3</u>	<u>Bus.</u> <u>A</u>	<u>Bus.</u> <u>B</u>	<u>Ind.</u> <u>A</u>	<u>Ind.</u> <u>B</u>
g. Manufacture, processing, assembly, packaging or other industrial operation, subject to Building Department and Health Department regulations without limit as to category or product except as otherwise listed in this paragraph 8 or as hereinafter prohibited, provided that (a) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution, and (b) any noise, vibration or flashing are not normally perceptible without instruments at a distance of five hundred feet from the premises, but the following are expressly prohibited:	No	No	No	No	No	No	No	Yes
1) Acid manufacture								
2) Cement, lime or gypsum manufacture								
3) Explosives or fireworks manufacture								
4) Glue manufacture								
5) Incineration or reduction of garbage, offal or dead animals, except such processing as may be conducted by the City of Cambridge								
6) Petroleum refining								
7) Smelting of zinc, copper, tin or iron ores								
8) Stockyard or abattoir								
h. Open-lot storage of second-hand lumber or other used building material, provided the area so used is surrounded by a six-foot high wall or tight fence; storage of flammable liquids or gas as permitted by the Building Code	No	No	No	No	No	No	No	Yes
i. Open-lot storage of junk, scrap, paper, rags, unrepaired or unclean containers or other salvage articles, provided the area so used is surrounded by a six-foot high wall or tight fence	No	No	No	No	No	No	No	SP



FAYETTE

ANTRIM

C-1

INMAN

AMORY

PROSPECT

BROADWAY

C-2

B-A

AREA U
from C-2 to O-1

B-A

INMAN PL

WEST PL

C-1

C-2

C-2

C-3

C-1

LEE

CLINTON

BIGELOW

INMAN

PROSPECT

AREA T

from O to O-1

City Hall

MASSACHUSETTS AVE.

O

B-B

ARTICLE VII

Sec. 2. Table of Parking Requirements

Off-street parking facilities shall be provided as follows:

Class of Allowed Use

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

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

1

By striking out the designation Office and substituting in place thereof the designation Office -1 insofar as it relates to the following designated areas of land.

Premises of the following parcels as designated on Assessor's Plat #118: Odd numbers 795, 843 Massachusetts Ave.; odd numbers 5, 5a, 7, 9, 11, 13 Bigelow St.; even numbers 6, 8 Bigelow St.; odd numbers 11, 15 Inman St.; even numbers 2-10 Clinton St.; and which includes all or parts of lots numbered 32, 33, 92, 34, 35, 29, 79, 78, 25-27, 2, 3, 4, 5, 65, 64; as shown on Assessor's Plat #118 and which is bounded and described as follows:

Beginning at a point, said point being the intersection of the centerline of Bishop Allen Drive (formerly Austin Street) and the centerline of Inman Street;

Thence running southwesterly 85 feet, more or less, along the centerline of Inman Street to a point, said point being the intersection with the easterly extension of the southerly lot line of lot No. 65 as shown on Assessor's Plat #118;

Thence running westerly 255 feet, more or less, along the southerly lot lines of lot Nos. 65 and 34 as shown on Assessor's Plat #118 and their extensions to a point, said point being the intersection with the centerline of Bigelow Street;

Thence running southerly 72 feet, more or less, along the centerline of Bigelow Street to a point, said point being the intersection with a line 150 feet distant from and parallel to the northern streetline of Massachusetts Avenue;

Thence running westerly 120 feet, more or less, along a line 150 feet distant from and parallel to the northern streetline of Massachusetts Avenue, to a point said point being the intersection with a line 100 feet distant from and parallel to the westerly streetline of Bigelow Street;

Thence running northerly 180 feet, more or less, along a line 100 feet distant from and parallel to the westerly streetline of Bigelow Street to a point said point being the intersection with the westerly extension of the centerline of Bishop Allen Drive;

Thence running easterly 385 feet, more or less, along the extension of the centerline of Bishop Allen Drive to a point, said point being the intersection with the centerline of Inman Street;

and which comprises an area of 37,300 square feet more or less.

By striking out the designation Residence C-2 and substituting in place thereof the designation Office 1 insofar as it relates to the following described areas of land:

Premises of the following parcels as designated on Assessor's Plat #114: Odd numbers 343, 343-1/2, 345, 347, 349, 353, 351 Broadway; odd numbers 63, 65 Inman St.; even numbers 4, 6, 10, 12 Antrim St.; and which includes all or parts of lots numbered 37, 38, 39, 97, 96, 131, 132, 94 as shown on Assessor's Plat #114 and which is bounded and described as follows:

Beginning at a point, said point being the intersection of the centerline of West Place and the centerline of Broadway;

Thence running westerly 50 feet, more or less, along the centerline of Broadway to a point, said point being the intersection with the extension of the centerline of Antrim Street;

Thence running northerly 140 feet, more or less, along the centerline of Antrim Street, to a point, said point being the intersection with a line 100 feet distant from and parallel to the northerly streetline of Broadway;

Thence running easterly 700 feet, more or less, along a line 100 feet distant from and parallel to the northerly streetline of Broadway to a point, said point being the intersection with a line 100 feet distant from and parallel to the westerly streetline of Prospect Street;

Thence running southerly 280 feet, more or less, along a line 100 feet distant from and parallel to the westerly streetline of Prospect Street to a point, said point being the intersection with a line 100 feet distant from and parallel to the southerly streetline of Broadway;

Thence running westerly 660 feet, more or less, along a line 100 feet distant from and parallel to the southerly streetline of Broadway to a point, said point being the intersection with the centerline of West Place;

Thence running northerly 140 feet, more or less, along the centerline of West Place to a point, said point being the intersection with the centerline of Broadway;

and which comprises an area of 182,250 square feet more or less.

Article V. section 2 Table of Dimensional Requirements

"by striking out the entirety of Article V. section 2 and substituting in place thereof the following (see attached sheet Article V Section 2).

In Article VI, section 4, paragraph 10;

by striking out the designations "Res A, B and C-1 districts" and substituting in place thereof the designations "Res A, B C-1 and O-1 districts".

In Article VII, section 2, Zoning District;

by inserting after "Res C-2" and before "Bus A" the designations "Off. O-1" Office O-2."

by inserting after "Res C-3" and before "Ind. B". the designation "Off 0-3"

In Article VII, section 3, paragraph 1. a Zoning District;

by striking out the designation "Office District" and substituting in place thereof the designation "Office 0-3 District".

Further, that the zoning map accompanying the text of the Zoning Ordinance be amended as follows; (see attached sheet 1 and 2).

C. B. [unclear] [unclear]



CITY OF CAMBRIDGE, MASSACHUSETTS
P L A N N I N G B O A R D

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 39

September 30, 1975

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

SUBJECT: Petition to establish three new Office designations:
Office -1, Office -2, and Office -3, and to substitute the
new Office -1 District in place of a Residence C-2
District in the Broadway/Inman Street area, and in place
of an Office District in Inman Street/Bigelow Street area.

Dear Councillors:

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Thursday, September 25, 1975 on a petition by Brendan Noonan to establish three new Office designations; Office -1, Office -2, and Office -3, and to substitute the new Office -1 designation in place of a present Residence C-2 district in the Broadway/Inman Street area and in place of a present Office district in the Inman Street/Bigelow Street area. (see attached map). Office -1 development controls would conform to Residence C-1 dimensional requirements:
.75 Floor Area Ratio, a 35 foot height limit and 36 dwelling units per acre.

Office - 2 development controls would conform to Residence C-2 dimensional requirements: 1.75 Floor Area, an 85 foot height limit and 72 units per acre.

Office - 3 development controls would conform to the present Office district: 3.0 Floor Area Ratio, no height limit and 144 units per acre.

THE LOGIC OF NEW OFFICE DISTRICTS

The present office district (Office -3 in the proposed amendment) was originally designed to allow the development of high density office and multi-unit residential uses. While the original intent remains the same for Office districts, the intensity of development presently permitted in an Office zone is not appropriate for all Office zones. Office zones

exist throughout the City on major arteries such as Massachusetts Avenue as well as adjacent to residential neighborhoods. Due to the potential impact of the zones in terms of parking and traffic, height and density, new office districts were developed.

In addition to providing the Office designation with flexibility, the proposed Office 1 and Office 2 designations could aid in preserving older homes,

By permitting office uses in these homes, retention of the structures could become financially viable. Further the new Office zones would not conflict with residential uses in these areas.

ZONING AND PROTECTION OF FAMILY ENVIRONMENT.

To the extent that zoning affects the frequency, distribution and intensity of land uses throughout the City, zoning interacts with the needs of families. In Cambridge, zoning has a critical impact on the suitability of a family environment and the protection of it. In the last decade pressures have grown to the extent that both the physical and sociological characteristics of many family type neighborhoods have already been altered considerably and their suitability as family environments have been threatened. In several neighborhoods, zoning has contributed to this situation by implicitly encouraging pressures for redevelopment and conversion to higher densities. In areas where densities permitted by the Zoning Ordinance are higher than existing densities such pressures are inevitable.

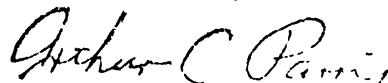
Most abutting residential areas permit a much lower density than the present Office district allows. This petition attempts to subdue these pressures in order to protect adjacent residential areas.

RECOMMENDATION

The Board feels that the preservation of family environment should be a principle objective of Cambridge. They represent a scarce commodity that the City cannot afford to lose. The proposed petition would contribute to this end.

The Planning Board recommends that the petition be APPROVED.

Respectfully submitted for
the Cambridge Planning Board,



Arthur C. Parris

CITY COUNCIL

NOTICE OF PUBLIC HEARING

The Ordinance Committee of the City
Council, ^{of the} City of Cambridge, will hold
a public hearing on Thursday ~~Sept 18~~ ^{October 2, 1975} at 7:30 p.m.
in the City Council Chamber, City Hall
on a petition by C. Brendan Noonan to
amend both the map accompanying the
Zoning Ordinance and the text of the
Zoning Ordinance.

(Pick up where marked on second
sheet)

1. The C.R.A. as owners and sellers of land can set conditions on the sale of land to developers.
2. The C.R.A. favors incorporation of design review into a development review procedure by a panel of comprehensive talents which would have to conform to the stated objectives of the Plan.
3. The Joint Participation agreement gives the City Council the option to accept or reject development proposals before they are included in any land disposition agreement to be executed. The City Council and the City Manager would have 10 working days for review.
4. The City Council has the option of reconsideration of the entire Plan after completion of an Environmental Impact Statement.
(Metcalf & Eddy to perform work with C.R.A. information)

Mr. Nowiszewski objected stating that there were no provisions made for a quality of development vs. quantity of development formula, or for the flexibility vs. development guidelines issue, or for the concerns of the neighbors abutting the site. Mr. Thompson responded that possibly an interagency group could be established to deal with problems arising over the long term.

On a motion by Mr. Dietrich, seconded by Mr. Nowiszewski, the Planning Board voted 5 to 0 with Mr. Woolsey abstaining to forward a revised draft of a previous letter to the City Manager stating that the Plan Amendment of January 6, 1975 conforms with a comprehensive plan for the City as a whole.

PLANNING BOARD

NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Thursday September 25, 1975 at 7:30 p.m. in the Community Development Board Room, City Hall Annex, Cambridge, Mass. on a petition to amend both ~~the map~~ ~~accompanying the Zoning Ordinance and~~ ~~the text of the Zoning Ordinance.~~

~~the~~ the text of the Zoning Ordinance and the map accompanying the Zoning Ordinance. (PICK UP here)

The amendment to the text would alter
Article III, section 1, Establishment of District,
Article IV, section 2, Table of Use Regulations,
Article V, section 2, Table of Dimensional
Requirements.

1. The C.R.A. as owners and sellers of land can set conditions on the sale of land to developers.
2. The C.R.A. favors incorporation of design review into a development review procedure by a panel of comprehensive talents which would have to conform to the stated objectives of the Plan.
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(Metcalf & Eddy to perform work with C.R.A. information)

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Article VII, section 4, Accessory Uses, and
Article VIII, sections 2+3, Zoning District,
to allow for the insertion of three new zoning
districts, Office 1, Office 2, and Office 3.

The amendment to the map accompanying
the zoning ordinance would affect two areas.

The first, by striking out the designation
Office and substituting in place thereof
the designation Office 1 in an area
generally bounded as follows:

On the East by the centerline of Inman
Street.

On the South by the southerly lot line of lot
65 as shown on Assessors' plat # 118 and
by a line 150 feet distant from and parallel
to the northern streetline of Massachusetts Avenue.

On the West by a line 100 feet distant
from and parallel to the western streetline

... Ron Cohen doubted the fairness of a citizen/professional Review Board. He felt that because the professionals would be constant while citizens would be ad-hoc that the professionals would dominate the board. Ron Cohen felt that a separate citizen board should advise the Planning Board and that the professionals' role should be limited to providing technical advice.

... Mr. Cohn responded that a mutual exchange of ideas is more important than "votes" of opinion.

C. Permit-Granting Authority

A discussion ensued regarding the suitability of the City Council as the permit-granting authority. Some felt that the Council is too politicized to function effectively in such cases. Others felt that its accountability made the City Council the proper forum for such cases.

Ron Cohen stated that the review board should have the option of a no-permit ruling. He felt that strong city government can stop development for development sake. Both Mr. Brode and Mr. Jones felt that no-permit situations should be zoning questions.

D. Determination of Uses/Areas

It was the sense of the Planning Board that the Environmental Impact Review Board draft should be clarified.

Mr. Jones urged that there be either prompt action on the Environmental Impact Review Board, or withdrawal of the Initiative Petition or both so that the present moratorium on building permit issuance would end. Mr. Brode asked the Planning Board to agree in principle to the Environmental Review Board.

Mr. Parris, speaking for the Planning Board, said that there was no serious opposition to the measure.

II. KENDALL SQUARE

Mr. Thompson and Mr. Tercyak of the C.R.A. detailed revisions to the Plan Amendment made in response to Planning Board comments. The Planning Board then raised the question of development control and design review of the site. Mr. Tercyak and Mr. Thompson outlined controls built into the Plan and others which could be added.

of Bigelow Street

On the North by the extension of the centerline of Bishop Allen Drive.

The second, by striking out the designation Residence C-2 and substituting in place thereof the designation Office O-1 in an area generally bounded as follows;

On the West by the centerline of Antoin Street.

On the North by a line 100 feet distant from and parallel to the northern streetline of Broadway

On the East by a line 100 feet distant from and parallel to the western streetline of

Prospect Street.

On the South by a line 100 feet distant from and parallel to the southern streetline of Broadway.

A more detailed legal description of both the amendments to the map and the text of the Zoning Ordinance is on file with

Minutes of the
Planning Board Meeting, January 7, 1975

Members present: Chairman Farris, Messrs. Nowiszewski, Sughrue, Dietrich, Cohn and Woolsey

Members absent: None

Staff present: Messrs. Vickery and Horgan

Guests: Ms. Gifford, Messrs. Brode, Jones, Russell, Ashjikian, Cohen, Simba, Thompson and Tercyak

1. ENVIRONMENTAL IMPACT REVIEW BOARD

A. General Background Comment

Both factions of the Chamber/Brode Committee expressed the opinion that the issue was an important one and worth the considerable time and effort necessary to make the Board functional.

B. Selection of Members and Composition of Board

Mr. Brode felt that the Board should be a legitimized outlet for citizen frustration with development. Further, he stated that although the Board would serve in an advisory capacity, its status should be formalized. And, as a result of past experiences, that the Board should not be appointed and that citizens should be in the majority.

Mr. Jones stated that he was originally in opposition to a citizen majority on the Board because developers fear an opposition mentality among laymen. He presently feels that the useful advice and sounding board effect such a board can provide, coupled with the fact that both laymen and professionals are citizens, would make a citizen majority on the board acceptable.

A discussion ensued regarding the composition and selection of the Board during which questions arose which could challenge the existence of the Board. However, both Mr. Brode and Mr. Jones struck a note of conciliation stating that a spirit of compromise and an overview perspective will help the Environmental Review Board succeed. Mr. Dietrich raised the possibility of reducing the board to seven members. Mr. Brode responded that the present number is arbitrary and could be reduced. The Planning Board then questioned the exclusion of industrial buildings from the purview of the Environmental Review Board. Mr. Jones responded that he would rather work towards a viable, inclusive package than take the chance of excluding possible problem areas.

The City Clerk's Office, City Hall
Cambridge, Mass

Arthur C. Barros

Chairman

Cambridge Planning Board

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2. The C.R.A. favors incorporation of design review into a development review procedure by a panel of comprehensive talents which would have to conform to the stated objectives of the Plan.
3. The Joint Participation agreement gives the City Council the option to accept or reject development proposals before they are included in any land disposition agreement to be executed. The City Council and the City Manager would have 10 working days for review.
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(Metcalf & Eddy to perform work with C.R.A. information)

Mr. Nowiszewski objected stating that there were no provisions made for a quality of development vs. quantity of development formula, or for the flexibility vs. development guidelines issue, or for the concerns of the neighbors abutting the site. Mr. Thompson responded that possibly an interagency group could be established to deal with problems arising over the long term.

On a motion by Mr. Dietrich, seconded by Mr. Nowiszewski, the Planning Board voted 5 to 0 with Mr. Woolsey abstaining to forward a revised draft of a previous letter to the City Manager stating that the Plan Amendment of January 6, 1975 conforms with a comprehensive plan for the City as a whole.

City of Cambridge

In City Council... October 6, 1975.....

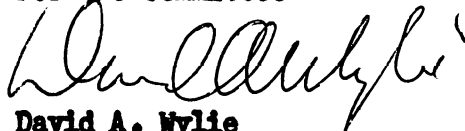
The Ordinance

Committee

to which was referred the petition of C. Brendon Noonan for amendments to the Zoning Ordinance of the City of Cambridge providing for the creation of Office Districts in the following designated streets: Mass. Avenue, Bigelow St., Bishop Allen Drive, Antrim St., Prospect St. and Broadway.

Reports, That after hearing held before said committee on Thursday, October 2, 1975 in the City Council Chambers, it was recommended that the proposed ordinance changes be reported to the City Council for action at its meeting of October 6, 1975.

For the Committee



David A. Wylie
Chairman

REPORT

Committee on Ordinance

In City Council,
October 6, 1975

10/6/75

-Report received - from
L. Wolfe - Moved to 2nd
Reading -
Passed to 2nd Reading
Publish Dec. 9, 1975

564
Joe
Lor...
19 - Broadway

SE

**New Electrical Business
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UN 4-8181

BOARD
OF
HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Thursday, September 25, 1975 at 7:30 P.M. in the City Council Chambers, Cambridge City Hall, Cambridge, Mass. on a petition by C. Brendan Noonan to amend both the text of the Zoning Ordinance and the map accompanying the Zoning Ordinance.

The amendment to the text would alter Article III, section 1, **Establishment of District**, Article IV, section 2, **Table of Use Regulations**, Article V, section 2, **Table of Dimensional Requirements**.

Article VI, section 4, **Accessory Uses**, and Article VIII, section 2 and 3 **Zoning District**, to allow for the insertion of three new zoning districts, Office 1, and Office, and Office 3.

The amendment to the map accompanying the Zoning Ordinance would affect two areas. The first, by striking out the designation **Office** and substituting in place thereof the designation **Office 1** in an area generally bounded as follows;

On the East by the centerline of **Inman Street**.

On the South by the southerly lot line of lot 65 as shown on Assessors Plat No.118 and by a line 150 feet distant from and parallel to the northern streetline of **Massachusetts Avenue**.

On the West by a line 100 feet distant from and parallel to the western streetline of **Bigelow Street**.

On the North by the extension of the centerline of **Bishop Allen Drive**.

The second, by striking out the designation **Residence C-2** and substituting in place thereof the designation **Office 1** in an area generally bounded as follows;

On the West by the centerline of **Antrim Street**.

On the North by a line 100 feet distant from and parallel to the northern streetline of **Broadway**.

On the East by a line 100 feet distant from and parallel to the western streetline of **Prospect Street**.

On the South by a line 100 feet distant from and parallel to the southern streetline of **Broadway**.

A more detailed legal description of both the amendments to the map and the text of the Zoning Ordinance is on file with the City Clerk's Office, City Hall, Cambridge, Mass.

Arthur C. Parris,
Chairman of the
Cambridge Planning
Board

C. Brenda Noonan Petition

City of Cambridge

MASSACHUSETTS

In City Council October 20, 1975

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clinton	✓			
Mr. Danehy	✓			
Mr. Duehay	✓			
Mrs. Graham			✓	
Mr. Russell	✓			
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Sullivan				✓
	7		1	1



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Five

In amendment to an ordinance entitled: **AN ORDINANCE** "Zoning Ordinance of the City of Cambridge."

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

The Zone Map accompanying ordinance passed to be ordained February 13, 1961 entitled: "Zoning Ordinance of the City of Cambridge" is hereby amended by amending both the text of the Zoning Ordinance and the map accompanying the Zoning Ordinances.

The amendment to the text would alter Article III, Section I, Establishment of District, Article IV, Section 2, Table of Use Regulations, Article V, Section 2, Table of Dimensional Requirements.

Article VI, Section 4, Accessory Uses, and Article VIII, Section 2 and 3 Zoning District, to allow for the insertion of three new zoning districts, Office I and Office, and Office 3.

The amendment to the map accompanying the Zoning Ordinance would affect two areas. The first, by striking out the designation Office and substituting in place thereof the designation Office I in an area generally bounded as follows:-

On the East by the centerline of Inman Street.

On the South by the southerly lot line of lot 65 as shown on Assessors' Plat No. 118 and by a line 150 feet distant from and parallel to the northern street line of Massachusetts Avenue.

On the West by a line 100 feet distant from and parallel to the western street line of Bigelow Street.

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On the North by the line 100 feet distant from and parallel to the northern street line of Broadway.

City of Cambridge

On the East by a line 100 feet distant from and parallel to the western street line of Prospect Street.

On the South by a line 100 feet distant from and parallel to the southern street line of Broadway.

A more detailed legal description of both of the amendments to the map and the text of the Zoning Ordinance is on file in the City Clerk's Office, City Hall, Cambridge, Massachusetts together with a map outlining the areas affected by the proposed amendments

In City Council **October 20, 1975**

Passed to be ordained by a yea and nay vote:- Yeas 7; Nays 0;
Absent 1. Present 1.

James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Five

In amendment to an ordinance entitled: **AN ORDINANCE** "Zoning Ordinance of the City of Cambridge."

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

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City of Cambridge

On the East by a line 100 feet distant from and parallel to the western street line of Prospect Street.

On the South by a line 100 feet distant from and parallel to the southern street line of Broadway.

A more detailed legal description of both of the amendments to the map and the text of the Zoning Ordinance is on file in the City Clerk's Office, City Hall, Cambridge, Massachusetts together with a map outlining the areas affected by the proposed amendments

Passed to a second reading at a meeting of the City Council held
on October 6, 1975 and on or after October 20, 1975
the question may be on passing to be ordained.

ATTEST:-

Paul E. Healy, City Clerk.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 6 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on Tuesday, October 2, 1975 at 8:00 P. M. before the Committee on Ordinances in the City Council Chamber, City Hall, Cambridge on the proposed amendment to the ordinances entitled: "Zoning Ordinances of the City of Cambridge" passed to be ordained February 13, 1961 by the petition of C. Brendan Noonan to amend both the text of the Zoning Ordinance and the map accompanying the Zoning Ordinance.

The amendment to the text would alter Article III, Section I, Establishment of District, Article IV, Section 2, Table of Use Regulations, Article V, Section 2, Table of Dimensional Requirements.

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City of Cambridge

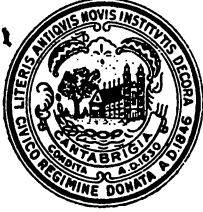
On the South by a line 100 feet distant from and parallel to the southern street line of Broadway.

A more detailed legal description of both the amendments to the map and the text of the Zoning Ordinance is on file in the City Clerk's Office, City Hall, Cambridge, Massachusetts. *together w. of outlining*

the el affected by *the prop Amendments x*
All persons interested in the matter may appear at this time and be heard.

By order of the City Council,

Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Five

AN ORDINANCE

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

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

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City of Cambridge

On the East by a line 100 feet distant from and parallel to the western street line of Prospect Street.

On the South by a line 100 feet distant from and parallel to the southern street line of Broadway.

A more detailed legal description of both of the amendments to the map and the text of the Zoning Ordinance is on file in the City Clerk's Office, City Hall, Cambridge, Massachusetts together with a map outlining the areas affected by the proposed amendments

Passed to a second reading at a meeting of the City Council held on *December 6, 1925* and on or after *December 20, 1925* the question may be on passing to be ordained.

ATTEST:-

Paul E. Healy, City Clerk.

#27

PETITION OF *E. Brenda Noonan - 120*
OFFICE **City of Cambridge** Zone -

MASSACHUSETTS

In City Council October 6 1975

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann				
Mr. Clinton				
Mr. Danehy				
Mr. Duhay				
Mrs. Graham				
Mr. Russell				
Mr. Vellucci				
Mr. Wylie				
Mayor Sullivan				

*Passed to End Reading -
- on voice vote*

1.
RECEIVED BY
OFFICE OF CITY CLERK

Cambridge, Massachusetts.....1975

To the Honorable ~~the~~ City Council of the
City of Cambridge, Massachusetts.
CAMBRIDGE, MASS.

APR 26 3 30 PM '75

The undersigned respectfully pray

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

In Article III, section 1, Establishment of District;

by striking out the designation "eleven classes" and substituting in place thereof the designation "thirteen classes."

by striking out the designation "7. Office District.....Business and professional offices and multi-family dwelling" and substituting in place thereof the designation "7. Office 1 District.....Business and professional offices and multi-family dwellings (Apartment house, hotel, dormitory).

"8. Office 2 District.....Business and professional offices and multi-family dwellings"

"9. Office 3 District.....Business and professional offices and multi-family dwellings"

by renumbering Business A, Business A-1 Business B, Industry A and Industry B, numbers 10, 11, 12, 13, and 14 respectively.

In Article IV, section 2, Table of Use Regulations

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

PETITION

of C. Brendan NoonAN

for zoning amendment

No. Mass. Ave., Inman, Bigelow, Clinton
Street area.

Sept. 8, 1975 19

9/8/75
Referred to the
Planning Board
For Hearing a Report

In City Council, *Sept 1* 1975

Referred to the Committee on

Attest:

Copple
sems

City Clerk.

9/11/75

CS
hearing held October 2, 1975
Passed to 2nd reading 10/6/75
Passed to be ordained 10/20/75