



CITY OF CAMBRIDGE
RECEIVED BY
INTEROFFICE CORRESPONDENCE

MAR 30 8 55 AM '76

CAMBRIDGE, MASS.

To Mr. James L. Sullivan
City Manager

Date November 18, 1975

From Mr. Charles F. Sprague *CFS*
Building Commissioner

Reference

Subject

Parking in "Business B" Zone

I respectfully request that Article VII, Section 2 "Table of Parking Requirements"; *third grouping in the Table, Res. C-3, Office, Ind.B. amended to read, Res. C-3, Office, Bus.B, Ind.B.

Parking is constantly a growing problem throughout the City and quite a bit of the problem is in the areas of Business B Zones.

ARTICLE VII OFF-STREET PARKING AND LOADING REQUIREMENTS

Sec. 1. Intent and Application of Parking Requirements

1. It is the intention of this ordinance that all structures and land uses be provided eventually with sufficient off-street parking spaces to meet the needs of persons making use of such structures and land uses. No permit shall be issued for the erection of a new structure, the enlargement of an existing structure or the development of a land use, unless the plans show the specific location and size of the off-street parking required to comply with the regulations set forth in this Article and the means of access to such space from public streets. In the event of the enlargement of an existing nonresidential structure, the regulations set forth in this Article shall apply only to the area added to the existing structure. No increase in the number of dwelling units in a dwelling shall be permitted unless the requirements set forth in this Article are met for all dwelling units (in existence and proposed) in the dwelling after the increase.

2. Buildings and land uses in existence on the effective date of this ordinance are not subject to these parking requirements, but any parking facilities thereafter established to serve such buildings or uses may not in the future be reduced below these requirements.

3. Where a building or land area is used by two or more activities that fall into different classes of use under Section 2 of this Article, the facilities required shall be the sum of the requirements for the individual establishments. Space occupied by accessory uses under Article VI, Section 4, paragraph 4 should be considered in addition to residential space in computing the amount of parking space required.

4. Where the computation of required parking spaces results in a fractional number, only the fraction of one-half or more shall be counted as one.

5. Required off-street parking facilities which after development are later dedicated to and accepted by the City and maintained by the City for off-street parking purposes shall be deemed to continue to serve the uses or structures to meet the requirements for which they were originally provided.

Sec. 2. Table of Parking Requirements

Off-street parking facilities shall be provided as follows:

Zoning District	<u>Class of Allowed Use</u>					Factory and Warehouse
	<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> Requiring 1 space, By Type of Use		
				<u>Ground Floor</u>	<u>Other Level</u>	
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
Bus. A						
Ind. A						
Res. C-3						
Office	10 per 10	15	1,800	900	1,800	2,000
Bus. B						
Ind. B						

15.

0-8

Comm. from Building Commissioner requesting amendment to the Table of Use Regulations to read Residence C-3, Office, Business B and Industry B.

In City Council,

April 5, 1976

4/5/76

Referred to the
Planning Board
For Hearing and

Report -
copy sent 4/7/76 es