

Cambridge, October 21 19 75

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

WHEREAS: Over the past four years citizens of Cambridge have expressed opposition to high-rise development through various re-zoning petitions, and

WHEREAS: One of the major issues in these re-zoning petitions has been potential height of new development and its effects on residential areas, and

WHEREAS: The City is presently completing a comprehensive plan and a comprehensive re-zoning ordinance is being prepared, and

WHEREAS: Large areas of the City are zoned so as to permit excessive height.

THEREFORE: The Planning Board of the City of Cambridge feels that until such documents are complete, the citizen should be protected in all areas of the City by a maximum height limit with the provision that such limit may be exceeded by special permit.

THE UNDERSIGNED RESPECTFULLY PRAY

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

The provisions of this petition shall remain in effect for two years from the date of enactment of this petition or until the adoption of the Comprehensive Rezoning Ordinance whichever is first.

IN ARTICLE I, SECTION 5

ADD: Paragraph 6

6. In considering Special Permit requests for an increase in height, the Board of Zoning Appeals shall give consideration, in addition to the above requirements, to evidence presented on the following, and before granting such a Special Permit shall state its finding that one or more of the following is present:
 - a. That increased height would lessen the shadow, wind or light impact on surrounding properties;

Add the following in those circled areas.

Sec. 2. Table of Dimensional Requirements

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Area 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) Minimum Height in Feet	(7) Max. Rate of Useable Open Space in % of Lot
					Front	Side	Rear		
Res. A-1	0.5	4,000	6,000	50	25	15 (sum of 35)	25	35	25
Res. A-2	0.5	4,000	4,500	45	20	10 (sum of 25)	20	35	25
Res. B	0.5	5,000	2,500	50	15	7.5 (sum of 20)	20	35	20
Res. C-1	0.75	5,000	1,200	50	$\frac{H+1}{4}$ (b)	$\frac{H+1}{5}$	$\frac{H+1}{4}$ (c)	35	25
Res. C-2	1.75	5,000	400	50				45 ^j	15
Res. C-3	3.0	5,000	300	50				65 ^j	10
Office -1	0.75	5,000	1,200	50	$\frac{H+1}{4}$ (b)	$\frac{H+1}{5}$	$\frac{H+1}{4}$ (c)	35	25
Office -2	1.75	5,000	400	50				45 ^j	15
Office -3	3.0	5,000	300	50	$\frac{H+1}{5}$ (c)	$\frac{H+1}{6}$	$\frac{H+1}{5}$ (d)	65 ^j	10
Ent. A ⁽¹⁾	1.0	none	---	none	none	none		35	none (2)
Ent. B ⁽¹⁾	4.0	none	---	none	none	none	none	65 ^j	none (2)
Ind. A	2.0	none	---	none	none	none	none	65 ^j	none
Ind. B	4.0	none	---	none	none	none	none	65 ^j	none

Respectfully submitted,

Arthur C. Parris

29-A

Petition of the Planning Board re: Height
Limitation.