



CITY OF CAMBRIDGE
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JAN 7 11 20 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.

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>					
	<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>Number Square Feet of Gross Floor Area Requiring 1 space, By Type of Use</u>		<u>Factory and Warehouse</u>
				<u>Retail and Office</u> Ground Floor	<u>Other</u> 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
Bus. A						
Ind. A						
Res. C-3						
Office	10 per 10	15	1,800	900	1,800	2,000
Bus. B						
Ind. B						

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Res. A-1	10 per 10	5	600	-	-	-
Res. A-2						
Res. B						
Res. C-1	10 per 10	8	1,000	500	1,000	1,600
Res. C-2						
Bus. A						
Ind. A						
Res. C-3	10 per 10	15	1,800	900	1,800	2,000
Office						
Bus. B						
Ind. B						
		-	-	-	-	-

S-19

Comm. from James L. Sullivan, City Manager,
transmitting a comm. from Charles F. Sprague
Building Commissioner, relative to Parking
in "Business B" Zone.

S-19

In City Council,

~~Jan. 12, 1976~~
Jan. 19, 1976

1-19-76

Referred to Planning
Board
copy sent 1-20-76
CS