

City of Cambridge

PETITION OF

re. *Community Residence & Personal Care Lodging Houses*
Petition filed with the City Clerk *April 6, 1987*

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

24 days April
31 days May
10 days June

65 days = June 10, 1987 = all hearings

In City Council

April 6, 1987

Referred to the Planning Board for report

April 6, 1987

Planning Board Hearing

June 2, 1987

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be *August 31, 1987*.)

28 days June
31 days July
31 days Aug

90 days = August 31, 1987

* City Council ^{amended} hearing published - *Chronicle* - *May 7, 1987* and *May 14, 1987* edition

Hearing before the City Council - *Wednesday - May 27, 1987 at 6:30 p.m.*

Report to the City Council - *June 1, 1987*

Passed to a second reading published

Tabled.
- Chronicle
June 8, 1987
June 11, 1987

Ready for Ordination published

August 4, 1987
August 6, 1987 - Chronicle

COMPLETION DATE:

August 31, 1987

* note original hearing scheduled for *May 20, 1987* & published *April 30, 1987 - Chronicle*
Copy sent to *Insp. Serv. Dept, Comm. Dev. Dept, Dept of Comm. Dev., City Solicitor & Ard Comm.* *8/17/87* @



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

August 17, 1987

Department of Community Affairs
Commonwealth of Massachusetts
100 Cambridge Street
Room 904
Boston, MA 02202

Dear Sir:

Enclosed you will find a copy of a proposed amendment to the Zoning Ordinances of the City of Cambridge to regulate Community Residences and Personal Care Lodging Houses which was passed to be ordained at the City Council meeting held on August 3, 1987.

This amendment is being sent to you pursuant to the provisions of Chapter 808 of the Acts of 1975.

Your kind attention in this matter will be greatly appreciated.

*Very truly yours,
Joseph E. Connarton*

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1) Ordinance Number 1058

c.c. Les Barber



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

- I. Delete existing lines 4.33e(3) and (4) and substitute therefor the following:
3. Community residence⁵¹ No SP SP SP SP SP SP SP SP
SP No No No
4. Personal Care Lodging⁵¹ house No SP SP SP SP SP SP SP SP
SP SP No SP No
- II. Create a new footnote "51" in Section 4.40 Footnotes to the Table of use Regulations as follows:
- Subject to the requirements of Section 11.20
- III. A. Delete lines f(3) and f(4) in "Table of Institutional Use Regulations" and substitute therefor the following:
3. Community residence 7 SP SP SP SP SP
4. Personal Care Lodging House 7 SP SP SP SP
SP
- B. Create a new footnote "7" to
- "Footnotes to Table of Institutional Use Regulations" as follows:
7. Subject to the provisions of Section 11.20.

In City Council August 3, 1987.

Passed to be ordained by a yeas and nays vote: Yeas 6; Nays 3; Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

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SP No No No
 - 4. Personal Care Lodging⁵¹ house No SP SP SP SP SP SP SP SP
SP SP No SP No

II. Create a new footnote "51" in Section 4.40 Footnotes to the Table of use Regulations as follows:

Subject to the requirements of Section 11.20

- III. A. Delete lines f(3) and f(4) in "Table of Institutional Use Regulations" and substitute therefor the following:
 - 3. Community residence 1 SP SP SP SP SP SP
 - 4. Personal Care Lodging House 1 SP SP SP SP SP
SP

- B. Create a new footnote "7" to "Footnotes to Table of Institutional Use Regulations" as follows:
 - 7. Subject to the provisions of Section 11.20.

In City Council August 3, 1987.
Passed to be ordained by a yeas and nays vote: Yeas 6; Nays 3; Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

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SP No No No
4. Personal Care Lodging⁵¹ house No SP SP SP SP SP SP SP SP
SP SP No SP No
- II. Create a new footnote "51" in Section 4.40 Footnotes to the Table of use Regulations as follows:
- Subject to the requirements of Section 11.20
- III. A. Delete lines f(3) and f(4) in "Table of Institutional Use Regulations" and substitute therefor the following:
3. Community residence 1 SP SP SP SP SP
4. Personal Care Lodging House 1 SP SP SP SP
SP
- B. Create a new footnote "7" to
- "Footnotes to Table of Institutional Use Regulations" as follows:
7. Subject to the provisions of Section 11.20.

In City Council August 3, 1987.

Passed to be ordained by a yeas and nays vote: Yeas 6; Nays 3; Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

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SP No No No
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SP SP No SP No
- II. Create a new footnote "51" in Section 4.40 Footnotes to the Table of use Regulations as follows:
- Subject to the requirements of Section 11.20
- III. A. Delete lines f(3) and f(4) in "Table of Institutional Use Regulations" and substitute therefor the following:
- 3. Community residence 1 SP SP SP SP SP
 - 4. Personal Care Lodging House 1 SP SP SP SP SP
SP
- B. Create a new footnote "7" to
- "Footnotes to Table of Institutional Use Regulations" as follows:
7. Subject to the provisions of Section 11.20.

In City Council August 3, 1987.

Passed to be ordained by a yeas and nays vote: Yeas 6; Nays 3; Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

August 17, 1987

Russell B. Higley
City Solicitor
City Hall
Cambridge, MA 02139

Dear Sir:

Enclosed you will find a copy of a proposed amendment to the Zoning Ordinances of the City of Cambridge to regulate Community Residences and Personal Care Lodging Houses which was passed to be ordained at the City Council meeting held on August 3, 1987.

Enclosed also you will find a copy of a proposed amendment to the General Ordinances of the City of Cambridge providing a salary increase for department heads, which was passed to be ordained at the City Council meeting held on August 3, 1987.

Would you kindly review these proposed amendments and indicate your approval or disapproval on the bottom and return to this office.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,
Joseph E. Connarton
Joseph E. Connarton
City Clerk

JEC/dl

Encs. (2) Ordinances Numbered 1058 and 1059.

c.c. Councillor Walsh, Chairman, Committee on Ordinances
Mr. Cellucci, Inspectional Services Commissioner.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

- I. Delete existing lines 4.33e(3) and (4) and substitute therefor the following:
- | | | | | | | | | | | |
|----|-----------------------------------|----|-----------|-----------|-----------|----|----|----|----|----|
| 3. | Community residence ⁵¹ | No | <u>SP</u> | <u>SP</u> | <u>SP</u> | SP | SP | SP | SP | SP |
| | | SP | No | No | No | | | | | |
- | | | | | | | | | | | |
|----|--|----|-----------|-----------|-----------|----|----|----|----|----|
| 4. | Personal Care Lodging ⁵¹
house | No | <u>SP</u> | <u>SP</u> | <u>SP</u> | SP | SP | SP | SP | SP |
| | | SP | SP | No | SP | No | | | | |
- II. Create a new footnote "51" in Section 4.40 Footnotes to the Table of use Regulations as follows:
- Subject to the requirements of Section 11.20
- III. A. Delete lines f(3) and f(4) in "Table of Institutional Use Regulations" and substitute therefor the following:
- | | | | | | | | | |
|----|-----------------------------|---|----|-----------|-----------|-----------|----|----|
| 3. | Community residence | 1 | SP | <u>SP</u> | <u>SP</u> | <u>SP</u> | SP | SP |
| 4. | Personal Care Lodging House | 1 | SP | <u>SP</u> | <u>SP</u> | <u>SP</u> | SP | SP |
| | | | SP | | | | | |
- B. Create a new footnote "7" to
- "Footnotes to Table of Institutional Use Regulations" as follows:
7. Subject to the provisions of Section 11.20.

In City Council August 3, 1987.

Passed to be ordained by a yeas and nays vote: Yeas 6; Nays 3; Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

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

Chapter Two, entitled: "Administration", Article XXII entitled "Officers Generally", Section 2-191 entitled "List of Salaries in General"; is hereby amended as follows:

Effective July 1, 1986 the salaries listed shall be increased by three percent.

Effective January 1, 1987 Section 2-191 is hereby amended by striking out in said Section 2-191 the salaries listed and substituting the following new schedule of salaries.

Holders of the following offices shall receive such annual salary as shall be fixed by the City Manager within the limits set out below for the category in which said office is placed. In fixing such salary, the City Manager shall consider the salaries paid equivalent offices by comparable governmental units elsewhere in the United States, and the salary necessary to attract or retain competent individuals in the City's services. Such salary shall, unless otherwise provided by statute or ordinance, or past practice, be in full for all services rendered to the City, shall be apportionable in the event of service for only part of the year, and shall be subject to deduction for any and all sums due to the City from such office holder.

Category I shall include: the Deputy City Manager, Hospital Administrator, and Commissioner of Health and Hospitals who shall receive a salary of not less than seventy thousand dollars nor more than eighty thousand dollars.

Category II shall include: the Assistant City Managers for Community Development, Fiscal Affairs, and Human Services, and Commissioner of Public Works, the Fire Chief and Police Chief who shall receive a salary of not less than sixty thousand dollars nor more than seventy thousand dollars.

Category III shall include: the Commissioner of Inspectional Services, Director of Traffic and Parking, Director of Personnel and Labor Relations, and the Director of Library and Communications who shall receive a salary of not less than fifty-two thousand dollars nor more than sixty-two thousand dollars.

City of Cambridge

Category IV shall include: the Administrator of Neville Manor, the Water Superintendent, City Auditor, City Clerk, City Engineer, City Solicitor, Principal Assessor, Budget Director, City Electrician, Purchasing Agent, Director of Rent Control, Director of Veteran's Services, and Chairperson, License Commission who shall receive not less than forty-four thousand dollars nor more than fifty-four thousand dollars.

Group V shall include: the Deputy City Auditor, the Deputy City Clerk, Sealer of Weights and Measures, Veteran's Agent, and Director of Emergency Management shall receive not less than thirty-six thousand dollars nor more than forty-six thousand dollars.

Group VI shall include: the City Manager whose salary shall be, as set by the City Council by Ordinance No. 1045 with annual increases equal to that of the Greater Boston Consumer Price Index for the preceding calendar year.

If a position reaches the maximum for its category and no amendment to the Ordinance has been adopted, then that position shall receive an increase on the following July 1 that is the equivalent of the increase in the Greater Boston Consumer Price Index for the preceding calendar year.

No person holding an office listed above shall receive compensation in the form of overtime.

At such time as the incumbent in the Office of Police Chief and Fire Chief should change, then the sum established within the group shall be the total compensation received by that person from the City of Cambridge.

Persons holding the offices mentioned above, except the incumbent City Solicitor, shall devote full time during ordinary business hours to their respective duties.

The Sections of this Ordinance shall be severable, and if any one or more sections, or portions thereof, shall be held invalid by a court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining sections or portions hereof.

In City Council August 3, 1987.

Passed to be ordained as amended by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.

City of Cambridge

MASSACHUSETTS

In City Council

8/3/87

198

PERSONAL CARE Lodging Houses

Unfurnished Buns. #2

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy		✓		
Mr. Francis H. Duehay	✓			
Ms. Sandra Graham	✓			
Mrs. Sheila T. Russell		✓		
Mr. David E. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. William H. Walsh	✓			
Ms. Alice K. Wolf	✓			
Mayor Walter J. Sullivan		✓		

*C. Wolf
NS
No*

6

3

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

March 19, 1987

To the Honorable, the City Council;

SUBJECT: Revision to the Institutional Use Section of the Zoning Ordinance affecting Community Residence and Personal Care Lodging Houses.

The Planning Board is submitting the enclosed amendment to the Zoning Ordinance for consideration by the City Council. The proposed changes would eliminate a significant conflict that now exists between the Institutional Use Section of the Zoning Ordinance (Section 4.50) and the Community Residence Section (11.20). No change is proposed to Section 11.20 which establishes a special permit process for review of all community residences in the city and defines the location, size, and number of such facilities permitted in each of the City's neighborhoods.

The present conflict arises because the Institutional Use regulations prohibit conversion of a residentially used building to a community residence because, for zoning purposes, a community residence is considered an institutional use. This prohibition applies in all Residence A-1, A-2, B and C-1 Zoning Districts. The practical result is that although Section 11.20 may permit one or more residences in a neighborhood, Section 4.50 may effectively preclude their establishment because the only feasible locations would be in residential structures in a residential zoning district. The proposed changes would allow community residences in most zoning districts of the city subject to the existing special permit provisions of Section 11.20.

In addition to the practical consequences, the community residence and institutional use sections of the Ordinance present contradictory policy objectives. Section 11.20 encourages the dispersal of community residences throughout the city and discourages their concentration in any one neighborhood or location. Section 4.50 on the other hand places an almost insurmountable obstacle to the location of a community residence in any neighborhood substantially zoned for low density residential use.

A second contradiction lies in the clear intent of the community residence section of the Ordinance, through the standards related to density, size, and community supervision embodied in the regulations, to require residences that are residential in character and compatible within a supportive larger residential community. The institutional use requirements however force residences to be located in commercial, institutional, or high density residential environments, i.e. areas

which are frequently environmentally inappropriate on the one hand and financially out of reach on the other.

The proposed changes will eliminate these policy conflicts while at the same time retain all the existing procedural safeguards.

Respectfully submitted
for the Planning Board

Paul Dietrich
Paul Dietrich
Chairman

Received by the Acting Clerk on April 6, 1987

Job E. Elgin

Amend the Text of the Zoning Ordinance of the City of Cambridge as follows:

I. Delete existing lines 4.33e(3) and (4) and substitute therefor the following:

3. Community residence⁵¹ No SP SP SP SP SP SP SP SP
SP No No No

4. Personal Care Lodging⁵¹ house No SP SP SP SP SP SP SP SP
SP SP No SP No

II. Create a new footnote "51" in Section 4.40 Footnotes to the Table of use Regulations as follows:

Subject to the requirements of Section 11.20

III. A. Delete lines f(3) and f(4) in "Table of Institutional Use Regulations" and substitute therefor the following:

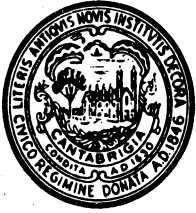
3. Community residence 7 SP SP SP SP SP

4. Personal Care Lodging House 7 SP SP SP SP
SP

B. Create a new footnote "7" to

"Footnotes to Table of Institutional Use Regulations" as follows:

7. Subject to the provisions of Section 11.20.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

TEL. 498-9011

EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

RICHARD C. ROSSI

Deputy City Manager

151
April 6, 1987

To the Honorable, the City Council:

Enclosed for your consideration please find copy of a communication from the Planning Board with a proposed amendment to the Institutional Use Section of the Zoning Ordinance affecting Community Residence and Personal Care Lodging Houses.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf

Encs.

Agenda Item No. 15

Re: proposed amendment from the Planning Board to the Institutional Use Section of the Zoning Ordinance affecting Community Residence & Personal Care Lodging Houses.

copy to Les Barber, Planning Board 4/8/87
copy to Councilor Walsh, Ordinance Committee
Chair 4/10/87

In City Council,

April 6, 1987

Referred to Planning
Board & Committee
on Ordinances.

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Claudio Lopez Defendant
To the above-named Defendant:
A complaint has been presented to this Court by your spouse, Maria Doris Lopez, seeking a divorce.
You are required to serve upon Maria Doris Lopez, plaintiff, whose address is 184 Harvard Street, #18, Cambridge, MA 02139 your answer on or before July 6, 1987. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.
Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
April 9, 1987
Paul J. Cavanagh
Register of Probate

COMMONWEALTH OF MASSACHUSETTS
Middlesex ss. Probate Court
940 S145-211
Summons by Publication
Maria Doris Lopez Plaintiff
Claudio Lopez Defendant
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AMENDED PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, May 27, 1987 at 6:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to amend the text of the Zoning Ordinance of the City of Cambridge as follows:

- I. Delete existing lines 4.33e(3) and (4) and substitute therefor the following:
 - 3. Community residence⁵¹ No SP SP SP SP SP SP SP SP
SP No No No
 - 4. Personal Care Lodging⁵¹ house No SP SP SP SP SP SP SP SP
SP SP No SP No

II. Create a new footnote "51" in Section 4.40 Footnotes to the Table of use Regulations as follows:

Subject to the requirements of Section 11.20

- III. A. Delete lines f(3) and f(4) in "Table of Institutional Use Regulations" and substitute therefor the following:
 - 3. Community residence 7 SP SP SP SP SP
 - 4. Personal Care Lodging House 7 SP SP SP SP
SP

B. Create a new footnote "7" to

"Footnotes to Table of Institutional Use Regulations" as follows:

7. Subject to the provisions of Section 11.20.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor William H. Walsh
Chairman.

City of Cambridge

In City Council..... June 1, 1987.....

The Ordinance **Committee** comprised of the entire membership of the City Council, conducted a public hearing on Wednesday, May 27, 1987 beginning at 6:52 p.m. in the Sullivan Chamber, City Hall.

The Committee heard a petition by the Planning Board to amend the Institutional Use Section of the Zoning Ordinances relative to community residence and personal care lodging houses.

At this time, Michael Rosenberg, Assistant City Manager for Community Development appeared before the Committee, representing the Planning Board and stated that this proposed amendment was developed as a way to untangle the current problems in the implementation of the Institutional Use and Community Residence Ordinances. He further stated that in the past, it has been difficult to comply with both provisions.

Les Barber, also of the Community Development Department, stated that only the Table of Use for the institutional use and lodging houses is being changed.

Councillor David Sullivan questioned whether or not a change was being proposed relative to the quota of beds in the Personal Care Lodging House Ordinance.

Mr. Barber responded by stating that the quota would remain unchanged. He further stated that there were several parts of Cambridge that could still provide for personal care lodging houses and that no neighborhood would be allowed to have more than two of each.

At this time, Councillor William Walsh, Chairman of the Committee questioned the potential for reaching a quota throughout various parts of the City if this were enacted.

Councillor Russell stated she had some concerns relative to this proposal and wanted a clarification of the special permit process, which has been used in the past.

Mr. Rosenberg responded by stating that the comprehensive permit process allows for the Board of Zoning Appeal to approve or reject any request for a community residence.

Councillor David Sullivan stated that it was his belief that when the City Council adopted the Institutional Use Ordinance in 1979/1980, it did not intend to regulate the community residences already in operation.

Councillor Wolf moved the proposed amendment to the Zoning Ordinances be referred to the City Council without recommendation.

The hearing adjourned at 7:11 p.m.

For the Committee,

Councillor William H. Walsh
Chairman

REPORT

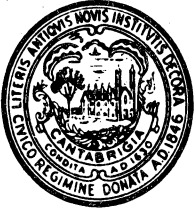
Committee on Ordinances

Re: petition of the Planning Board to amend the Institutional Use Section of the Zoning Ordinances affecting Community Residences & Personal Care Lodging Houses.

In City Council,

June 1, 1987

C. Duchay moved Susp. of
Rules on 6/8/87. V/V 9
C. Duchay moved from the
Table on 6/8/87. V/V 9
Passed to a Second
Reading on 6/8/87
V/V 9



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

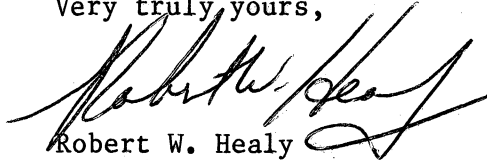
RICHARD C. ROSSI
Deputy City Manager

June 8, 1987

To the Honorable, the City Council:

Enclosed please find copy of the Planning Board's recommendation relative to the petition to revise the Institutional Use Section of the Zoning Ordinance affecting Community Residence and Personal Care Lodging Houses.

Very truly yours,


Robert W. Healy
City Manager

RWH/mbf
Enc.

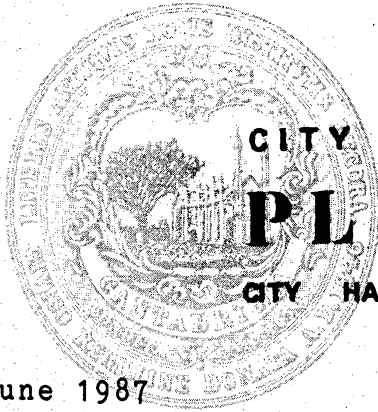
Agenda Item No. 5

Re: Planning Board recommendation on the petition
to revise the Institutional Use Section
of the Zoning Ordinance affecting Community
Residence & Personal Care Lodging Houses.

In City Council,

June 8, 1987

*Referred to the
Petition*



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

4 June 1987

To the Honorable, the City Council;

SUBJECT: Planning Board Petition to Revise the Institutional Use Section of the Zoning Ordinance affecting Community Residence and Personal Care Lodging Houses.

Recommendation

The Planning Board recommends the revision which would eliminate a significant conflict which now exists between the Institutional Use Section of the Zoning Ordinance (Section 4.50) and the Community Residence Section (11.20). No change is proposed to Section 11.20 of the which establishes a special permit process for review of all community residences in the city and defines the location, size, and number of such facilities permitted in each of the City's neighborhoods.

Public Hearing

A public hearing was held on Tuesday, June 2, 1987. The conflicts and the proposed changes were discussed.

The present conflict arises because the Institutional Use regulations prohibit conversion of a residentially used building to a community residence because, for zoning purposes, a community residence is considered an institutional use. This prohibition applies in all Residence A-1, A-2, B and C-1 Zoning Districts. The practical results is that although Section 11.20 may permit one or more residences in a neighborhood, Section 4.50 may effectively preclude their establishment because the only feasible locations would be in residential structures in a residential zoning district. The proposed changes would allow community residences in most zoning districts of the city subject to the existing special permit provisions of Section 11.20.

In addition to the practical consequences, the Community residence and institutional use sections of the Ordinance present contradictory policy objectives. Section 11.20 encourages the dispersal of community residences throughout the city and discourages their concentration in any one neighborhood or location. Section 4.50 on the other hand places an almost insurmountable obstacle to the location of a community residence in any neighborhood substantially zoned for low density residential use.

A second contradiction lies in the clear intent of the community residence section of the Ordinance, through the standards related to

density, size, and community supervision embodied in the regulations, to require residences that are residential in character and compatible within a supportive larger residential community. The institutional use requirements however force residences to be located in commercial, institutional, or high density residential environments, i.e. areas which are frequently environmentally inappropriate on the one hand and financially out of reach on the other.

The proposed changes will eliminate these policy conflicts while at the same time retaining all the existing procedural safeguards.

Constance Wheeler from Cambridge Housing Options for Elders (CHLOE) spoke in favor of the petition. No one spoke in opposition.

Respectfully submitted
for the Planning Board

Paul Dietrich (sm)

Paul Dietrich
Chairman



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MASSACHUSETTS
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I. Delete existing lines 4.33e (3) and (4) and substitute therefor the following:

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3. Community residence

No SP SP SP SP SP SP SP SP

SP No No No

4. Personal Care Lodging house

No SP SP SP SP SP SP SP SP

SP SP No SP No

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II. Create a new footnotes "51" in Section 4.40 Footnotes to the Table of use Regulations as follows:

Subject to the requirements of Section 11.20

III. A. Delete lines f(3) and f(4) in "Table of Institutional Use Regulations" and substitute therefor the following:

3. Community residence 7 SP SP SP SP SP SP

4. Personal Care Lodging House 7 SP SP SP SP SP

B. Create a new footnote "7" to "Footnotes to Table of Institutional Use Regulations" as follows:

7. Subject to the provisions of Section 11.20.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor William H. Walsh
Chairman.

(C)Apr.30,May6



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7. Subject to the provisions of Section 11.20.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor William H. Walsh
Chairman.

(C)Apr.30,May6



**PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
Office of the City Clerk.**

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, May 20, 1987 at 6:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a **petition by the Planning Board to amend the text of the Zoning Ordinance of the City of Cambridge as follows:**

I. Delete existing lines 4.33e (3) and (4) and substitute therefor the following:

51

3. Community residence

No SP SP SP SP SP SP SP SP

SP No No No

4. Personal Care Lodging house

No SP SP SP SP SP SP SP SP

SP SP No SP No

51

II. Create a new footnotes "51" in Section 4.40 Footnotes to the Table of use Regulations as follows:

Subject to the requirements of Section 11.20

III. A. Delete lines f(3) and f(4) in "Table of Institutional Use Regulations" and substitute therefor the following:

3. Community residence 7 SP SP SP SP SP SP

4. Personal Care Lodging House 7 SP SP SP SP SP

B. Create a new footnote "7" to "Footnotes to Table of Institutional Use Regulations" as follows:

7. Subject to the provisions of Section 11.20.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor William H. Walsh
Chairman.

(C)Apr.30,May6



AMENDED PUBLIC NOTICE

**RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS**

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, May 27, 1987 at 8:00 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to amend the text of the Zoning Ordinance of the City of Cambridge as follows:

I. Delete existing lines 4.33e (3) and (4) and substitute therefor the following:

51

3. Community residence

No SP SP SP SP SP SP SP SP

SP No No No

4. Personal Care Lodging house

No SP SP SP SP SP SP SP SP

SP SP No SP No

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II. Create a new footnotes "51" in Section 4.40 Footnotes to the Table of use Regulations as follows:

Subject to the requirements of Section 11.20

III. A. Delete lines f(3) and f(4) in "Table of Institutional Use Regulations" and substitute therefor the following:

3. Community residence 7 SP SP SP SP SP SP

4. Personal Care Lodging House 7 SP SP SP SP SP

B. Create a new footnote "7" to "Footnotes to Table of Institutional Use Regulations" as follows:

7. Subject to the provisions of Section 11.20.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor William H. Walsh
Chairman.

(C)Apr.30,May7,14



**AMENDED PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
Office of the City Clerk.**

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, May 27, 1987 at 8:00 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to amend the text of the Zoning Ordinance of the City of Cambridge as follows:

I. Delete existing lines 4.33e (3) and (4) and substitute therefor the following:

51

3. Community residence

No SP SP SP SP SP SP SP

SP No No No

4. Personal Care Lodging house

No SP SP SP SP SP SP SP

SP SP No SP No

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Subject to the requirements of Section 11.20

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3. Community residence 7 SP SP SP SP SP SP

4. Personal Care Lodging House 7 SP SP SP SP SP

B. Create a new footnote "7" to "Footnotes to Table of Institutional Use Regulations" as follows:

7. Subject to the provisions of Section 11.20.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor William H. Walsh
Chairman.

(C)Apr.30,May7,14



**AMENDED PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
Office of the City Clerk.**

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I. Delete existing lines 4.33e (3) and (4) and substitute therefor the following:

3. Community residence

4. Personal Care Lodging house

51

No	SP	SP	SP	SP	SP	SP	SP	SP	SP
SP	No	No	No						
No	SP	SP	SP	SP	SP	SP	SP	SP	SP
SP	SP	No	SP	No					

51

II. Create a new footnotes "51" in Section 4.40 Footnotes to the Table of use Regulations as follows:

Subject to the requirements of Section 11.20

III. A. Delete lines f(3) and f(4) in "Table of Institutional Use Regulations" and substitute therefor the following:

3. Community residence 7 SP SP SP SP SP SP

4. Personal Care Lodging House 7 SP SP SP SP SP

B. Create a new footnote "7" to "Footnotes to Table of Institutional Use Regulations" as follows:

7. Subject to the provisions of Section 11.20.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor William H. Walsh
Chairman.

(C)Apr.30,May7,14

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

March 19, 1987

To the Honorable, the City Council;

SUBJECT: Revision to the Institutional Use Section of the Zoning Ordinance affecting Community Residence and Personal Care Lodging Houses.

The Planning Board is submitting the enclosed amendment to the Zoning Ordinance for consideration by the City Council. The proposed changes would eliminate a significant conflict that now exists between the Institutional Use Section of the Zoning Ordinance (Section 4.50) and the Community Residence Section (11.20). No change is proposed to Section 11.20 which establishes a special permit process for review of all community residences in the city and defines the location, size, and number of such facilities permitted in each of the City's neighborhoods.

The present conflict arises because the Institutional Use regulations prohibit conversion of a residentially used building to a community residence because, for zoning purposes, a community residence is considered an institutional use. This prohibition applies in all Residence A-1, A-2, B and C-1 Zoning Districts. The practical result is that although Section 11.20 may permit one or more residences in a neighborhood, Section 4.50 may effectively preclude their establishment because the only feasible locations would be in residential structures in a residential zoning district. The proposed changes would allow community residences in most zoning districts of the city subject to the existing special permit provisions of Section 11.20.


In addition to the practical consequences, the community residence and institutional use sections of the Ordinance present contradictory policy objectives. Section 11.20 encourages the dispersal of community residences throughout the city and discourages their concentration in any one neighborhood or location. Section 4.50 on the other hand places an almost insurmountable obstacle to the location of a community residence in any neighborhood substantially zoned for low density residential use.

A second contradiction lies in the clear intent of the community residence section of the Ordinance, through the standards related to density, size, and community supervision embodied in the regulations, to require residences that are residential in character and compatible within a supportive larger residential community. The institutional use requirements however force residences to be located in commercial, institutional, or high density residential environments, i.e. areas

which are frequently environmentally inappropriate on the one hand and financially out of reach on the other.

The proposed changes will eliminate these policy conflicts while at the same time retain all the existing procedural safeguards.

Respectfully submitted
for the Planning Board


Paul Dietrich
Chairman

Amend the Text of the Zoning Ordinance of the City of Cambridge as follows:

I. Delete existing lines 4.33e(3) and (4) and substitute therefor the following:

3. Community residence⁵¹ No SP SP SP SP SP SP SP SP
SP No No No

4. Personal Care Lodging⁵¹ No SP SP SP SP SP SP SP SP
house SP SP No SP No

II. Create a new footnote "51" in Section 4.40 Footnotes to the Table of use Regulations as follows:

Subject to the requirements of Section 11.20

III. A. Delete lines f(3) and f(4) in "Table of Institutional Use Regulations" and substitute therefor the following:

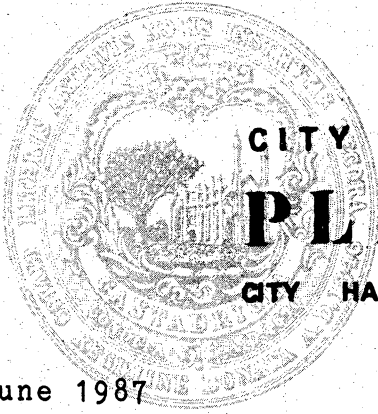
3. Community residence 7 SP SP SP SP SP

4. Personal Care Lodging House 7 SP SP SP SP
SP

B. Create a new footnote "7" to

"Footnotes to Table of Institutional Use Regulations" as follows:

7. Subject to the provisions of Section 11.20.



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

4 June 1987

To the Honorable, the City Council;

SUBJECT: Planning Board Petition to Revise the Institutional Use Section of the Zoning Ordinance affecting Community Residence and Personal Care Lodging Houses.

Recommendation

The Planning Board recommends the revision which would eliminate a significant conflict which now exists between the Institutional Use Section of the Zoning Ordinance (Section 4.50) and the Community Residence Section (11.20). No change is proposed to Section 11.20 of the which establishes a special permit process for review of all community residences in the city and defines the location, size, and number of such facilities permitted in each of the City's neighborhoods.

Public Hearing

A public hearing was held on Tuesday, June 2, 1987. The conflicts and the proposed changes were discussed.

The present conflict arises because the Institutional Use regulations prohibit conversion of a residentially used building to a community residence because, for zoning purposes, a community residence is considered an institutional use. This prohibition applies in all Residence A-1, A-2, B and C-1 Zoning Districts. The practical results is that although Section 11.20 may permit one or more residences in a neighborhood, Section 4.50 may effectively preclude their establishment because the only feasible locations would be in residential structures in a residential zoning district. The proposed changes would allow community residences in most zoning districts of the city subject to the existing special permit provisions of Section 11.20.

In addition to the practical consequences, the Community residence and institutional use sections of the Ordinance present contradictory policy objectives. Section 11.20 encourages the dispersal of community residences throughout the city and discourages their concentration in any one neighborhood or location. Section 4.50 on the other hand places an almost insurmountable obstacle to the location of a community residence in any neighborhood substantially zoned for low density residential use.

A second contradiction lies in the clear intent of the community residence section of the Ordinance, through the standards related to

density, size, and community supervision embodied in the regulations, to require residences that are residential in character and compatible within a supportive larger residential community. The institutional use requirements however force residences to be located in commercial, institutional, or high density residential environments, i.e. areas which are frequently environmentally inappropriate on the one hand and financially out of reach on the other.

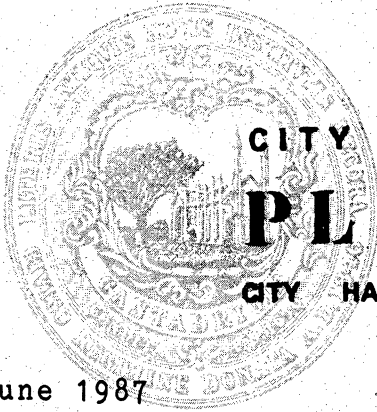
The proposed changes will eliminate these policy conflicts while at the same time retaining all the existing procedural safeguards.

Constance Wheeler from Cambridge Housing Options for Elders (CHLOE) spoke in favor of the petition. No one spoke in opposition.

Respectfully submitted
for the Planning Board

Paul Dietrich (Su)

Paul Dietrich
Chairman



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

4 June 1987

To the Honorable, the City Council;

SUBJECT: Planning Board Petition to Revise the Institutional Use Section of the Zoning Ordinance affecting Community Residence and Personal Care Lodging Houses.

Recommendation

The Planning Board recommends the revision which would eliminate a significant conflict which now exists between the Institutional Use Section of the Zoning Ordinance (Section 4.50) and the Community Residence Section (11.20). No change is proposed to Section 11.20 of the which establishes a special permit process for review of all community residences in the city and defines the location, size, and number of such facilities permitted in each of the City's neighborhoods.

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In addition to the practical consequences, the Community residence and institutional use sections of the Ordinance present contradictory policy objectives. Section 11.20 encourages the dispersal of community residences throughout the city and discourages their concentration in any one neighborhood or location. Section 4.50 on the other hand places an almost insurmountable obstacle to the location of a community residence in any neighborhood substantially zoned for low density residential use.

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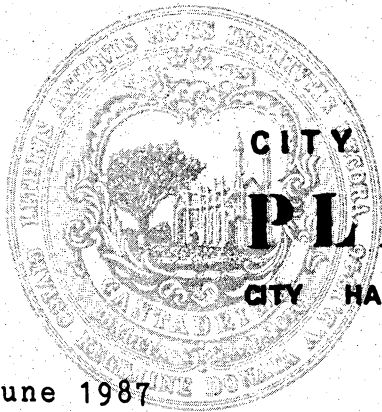
The proposed changes will eliminate these policy conflicts while at the same time retaining all the existing procedural safeguards.

Constance Wheeler from Cambridge Housing Options for Elders (CHLOE) spoke in favor of the petition. No one spoke in opposition.

Respectfully submitted
for the Planning Board

Paul Dietrich (Su)

Paul Dietrich
Chairman



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

4 June 1987

To the Honorable, the City Council;

SUBJECT: Planning Board Petition to Revise the Institutional Use Section of the Zoning Ordinance affecting Community Residence and Personal Care Lodging Houses.

Recommendation

The Planning Board recommends the revision which would eliminate a significant conflict which now exists between the Institutional Use Section of the Zoning Ordinance (Section 4.50) and the Community Residence Section (11.20). No change is proposed to Section 11.20 of the which establishes a special permit process for review of all community residences in the city and defines the location, size, and number of such facilities permitted in each of the City's neighborhoods.

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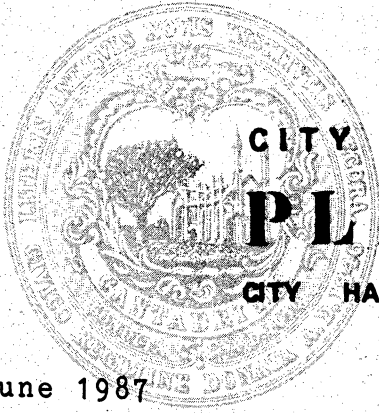
The proposed changes will eliminate these policy conflicts while at the same time retaining all the existing procedural safeguards.

Constance Wheeler from Cambridge Housing Options for Elders (CHLOE) spoke in favor of the petition. No one spoke in opposition.

Respectfully submitted
for the Planning Board

Paul Dietrich (sm)

Paul Dietrich
Chairman



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

4 June 1987

To the Honorable, the City Council;

SUBJECT: Planning Board Petition to Revise the Institutional Use Section of the Zoning Ordinance affecting Community Residence and Personal Care Lodging Houses.

Recommendation

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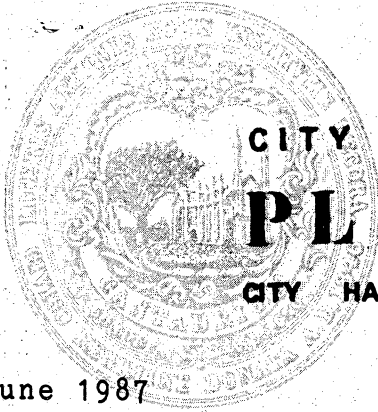
The proposed changes will eliminate these policy conflicts while at the same time retaining all the existing procedural safeguards.

Constance Wheeler from Cambridge Housing Options for Elders (CHLOE) spoke in favor of the petition. No one spoke in opposition.

Respectfully submitted
for the Planning Board

Paul Dietrich (sm)

Paul Dietrich
Chairman



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

4 June 1987

To the Honorable, the City Council;

SUBJECT: Planning Board Petition to Revise the Institutional Use Section of the Zoning Ordinance affecting Community Residence and Personal Care Lodging Houses.

Recommendation

The Planning Board recommends the revision which would eliminate a significant conflict which now exists between the Institutional Use Section of the Zoning Ordinance (Section 4.50) and the Community Residence Section (11.20). No change is proposed to Section 11.20 of the which establishes a special permit process for review of all community residences in the city and defines the location, size, and number of such facilities permitted in each of the City's neighborhoods.

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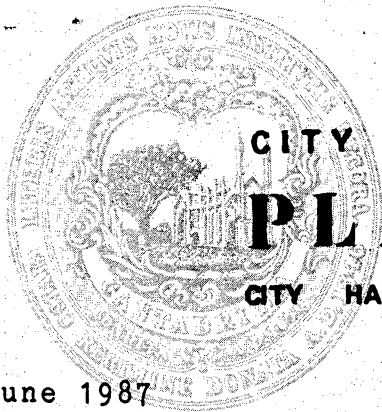
The proposed changes will eliminate these policy conflicts while at the same time retaining all the existing procedural safeguards.

Constance Wheeler from Cambridge Housing Options for Elders (CHLOE) spoke in favor of the petition. No one spoke in opposition.

Respectfully submitted
for the Planning Board

Paul Dietrich (sm)

Paul Dietrich
Chairman



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

4 June 1987

To the Honorable, the City Council;

SUBJECT: Planning Board Petition to Revise the Institutional Use Section of the Zoning Ordinance affecting Community Residence and Personal Care Lodging Houses.

Recommendation

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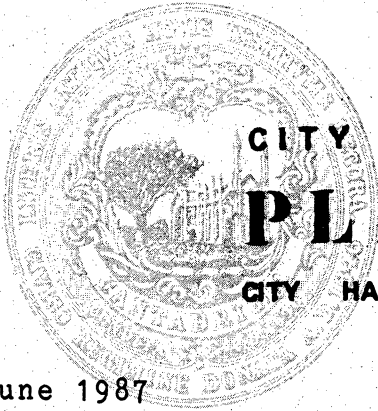
The proposed changes will eliminate these policy conflicts while at the same time retaining all the existing procedural safeguards.

Constance Wheeler from Cambridge Housing Options for Elders (CHLOE) spoke in favor of the petition. No one spoke in opposition.

Respectfully submitted
for the Planning Board

Paul Dietrich (sm)

Paul Dietrich
Chairman



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

4 June 1987

To the Honorable, the City Council;

SUBJECT: Planning Board Petition to Revise the Institutional Use Section of the Zoning Ordinance affecting Community Residence and Personal Care Lodging Houses.

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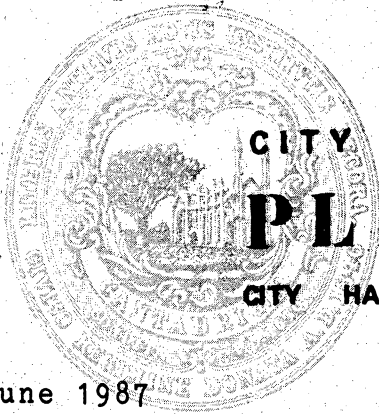
The proposed changes will eliminate these policy conflicts while at the same time retaining all the existing procedural safeguards.

Constance Wheeler from Cambridge Housing Options for Elders (CHLOE) spoke in favor of the petition. No one spoke in opposition.

Respectfully submitted
for the Planning Board

Paul Dietrich (Su)

Paul Dietrich
Chairman



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

4 June 1987

To the Honorable, the City Council;

SUBJECT: Planning Board Petition to Revise the Institutional Use Section of the Zoning Ordinance affecting Community Residence and Personal Care Lodging Houses.

Recommendation

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A public hearing was held on Tuesday, June 2, 1987. The conflicts and the proposed changes were discussed.

The present conflict arises because the Institutional Use regulations prohibit conversion of a residentially used building to a community residence because, for zoning purposes, a community residence is considered an institutional use. This prohibition applies in all Residence A-1, A-2, B and C-1 Zoning Districts. The practical results is that although Section 11.20 may permit one or more residences in a neighborhood, Section 4.50 may effectively preclude their establishment because the only feasible locations would be in residential structures in a residential zoning district. The proposed changes would allow community residences in most zoning districts of the city subject to the existing special permit provisions of Section 11.20.

In addition to the practical consequences, the Community residence and institutional use sections of the Ordinance present contradictory policy objectives. Section 11.20 encourages the dispersal of community residences throughout the city and discourages their concentration in any one neighborhood or location. Section 4.50 on the other hand places an almost insurmountable obstacle to the location of a community residence in any neighborhood substantially zoned for low density residential use.

A second contradiction lies in the clear intent of the community residence section of the Ordinance, through the standards related to

density, size, and community supervision embodied in the regulations, to require residences that are residential in character and compatible within a supportive larger residential community. The institutional use requirements however force residences to be located in commercial, institutional, or high density residential environments, i.e. areas which are frequently environmentally inappropriate on the one hand and financially out of reach on the other.

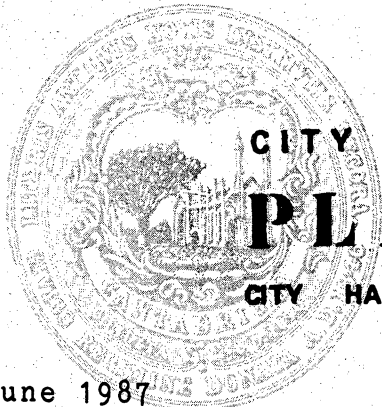
The proposed changes will eliminate these policy conflicts while at the same time retaining all the existing procedural safeguards.

Constance Wheeler from Cambridge Housing Options for Elders (CHLOE) spoke in favor of the petition. No one spoke in opposition.

Respectfully submitted
for the Planning Board

Paul Dietrich (su)

Paul Dietrich
Chairman



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

4 June 1987

To the Honorable, the City Council;

SUBJECT: Planning Board Petition to Revise the Institutional Use Section of the Zoning Ordinance affecting Community Residence and Personal Care Lodging Houses.

Recommendation

The Planning Board recommends the revision which would eliminate a significant conflict which now exists between the Institutional Use Section of the Zoning Ordinance (Section 4.50) and the Community Residence Section (11.20). No change is proposed to Section 11.20 of the which establishes a special permit process for review of all community residences in the city and defines the location, size, and number of such facilities permitted in each of the City's neighborhoods.

Public Hearing

A public hearing was held on Tuesday, June 2, 1987. The conflicts and the proposed changes were discussed.

The present conflict arises because the Institutional Use regulations prohibit conversion of a residentially used building to a community residence because, for zoning purposes, a community residence is considered an institutional use. This prohibition applies in all Residence A-1, A-2, B and C-1 Zoning Districts. The practical results is that although Section 11.20 may permit one or more residences in a neighborhood, Section 4.50 may effectively preclude their establishment because the only feasible locations would be in residential structures in a residential zoning district. The proposed changes would allow community residences in most zoning districts of the city subject to the existing special permit provisions of Section 11.20.

In addition to the practical consequences, the Community residence and institutional use sections of the Ordinance present contradictory policy objectives. Section 11.20 encourages the dispersal of community residences throughout the city and discourages their concentration in any one neighborhood or location. Section 4.50 on the other hand places an almost insurmountable obstacle to the location of a community residence in any neighborhood substantially zoned for low density residential use.

A second contradiction lies in the clear intent of the community residence section of the Ordinance, through the standards related to

density, size, and community supervision embodied in the regulations, to require residences that are residential in character and compatible within a supportive larger residential community. The institutional use requirements however force residences to be located in commercial, institutional, or high density residential environments, i.e. areas which are frequently environmentally inappropriate on the one hand and financially out of reach on the other.

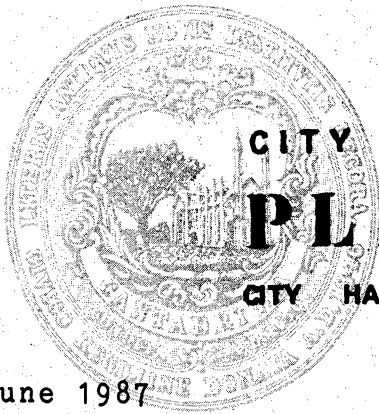
The proposed changes will eliminate these policy conflicts while at the same time retaining all the existing procedural safeguards.

Constance Wheeler from Cambridge Housing Options for Elders (CHLOE) spoke in favor of the petition. No one spoke in opposition.

Respectfully submitted
for the Planning Board

Paul Dietrich (Su)

Paul Dietrich
Chairman



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

4 June 1987

To the Honorable, the City Council;

SUBJECT: Planning Board Petition to Revise the Institutional Use Section of the Zoning Ordinance affecting Community Residence and Personal Care Lodging Houses.

Recommendation

The Planning Board recommends the revision which would eliminate a significant conflict which now exists between the Institutional Use Section of the Zoning Ordinance (Section 4.50) and the Community Residence Section (11.20). No change is proposed to Section 11.20 of the which establishes a special permit process for review of all community residences in the city and defines the location, size, and number of such facilities permitted in each of the City's neighborhoods.

Public Hearing

A public hearing was held on Tuesday, June 2, 1987. The conflicts and the proposed changes were discussed.

The present conflict arises because the Institutional Use regulations prohibit conversion of a residentially used building to a community residence because, for zoning purposes, a community residence is considered an institutional use. This prohibition applies in all Residence A-1, A-2, B and C-1 Zoning Districts. The practical results is that although Section 11.20 may permit one or more residences in a neighborhood, Section 4.50 may effectively preclude their establishment because the only feasible locations would be in residential structures in a residential zoning district. The proposed changes would allow community residences in most zoning districts of the city subject to the existing special permit provisions of Section 11.20.

In addition to the practical consequences, the Community residence and institutional use sections of the Ordinance present contradictory policy objectives. Section 11.20 encourages the dispersal of community residences throughout the city and discourages their concentration in any one neighborhood or location. Section 4.50 on the other hand places an almost insurmountable obstacle to the location of a community residence in any neighborhood substantially zoned for low density residential use.

A second contradiction lies in the clear intent of the community residence section of the Ordinance, through the standards related to

density, size, and community supervision embodied in the regulations, to require residences that are residential in character and compatible within a supportive larger residential community. The institutional use requirements however force residences to be located in commercial, institutional, or high density residential environments, i.e. areas which are frequently environmentally inappropriate on the one hand and financially out of reach on the other.

The proposed changes will eliminate these policy conflicts while at the same time retaining all the existing procedural safeguards.

Constance Wheeler from Cambridge Housing Options for Elders (CHLOE) spoke in favor of the petition. No one spoke in opposition.

Respectfully submitted
for the Planning Board

Paul Dietrich (Su)

Paul Dietrich
Chairman



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

- I. Delete existing lines 4.33e(3) and (4) and substitute therefor the following:
 - 3. Community residence⁵¹ No SP SP SP SP SP SP SP SP
SP No No No
 - 4. Personal Care Lodging⁵¹ house No SP SP SP SP SP SP SP SP
SP SP No SP No
- II. Create a new footnote "51" in Section 4.40 Footnotes to the Table of use Regulations as follows:

Subject to the requirements of Section 11.20
- III. A. Delete lines f(3) and f(4) in "Table of Institutional Use Regulations" and substitute therefor the following:
 - 3. Community residence 1 SP SP SP SP SP SP
 - 4. Personal Care Lodging House 1 SP SP SP SP SP
SP

B. Create a new footnote "7" to "Footnotes to Table of Institutional Use Regulations" as follows:

7. Subject to the provisions of Section 11.20.

Passed to a second reading at the City Council meeting held on June 8, 1987 and on or after June 22, 1987 the question comes on passing to be ordained.

ATTEST:- John E. Flynn
Deputy City Clerk



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

- I. Delete existing lines 4.33e(3) and (4) and substitute therefor the following:
 - 3. Community residence⁵¹ No SP SP SP SP SP SP SP SP
SP No No No
 - 4. Personal Care Lodging⁵¹ house No SP SP SP SP SP SP SP SP
SP SP No SP No
- II. Create a new footnote "51" in Section 4.40 Footnotes to the Table of use Regulations as follows:

Subject to the requirements of Section 11.20
- III. A. Delete lines f(3) and f(4) in "Table of Institutional Use Regulations" and substitute therefor the following:
 - 3. Community residence 7 SP SP SP SP SP
 - 4. Personal Care Lodging House 7 SP SP SP SP
SP

B. Create a new footnote "7" to

"Footnotes to Table of Institutional Use Regulations" as follows:

7. Subject to the provisions of Section 11.20.

Passed to a second reading at the City Council meeting held on June 8, 1987 and on or after June 22, 1987 the question comes on passing to be ordained.

ATTEST:- John E. Flynn
Deputy City Clerk



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances 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 September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended as follows:

- I. Delete existing lines 4.33e(3) and (4) and substitute therefor the following:
 - 3. Community residence⁵¹ No SP SP SP SP SP SP SP
SP No No No
 - 4. Personal Care Lodging⁵¹ house No SP SP SP SP SP SP SP
SP SP No SP No
- II. Create a new footnote "51" in Section 4.40 Footnotes to the Table of use Regulations as follows:

Subject to the requirements of Section 11.20
- III. A. Delete lines f(3) and f(4) in "Table of Institutional Use Regulations" and substitute therefor the following:
 - 3. Community residence 7 SP SP SP SP SP
 - 4. Personal Care Lodging House 7 SP SP SP SP SP
SP

B. Create a new footnote "7" to "Footnotes to Table of Institutional Use Regulations" as follows:

7. Subject to the provisions of Section 11.20.

Passed to a second reading at the City Council meeting held on June 8, 1987 and on or after June 22, 1987 the question comes on passing to be ordained.

ATTEST:- John E. Flynn
Deputy City Clerk

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

March 19, 1987

To the Honorable, the City Council;

SUBJECT: Revision to the Institutional Use Section of the Zoning Ordinance affecting Community Residence and Personal Care Lodging Houses.

The Planning Board is submitting the enclosed amendment to the Zoning Ordinance for consideration by the City Council. The proposed changes would eliminate a significant conflict that now exists between the Institutional Use Section of the Zoning Ordinance (Section 4.50) and the Community Residence Section (11.20). No change is proposed to Section 11.20 which establishes a special permit process for review of all community residences in the city and defines the location, size, and number of such facilities permitted in each of the City's neighborhoods.

The present conflict arises because the Institutional Use regulations prohibit conversion of a residentially used building to a community residence because, for zoning purposes, a community residence is considered an institutional use. This prohibition applies in all Residence A-1, A-2, B and C-1 Zoning Districts. The practical result is that although Section 11.20 may permit one or more residences in a neighborhood, Section 4.50 may effectively preclude their establishment because the only feasible locations would be in residential structures in a residential zoning district. The proposed changes would allow community residences in most zoning districts of the city subject to the existing special permit provisions of Section 11.20.

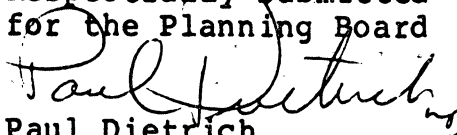
In addition to the practical consequences, the community residence and institutional use sections of the Ordinance present contradictory policy objectives. Section 11.20 encourages the dispersal of community residences throughout the city and discourages their concentration in any one neighborhood or location. Section 4.50 on the other hand places an almost insurmountable obstacle to the location of a community residence in any neighborhood substantially zoned for low density residential use.

A second contradiction lies in the clear intent of the community residence section of the Ordinance, through the standards related to density, size, and community supervision embodied in the regulations, to require residences that are residential in character and compatible within a supportive larger residential community. The institutional use requirements however force residences to be located in commercial, institutional, or high density residential environments, i.e. areas

which are frequently environmentally inappropriate on the one hand and financially out of reach on the other.

The proposed changes will eliminate these policy conflicts while at the same time retain all the existing procedural safeguards.

Respectfully submitted
for the Planning Board


Paul Dietrich
Chairman

Amend the Text of the Zoning Ordinance of the City of Cambridge as follows:

- I. Delete existing lines 4.33e(3) and (4) and substitute therefor the following:
 - 3. Community residence⁵¹ No SP SP SP SP SP SP SP SP
SP No No No
 - 4. Personal Care Lodging⁵¹ No SP SP SP SP SP SP SP SP
house SP SP No SP No

II. Create a new footnote "51" in Section 4.40 Footnotes to the Table of use Regulations as follows:

Subject to the requirements of Section 11.20

- III. A. Delete lines f(3) and f(4) in "Table of Institutional Use Regulations" and substitute therefor the following:
 - 3. Community residence 7 SP SP SP SP SP SP
 - 4. Personal Care Lodging House 7 SP SP SP SP
SP

B. Create a new footnote "7" to "Footnotes to Table of Institutional Use Regulations" as follows:

7. Subject to the provisions of Section 11.20.

AMENDED PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, May 27, 1987 at 6:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to amend the text of the Zoning Ordinance of the City of Cambridge as follows:

- I. Delete existing lines 4.33e(3) and (4) and substitute therefor the following:
 - 3. Community residence ⁵¹ No SP SP SP SP SP SP SP SP
SP No No No
 - 4. Personal Care Lodging ⁵¹ No SP SP SP SP SP SP SP SP
house SP SP No SP No

- II. Create a new footnote "51" in Section 4.40 Footnotes to the Table of use Regulations as follows:
 - Subject to the requirements of Section 11.20

- III. A. Delete lines f(3) and f(4) in "Table of Institutional Use Regulations" and substitute therefor the following:
 - 3. Community residence 7 SP SP SP SP SP SP
 - 4. Personal Care Lodging House 7 SP SP SP SP SP
SP

- B. Create a new footnote "7" to "Footnotes to Table of Institutional Use Regulations" as follows:
 - 7. Subject to the provisions of Section 11.20.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor William H. Walsh
Chairman.

AMENDED PUBLIC NOTICE
RELATIVE TO ZONING**City of Cambridge**

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, May 27, 1987 at 7:00 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of Douglas Yoffe, et al to:

- 1.0 Amend the Zoning Map of the City of Cambridge by rezoning from Residence C-2 to Residence C-1 an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Concord Avenue and the centerline of Garden Street,
- 1.1 Thence proceeding in a southeasterly direction along the centerline of Garden Street to a point of intersection with the southwesterly extension of the centerline of Waterhouse Street for a distance of approximately 430 feet,
- 1.2 Thence turning and proceeding in a northwesterly direction along the southwesterly extension of the centerline and the centerline of Waterhouse Street for a distance of approximately 320 feet to the southeasterly extension of the northeasterly side lot line of lot numbered 43 of Assessor's Plat numbered 172,
- 1.3 Thence turning and proceeding in a northwesterly direction along the southeasterly extension of the northeasterly side lot line and the northeasterly lot line of lot numbered 43 on Assessor's Plat numbered 172 to the northeasterly corner of lot numbered 32 on Assessor's Plat numbered 172 to a point 150 feet from the southeasterly sideline of Follen Street,
- 1.4 Thence turning and proceeding in a southwesterly direction along a line 150 feet distant from and parallel to the southeasterly sideline of Follen Street and the southwesterly extension of a continuing line for a distance of approximately 230 feet to the intersection of the centerline of Concord Avenue,
- 1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Concord Avenue to the intersection of the centerline of Garden Street for a distance of approximately 280 feet,
- 1.6 Thence turning and proceeding in a southeasterly direction along the centerline of Garden Street to the point of origin for a distance of approximately 420 feet,

1.01 Premises as shown on Assessor's Plat numbered: 172

all or parts of lots numbered 45, 46, 32, 44, 43, odd numbers 15-25 Garden Street, 3 Concord Avenue, and 5 Waterhouse Street.

2.0 Amend the Zoning Map of the City of Cambridge by rezoning from Residence C-2 to Residence C-1 an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Waterhouse Street and the southerly extension of the centerline of Follen Street,

2.1 Thence proceeding in a northerly direction along the centerline of Follen Street to a point 150 feet distant from the southeasterly sideline of Follen Street for a distance of approximately 225 feet,

2.2 Thence turning and proceeding in a southwesterly direction along a line 150 distant from and parallel to the southeasterly sideline of Follen Street for a distance of approximately 170 feet to the northwesterly corner of lot numbered 65 on Assessor's Plat numbered 172,

2.3 Thence turning and proceeding in a southeasterly direction along the southwesterly side lot line of lot numbered 65 and the southeasterly extension of the lot line to the origin for a distance of approximately 205 feet,

2.01 Premises as shown on Assessor's Plat numbered 172:

all or parts of lots numbered 65, 57, 67, 68, even numbers 38-50 Follen Street, and 18-24 Follen Street.

- 3.0 Amend the Zoning Map of the City of Cambridge by rezoning from Residence A-2 and Residence C-2 to Residence A-1 an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Garden Street and the centerline of Concord Avenue,
- 3.1 Thence proceeding in a southeasterly direction along the centerline of Concord Avenue to a point 150 feet distant from the southeasterly sideline of Follen Street for a distance of approximately 280 feet,
- 3.2 Thence turning and proceeding in a northeasterly direction along a line 150 distant from and parallel to the southeasterly sideline of Follen Street for a distance of approximately 230 feet to the northeasterly corner of lot numbered 32 on Assessor's Plat numbered 172,
- 3.3 Thence turning and proceeding in a southeasterly direction along the southwesterly side lot line of lot numbered 30 on Assessor's Plat numbered 172 and the southerly extension of the southwesterly side lot line of lot numbered 32 on Assessor's Plat numbered 172 for a distance of approximately 200 feet,
- 3.4 Thence turning and proceeding in a northeasterly direction along the centerline of Waterhouse Street to the southerly extension of the southeasterly side lotline of lot numbered 29 on Assessor's Plat numbered 172 for a distance of approximately 147 feet,
- 3.5 Thence turning and proceeding in a northwesterly direction along the southerly extension of the southeasterly side lot line of lot numbered 29 on Assessor's Plat numbered 172 and the southeasterly side lot line of lot numbered 29 for a distance of approximately 210 feet to a point 150 feet from the southeasterly sideline of Follen Street,
- 3.6 Thence turning and proceeding in a northeasterly direction along a line 150 feet distant from and parallel to the southeasterly sideline of Follen Street for a distance of approximately 170 feet to the centerline of Follen Street,
- 3.7 Thence turning and proceeding in a northwesterly direction along the centerline of Follen Street and continuing along a northwesterly extension of the centerline of Follen Street for a distance of approximately 375 feet to a point 100 feet distant from the southerly sideline of Chauncy Street,
- 3.8 Thence turning and proceeding in a westerly direction along a line 100 feet distant from and parallel to the southerly sideline of Chauncy Street and continuing along this line and its southwesterly extension for a distance of approximately 725 feet to the centerline of Garden Street,

3.9 Thence turning and proceeding in a southeasterly direction along the centerline of Garden Street for a distance of approximately 130 feet to the point of origin.

3.01 Premises as shown on Assessor's Plat numbered 172:

all or parts of lots numbered 30, 29, 50, 49, 44, 24, 25, 26, 68, 67, 74, 23, 57, 59, 69, 70, 21, 37, 38, 19, 18, 71, 16, 72, 42, 63, 62, 3, 2, 61, and 60, 7 and 9 Waterhouse Street, even numbers 6-38 and odd numbers 1-29 Follen Street, odd numbers 7-29 Concord Street, and even numbers 3-34 Chauncy Street.

Copies of this petition are on file in the Office of City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor William H. Walsh
Chairman.

AMENDED PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, May 27, 1987 at 7:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of Judith Nathans, et al to:

- 1.0 Rezone to Business A-1 an area of land currently zoned Business A which is circumscribed by a line beginning at a point, said point being the intersection of the westerly extension of the centerline of William Street and the centerline of River Street,
- 1.1 Thence proceeding in an easterly direction along the centerline of William Street for a distance of approximately 140 feet to a point 100 feet from the southeasterly sideline of River Street,
- 1.2 Thence turning and proceeding in a southwesterly direction along a line 100 distant from and parallel to the southeasterly sideline of River Street and the southwesterly extension of this line 100 feet distant from and parallel to the southeasterly sideline of River Street to the centerline of Putnam Avenue for a distance of approximately 1,950 feet,
- 1.3 Thence turning and proceeding in a northerly direction along the centerline of Putnam Avenue to a point 150 feet distant from the northwesterly sideline of River Street for a distance of approximately 330 feet,
- 1.4 Thence turning and proceeding in a northeasterly direction to the northeasterly point of Montague Street for a distance of approximately 265 feet,
- 1.5 Thence turning and proceeding in a southeasterly direction along the northeasterly sideline of Montague Street for a distance of approximately 31 feet to the northerly lot line of lot numbered 139 on Assessor's Plat numbered 126,
- 1.6 Thence turning and proceeding in a northeasterly direction along the northerly lot lines of lots numbered 138 and 137 on Assessor's Plat numbered 126 to the westerly lot line of lot numbered 99 on Assessor's Plat numbered 126 for a distance of approximately 690 feet,
- 1.7 Thence turning and proceeding in a northerly direction along the westerly side lot line of lot numbered 99 on Assessor's Plat numbered 126 for a distance of approximately 22 feet,
- 1.8 Thence turning and proceeding in a northeasterly direction along the northwesterly lot lines of lots numbered 99, 161, 160 and 97 on Assessor's Plat numbered 126 to the southwesterly lot line of lot numbered 152 on Assessor's Plat numbered 126, for a distance of approximately 214 feet,

- 1.9 Thence turning and proceeding in a northwesterly direction along the northwesterly side lot line of lot numbered 152 on Assessors's Plat numbered 126, to the northeasterly lot line of lot numbered 152 on Assessor's Plat nubmered 126 for a distance of approximately 28 feet,
- 1.01 Thence turning and proceeding in a northeasterly direction along the northeasterly lot lines of lots numbered 152 and 143 on Assessor's PLat nubmered 126 for a distance of approximately 142 feet, to the southwesterly side line of Sullivan's Place,
- 1.02 Thence turning and proceeding in a southeasterly direction along the southwesterly side line of Sullian's Place to a point 100 feet distant from the northwesterly side line of River Street for a distance of approximately 70 feet,
- 1.03 Thence turning and proceeding in a northeasterly direction along a line 100 feet distant from and parallel to the northwesterly sideline of River Street to the northerly side lot line of lot numbered 53 on Assessor's Plat numbered 125 which is 130 feet distant from the centerline of River Street for a distance of approximately 860 feet,
- 1.04 Thence turning and proceeding in a southeasterly direction along the northerly side lot line of lot numbered 53 on Assessor's Plat numbered 125 and the southeasterly extension of the northerly lot line of lot numbered 53 on Assessor's Plat numbered 125 to the point of intersection with the centerline of River Street for a distance of approximately 130 feet,
- 1.05 Thence turning and proceeding in a northeasterly direction along the centerline of River Street to the point of origin for a distance of approximately 180 feet.

1.01 Premises as shown on Assessor's Plat numbered 104:

all or parts of lots numbered 88, 89, 144, 145, and 110, 50 and 52 Cottage Street and even numbers 44 - 50 Pleasant Street.

1.02 Premises as shown on Assessor's Plat numbered 105:

all or parts of lots numbered, 5, 4, 3, 117, 118, 114, 107, 103, 112, 111, 116, 115, and 14, even numbers 82 - 102 River Street, odd numbers 45 - 49 Cottage Street, and even numbers 44 - 52 William Street

1.03 Premises as shown on Assessor's Plat numbered 125:

all or parts of lots numbered 158, 147, 148, 93, 95, 143, 152, 97, 159, 160, 161, 99, 137, 138, 139, 157, 22, 140, 141, 142, 26, 27, 28, and 29, odd numbers 195 - 307 River Street, odd numbers 1 - 7 Howard Street, 274 Putnam Avenue and 1 and 2 Montague Street.

1.04 Premises as shown on Assessor's Plat numbered 126:

all or parts of lots numbered 52, 53, 54, 55, 59, 56, 57, 58, 103, 104, 30, 32, 33, 34, 35, 11, 10, 107, 105, 106, 13, 14, 15, 92, 73, 72, 71, 70, 69, 68, 102, 101, 93, 100, 78, 77, 76, 75, 74, 88, 89, 63, and 85, odd numbers 39 - 183 River Street, even numbers 136 - 210 River Street, even numbers 4 - 8 Kinnaird Street, 3 and 5 Kinnaird Street, 2 and 4 Jay Street, 3 and 5 Jay Street, 8 Howard Street, odd numbers 45 - 65 Pleasant Street, 17 Laurel Street, odd numbers 51 - 59 Kelly Road, and even numbers 52 - 64 Kelly Road.

1.05 Premises as shown on Assessor's Plat numbered 127:

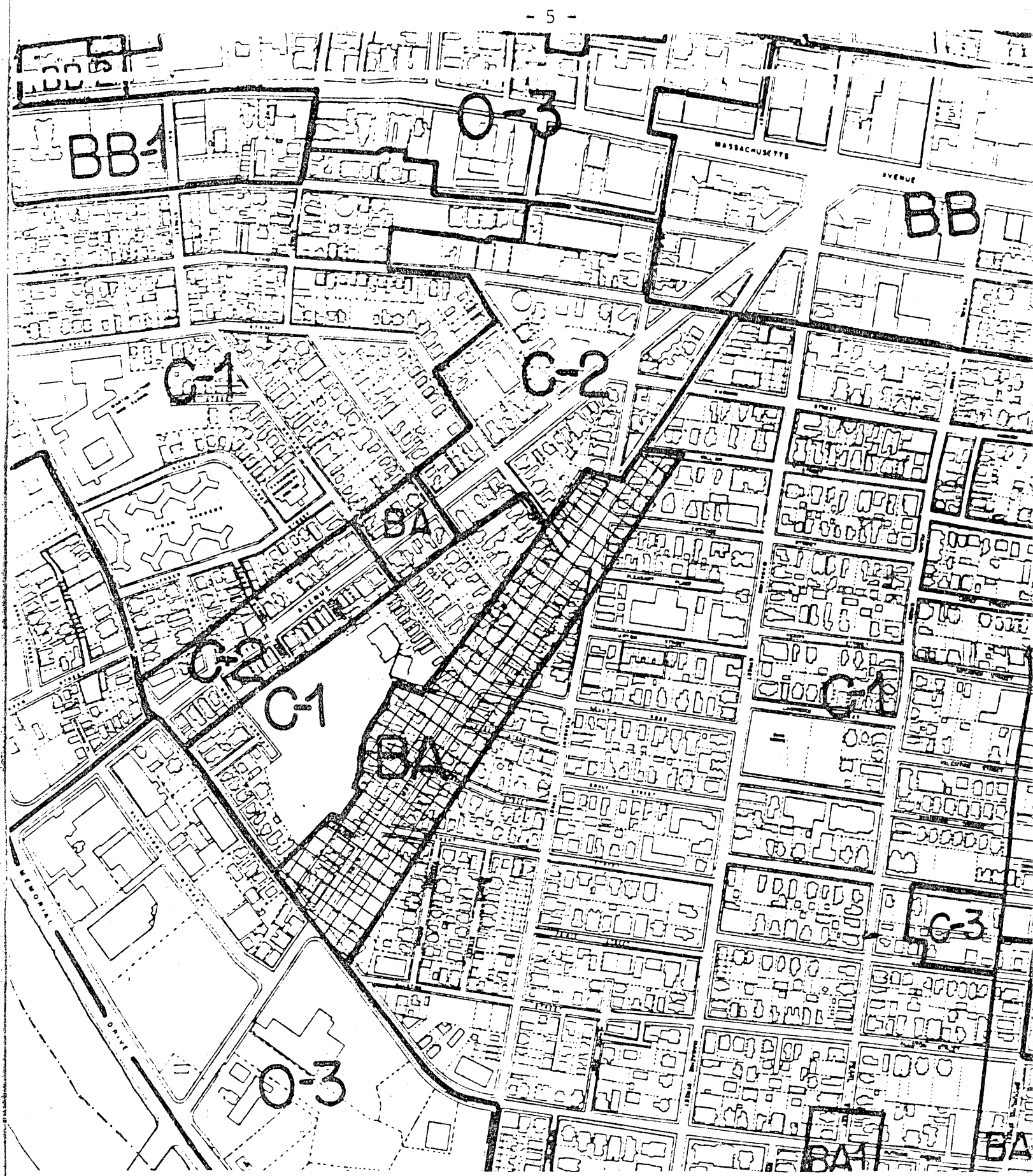
all or parts of lots numbered 126, 127, 132, 143, 144, 29, 28, 148, 147, 146, 145, 71, 91, 121, 122, 73, 117, 90, 91, 75, 74, 107, 124, 95 and 96, even numbers 14 - 18 Laurel Street, even numbers 222 - 308 River Street, even numbers 18 - 24 Rockwell Street, odd numbers 17 - 21 Rockwell Street, even numbers 60 - 76 Fairmont Street, odd numbers 55 - 59 Fairmont Street, even numbers 300 - 312 Putnam Avenue and odd numbers 9 - 15 Fairmont Avenue.

Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor William H. Walsh,
Chairman.



Rezone the shaded area currently zoned Business A
to Business A-1

AMENDED PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, May 27, 1987 at 6:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to amend the text of the Zoning Ordinance of the City of Cambridge as follows:

- I. Delete existing lines 4.33e(3) and (4) and substitute therefor the following:
 - 3. Community residence ⁵¹ No SP SP SP SP SP SP SP SP
SP No No No
 - 4. Personal Care Lodging ⁵¹ No SP SP SP SP SP SP SP SP
house SP SP No SP No

II. Create a new footnote "51" in Section 4.40 Footnotes to the Table of use Regulations as follows:

Subject to the requirements of Section 11.20

- III. A. Delete lines f(3) and f(4) in "Table of Institutional Use Regulations" and substitute therefor the following:
 - 3. Community residence 7 SP SP SP SP SP SP
 - 4. Personal Care Lodging House 7 SP SP SP SP SP
SP

B. Create a new footnote "7" to "Footnotes to Table of Institutional Use Regulations" as follows:

7. Subject to the provisions of Section 11.20.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor William H. Walsh
Chairman.

AMENDED PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, May 27, 1987 at 6:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to amend the text of the Zoning Ordinance of the City of Cambridge as follows:

I. Delete existing lines 4.33e(3) and (4) and substitute therefor the following:

3. Community residence⁵¹ No SP SP SP SP SP SP SP SP
SP No No No

4. Personal Care Lodging⁵¹ house No SP SP SP SP SP SP SP SP
SP SP No SP No

II. Create a new footnote "51" in Section 4.40 Footnotes to the Table of use Regulations as follows:

Subject to the requirements of Section 11.20

III. A. Delete lines f(3) and f(4) in "Table of Institutional Use Regulations" and substitute therefor the following:

3. Community residence 7 SP SP SP SP SP

4. Personal Care Lodging House 7 SP SP SP SP
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"Footnotes to Table of Institutional Use Regulations" as follows:

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For the Committee,
Councillor William H. Walsh
Chairman.

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

March 19, 1987

To the Honorable, the City Council;

SUBJECT: Revision to the Institutional Use Section of the Zoning Ordinance affecting Community Residence and Personal Care Lodging Houses.

The Planning Board is submitting the enclosed amendment to the Zoning Ordinance for consideration by the City Council. The proposed changes would eliminate a significant conflict that now exists between the Institutional Use Section of the Zoning Ordinance (Section 4.50) and the Community Residence Section (11.20). No change is proposed to Section 11.20 which establishes a special permit process for review of all community residences in the city and defines the location, size, and number of such facilities permitted in each of the City's neighborhoods.

The present conflict arises because the Institutional Use regulations prohibit conversion of a residentially used building to a community residence because, for zoning purposes, a community residence is considered an institutional use. This prohibition applies in all Residence A-1, A-2, B and C-1 Zoning Districts. The practical result is that although Section 11.20 may permit one or more residences in a neighborhood, Section 4.50 may effectively preclude their establishment because the only feasible locations would be in residential structures in a residential zoning district. The proposed changes would allow community residences in most zoning districts of the city subject to the existing special permit provisions of Section 11.20.


In addition to the practical consequences, the community residence and institutional use sections of the Ordinance present contradictory policy objectives. Section 11.20 encourages the dispersal of community residences throughout the city and discourages their concentration in any one neighborhood or location. Section 4.50 on the other hand places an almost insurmountable obstacle to the location of a community residence in any neighborhood substantially zoned for low density residential use.

A second contradiction lies in the clear intent of the community residence section of the Ordinance, through the standards related to density, size, and community supervision embodied in the regulations, to require residences that are residential in character and compatible within a supportive larger residential community. The institutional use requirements however force residences to be located in commercial, institutional, or high density residential environments, i.e. areas

which are frequently environmentally inappropriate on the one hand and financially out of reach on the other.

The proposed changes will eliminate these policy conflicts while at the same time retain all the existing procedural safeguards.

Respectfully submitted
for the Planning Board


Paul Dietrich
Chairman

Amend the Text of the Zoning Ordinance of the City of Cambridge as follows:

- I. Delete existing lines 4.33e(3) and (4) and substitute therefor the following:
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Respectfully submitted
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Paul Dietrich
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CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

To the Honorable, the City Council:

SUBJECT: Planning Board Zoning Petition related to Home Family
Day Care

The Petition

The petition would amend the accessory use section of the Zoning Ordinance (paragraphs (d) and (g) of Section 4.21) to make clear that home family day care is a permitted accessory use under the meaning of home occupation.

Recommendation

The Planning Board recommends adoption of a revised petition (enclosed) which would place the new language originally proposed for paragraph (d), Section 4.21 in the existing definition "Home Occupation" in Article 2.000. The change would simply put the same clarifying language originally proposed into a more logical central location within the Ordinance.

Findings

1. The care of children in the home is a traditional activity carried on in residential neighborhoods; that activity can reasonably be considered as within the meaning of "customary home occupation" as defined in the Cambridge Zoning Ordinance as a normal accessory use to a residential household.
2. The proposed amendment would eliminate any ambiguity as to the status of home family day care by, in the view of the Planning Board, making explicit that which is already implicit in the Zoning Ordinance. Additionally it would clearly define the limits of home family day care as an accessory use.

Public Hearing

The Planning Board held two public hearings on the proposed amendment. Ms. Isabella Hinds, of the Department of Human Services, described the extent of the need for home family day care in Cambridge and the licensing process by which the state regulates such activity. No one spoke in opposition to the adoption of the amendment.

Respectfully submitted for the
Planning Board,

Paul Dietrich
Paul Dietrich, Chairman 40

Revised Petition Recommended by the Planning Board

1. Amend Article 2.000 - Definitions by deleting the existing definition "Home Occupation" and substitute therefor the following:

Home Occupation - For an occupation customarily carried on at home (including home family day care as licensed by the Commonwealth of Massachusetts, Office for Children, or any successor agency, and serving no more than six children not resident in the dwelling unit), the use of a room in a dwelling as an office, studio, or work room by a person residing on the premises and in connection with which there is kept no stock in trade nor commodity sold on the premises.

2. Delete the first line of the existing Section 4.21, paragraph (g) and substitute therefor the following:

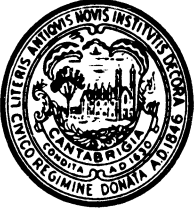
- g. The area occupied by accessory uses, with the exception of home family day care duly licensed by the Commonwealth of Massachusetts, Office for Children, shall be subject to the following limitations:

(note that the proposed new language is underlined)

Original Petition

1. Delete the existing Section 4.21, paragraph (d) and substitute therefor the following:
 - d. Customary home occupation including home family day care as licensed by the commonwealth of Massachusetts, Office for Children, or any successor agency and serving no more than six children not resident in the dwelling unit, or the office of a resident physician, dentist, attorney-at-law, architect, engineer or member of other recognized profession shall be considered as an accessory use provided that no more than three persons shall practice or be employed on the premises at any one time.

2. Delete the first line of the existing Section 4.21, paragraph (g) and substitute therefor the following:
 - g. The area occupied by accessory uses, with the exception of home family day care duly licensed by the Commonwealth of Massachusetts, Office for Children, shall be subject to the following limitations:



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

February 23, 1987

To the Honorable, the City Council:

Enclosed please find copy of a recommendation from the Planning Board relative to amending the accessory use section of the Zoning Ordinance to make clear that home family day care is a permitted accessory use under the meaning of home occupation.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

0-35

Planning Board's recommendation on the proposed Zoning Ordinance amendment relative to home family day care.

8/3/87 Passed to be
ordained 6-3-8

8/6/87 Published - Chronicle

In City Council,

February 23, 1987

Referred to the Petition.