



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

April 13, 1976

The Honorable, the City Council
City Hall
Cambridge, Massachusetts

Subject: Zoning Petition - Townhouse Development

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, April 6, 1976 at 7:30 P.M., on a petition by the Planning Board to amend the Zoning Ordinance of the City of Cambridge by the creation of a new use entitled "Townhouse Development" which would permit Townhouse construction in Residence B, Residence C 1, 2, and 3, and Business A and A-1 districts as a matter of right. This amendment would NOT CHANGE in any way development standards for other uses in these zones.

On the basis of testimony presented at the public hearing and information provided by the Community Development Department staff, the Planning Board recommends that this petition be APPROVED.

1. Townhouse Development

This amendment has been proposed to encourage the development of one and two family townhouses. It will promote the development of family units, create opportunities for home ownership and encourage development designs which are compatible with traditional neighborhood development patterns.

Presently, multi-unit construction is of the "Arlington Pill-Box" type which is generally square and bulky with virtually no family units provided. This type of construction has often negatively impacted Cambridge with respect to population composition, design and scale, and commitment to the neighborhood by its occupants.

2. Conclusions

Recently, neighborhoods have organized so as to have a greater voice in decisions affecting them. This has taken the form of down-zoning petitions and, in some

cases design review of proposed structures. The Planning Board feels that the proposed zoning amendment which would facilitate the construction of Townhouses helps to reconcile the concerns of neighborhood residents with the rights of land owners to develop their lots.

3. Recommendation

In view of the desirability of Cambridge as a place to live and the intensive development pressures stemming therefrom, it is essential that the City of Cambridge attempt to direct development into forms acceptable to both developers and residents.

The Planning Board recommends that this petition be APPROVED.



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1. 0-4
Report from the Planning Board re: to the creation of the new use in the Zoning Ordinance entitled "Townhouse Development" which would permit Townhouse construction in Res. B, Residence C 1, 2, and 3, and Bus. A and A-1 districts as a matter of right.

In City Council,
April 26, 1976

4/26/76
Referred to the
Committee on Ordinances
copy sent to Ordinance
Committee 4/28/76 dl