ORDINANCE NO. 893.

Final Publication No. 1942. First publication in the Boston-Herald on June 2, 1978.

City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight

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, 1977 entitled: "The Zoning Ordinance of the City of Cambridge" is hereby amended by rezoning portions of North Cambridge. The petition would amend the Zoning Map by changing the district designations for several areas as shown on the map accompanying this notice. Section 3.11 of the Ordinance would be amended to establish three new categories of zoning districts: an Open Space District, and Industry A-1 District and an Industry C District. Various other sections of the Ordinance would be amended to incorporate regulations for these new districts.

The Open Space District would be a public park and recreation district. It would limit floor area ratio to .25, building height to 35 feet and uses to park and recreation related purposes. Statutorily exempt religious and educational uses and other non-open space governmental uses would be permitted only after the filing of a notice and report with the Planning Board and a public hearing.

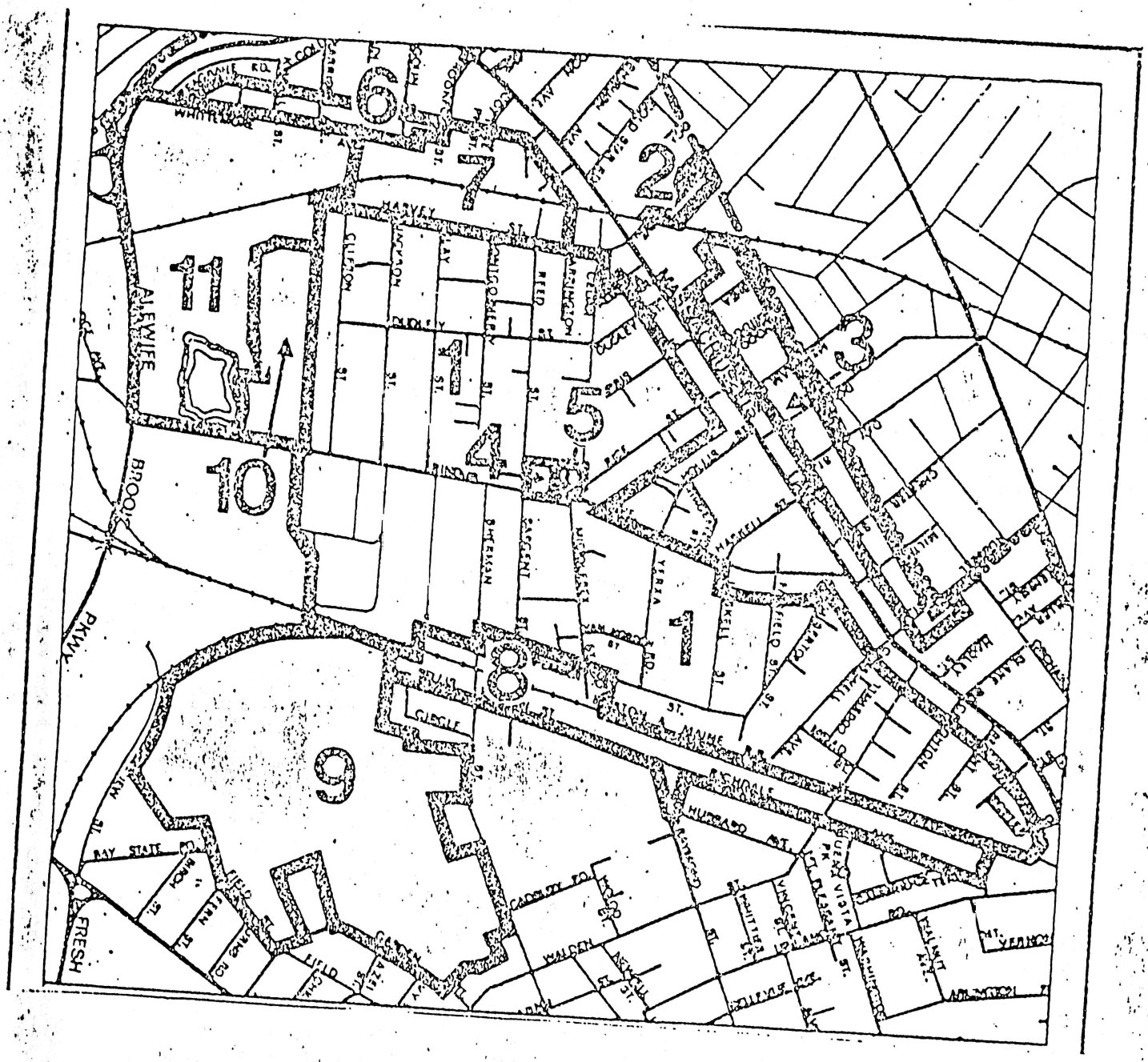
The Industry A-1 District would be a limited business and industrial district. Use regulations would be similar to but more restrictive than those for the Industry A District. Some commercial and industrial uses would not be allowed and the off-lot impacts of industrial activities would be limited to 50 feet. Certain residential uses would be allowed by special permit. Maximum floor area ratio would be 1.25, minimum lot size would be 5,000 square feet and maximum building height would be 45 feet.

The Industry C District would be an office, research and light manufacturing district. It would allow various office, convenience retail and industrial uses. Floor area ratio would be limited to 1.0, maximum building would be 45 feet, and minimum lot size would be 20,000 square feet. Planned unit developments on parcels of 5 acres or larger would be allowed in the district if granted a special permit by the Planning Board according to the procedures existing in Article 12.000 of the Ordinance.

In addition to uses normally permitted in the Industry C District, certain residential uses, including hotels, and up to 100,000 square feet of general retail uses would be allowed within the district in planned unit developments. Developments could be built up to 2.0 FAR and maximum building height would be 85 feet. There would be special open space and landscaping requirements for any planned unit development built in the district.

City of Cambridge

The above is a summary of the proposed ordinance amendment. Complete copies including suggested Planning Board amendments are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.



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SARGENT
YERXA
HASKELL
FIELD ST.
GIEGLE
RICHDALE
HUBBARD AVE.
BAY STATE RD.
CADBURY RD.
WALDEN

City of Cambridge

AREA	EXISTING ZONING	PROPOSED ZONING
1	Res. C-1, Ind. A. Ind. B	Res. B
2	Bus. B	Res. B
3	Res. C-1, Bus. B	Res. B
4	Bus. A	Res. B
5	Bus. A	Bus. A-1
6	Ind. A	Res. B
7	Ind. A	Ind. A-1
8	Ind. A, Ind. B	Ind. A-1
9	Ind. A, Res. C-1	Open Space
10	Res. C-1, Ind. B	Open Space
11	Ind. B	Ind. C.

In City Council June 12, 1978.

Passed to be ordained as amended by a yea and nay vote:- Yeas 7; Nays 1; Absent 1.

James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

REVISED PETITION WITH MAY 18th PLANNING BOARD AMENDMENTS PASSED IN SECOND READING BY THE CAMBRIDGE CITY COUNCIL ON MAY 22, 1978, FOR 1ST PUBLICATION

Cambridge, April 18, 1978

RECEIVED IN OFFICE OF CITY CLERK
MAY 23 11 03 AM '78
CAMBRIDGE, MASS.

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

The undersigned respectfully pray that the Zoning Ordinance of the City of Cambridge be amended as follows:

A. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATIONS FOR THE FOLLOWING AREAS:

1. Rezone to Residence B that area presently zoned Residence C-1, Industry A and Industry B, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Harvey Street and the western lot lines of lots 5, 9, 10, 11, 12, 13, 14, 72, 71, 69, 70, 97, 98, 18, 98,,97, 20, 21, 22, 23, 24, 25, 27, and their projection as shown on Assessors' Plat #269;

   Thence, running southerly along the western lot lines of lots 5, 9, 10, 11, 12, 13, 14, 72, 71, 69, 70, 97, 98, 18, 97, 20, 21, 22, 23, 24, 25, 27, as shown on Assessors' Plat #269 and their projection 1389 feet more or less to a point, said point being the intersection of the western lot lines of lots 5, 9, 10, 11, 12, 13, 14, 72, 71, 69, 70, 97, 98, 18, 98, 97, 20, 21, 22, 23, 24, 25, 27 as shown on Assessors' Plat #269 and their projection and the centerline of Rindge Avenue;

   Thence, running westerly along the centerline of Rindge Avenue 45 feet more or less to a point, said point being the intersection of the centerline of Rindge Avenue and the eastern lot line of lot 34 as shown on Assessors' Plat #268A and its projection;

   Thence, running southerly and southeasterly along the eastern lot line of lot 34 as shown on Assessors' Plat #268A and its projection 1056 feet more or less to a point, said point being the intersection of the eastern lot line of lot 34 as shown on Assessors' Plat #268A and the northern lot line of the right-of-way of the Fitchburg branch of the Boston and Maine railroad;

   Thence, running easterly along the northern lot line of the right-of-way of the Fitchburg branch of the Boston and Maine railroad 510 feet more or less to a point, said point being the intersection of the northern lot line of the right-of-way of the Fitchburg branch of the Boston and Maine Railroad and the eastern lot line of lot 32 as shown on Assessors' Plat #268A;

   Thence, running northerly along the eastern lot line of lot 32 as shown on Assessors' Plat #268A 100 feet more or less to a point, said point being the intersection of the eastern lot

Thence, running northeasterly along the centerline of Haskell Street 125 feet more or less to a point, said point being the intersection of the centerline of Haskell Street and the centerline of Rindge Avenue;

Thence, running northwesterly along the centerline of Rindge Avenue 825 feet more or less to a point, said point being the intersection of the centerline of Rindge Avenue and a line 100 feet distant from and parallel to the southeastern street line of Rice Street;

Thence, running northeasterly along a line 100 feet from and parallel to the southeastern street line of Rice Street 855 feet more or less to a point, said point being the intersection of a line 100 feet distant from and parallel to the southeastern street line of Rice Street and a line 100 feet distant from and parallel to the western street line of Massachusetts Avenue;

Thence, running northwesterly along the line 100 feet distant from and parallel to the western street line of Massachusetts Avenue 952 feet more or less to a point, said point being the intersection of a line 100 feet distant from and parallel to the western street line of Massachusetts Avenue and the centerline of Alberta Terrace;

Thence, running southwesterly along the centerline of Alberta Terrace 200 feet more or less to a point, said point being the intersection of the centerline of Alberta Terrace and the centerline of Cedar Street;

Thence, running northerly along the centerline of Cedar Street 260 feet more or less to a point, said point being the intersection of the centerline of Cedar Street and the centerline of Harvey Street;

Thence, running northwesterly along the centerline of Harvey Street 1610 feet more or less to a point, said point being the point of origin and which comprises an area of 6,302,900 square feet more or less.

Said area includes all or parts of the following parcels:

1. Premises shown on Assessors' Plat number 269:
even numbers 6 through 128 Clifton Street, and which includes all or parts of lots numbered 5, 7, 106, 9, 10, 11, 12, 13, 14, 72, 71, 69, 70, 97, 98, 18, 98, 97, 20, 21, 22, 23, 24, 25, 27, 100, 59 as designated on Assessors' Plat #269.

2. Premises shown on Assessors' Plat number 190:
odd numbers 73 through 135 Clifton Street; even numbers 84 through 134 Jackson Street; odd numbers 91 through 141 Jackson Street; even numbers 90 through 136 Clay Street; odd numbers 85 through 127 Clay Street; even numbers 84 through 126 Montgomery Street; odd numbers 91 through 125 Montgomery Street; even numbers 90 through 134 Reed Street; odd numbers 81 through 181 Dudley Street; even numbers 2 through 8 Theriault Court; odd numbers 1 through 13 George Street; even numbers 2 through 20 George Street; even numbers 2 through 8 Reed Terrace; even numbers 2 through 4 Belmont Court and odd numbers 1 through 3 Belmont Court; and which includes

all or parts of lots numbered 48, 49, 50, 51, 235, 236, 53C, 53A, 53, 54, 55, 50, 210, 233, 226, 232, 230, 30, 242, 211, 33, 34, 36, 37, 35, 40, 39, 38, 41, 42, 43, 44, 45, 46, 47, 175, 205, 204, 71, 72, 73, 74, 75, 76, 77, 78, 228, 229, 58, 59, 60, 61, 62, 63, 64, 202, 201, 203, 81, 82, 186, 171, 184, 185, 106, 105, 104, 107, 179, 191, 178, 95, 192, 217, 218, 216, 215, 214, 165, 162, 206, 207, 164, 82, 83, 219, 220, 167, 86, 87, 88, 213, 212, 97, 154, 155, 102, 103, 126, 194, 193, 127, 221, 222, 198, 199, 200, 130, 227, 226, 132, 133, 223, 110, 109, 112, 239, 233, 234, 115, 116, 117, 118, 241, 240, 197, 196, 195, 136, 135, 134, 137, 138, 156, 157, 139 and 140 as designated in Assessors' Plat #190.

3. Premises shown on Assessors' Plat number 191:
odd numbers 95 through 133 Reed Street; even numbers 6 through 24 Harrington Road; odd numbers 5 through 25 Harrington Road; odd numbers 9 through 29 Cedar Street, even numbers 26 through 38 Cedar Street; even numbers 18 through 56 Harvey Street; even numbers 14 through 24 Alberta Terrace; odd numbers 11 through 75 Dudley Street, and which includes all or parts of lots numbered 74, 75, 76, 77, 80, 81, 82, 83, 84, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 11, 87, 88, 89, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 69, 68, 79, 107, 95, 94, 93, 78, 108, 106, 98, 99, 100, and 101 as designated on Assessors Plat #191.

4. Premises shown on Assessors Plat number 192:
odd numbers 7 through 81 Reed Street, odd numbers 31 through 63 Cedar Street, even numbers 32 through 64 Cedar Street, even numbers 4 through 76 Dudley Street, even numbers 10 through 60 Norris Street, odd numbers 9 through 63 Norris Street, odd numbers 15 through 109 Rice Street, even numbers 2344 through 2366 Massachusetts Avenue, and odd numbers 169 through 185 Rindge Avenue, and which includes all or parts of lots numbered 154, 155, 157, 158, 156, 16, 21, 22, 23, 150, 149, 148, 25, 26, 27, 28, 29, 30, 31, 145, 146, 147, 123, 152, 125, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 92, 132, 131, 93, 94, 112, 113, 106, 87, 141, 142, 143, 144, 83, 82, 81, 80, 79, 78, 77, 140, 139, 138, 70, 151, 62, 100, 105, 99, 104, 59, 58, 57, 96, 95, 97, 98, 56, 135, 137, 43, 44, 140, 119, 120, 124, 50, 51, 52, 103, 102, 101, 54, 141, 139, 34, 126, 127, 128, 129, 130, 38 and 39 as designated on Assessors' Plat #192.

5. Premises shown on Assessors' Plat number 193:
odd numbers 5 through 63 Clifton Street, even numbers 10 through 70 Jackson Street, odd numbers 9 through 61 Jackson Street, even numbers 16 through 74 Clay Street, odd numbers 5 through 65 Clay Street, even numbers 4 through 72 Montgomery Street, odd numbers 7 through 77 Montgomery Street, even numbers 10 through 70 Reed Street, even numbers 82 through 182 Dudley Street, and odd numbers 193 through 297 Rindge Avenue, and which includes all of parts of lots numbered 166, 209, 208, 20, 181, 183, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 203, 204, 17, 52, 53, 184, 54, 55, 56, 57, 58, 59, 155, 154,

153, 152, 151, 191, 67, 188, 189, 190, 194, 195, 196, 36, 207, 205, 206, 180, 41, 42, 43, 44, 45, 46, 47, 185, 192, 193, 49, 48, 100, 99, 98, 101, 102, 103, 200, 199, 105, 106, 107, 108, 109, 110, 111, 112, 69, 70, 71, 72, 73, 74, 167, 168, 163, 162, 76, 77, 78, 159, 156, 157, 158, 83, 84, 85, 88, 87, 86, 89, 90, 91, 92, 93, 94, 97, 170, 169, 201, 136, 135, 187, 186, 138, 202, 139, 140, 141, 161, 160, 143, 144, 145, 146, 147, 148, 149, 150, 113, 114, 115, 116, 117, 118, 175, 176, 120, 199, 200, 123, 124, 125, 126, 127, 128, 129, 130, 131, 173, 174, 171 and 172 as designated on Assessor' Plat #193.

6. Premises shown on Assessors' Plat number 268A: even numbers 266 through 300 Rindge Avenue, and which includes all or parts of lots numbered 21, 29, 32, 33, 30, 31, and 34 as designated on Assessors' Plat #268A.

7. Premises shown on Assessors' Plat number 194: even numbers 190 through 224 Rindge Avenue, odd numbers 149 through 201 Sherman Street, even numbers 154 through 200 Sherman Street, odd numbers 1 through 53 Sargent Street, and even numbers 202 through 216 Pemberton Street and which includes all or parts of lots numbered 2, 3, 60, 61, 5 , 6, 7, 8, 9, 10, 11, 12, 45, 44, 67, 71, 70, 58, 23, 22, 72, 73, 20, 69, 68, 18, 17, 16, 76, 38, 37, 36, 35, 75, 74, 33, 48, 47, 46, 51, 52, 57, 62, 65, 66, 64, as designated on Assessors' Plat #194.

8. Premises shown on Assessors' Plat number 195: even numbers 2 through 52 Sargent Street, even numbers 144 through 196 Pemberton Street, odd numbers 143 through 159 Pemberton Street, even numbers 2 through 24 Notre Dame Avenue, odd numbers 1 through 15 Van Norden Street, even numbers 2 through 14 Van Norden Street, even numbers 2 through 90 Middlesex Street, odd numbers 9 through 91 Middlesex Street, even numbers 2 through 6 Vernum Street, odd numbers 1 through 25 Vernum Street, even numbers 4 through 10 Wilson Avenue, odd numbers 3 through 9 Wilson Avenue, even numbers 112 through 184 Rindge Avenue, odd numbers 1 through 81 Yerxa Road, and which includes all or parts of lots numbered 6, 7, 127, 142, 141, 130, 129, 132, 133, 148, 147, 146, 145, 144, 134, 135, 154, 151, 150, 153, 152, 9, 95, 96, 143, 122, 116, 115, 59, 60, 158, 157, 124, 54, 55, 112, 111, 56, 47, 46, 45, 44, 43, 42, 41, 40, 155, 78, 77, 76, 75, 74, 72, 71, 70, 139, 140, 67, 66, 65, 120, 119, 118, 117, 25, 26, 27, 28, 104, 29, 103, 30, 37, 31, 36, 32, 35, 33, 34, 101, 102, 136, 137, 138, 181, and 85 as designated on Assessors' Plat #195.

9. Premises shown on Assessors' Plat number 197: even numbers 108 through 138 Pemberton Street, odd numbers 101 through 137 Pemberton Street, even numbers 66 through 74 Rindge Avenue, and which includes all or parts of lots numbered 3, 5, 4, and 20 as shown on Assessors' Plat #197.

10. Premises shown on Assessors' Plat number 198:
even numbers 42 through 62 Haskell Street, even numbers 12 through 64 Fairfield Street, odd numbers 9 through 51 Fairfield Street even numbers 16 through 88 Pemberton Street, and which include all or parts of lots numbered 20, 96, 95, 81, 80, 83, 84, 86, 94, 6, 7, 8, 93, 9, 10, 72, 92, 76, 14, 15, 16, 17, 18, 19, 48, 47, 46, 49, 45, 50, 44, 51, 43, 52, 90, 91, 65, 41, 75, 40, 39, 38, as designated on Assessor's Plat #198.

11. Premises shown on Assessors' Plat number 199:
odd numbers 9 through 97 Pemberton Street, odd numbers 85 through 95 Pemberton Court, odd numbers 1 through 3 Pemberton Terrace, even numbers 2 through 4 Pemberton Terrace, odd numbers 5 through 47 Cogswell Avenue, even numbers 6 through 46 Cogswell Avenue, odd numbers 1 through 51 Cogswell Place, even numbers 2 through 52 Cogswell Place, even numbers 6 through 30 Mead Street, odd numbers 15 through 23 Mead Street, odd numbers 1 through 5 Warwick Park, even numbers 2 through 4 Warwick Park, odd numbers 11 through 45 Walden Street, and which includes all or parts of lots numbered 29, 28, 27, 26, 25, 24, 32, 23, 22, 21, 20, 92, 91, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 103, 104, 38, 37, 36, 35, 34, 33, 89, 106, 58, 57, 56, 110, 82, 81, 111, 94, 93, 51, 85, 86, 112, 114, 113, 72, 73, 63, 74, 98, 49, 83, 84, 48, 47, 46, 41, 45, 44, 43, 109, 108, 107, 40 as designated on Assessors' Plat #199.

12. Premises shown on Assessors' Plat number 178:
even numbers 12 through 58 Regent Street, even numbers 12 through 60 Porter Road, odd numbers 23 through 77 Porter Road, even numbers 2 through 6 Porter Park, odd numbers 1 through 5 Porter Circle, and which includes all or parts of lots numbered 33, 32, 31, 34, 35, 36, 37, 21, 22, 23, 24, 25, 26, 27, 111, 110, 109, 108, 64, 63, 117, 118, 119, 120, 121, 113, 114, 81, 68, 67, 13, 6, 60, 59, 75, 14, 76, 72, 16, 73, 74, 107, 58, as designated on Assessors' Plat #178.

13. Premises shown on Assessors' Plat number 200:
even numbers 8 through 54 Walden Street, odd numbers 3 through 11 King Street, even numbers 4 through 12 King Street, odd numbers 13 through 63 Creighton Street, even numbers 12 through 56 Creighton Street, odd numbers 13 through 57 Regent Street, even numbers 4 through 12 Cypress Street, odd numbers 3 through 11 Cypress Street, even numbers 6 through 12 Sycamore Street, odd numbers 5 through 11 Sycamore Street, and which includes all or parts of lots numbered 50, 51, 52, 53, 70, 69, 65, 64, 63, 56, 57, 66, 67, 39, 59, 60, 61, 62, 42, 43, 44, 45, 58, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 85, 22, 84, 74, 82, 83, 81, 80, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 72, and 73 as designated on Assessors' Plat #200.

14. Premises shown on Assessors' Plat number 196:
even numbers 4 through 92 Rice Street, and which includes all or parts of lots numbered 153, 15, 14, 127, 13, 12, 156, 155, 81, 80, 98, 97, 96, 132, 131, 130, 60, 59, 6, 5, 4, 3, 116, 35, 115, and 149 as designated on Assessors' Plat #196.

2. Rezone to Residence B that area presently zoned Business B circumscribed by a line beginning at the point which is the intersection of Cameron Avenue and the Somerville city line and proceeding in a southerly direction for approximately 105 feet along the Cambridge-Somerville city line to its point of intersection with the southeastern boundary of lot number 119 on Assessors' Plat #183;

Thence turning and proceeding in a southwesterly direction for approximately 290 feet along the southeastern boundary lines of lots numbered 119, 14, 13, 12, 11, 10, and 9 on Assessors' Plat #183 to its point of intersection with the northeastern sideline of the Boston and Maine Railroad right-of-way;

Thence turning and proceeding in a northwesterly direction along said northeastern sideline for approximately 160 feet to its point of intersection with the centerline of Cameron Avenue;

Thence turning and proceeding in a northeasterly direction along said centerline for approximately 425 feet to its point of intersection with the Cambridge-Somerville city line which is the point of origin.

Said area includes premises located at even numbers 10 through 44 Cameron Avenue.

3. Rezone to Residence B that area presently zoned Residence C-1 and Business B which is circumscribed by a line beginning at the point of intersection of the Cambridge-Somerville city line and the southwestern sideline of the right-of-way of the Lexington and Arlington Branch of the Boston and Maine Railroad and proceeding along said city line in a southeasterly direction for approximately 2320 feet to the point in lot number 87 on Assessors' Plat #181 where the city line turns in a northeasterly direction;

Thence turning and proceeding northeasterly along the city line for approximately 60 feet to its point of intersection with the existing Residence B-Residence C-1 district line in lot number 42 on Assessors' Plat #181;

Thence turning and proceeding southeasterly along said district line for approximately 60 feet to the point which is 100 feet south of the southern sideline of Russell Street;

Thence turning and proceeding southwesterly along a line which is 100 feet south of and parallel to the southern sideline of Russell Street for 225 feet to a point which is 100 feet east of the eastern sideline of Massachusetts Avenue;

Thence turning and proceeding northwesterly along a line which is 100 feet east of the eastern sideline of Massachusetts Avenue for approximately 2310 feet to its point of intersection with the southeastern boundary of lot number 94 on Assessors' Plat #183;

Thence turning and proceeding northeasterly along the southeastern boundary of lot number 94 on Assessors' Plat #183 for approximately 200 feet to its point of intersection with the southwestern corner of lot number 90 on said plat;

Thence turning and proceeding northwesterly along the western boundaries of lots numbered 90 and 88 on Assessors Plat #183 for approximately 210 feet to their point of intersection with the southern boundary line of lot number 20;

Thence turning and proceeding northeasterly along the southeastern boundary line of lot number 20 on Assessors' Plat #183 for approximately 115 feet to its point of intersection with the southern sideline of the right-of-way of the Lexington and Arlington Branch of the Boston & Maine Railroad;

Thence turning and proceeding easterly along the southern sideline of said railroad right-of-way for approximately 120 feet to its intersection with the Cambridge-Somerville city line which is the point of origin.

Said area includes all or part of the following parcels:

1) Premises shown on Assessors' Plat Number 183: even numbers 6 through 48 Locke Street; odd numbers 3 through 51 Locke Street; even numbers 12 through 44 Shea Road; odd numbers 13 through 45 Shea Road; odd numbers 9 through 23 Woodbridge Street; even numbers 8 through 26 Woodbridge Street; and odd numbers 5 through 19 Meacham Road.

2) Premises shown on Assessors' Plat Number 182: 2285 Massachusetts Avenue; even numbers 6 through 26 Meacham Road; odd numbers 11 through 49 Dover Street; even numbers 12 through 48 Dover Street; odd numbers 3 through 19 Day Street; even numbers 4 through 12 Day Street; lots numbered 28, 29, and 84 off of Henderson Place; lot number 65; odd numbers 5 through 15 Chester Street; even numbers 6 through 16 Chester Street; odd numbers 5 through 17 Milton Street; odd numbers 3 through 11 Russell Street; even numbers 8 through 18 Russell Street; and lots numbered 73, 74, 75, 76, 77, 87 and 37.

4. Rezone to Residence B that area presently zoned Business A circumscribed by a line beginning at the point of intersection of the centerline of Rindge Avenue and the extension of the centerline of Reed Street, proceeding northerly along the existing Business A-Residence C-1 line formed by the centerline of Reed Street and its extension for approximately 132 feet to its point of intersection with the extension of the southern boundary of lot number 21 on Assessors' Plat #192;

Thence turning and proceeding easterly along the southern boundary of said lot number 21 and its extension for approximately 127 feet to its point of intersection with the boundary sep separating lots numbered 156 and 160 on Assessors' Plat #192;

Thence turning and proceeding southerly for approximately 145 feet along the eastern boundary of lot number 160 and its extension to its point of intersection with the centerline of Rindge Avenue;

Thence turning and proceeding westerly for approximately 125 feet along the centerline of Rindge Avenue to its point of intersection with the extension of the centerline of Reed Street which is the point of origin.

Said area includes all or part of the following parcels shown on Assessors' Plat #192: 7 and 9 Reed Street; and numbers 179 through 185 Rindge Avenue.

5. Rezone to Business A-1 that area presently zoned Business A circumscribed by a line beginning at the point of intersection of the centerline of Rindge Avenue and the extension of the eastern boundary of lot number 160 on Assessors' Plat #192, proceeding in a northerly direction for approximately 145 feet along the eastern boundary of lot number 160 on Assessors' Plat #192 to its point of intersection with the northern boundary of lot number 21;

Thence turning and proceeding easterly for approximately 215 feet along the northern boundaries of lots numbered 156 and 16 on Assessors' Plat #192 and their extension to the point of intersection with the centerline of Cedar Street;

Thence turning and proceeding southerly for approximately 170 feet along the centerline of Cedar Street and its extension to the centerline of Rindge Avenue;

Thence turning and proceeding westerly for approximately 215 feet along the centerline of Rindge Avenue to its point of intersection with the southerly extension of the boundary dividing lots 157 and 160 on Assessors' Plat #192 which is the point of origin.

Said area includes all or part of the following parcels on Assessors' Plat #192: add numbers 103 through 109 Rice Street; add numbers 169 through 173 Rindge Avenue; and lot numbers 16, 158, 157, and 156 on Assessors' Plat #192.

6. Rezone to Residence B that area presently zoned Industry A which is circumscribed by a line beginning at the point of intersection of the centerline of Whittemore Avenue and the extension of the western boundary line of lot #64 on Assessors' Plat #187, and continuing in a generally northerly direction for approximately 110 ft. along the western boundary line of said lot;

Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary line of lot #64 on Assessors' Plat #187 for approximately 28 ft. to a point which is 100 ft. north of the northern side of Whittemore Avenue;

Thence turning and proceeding in a generally easterly direction along a line which is 100 ft. north of and parallel to the northern sideline of Whittemore Avenue and its extension, for approximately 1430 ft. to its point of intersection with the centerline of Brookford Street;

Thence turning and proceeding in a generally southerly direction along the centerline of Brookford Street for approximately 50 feet to its point of intersection with the northern boundary of lot number 87 on Assessors' Plat #189;

Thence turning and proceeding in a westerly direction along said northern boundary for approximately 130 feet to its point of intersection with the east ern boundary line of lot #18 on said plat;

Thence turning and proceeding in a generally southerly direction along the western boundary line of lot #87 on Assessors' Plat 189 for approximately 45 ft. to its point of intersection with the southern boundary of lot number 18 on said plat;

Thence turning and proceeding in a westerly direction for approximately 100 feet along the southern boundaries of lots numbered 18 and 19 on Assessors' Plat #189 to their point of intersection with the eastern sideline of Magoun Street;

Thence turning and proceeding in a southerly direction along the western boundary of lot number 97 on Assessors' Plat #189 for approximately 20 feet to its point of intersection with the extension of the centerline of Whittemore Avenue;

Thence turning and proceeding in a generally westerly direction along the centerline of Whittemore and its extension for approximately 1235 ft. to its point of intersection with the extension of the northwestern boundary line of lot #64 on Assessors' Plat #187, which is the point of origin.

Said area includes all or part of the following parcels:

1) Premises shown on Assessors' Plat Number 187: odd numbers 91 through 127 Whittemore Avenue; numbers 9 and 10 Kassul Park; and number 7 Kimball Street.

2) Premises shown on Assessors' Plat Number 188:
odd numbers 19 through 85 Whittemore Avenue; even numbers 54 through 60 Madison Avenue; odd numbers 53 through 59 Madison Avenue; and odd numbers 61 through 67 Magoun Street.

3) Premises shown on Assessors' Plat Number 189:
even numbers 62 through 68 Whittemore Avenue; odd numbers 43 and 47 Brookford Street; and lots numbered 18 and 97.

7. Rezone to Industry A-1 that area presently zoned I-A which is circumscribed by a line beginning at the point of intersection of the centerline of Whittemore Avenue with the western boundary line of lot number 97 on Assessors' Plat #189, extending in a northerly direction along said boundary line for approximately 20 feet to its point of in tersection with the boundary separating lots numbered 97 and 19 on said plat;

Thence, turning and proceeding easterly along the northern boundary of lot number 97 on Assessors' Plat #189 for approximately 100 feet to its point of intersection with the western boundary of lot number 87 on said plat;

Thence, turning and proceeding northerly for approximately 58 feet along the western boundary of lot number 87 on Assessors' Plat #189 to its point of intersection with the southern boundary of lot number 16 on said plat;

Thence, turning and proceeding easterly along the northern boudary of lot number 87 on Assessors' Plat #189 for approximately 133 feet to its point of intersection with the centerline of Brookford Street;

Thence, turning and proceeding northerly along the centerline of Brookford Street for approximately 50' to its point of intersection with the existing Industry A-Residence B zoning district line which is the extension of a line 100 feet north of and parallel to the northern side of Whittemore Avenue;

Thence, turning and proceeding easterly along said zoning district line for approximately 475 feet to its point of intersecftion with a line which is parallel to and 100 feet southwest of the southwestern sideline of Massachusetts Avenue;

Thence, turning and proceeding southeasterly for approximately 355 feet along a line which is parallel to and 100 feet southwest of the southwestern sideline of Massachusetts Avenue to a point in the Massachusetts Bay Transportation Authority's railroad right-of-way which is the intersection of said line (formerly the Lexington Branch of the Boston and Maine Railroad) with the northerly extension of the centerline of Harrington Road;

Thence, turning and proceeding southerly along the existing Business B-Industry A district line defined by the northerly extension of the centerline of Harrington Road for approximately 240 feet to its point of intersection with the centerline of Harvey Street;

Thence, turnirg and proceeding westerly along the centerline of Harvey Street for approximately 1485' to its point of intersection with the southern sideline of the MBTA railroad right-of-way;

Thence, turning and proceeding northeasterly along said railroad sideline for approximately 205 feet to its point of intersection with the existing Industry A-Industry B zoning district line;

Thence, turning and proceeding northeasterly along said zoning district line for approximately 300 feet to its point of intersection with the centerline of Whittemore Avenue and the extension of the centerline of Madison Avenue;

Thence, turning and proceeding easterly along the centerline of Whittemore Avenue for approximately 265 feet to its point of intersection with the western boundary line of lot number 97 on Assessors' Plat #189 which is the point of origin.

Said area includes all or part of the following parcels:

1) Premises shown on Assessors' Plat #188: even numbers 32 through 40 Whittemore Avenue; lot numbers 132 and 137; and the MBTA railroad right-of-way.

2) Premises shown on Assessors' Plot Number 189: odd numbers 43 through 47 Brookford Street; even numbers 42 through 48 Brooksford Street; odd numbers 25 through 33 Cottage Park; #26 Cottage Park; odd numbers 9 through 33 Edmunds Street; even numbers 12 through 26 Edmunds Street; lot numbers 57, 87, 92, 95, 96, and B-188-L-12; and the MBTA railroad right-of-way.

3) Premises shown on Assessors' Plat #190: odd numbers 61 through 209 Harvey Street; odd numbers 5 through 9 Westley avenue; lot number 240; and the MBTA railroad right-of-way.

4) Premises shown on Assessors' Plat #191: odd numbers 35 through 57 Harvey Street; even numbers 6 through 10 Westley Avenue, and the MBTA railroad right-of-way.

5) Premises shown on Assessors' Plat #269: lot number 73 and the MBTA railroad right-of-way.

8 Rezone to Industry A-1 that area presently zoned Industry A and Industry B circumscribed by a line beginning at the point of intersection of the centerline of Sherman Street and the westerly extension of the centerline of Pemberton Street extending southeasterly along the centerline of Pemberton Street for approximately 780 feet to its point of intersection with the extension of the eastern boundary of lot number 18 on Assessors' Plat #195;

Thence, turning and proceeding southwesterly for approximately 160 feet along the eastern boundary of lot number 18 on Assessors' Plat #195 to its point of intersection with the northern sideline of the Fitchburg Division railroad right-of-way;

Thence turning and proceeding southeasterly for approximately 2440 feet along the northern sideline of the Fitchburg Division railroad right-of-way to its point of intersection with a line which is parallel to and 50 feet southeast of the northwest boundary of lot numbered 103-52 on Aeesssors' Plat #178, said line being the existing zoning districdt boundary between the Industry A and Business C districts;

Thence, turning and proceeding southwesterly along said existing zoning boundary which is parallel to and 50 feet southeast of the northwest boundary of lot numbered 103-52 on Assessors' Plat #178 for approximately 240 feet to its point of intersection with the centerline of Richdale Avenue;

Thence, turning and proceeding northwesterly along the centerline of Richdale Avenue for approximately 1870 feet to its point of intersection with the northerly extension of the eastern boundary of lot number 14 on Assessors' Plat #202;

Thence, turning and proceeding in a generally southerly direction for approximately 250 feet along the eastern boundary of lot number 14 on Assessors' Plat #202, along the northern and eastern boundaries of lot number 44 on said plat and the eastern boundary of lot number 43 on said plat and its extension to the centerline of Hubbard Avenue;

Thence, turning and proceeding westerly for approximately 45 feet along the centerline of Hubbard Avenue and its extension to the centerline of Raymond Street;

Thence, turning and proceeding northerly along the centerline of Raymond Street for approximately 295 feet to its point of intersection with the centerline of Richdale Avenue;

Thence turning and proceeding westerly for approximately 1585 feet along the existing Industry B and Industry A boundary with the Residence C-2 district which extends from the centerline of Richdale Avenue extended and continues along the centerline of Bolton Street and its extension to the centerline of Sherman Street;

Thence, continuing westerly along the centerline of the northern segment of Bellis Circle and its extension to the western boundary of lot number 33 on Assessors' Plat #271;

Thence, turning and proceeding northerly for approximatelh 125 feet along the western boundary of lot number 33 on Assessors' Plat #271 to its point of intersection with the southern sideline of the Fitchburg Railroad Right-of-Way, thence continuing northerly across said right-of-way for approximately 55 feet to its point of intersection with the southwest corner of lot number 78 on Assessors' Plat #194; thence continuing northerly for approximately 115 feet along the western boundaries of lots numbered 78 and 77 to the point of intersection with lot number 2 on said plat;

Thence turning and proceeding southeasterly for approximately 495 feet along the northern boundary of lot number 77 on Assessors' Plat #194 and its extension to its intersection with the centerline of Sherman Street;

Thence, turning and proceeding northerly along the centerline of Sherman Street for approximately 45 feet to its intersection with the extension of the centerline of Pemberton Street which is the point of origin.

Said area includes all or part of the following parcels:

1) Premises shown on Assessors' Plat #194:
140, 147 and 149 Sherman Street; odd numbers 203 through 215 Pemberton Street; lots numbered 42 and 78; and the Fitchburg Division Railroad Right-of-Way.

2) Premises shown on Assessors' Plat #195:
odd numbers 161 through 199 Pemberton Street; odd numbers 95 through 109 Middlesex Street; even numbers 98 through 110 Middlesex Street; and the Fitchburg Division Railroad Right-of-Way.

3) Premises shown on Assessprs' Plats #197, 199 and 200:
the Fitchburg Division Railroad Right-of-Way.

4) Premises shown on Assessors' Plat #178:
odd numbers 7 through 51 Richdale Avenue; and the Fitchbur Division Railroad Right-of-Way.

5) Premises shown on Assessors' Plat #201:
odd numbers 55 through 101 Richdale Avenue; lot number 122; even numbers 56 and 62 Walden Street and the Fitchburg Division Railroad Right-of-Way.

6) Premises shown on Assessors' Plat #202:
odd numbers 111 through 205 Richdale Avenue; 194 Richdale Avenue; 61-63 Hubbard Avenue; odd numbers 189 through 201 Raymond Street; lot number 104 and the Fitchburg Division Railroad Right-of-Way.

7) Premises shown on Assessors' Plat #203A:
lot number 40, 41, 43 and 62; odd numbers 61 through 87 Bolton Street; and the Fitchburg Division Railroad Right-of-Way.

8) Premises shown on Assessors' Plat #271:
lot numbers 33, 44 and 45 and the Fitchburg Division Railroad Right-of-Way.

9. Rezone to Open Space that area presently zoned Industry A and Residence C-1 circumscribed by a line

Beginning at a point, said point being the intersection of the centerline of the proposed New Street, as depicted on a map entitled "Grading Plan for the Preliminary Master Plan for the Cambridge City Dump", dated December 1, 1977, and prepared for the City of Cambridge by Carol Johnson and Associates, Inc. and the southern boundary of the Watertown Branch of the Boston and Maine railroad.

Thence, running easterly along the southern boundary of the Watertown Branch of the Boston and Maine Railroad a distance of 1160' more or less to a point, said point being the intersection of the southern boundary of the Watertown Branch of the Boston and Maine Railroad and the western boundary of lot number 34 on Assessors' Plat #264;

Thence, running southerly for approximately 440 feet along the western boundary lines of lots 34, 33, 13, 14 and 15 on Assessors' Plat #264 to their point of intersection with the southern boundary of lot number 15 on said plat;

Thence, running generally southeasterly and easterly for approximately 560 feet along the southern boundaries of lots numbered 15, 16, 27, 28 and 20 on Assessors' Plat #264 and their extensions to the point of intersection with the centerline of Sherman Street;

Thence, running southerly along the centerline of Sherman Street for about 280 feet to its point of intersection with the projection of the northern boundary of lot number 22 on Assessors' Plat #264;

Thence running westerly along the northern boundary of lot number 22 and its projection for about 145 feet to its intersection with the western boundary of lot number 22;

Thence turning and proceeding southerly for about 300 feet along the western boundaries of lots numbered 22, 23, 24 and 1 on Assessors' Plat #264 to its point of intersection with the southern boundary of lot number 1;

Thence, turning and proceeding easterly for about 120 feet along the southern boundary of said lot number 1 and its extension to the centerline of Sherman Street;

Thence, turning and running southeasterly for about 465 feet along the centerline of Sherman Street to its point of intersection with the projection of the northern boundary of lot #3 on Assessors' Plat #264;

Thence turning and running southwesterly for 67 feet along the northwestern boundary of said lot #3 to its point of intersection with the southwestern boundary of lot number 3;

Thence, turning and proceeding southeasterly for 135 feet along the southwestern boundary of lots #3 and #4 on Assessors' Plat #264 to its point of intersection with the northwestern boundary of lot #16 on said plat;

Thence, turning and running in a generally southwesterly direction for about 420 feet along the northwestern boundaries of lots #16, #10, #11 and #12 on Assessors' Plat #264 and their projection to the centerline of Garden Street;

Thence, turning and running northwesterly for about 700 feet along the centerline of Garden Street to its intersection with the projection of the northeastern boundary of lot #34 on Assessors' Plat #264;

Thence, turning and running for about 1375 feet in a northwesterly, then southwesterly, and then southeasterly direction around the northeasterly, northwesterly and southwesterly boundaries respectively of said lot #34 and their extension to the centerline of Garden Street;

Thence, turning and running southwesterly for about 190 feet along the centerline of Garden Street and its extension to the centerline of Field Street;

Thence, turning and running northwesterly and northerly along the centerline of Field Street for about 680 feet to its intersection with the boundary of lot number 96 on Assessors' Plat #264;

Thence, turning and proceeding southwesterly for 20 feet along one of the southerly boundaries of lot #96 on Assessors' Plat #264 its intersection with the eastern boundary of lot number 29 on said plat;

Thence, turning and proceeding northerly for 78 feet along the eastern boundary of said lot #29 to its intersection with the northern boundary of said lot;

Thence, turning and running westerly for about 193 feet along the northern boundaries of lots #29, #28,,#27, #26, #25, and #24 to their point of intersection with the northeastern boundary of lot #32 on Assessors' Plat #264;

Thence, turning and proceeding northwesterly for 460 feet along the northeastern boundary of lot #32 on Assessors' Plat #264 and its extension to its intersection with the centerline with the proposed New Street as depicted on the map entitled "Grading Plan for Preliminary Master Plan for the Cambridge City Dump" prepared by Carol Johnson and Associates, Inc. for the City of Cambridge, dated December 1, 1977;

Thence, turning and proceeding northeasterly and then northerly for approximately 940 feet along the centerline of the proposed New Street as shown on the map cited above to its point of intersection with the southern sideline of the Watertown Branch of the Fitchburg Division of the Boston and Maine Railroad which is the point of intersection.

Said area includes all or parts of the premises designated as lots #2, #5, #35, #61, #94, #96, #99 and #100 on Assessors' Plat #264, and encompasses an area of 2,494,600 square feet more or less on 57.25 acres more or less.

10. Rezone to Open Space that area presently zoned Residence C-1 and Industry B circumscribed by a line

Beginning at a point, said point being the intersection of the centerline of Rindge Avenue and the eastern lot line of lot #91 as shown on Assessors' Plat #269;

Thence, running northerly along the eastern lot line of lot #91 as shown on Assessors' Plat #269 1207 feet more or less to a point said point being the intersection of the eastern lot line of lot #91 as shown on Assessors' Plat #269 and the northern lot line of lot #91 as shown on Assessors' Plat #269;

Thence, running westerly along the northern lot line of lot #91 as shown on Assessors' Plat #269 530 feet more or less to a point, said point being the intersection of the northern lot line of lot #91 as shown on Assessors' Plat #269 and the western lot line of lot #91 as shown on Assessors' Plat #269;

Thence running southerly and southeasterly along the western lot line of lot #91 as shown on Assessors' Plat #269 1392 feet more or less to a point, said point being the intersection of the western lot line of lot #91 as shown on Assessors' Plat #269 and the northern lot lines of lots #107, #106 and #108 as shown on Assessors' Plat #269;

Thence, running westerly along the northern lot lines of lots #107, #106 and #108 as shown on Assessors' Plat #269 110 feet more or less to a point, said point being the intersection of the northern lot lines of lots #107, #106 and #108 as shown on Assessors' Plat #269 and the western lot line of lot #108 as shown on Assessors' Plat #269 and its extension;

Thence, running southerly along the western lot line of lot #108 as shown on Assessors' Plat #269 and its extension 295 feet more or less to a point, said point being the intersection of the western lot line of lot #108 as shown on Assessors' Plat #269 and its extension and the centerline of Rindge Avenue 425 feet more or less to the point of origin which comprises an area of 462,847 square feet more or less.

Said area includes premises of the following parcels as designated on Assessors' Plat #269: odd numbers 325 through 361 Rindge Avenue and which includes all or parts of lots numbered 91, 106, 107, and 108 as designated on Assessors' Plat #269.

11. Rezone to Industry C that area presently zoned Industry B circumscribed by a line beginning at a point, said point being the intersection of the municipal boundary between the Town of Arlington and the City of Cambridge and the centerline of Whittemore Avenue and its projection;

Thence, running easterly along the centerline of Whittemore Avenue and its extension 1450 feet more or less to a point, said point being the intersection of the centerline of Whittemore Avenue and a line drawn between the centerline of Madison Avenue and Clifton Street;

Thence, running southwesterly along a line drawn between the centerline of Madison Avenue and the centerline of Clifton Street 325 feet more or less to a point, said point being the intersection of a line drawn between the centerline of Madison Avenue and the centerline of Clifton Street and the southern boundary of the right-of-way of the Massachusetts Central Division of the Boston and Maine Railroad;

Thence, running southwesterly along the southern boundary of the right-of-way of the Massachusetts Central Division of the Boston and Maine Railroad 210 feet more or less to a point, said point being the intersection of the southern boundary of the right-of-way of the Massachusetts Central Division of the Boston and Maine Railroad and the centerline of Harvey Street.

Thence, running southeasterly along the centerline of Harvey Street 205 feet more or less to a point, said point being the intersection of the centerline of Harvey Street and the eastern lot line of lot 79 as shown on Assessors' Plat #269 and its projection;

Thence, running southerly along the eastern lot line of lot 79 as shown on Assessors' Plat #269 and its projection 195 feet more or less to a point, said point being the intersection of the eastern lot line of lot 79 as shown on Assessors' Plat #269 and its projection and the northern lot line of lot 91 as shown on Assessors' Plat #269;

Thence running northwesterly and southwesterly along the northern lot line of lot 91 as shown on Assessors' Plat #269 530 feet more or less to a point, said point being the intersection of the northern lot line of lot 91 as shown on Assessors' Plat #269 and the western lot line of lot 91 as shown on Assessors' Plat #269;

Thence, running southerly and southeasterly along the western lot line of lot 91 as shown on Assessors' Plat #269 862 feet more or less to a point, said point being the intersection of the western lot line of lot 91 as shown on Assessors' Plat #269 and the northern lot lines of lots 107, 106 and 108 as shown on Assessors' Plat #269;

Thence, running westerly along the northern lot lines of lots 107, 106 and 108 as shown on Assessors' Plat #269 110 feet more or less to a point, said point being the intersection of the northern lot lines of lots 107, 106 and 108 as shown on Assessors' Plat #269 and the western lot line of lot 108 as shown on Assessors' Plat #269 and its extension;

Thence, running southerly along the western lot line of lot 108 as shown on Assessors' Plat #269 and its extension 295 feet more or less to a point, said point being the intersection of the western lot line of lot 108 as shown on Assessors' Plat #269 and its extension and the centerline of Rindge Avenue;

Thence, running northwesterly along the centerline of Rindge Avenue 580 feet more or less to a point, said point being the intersection of the centerline of Rindge Avenue and the centerline of the Alewife Brook Parkway;

Thence, running northeasterly along the centerline of Alewife Brook Parkway and its projection 1750 feet more or less to a point, said point being the intersection of the centerline of Alewife Brook Parkway and its projection and the municipal boundary between the Town of Arlington and the City of Cambrige;

Thence, running northeasterly along the municipal boundary between the Town of Arlington and the City of Cambridge 200 feet more or less to the point of origin and which comprises an area of 1,190,900 square feet more or less.

Said area includes all or parts of the following parcels:

1. Premises designated on Assessors' Plat #269:
odd numbers 363 and 403 Rindge Avenue, even numbers 130 through 136 Alewife Brook Parkway and which includes all or parts of lots numbered 110, 109, 105, 104, 90, 93, 92, 94, 106, 96, 95, 94, 85, 86, 79, 84 as shown on Assessors' Plat #269.

2. Premises designated on Assessors' Plat #269½:
Lot 65

3. Premises designated on Assessors' Plat #187:
even numbers 118 through 152 Whittemore Avenue, and which includes all or parts of lots numbered 8, 9, 10, 11, 12, 13, 14, 15, 16 and 66 as designated on Assessors' Plat #187.

4. Premises designated on Assessors' Plat #188:
even numbers 38 through 88 Whittemore Avenue and which includes all or parts of lots numbered 119, 118, 117, 132, 116, 131, 6 and 120 as designated on Assessors' Plat #188.

B. AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Article 3.000, Section 3.10, Division of the City into Zoning Districts, change the list of zoning districts in subsection 3.11 by adding three new districts and renumbering so that the end of the list reads as follows:

"14. Industry A-1 District.....limited impact business and industry

15. Industry A District .....Warehouse, storage and light manufacturing

16. Industry B District .....Heavy Industry

17. Industry C District .....Office, research and light manufacturing, with optional planned use development

18. Cambridge Center Mixed Use Development (MXD) District .....Various uses as governed by the requirements of Article 13.000

19. Open Space .....Public parks and recreation facilities and other public facilities

2. In Section 4.10, General Classification Rules, amend subsection 4.12 by inserting the following sentence between the fourth and fifth sentences:

"Uses designated in the Table by the letters "PUD" may be allowed only if the use is part of a Planned Unit Development approved by the Planning Board in accordance with the applicable requirements of Article 12.000."

3. Amend Section 4.30, Table of Use Regulations, by adding three new district columns and use designation as follows:

	Open Space	Industry A-1	Industry C
4.31 Residence			
a. Detached dwelling occupied by not more than one family	No	Yes	No
b. Two-family or semi-detached dwelling	No	Yes	No
c. Townhouse Development (as controlled in Section 11.10)	No	SP	PUD**
d. Multi-family dwelling	No	SP	PUD**
e. Transient Accommodations			
1) Tourist house in an existing dwelling	No	SP	SP
2) Hotel or motel *C–2 and C–3 only No in C–1 and O–1	No	No	PUD**
f. Non-family accommodations:			
1) Dormitory or resident fraternity	No	No	PUD
2) Lodging house *C–2 and C–3 only No in C–1 and O–1	No	SP	No
3) Personal care lodging house *No in C–1	No	SP	No
g. Community Residence	No	SP	No
h. Trailer park or mobile home park	No	No	No
4.32 Conversion of Dwelling Structure			
a. Existing one-family detached dwelling converted for two families, provided that in Residence A districts the exterior design of the structure is not changed. See also Section 5.26.	No	Yes	No

** Only in accordance with the requirements of Section 12.70.

[Edistorial note: Designations in the table have the following meanings: "Yes" - use is allowed; "No" - use is prohibited; "SP" - use allowed if granted a Special Permit by the Board of Zoning Appeals; "PB" - use allowed if granted a Special Permit by the Planning Board; "PUD" - use only allowed if part of a Planned Unit Development.]

	Open Space	Industry A-1	Industry C
b. Existing dwelling converted for more than two families. See also Section 5.26.	No	Yes	No
4.33 Institutional, Transportation, and Utility Uses			
a. Religious purposes*	Yes**	Yes	Yes
b. Educational purposes			
1. Exempt by statute*	Yes**	Yes	Yes
2. Other nursery schools, day care centers or kindergartens	No	No	PUD
3. Other schools, colleges, or educational institutions	No	SP	PUD
c. Library or museum	SP**	SP	PUD
d. Health care facilities			
1. Hospital (may include related teaching facilities and offices for its medical staff not to exceed 25% of the gross floor area of the hospital)	No	Yes	No
2. Infirmary	No	Yes	Yes
3. Nursing home, convalescent home	No	Yes	No
4. Clinic not affiliated with any other institution	No	SP	PUD
5. Clinic affiliated with a hospital or accredited university medical school	No	SP	PUD
6. Clinic connected with a community center	No	SP	PUD
e. Cemetery	Yes**	Yes	Yes

*Unless explicitly stated to the contrary elsewhere in this Ordinance, all bulk, height, yard, lot area, setback, open space, parking and building coverage requirements of this Ordinance shall be considered reasonable regulations under Section 3, Chapter 40A, G.L., and shall apply to these uses.

** In accordance with the requirements of Section 4.24

	Open Space	Industry A-1	Industry C
f. Public park or playground, public recreation building	Yes	Yes	Yes
g. Community center, settlement house	No	Yes	PUD
h. Theatres, auditoriums, halls used for public gatherings, athletic facilities and other places of assembly of non-profit educational institutions where facilities are primarily used by faculty and students and where public is admitted on payment of a fee.	No	SP	PUD
i. Laboratory or research facilities of non-profit education institutions which supply services for a fee for other than enrolled students provided there is no manufacturing on the premises	No	Yes	Yes
j. Private non-profit club or lodge operated for members only.	No	Yes	PUD
k. Telephone exchange, transformer station, substation, gas regulator station, or pumping station.	No	Yes	Yes
l. Fire or police station	Yes*	Yes	Yes
m. Post office	No	Yes	Yes
n. Bus or railroad passenger station	No	SP	Yes
o. Automobile parking lot or parking garage for private passenger cars, where not an accessory use, and no repairs, servicing, or sale of gasoline is carried on	No	Yes	Yes
4.34 Office and Laboratory Use			
a. Office building or office use, provided there is no retail business, manufacturing or processing on the premises, except in industrial districts as permitted elsewhere in this Ordinance.	No	Yes	Yes
b. Place of business of a bank trust company or similar financial institution	No	Yes	Yes
c. Radio or television studio	No	Yes	Yes
d. Laboratories or research facilities provided they are operated for research purposes and provided that any manufacturing is of a type authorized as a matter of right under section 4.37 of this ordinance, is of an accessory nature and carried out entirely within the building, and does not exceed 50% of the gross floor area.	No	Yes	Yes
e. Other laboratories, shops or research facilities	No	Yes	Yes

* In accordance with the requirements of Section 4.24

	Open Space	Industry A-1	Industry C
4.35 Retail Business and Consumer Service Establishment			
a. Store for retail sale of merchandise where all display and sales are conducted within a building or where a permit has been issued by City Council for an outdoor sale, and where no manufacturing, assembly, or packaging occur on the premises, except in Industrial districts as permitted elsewhere in this Ordinance.			
(1) Establishments providing convenience goods such as drug stores, food stores, tobacco, newspaper and magazine stores, variety stores, and liquor stores, providing that the establishment is located in a structure also containing non-retail uses, and that no establishment shall exceed 2500 square feet gross floor area.	No	Yes	Yes
(2) Other retail establishments	No	SP	PUD*
b. Place for the manufacture, assembly or packaging of consumer goods, provided that at least fifty percent of such merchandise is sold at retail on the premises and that all display and sales are conducted within a building.	No	Yes	Yes
c. Barber shop, beauty shop, laundry and dry-cleaning pickup agency, shoe repair, self-service laundry or other similar establishment	No	Yes	Yes
d. Hand laundry, dry-cleaning or tailoring shop, provided only non-flammable solvents are used for cleaning and not more than nine persons are employed	No	Yes	Yes
e. Lunchroom, restaurant, cafeteria, provided no alcoholic beverages are sold or consumed on the premises. Such establishments shall not exceed 2500 square feet in Industry A-1 districts.	No	Yes	Yes

* In accordance with the requirements of Section 12.70.

	Open Space	Industry A-1	Industry C
f. Establishments where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided. Such establishments shall not exceed 2500 square feet in Industry A-1 districts.			
(1) Lunchroom, restaurant or cafeteria	No	Yes	Yes
(2) Bar, saloon, or other establishment serving alcoholic beverages but which is not licensed to prepare or serve food.	No	SP	SP
g. Bar or other establishment where alcoholic beverages are sold and consumed and where dancing or entertainment is provided. Dance hall or similar place o entertainment	No	No	PUD
h. Theatre or hall for public gatherings	SP*	SP	PUD
i. Bowling alley, skating rink or other recreation center	SP*	SP	PUD
j. Mortuary, undertaking or funeral establishment	No	Yes	No

* In accordance with the requirements of Section 4.24

	Open Space	Industry A-1	Industry C
k. Printing shop, photographer's studio	No	Yes	Yes
l. Veterinary establishment, kennel, pet shop or similar establishment, provided in Business and Industry A-1 zones all animals are kept indoors and there is no noise or odors perceptible from adjoining lots.	No	SP	No
m. Sales place for new or used cars conducted entirely within a building, rental agency for autos, trailers, motorcycles, conducted entirely within a building; provided no major repairs are made	No	SP	PUD
n. Office, including display or sales space, of a wholesale, jobbing or similar establishment where not more than twenty-five percent of the floor area is used for assembling, packaging or storing merchandise	No	Yes	Yes
0. Fast Order Food Establishments	No	No	PUD
4.36 Open-Air or Drive-In Retail & Service			
a. Sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors; commercial greenhouse or garden	No	Yes	Yes
b. Automobile oriented fast order food service establishments	No	No	No
c. Drive-in bank and other retail or consumer service establishment where the motorist does not have to leave his car	No	No	PUD*
d. Outdoor amusement park, outdoor sports facility conducted for profit	No	No	No
e. Open-air or drive-in theatre or other open-air place of entertainment	No	No	No
f. Sale of new or used cars conducted partly or wholly on open lots, or rental agency for automobiles, trailers, motorcycles, conducted partly or wholly outdoors	No	No	No
g. Automobile service station where no major repairs are made provided that in Business and Industry C districts all lubrication and repairs are carried out within the building and further provided that in Industry C districts, the service station will be located within or attached to a parking garage or other structure as an accessory use.	No	No	SP
h. Car washing establishment using mechanical equipment for the purpose of cleaning automobiles and other vehicles	No	No	PUD*
i. Place for exhibition, lettering or sale of gravestones	No	Yes	No

* Provided that such use is not located in a freestanding structure.

	Open Space	Industry A-1	Industry C
4.37 Light Industry, Wholesale Business and Storage			
a. Assembly or packaging of articles not exceeding two hundred pounds in weight, provided no manufacturing or processing is carried out	No	Yes	Yes
b. Auto body or paint shop, provided that all work is carried out inside the building	No	SP	No
c. Automotive repair garage (not including auto body or paint shop), provided that in Business, Industry A-1 and Industry C districts all servicing and repairs are carried out inside the building	No	SP	SP
d. Bottling of beverages	No	No	Yes
e. Distribution center, parcel delivery center, delivery warehouse	No	No	Yes
f. Food commissary	No	SP	Yes
g. Laundry, dry cleaning plant	No	SP	Yes
h. Printing, binding, publishing and related arts and trades	No	Yes	Yes
i. Radio and television transmission station, including towers	No	No	SP
j. Storage warehouse, cold storage plant, storage building, but not including storage or bailing of junk, scrap metal, rags, waste paper or used rubber	No	Yes	Yes
k. Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquids, gas or explosives	No	SP	Yes

	Open Space	Industry A-1	Industry C
I. Manufacture, processing, assembly and packaging the following, provided that the following restrictions shall apply: (a) in Industry A and A-1 districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight, (b) in Industry A, A-1 and C districts no process shall involve coating with rubber, (c) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or disposed of as to avoid air pollution and (d) any noise, vibration or flashing are not normally perceptible without instruments at a distance of fifty feet from the premises in Industry A-1 districts, at a distance of one hundred feet from the premises in Industry A and Industry C districts or at a distance of five hundred feet from the premises in Industry B districts			
1) Clothing but not the manufacture of the cloth or other material of which the clothing is made.	No	Yes	Yes
2) Food products, including bakery, confectionary and dairy products	No	Yes	Yes
3) Drugs	No	Yes	Yes
4) Electrical, electronic and communication instruments	No	Yes	Yes
5) Engineering, laboratory and scientific instruments, temperature controls	No	Yes	Yes
6) Jewelry, insignia, emblems and badges, lapidary, scale models, dolls, costume jewelry and costume novelties	No	Yes	Yes
7) Lamp shades except of glass or metal	No	Yes	Yes
8) Leather goods, excluding footwear and saddlery	No	Yes	Yes

	Open Space	Industry A-1	Industry C
9) Medical and dental instruments and supplies, optical instruments and lenses	No	Yes	Yes
10) Paper and paperboard products, provided such products are made from purchased paper or purchased paperboard and there is no manufacture or processing of pulp, waste paper or waste paper products	No	Yes	Yes
11) Pens, mechanical pencils	No	Yes	Yes
12) Plaster of Paris or papier machine products	No	Yes	Yes
13) Office machines, including cash registers, computing machines and typewriters, scales and balances	No	Yes	Yes
14) Umbrellas, parasols and canes	No	Yes	Yes
15) Watches, clocks, watchcases, clockwork mechanisms	No	Yes	Yes
m. Open-lot storage of new building materials, machinery and new metals, but not including junk, scrap metal, rags, waste paper and similar materials, provided that the area so used is surrounded by a six-foot high wall or tight fence.	No	SP	SP
n. Open-lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers, provided that all dust incident to storage or handling is effectively confined to the premises or so disposed of as to avoid air pollution and that the area so used is surrounded by a six-foot high wall or tight fence.	No	No	No
4.38 Heavy Industry			
a. Dismantling or wrecking of used motor vehicles and storage or sale of	No	No	No

	Open Space	Industry A-1	Industry C
dismantled, inoperative or wrecked vehicles or their parts, provided the area so used is surrounded by a six-foot high wall or tight fence.			
b. Railroad freight terminal, railroad yards and shops	No	No	No
c. Rendering or preparation of grease, tallow, fats and oils, manufacture of shortening, table oil, margarine and other food oils, but not including garbage, dead animals, offal or refuse reduction	No	No	No
d. Stone cutting, shaping, and finishing, in completely enclosed buildings	No	No	SP
e. Textile mill, except mill for processing of jute, burlap or sisal	No	No	No
f. Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or busses, parking lot for trucks	No	No	No
g. Manufacture, processing, assembly, packaging or other industrial operation, subject to Building Department and Health Department regulations without limit as to category or product except as otherwise listed in this paragraph (8) or as hereinafter prohibited, provided that (a) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution, and (b) any noise, vibration or flashing are not normally perceptible without instruments at a distance of five hundred feet from the premises, fifty feet from the premises in an Industry A-1 district or one hundred feet from the premises in an Industry C district, but the following are expressly prohibited:	No	SP	SP
1) Acid manufacture	No	No	No
2) Cement, lime or gypsum manufacture	No	No	No

	Open Space	Industry A-1	Industry C
3) Explosives or fireworks manufacture	No	No	No
4) Glue manufacture	No	No	No
5) Incineration or reduction of garbage, offal or dead animals, except such processing as may be conducted by the City of Cambridge	No	No	No
6) Petroleum refining	No	No	No
7) Smelting of zinc, copper, tin or iron ores	No	No	No
8) Stockyard or abattoir	No	No	No
h. Open-lot storage of second-hand lumber or other used building material, provided the area so used is surrounded by a six-foot high wall or tight fence; storage of flammable liquids or gas as permitted by the Building Code	No	No	No
i. Open-lot storage of junk, scrap, paper, rags, unrepaired or unclean containers or other salvage articles, provided the area so used is surrounded by a six-foot high wall or tight fence	No	No	No

4. Amend Section 4.20, Special Classification Rules, by adding the following new subsection:

"4.24 Non Open Space Uses in Open Space Districts

The purpose of this section is to provide for public notification and review of governmental and institutional non-open space development statutorily exempt from prohibition in designated Open Space Districts. All uses in an Open Space District other than a park or recreation use permitted by subsection 4.33f shall comply with the procedural requirements of this subsection prior to the issuance of any building or special permit, variance or other approval or before conveyance of any lot within the district.

4.241 A report shall be submitted to the Planning Board and filed with the City Clerk by the agency or other party proposing such non-open space development or proposing to convey a lot. This report shall include the following information, as appropriate:

(1) A map indicating the location and area of the land proposed for non-open space development or for conveyance.

(2) A description of the proposed development and future use of the area including information concerning the proposed site plan, physical design, and user population.

(3) An analysis of alternative sites for the development outside of the district.

(4) Evaluation of the anticipated impacts of the development or property transfer on the remainder of the open space district, upon the ability of alternative park and recreation areas in the neighborhood and city to meet the needs served by the affected open space district which would be displaced by the proposed action, and upon other land uses in the neighborhood.

(5) Any other information reasonably determined pertinent by the Planning Board.

4.242 Within 30 days of the receipt of a report required by Section 4.241, the Planning Board shall hold a public hearing concerning the proposed development or conveyance. Notice for the hearing shall comply with the requirements of Section 11, Chapter 40A, G.L.

4.243 The Planning Board shall prepare a report with recommendations concerning the proposed development or conveyance, including conditions that should be attached to such action. This report shall be filed with the City Clerk within 30 days of the public hearing required

in Section 4.242. Filing of such a report shall satisfy the requirements of this Section 4.24. Failure of the Board to file a report within 30 days of the public hearing shall obviate any further actions under this Section 4.24.

5. Amend Section 5.34, Industrial Districts, by adding the following new regulations to Table 5-4:

	(1)	(2)	(3)	(4)	(5)			(6)	(7)
"District"	Max. Ratio of Floor Area to Lot Area	Minimum Lot Size in Sq. Ft.	Minimum Lot Area for Each D.U. in Sq. Ft.	Minimum Lot Width in Feet	Minimum Yard in Feet Front	Side	Rear	Maximum Height in Feet	Minimum Ratio of Usable Open Space to Lot Area
Ind. A-1	1.0	5,000	1200[a]	50	0	0[b]	0[b]	45	none
Ind. C	1.0	20,000	---	100	0	0[b]	0[b]	45	5%

(a) This requirement may be reduced to 900 square feet per dwelling unit for conversion of non-residential buildings in existence on April 1, 1978, to residential use.

(b) A side yard setback of $\frac{H+L}{7}$ and a rear yard setback of $\frac{H+L}{5}$ shall be required only for residential uses in new structures and for non-residential uses abutting residences, residential or open space districts or public parks and recreation areas. These requirements may be reduced to a minimum required setback of 10 feet on special permit, provided that the yard is suitably landscaped to effectively buffer building walls from abutting lots.

6. Amend Section 5.30, District Dimensional Regulations, by adding the following new subsection:

"5.34 Open Space Districts

The following dimensional requirements, set forth in Table 5-5, shall be applicable to development in an open space district:

Table 5-5 Table of Dimensional Requirements-Open Space Districts

(1) Minimum Ratio of Floor Area to Lot Area: .25

(2) Minimum Lot Size: 43,560 sq.ft.

(3) Minimum Lot Width: 150 ft.

(4) Minimum Yard:

a) Front 25 ft.
b) Side 15 ft.
c) Rear 25 ft.

(5) Maximum Height: 35 ft.

(6) Minimum Ratio of Usable Open Space to Lot Area: 60%

7. Amend the first column of Section 6.30, Table of Parking Requirements, by inserting "Ind. A-1" and "Open Space" after "Ind. A" and by inserting "Ind. C" after "Ind. B."

8. In Section 6.50, Location and Layout of Parking Facilities, add the following at the end of subsection 6.51(2): "In Industry A-1 and Industry C districts, the required parking facilities may be provided on lots not more than one thousand feet away from the building to be served."

9. In Section 6.50, Location and Layout of Parking Facilities, add the following at the end of subsection 6.54: "In an Industry C District, no parking lot shall be located within 50 feet of a residential district or within 25 feet of an open space district, a park or public recreation area or the right-of-way of a designated parkway. Screening, with a minimum height of 6 feet, shall be maintained along each side of a parking lot in an Industry C district which is located within 100 feet of a residential district and which is not separated from the district by buildings or other structures. Screening with a minimum height of 40 inches, shall be maintained along each side of a parking lot in an Industry C district that is located within 100 feet of an open space district, a park or public recreation area or the right-of-way of a designated parkway and which is not separated from such areas by buildings or other structures."

10. In Article 12.000, Planned Unit Development Districts, add the following new section:

"12.70 PLANNED UNIT DEVELOPMENT IN IC DISTRICTS

12.71 Purpose. This section 12.70 is intended to promote unified development of medium density; to encourage a mixture of community oriented land uses with the employment activities customarily located in the district; to permit more intense land utilization for development proposals which will minimally impact nearby neighborhoods; to protect critical environmental resources; and to generally create or preserve a healthful and pleasant environment.

12.72 Applicability. A special permit for a Planned Unit Development may be granted by the Planning Board in an Industry C District in accordance with the requirement of Sections 12.30, and Section 12.40,and the development controls specified in Section 12.50 and this section 12.70. All references to and requirements for a PUD district in those sections shall also apply to a Planned Unit Development in an Industry C District.

12.73 Use Regulations.

12.731 Any use designated "Yes", or "PUD" for an Industry C district in Section 4.30 may be allowed by Planning Board in a Planned Unit Development. Special permits for uses designated "SP" for the Industry C district in said section may be granted by the Planning Board when included in a Planned Unit Development proposal.

12.732 The amount of certain uses shall not exceed the limitations specified in this subsection 12.732. These limitations shall apply to to the total amount of such uses within the Industry C district in which the planned unit development is proposed, not only to the development parcel. In determining whether or not the proposed development would exceed the limit below, the Planning Board shall consider the amount of such development which is then located within the district, which is being constructed or may be constructed in the district, and which is being proposed in other development proposals within the district.

(1) Residential uses specified in Sections 4.31(c) and 4.31(d): 300 dwelling units

(2) Hotel or motel specified in Section 4.31(c)(2): 400 guest sleeping rooms

(3) Retail and service uses specified in Section 4.35: 100,000 square feet gross floor area. However, the gross floor area of convenience retail uses specified in subsections 4.35 (a)(1) and 4.35(c) and restaurants which are located within and accessory to hotels shall not be included in this limitation.

12.733 A fast order food establishment specified in Subsection 4.35(o) shall be allowed only if it is located in a structure with other uses, it does exceed 3000 square feet gross floor area, and there will be no more than three such establishments within the district.

12.74 Dimensional Regulations.

12.741 The maximum ratio of floor area to total area of the development parcel shall be 2.0.

12.742 The minimum size of the development parcel for PUD shall be five (5) acres. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel.

12.743 There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no required front, rear, and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such building setbacks.

12.744 The maximum height of any building shall be 85 feet.

12.75 Open Space Requirements.

12.751 Definition of Open Space - For the purpose of this section 12.75, open space shall mean a part or parts of a lot or building reserved for the purposes of providing light and air, or scenic,

recreational, or similar purposes. Such open space shall, in general, be available for entry and use by the occupants of the building(s) with which it is associated or the general public. Open space shall include parks, plazas, lawns, landscaped areas, decorative plantings, pedestrian ways as listed in section 13.452, and active and passive recreation areas, including playgrounds and swimming pools.

12.752 Minimum Open Space Requirements -

(a) the minimum amount of open space to be provided on each development parcel shall be equal to 15 percent of the applicable land area. Applicable land area shall be determined by subtracting the area of standing waterbodies as existing at the time of filing the development proposal from the total area of the development parcel. No part or parts of such existing waterbodies shall be counted toward the 15% open space requirement. New or created waterbodies can be counted toward the required open space up to 50% of that requirement.

(b) required open space on the ground level shall have a minimum dimension of 20 feet; not more than 50% of such required open space shall have a slope greater than 10%;"

(c) open space at other levels must be open to the sky and, except for balconies, generally accessible to the public. These areas shall have a minimum dimension of 10 feet and a minimum area of 200 square feet;

(d) no more than 30 percent of the amount of open space required in paragraph (a) above shall be areas designated and mapped as storm water retention areas under subsection 12.764(5);

(e) at least 50 percent of the open space required in this section 12.752 shall be provided at finished grade level;

(f) each square foot of area in a plaza or a pedestrian way, such as those defined in Section 13.452, shall be counted as two square feet in determining the minimum amount of required open space for the development parcel.

12.76 Landscaping Requirements.

12.761 Purpose - The intent of this subsection 12.76 is to promote a quality development through landscape improvements as a part of construction and use of a planned unit development. The landscape improvements required, herein, are intended to reduce wind and air turbulence, heat and noise;

to protect and preserve ground water reservoirs and other critical environmental resources; to act as a natural drainage system, ameliorating storm water drainage problems; to prevent unnecessary soil erosion; to provide shade; and to generally create a safe, healthful, and pleasing environment.

12.762 Landscape Improvement Plans -

(1) Landscape plans required by subsection 12.343(3i) shall conform with the requirements of this subsection 12.763.

(2) Landscape plans shall be prepared by a Landscape Architect.

(3) The plan shall include a plot plan on which space arrangement, wall location and height, and landscaping location and detail, as well as lighting and directional sign locations as necessary are shown.

(4) Plans shall show sufficient information to determine their compliance with the requirements of this section 12.76. The plans shall show:

(a) methods of handling storm water drainage on site;
(b) provisions for the protection of adjoining properties from surface water runoff from the development;
(c) the area and volume of the 100 year flood plain displaced by the development;
(d) plans shall be drawn to scale and show existing and proposed elevations, materials of construction, and details of drainage structures.

12.76 Standards for Landscape Improvements.

(1) Types of Trees

(a) Types of trees to be used for parking lots and street trees should be selected from lists provided by the Supervisor of Parks.

(b) All required shade trees to be used shall be a minimum of 10 feet in overall height with a minimum caliper of 3½" upon planting and of a variety which shall attain an average mature spread greater than 20 feet."

(2) Standards of Tree Protection

(a) Each tree planted in a paved area shall have a minimum of 50 square feet of porous surface area surrounding the tree.

(b) Trees which are planted along roadways or in parking lots should be protected by a curbed planter strip or by precast concrete curbs or railroad ties or by suitably designed concrete, steel, or wood bollards placed at least 4' from the tree.

12.764 Landscape Design Criteria -

(1) Open Space: At least 18" of tree caliper per acre of open space should be provided. Whenever possible deciduous trees should be planted along new and existing streets.

(2) Parking Lots:

(a) For the purposes of this section 12.76, a parking lot is defined as:

An area not within a building or other structure where motor vehicles may be stored for the purpose of temporary, daily, or overnight off-street parking. A park-lot shall include such areas for the storage of automobiles, buses, trailers, trucks, and motorcycles which are stored, displayed, maintained, or serviced. Parking lots shall also encompass private ways built, used for driveways or access-ways to such parking lots and areas.

(b) All parking lot landscaping shall be of such quality as to improve and enhance the site and its surrounding areas.

(c) The primary landscaping materials used in parking lots shall be trees which provide shade or are capable of providing shade at maturity. Shrubbery, hedges, other planting material and earth berms may be used to complement the tree landscaping but shall not be the sole contribution to the landscaping.

(d) In those instances where plant material exists on a parking lot site prior to its development, such landscape material may be used if approved as meeting the requirements of this ordinance.

(e) A landscape screen of not less than three feet nor more than seven feet tall shall be provided along each side of a parking lot that is adjacent to a residential district or street, an open space district, an existing recreation area, or the right-of-way of a designated parkway.

(f) The interior of any parking lot containing 25 or more spaces should be maintained with landscaping, including trees, in plots of at least 6 feet in width. No more than 30 parking stalls shall be continuous in a parking lot without separation by a landscaped area.

(3) Parkway Landscaping: Within 100 feet of the right-of-way of designated parkways, developers should landscape open areas in a manner that would enhance the parkway character of the right-of-way. Such treatment might include open green space, pedestrian greenways connecting with the parkway, water bodies or landscape planting and other landscape features.

(4) Plazas and Raised Pedestrian Decks:

(a) Tree Planting. One tree per 500 sq.ft. of plaza or raised pedestrian deck shall be provided.

(b) Fixed and moveable planters, including hanging planters with seasonal flowers, shrubs, groundcover or other plants are encouraged in plazas and other high intensity use pedestrian areas.

(c) Fountains. Fountains and reflecting pools are encouraged in high activity pedestrian areas.

(d) Paving. Decorative paving shall be used in all commercial and residential plazas. Nonskid decorative paving such as brick, granite, and quarry tile of varied colors, aggregate, and textures are suggested.

(5) Drainage:

(a) All paved areas shall be sloped to drain. Finished slope of areas paved with asphalt concrete shall be not less than two percent (2%) nor more than five percent (5%).

(b) To the extent possible, drainage of all paved and roof areas should be handled on-site by diverting storm water into setting basins or directing surface water back into the groundwater strata.

(c) Landscape plans shall show the solution to flood water retention as required by applicable law. Displacement of water retention capacity at one location shall be replaced in equal volume at another location within said flood plain. Location for said replacement shall be designated in the landscape plan.

(d) All non-paved areas of the lot shall be covered with a suitably stable groundcover to prevent erosion.

(e) During periods of construction, only those portions of the site that are going into immediate construction activity should be uncovered. As construction moves from area to area before substantial completion, temporary cover crop or grasses should be planted to help control erosion.

(f) Top soil stripped in construction areas should be stockpiled and suitably stabilized with mulch or groundcover.

(6) Mechanical Equipment and Refuse Storage Areas:

(a) All refuse storage areas and mechanical equipment areas shall be screened from view from street and parking areas, residential districts, open space areas, and designated parkways by a 6 feet high durable non-living barrier (or earth berm) planted with at least one shrub or vine for each 10 feet of barrier towards the abutting property.

(b) Mechanical equipment on the roof of any building shall be permanently screened from view from the ground or other buildings in the area.

(7) Lighting: Illumination during hours of darkness of pedestrian ways, plazas, sidewalks, and parking lots is an important element governing the use and safety of these spaces at night. Lighting intensity in these areas should not be less than 2 horizontal foot candles during hours of darkness. The lighting should be designed in such a way that it does not create glare which would be visible in adjoining residential areas.

(8) Sidewalks: Decorative sidewalk paving enhances the built environment and acts as a transition from the scale of the building to the more human scale of the street and

sidewalk. Paving materials, such as brick or quarry tile should be used for plazas and sidewalks. However, decorative textures and color for all poured-in-place materials could be used.

12.765 Maintenance -

All landscaped areas shall be maintained in a safe and sanitary condition and shall be kept in good repair. Any alteration, enlargement, reconstruction, in whole or in part, other than normal maintenance repairs, shall be pursuant to permit and subject to the preceding provisions. The owners and their agencies shall be responsible for providing, protecting, and maintaining all landscaping in healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.

12.77 Parking and Loading Requirements. A Planned Unit Development in an Industry C district shall conform to the off-street parking and loading requirements set forth in Article 6.000, except as modified by this Section 12.77 and the applicable provisions of Section 12.76.

12.771 Off-Street Parking Facilities shall be provided as follows:

(1) Residential uses permitted by Section 4.31c and d: 1 space per dwelling unit

(2) Transcient accommodation uses permitted by Section 4.31e: 1 space per 1.75 guest sleeping rooms

(3) Office uses permitted by Section 4.34: 1 space per 2000 sq.ft. gross floor area

(4) Retail and service uses permitted by Section 4.35 (except for uses 4.35e, f, g, h, i, and o): 1 space per 2000 sq.ft. gross floor area

(5) Industrial uses permitted by Sections 4.37 and 4.38: 1 space per 1750 sq.ft. of gross floor area

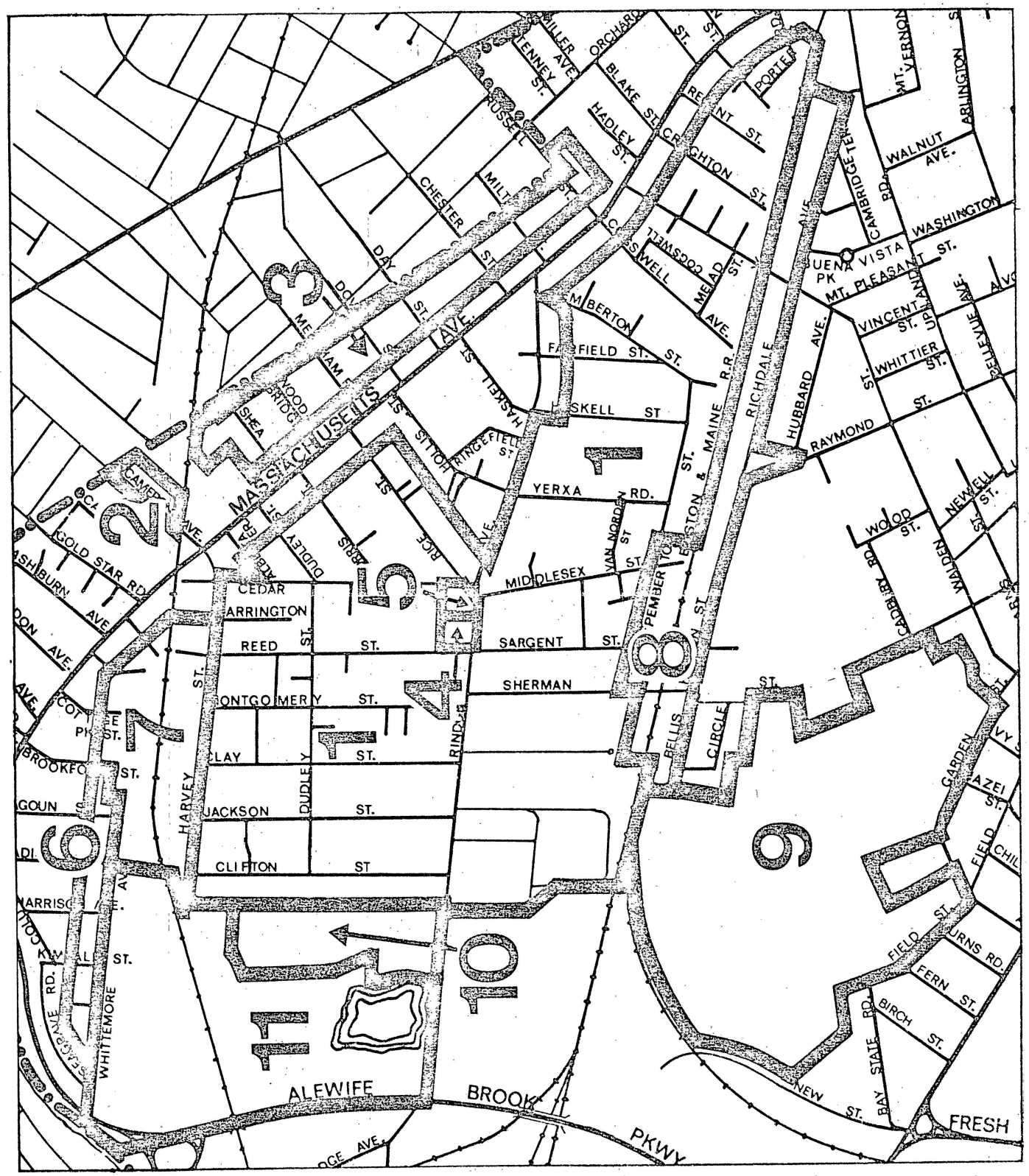
(6) Public assembly uses permitted by Section 4.33 and restaurant and entertainment uses permitted by Section 4.35e, f, g, h, i, and o 1 space per 15 seats or 1 space per 300 square feet of gross floor area for assembly spaces having no fixed seating

(7) Other uses permitted by Section 4.30: 1 space per 1800 sq.ft. gross floor area.

12.772 The parking requirement specified in Section 12.771 may be satisfied in total or in part by a lease agreement between the developer and the City, other public entity, or private consortium for use of parking spaces in a public or pooled private parking facility. Such facility may be located outside the development parcel but shall be located within the Industry C district.

12.773 The provision of parking inside structures is encouraged within planned unit developments. Extensive surface parking is discouraged. Ground level parking in structures should not abut plazas, or major pedestrian ways."

12.774 Parking lot setbacks as required in Industry C Districts by Section 6.54 may be reduced by the Planning Board in Planned Unit Development in an Industry C District."



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FIELD ST.
FERN ST.
BIRCH ST.
BAY STATE RD.
NEW ST.
WHITTEMORE
GOLD STAR RD.
BROOKFO

AREA	EXISTING ZONING	PROPOSED ZONING
1	Res C-1, Ind. A, Ind. B	Res. B
2	Bus. B	Res. B
3	Res. C-1, Bus. B	Res. B
4	Bus. A	Res. B
5	Bus. A	Bus. A-1
6	Ind. A	Res. B
7	Ind. A	Ind. A-1
8	Ind. A, Ind. B	Ind. A-1
9	Ind. A, Res. C-1	Open Space
10	Res. C-1, Ind. B.	Open Space
11	Ind. B	Ind. C

PUBLICATIONS – North Cambridge

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

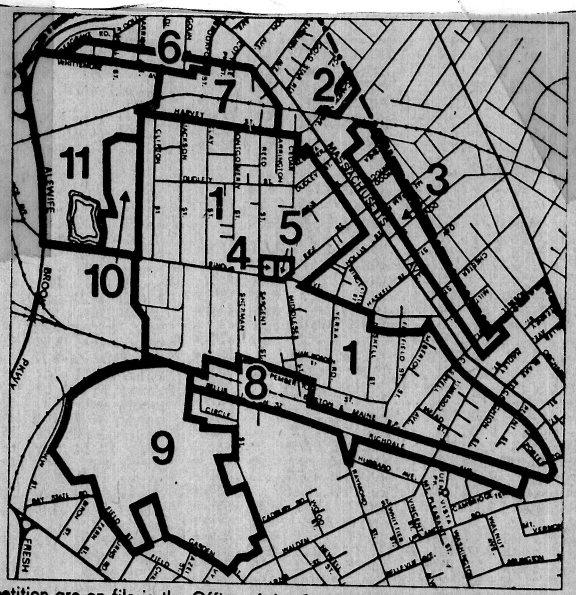
Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, May 18, 1978 at 8:00 P.M. IN THE City Council Chamber, City Hall, Cambridge, Massachusetts on the petition of the Cambridge Planning Board to amend the Zoning Ordinance of the City of Cambridge by rezoning portions of North Cambridge. The petition would amend the Zoning Map by changing the district designations for several areas as shown on the map accompanying this notice. Section 3.11 of the Ordinance would be amended to establish three new categories of zoning districts: an Open Space District, an Industry A-1 District and an Industry C District. Various other sections of the Ordinance would be amended to incorporate regulations for these new districts.

The Open Space District would be a public park and recreation district. It would limit floor area ratio to .25, building height to 35 feet and uses to park and recreation related purpose.s. Statutorily exempt religious and educational uses and other non-open space governmental uses would be permitted only after the filing of a notice and report with the Planning Board and a public hearing.

The Industry A-1 District would be a limited business and industrial district. Use regulations would be similar to but more restrictive than those for the Industry A District. Some commercial and industrial uses would not be allowed and the off-lot impacts of industrial activities would be limited to 50 feet. Certain residential uses would be allowed by special permit. Maximum floor area ratio would be 1.0, minimum lot size would be 5,000 square feet and maximum building height would be 45 feet.

The Industry C District would be an office, research and light manufacturing district. It would allow various office, convenience retail and industrial uses. Floor area ratio would be limited to 1.0, maximum building height would be 45 feet, and minimum lot size would be 20,000 square feet. Planned unit developments on parcels of 5 acres or larger would be allowed in the district if granted a special permit by the Planning Board according to the procedures existing in Article 12.000 of the Ordinance. In addition to uses normally permitted in the Industry C District, certain residential uses, including hotels, and up to 100,000 square feet of general retail uses would be allowed within the district in planned unit developments. Developments could be built up to 2.0 FAR and maximum building height would be 85 feet. There would be special open space and landscaping requirements for any planned unit development built in the district.

AREA	EXISTING ZONING	PROPOSED ZONING
1	Res. C-1, Ind. A, Ind. B	Res. B
2	Bus. B	Res. B
3	Res. C-1, Bus. B	Res. B
4	Bus. A	Res. B
5	Bus. A	Bus. A-1
6	Ind. A	Res. B
7	Ind. A	Ind. A-1
8	Ind. A, Ind. B	Ind. A-1
9	Ind. A, Res. C-1	Open Space
10	Res. C-1, Ind. B	Open Space
11	Ind. B	Ind. C



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 Frisoli,
Chairman, Committee on Ordinances.

NOTE: Pursuant to the Provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninty days after the posting or the second publication.

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DATE: May 9, 1978

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Group II

City of Cambridge

PETITION OF NORTH CAMBRIDGE

Petition filed with the City Clerk — April 7, 1978 ✓

(All hearings to be completed by June 13, 1978)

April 23 days
May 31 "
June 11 " ✓
65 "

In City Council — April 10, 1978 ✓

Referred to Planning Board for Report — April 12, 1978 ✓
Planning Board hearing — **May 2, 1978** →
(City Council must act within 90 days of the Planning Board's hearing which would be July 31, 1978.)

May 29 days
June 30 "
July 31 " ✓ July 31 1978
90 "

City Council hearing published — Herald May 2 1978
May 9 1978

Hearing before the City Council — May 18, 1978 ✓
(latest date = June 28, 1978)

Report to the City Council — May 22, 1978 ✓

Passed to a second reading — ~~May 22, 1978~~ --
Published — ~~May~~ June 1, 1978 Cambridge Chronicle

Ready for ordination — June 12, 1978 --
Published.

Completion date 7/31/78

C. C. 106

City of Cambridge

PETITION OF NORTH CAMBRIDGE

Petition filed with the City Clerk April 7, 1978

(All hearings to be completed 65 days from filing date with the City Clerk.)

April 23 days
May 31 days
June 11 days
65 days = June 11, 1978

In City Council April 10, 1978

Referred to Planning Board for report April 12, 1978

Planning Board Hearing May 2, 1978

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be ~~July 31, 1978~~ **.)**

May 29 days
June 30 days
July 31 days
90 days

City Council Hearing published Cambridge Page Herald May 2, 1978
May 9, 1978

Hearing before the City Council May 18, 1978

Report to the City Council May 22, 1978

Passed to a second reading May 22, 1978
Published Chronicle June 1, 1978

Ready for Ordination June 12, 1978
Published Chronicle June 15, 1978

COMPLETION DATE: July 31, 1978

PROPOSED AMENDMENTS TO NORTH CAMBRIDGE REZONING PETITION IN ADDITION TO THOSE RECOMMENDED BY PLANNING BOARD TO CITY COUNCIL ON MAY 18, 1978

Use Table Designations for Proposed Industry A-1 District

4.33 b3	Other schools, colleges or educational institutions	Change from SP to Yes
4.33 c	Library or museum	Change from SP to Yes
4.33 d4	Clinic not affiliated with any other institution	Change from SP to Yes
4.33 d5	Clinic affiliated with a hospital or accredited university medical school	Change from SP to Yes
4.33 d6	Clinic connected with a community center	Change from SP to Yes
4.35 a	Store for retail sale of merchandise...	
	(1) Establishments containing up to 2500 sq. ft. of gross floor area	Yes
	(2) Establishments in excess of 2500 sq. ft. gross floor area	SP
4.35 m	Sales place for new or used cars conducted entirely within a building, rental agency for autos, trailers, motorcycles, conducted entirely within a building provided no major repairs are made.	Change from SP to Yes
4.36 c	Drive-in bank and other retail or consumer service establishment where the motorist does not have to leave his car.	Change from No to SP
4.37 f	Food commissary	Change from SP to Yes
4.37 i	Radio and television transmission station, including towers	Change from No to Yes but excluding towers
4.37 k	Wholesale business and storage in a roofed structure, but not including wholesale storage of flammable liquids, gas or explosives	Change from SP to Yes

4.37 m	Open lot storage of new buildings materials, machinery and new metals, but not including junk, scrap metal, rags, waste paper and similar materials, provided that the area so used is surrounded by a six foot high wall or tight fence.	Change from SP to Yes
4.38 g	Manufacture, processing, assembly packaging or other industrial operation, subject to Building Department and Health Department regulations without limit as to category or product except as otherwise listed in this paragraph (8) or as hereinafter prohibited, provided that (a) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution, and (b) any noise, vibration or flashing are not normally perceptible without instruments at a distance of five hundred feet from the premises, fifty feet from the premises in an Industry A-1 district or one hundred feet from the premises in an Industry C district, but the following are expressly prohibited:	Change from SP to Yes

Explanation of Exhibit

The printed text of this exhibit represents the original alternate proposal of the North Cambridge Industrial Group (Column 2) for use regulations in the proposed Industry A-1 District as contrasted with the original proposal of the Planning Board (Column 1) for use regulations in Industry A-1 as set forth in the Petition.

The interlineations on this document reflect the progress which has been made in eliminating many conflicts which existed between these two proposals for use regulation in Industry A-1, as follows:

1. Recommended reasonable settlements by the City of Cambridge Community Development Department in its original petition are shown in red pen next to the "Planning Board Proposed Industry A-1" column.

2. Proposed amendments by the Planning Board to the original petition are shown in red pen next to the "Planning Board Proposed Industry A-1" column with a "(P)" preceding the change.

3. Changes by the North Cambridge Industrial Group in its original, alternate proposal are shown in red pen next to the "Our Proposed Industry A-1" column.

4. Those uses about which there is still disagreement are designated by a red * on the far left, before the description of the use.

FIRST PUBLICATION NO. 1939.

City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight

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, 1977 entitled: "The Zoning Ordinance of the City of Cambridge" is hereby amended by rezoning portions of North Cambridge. The petition would amend the Zoning Map by changing the district designations for several areas as shown on the map accompanying this notice. Section 3.11 of the Ordinance would be amended to establish three new categories of zoning districts: an Open Space District, and Industry A-1 District and an Industry C District. Various other sections of the Ordinance would be amended to incorporate regulations for these new districts.

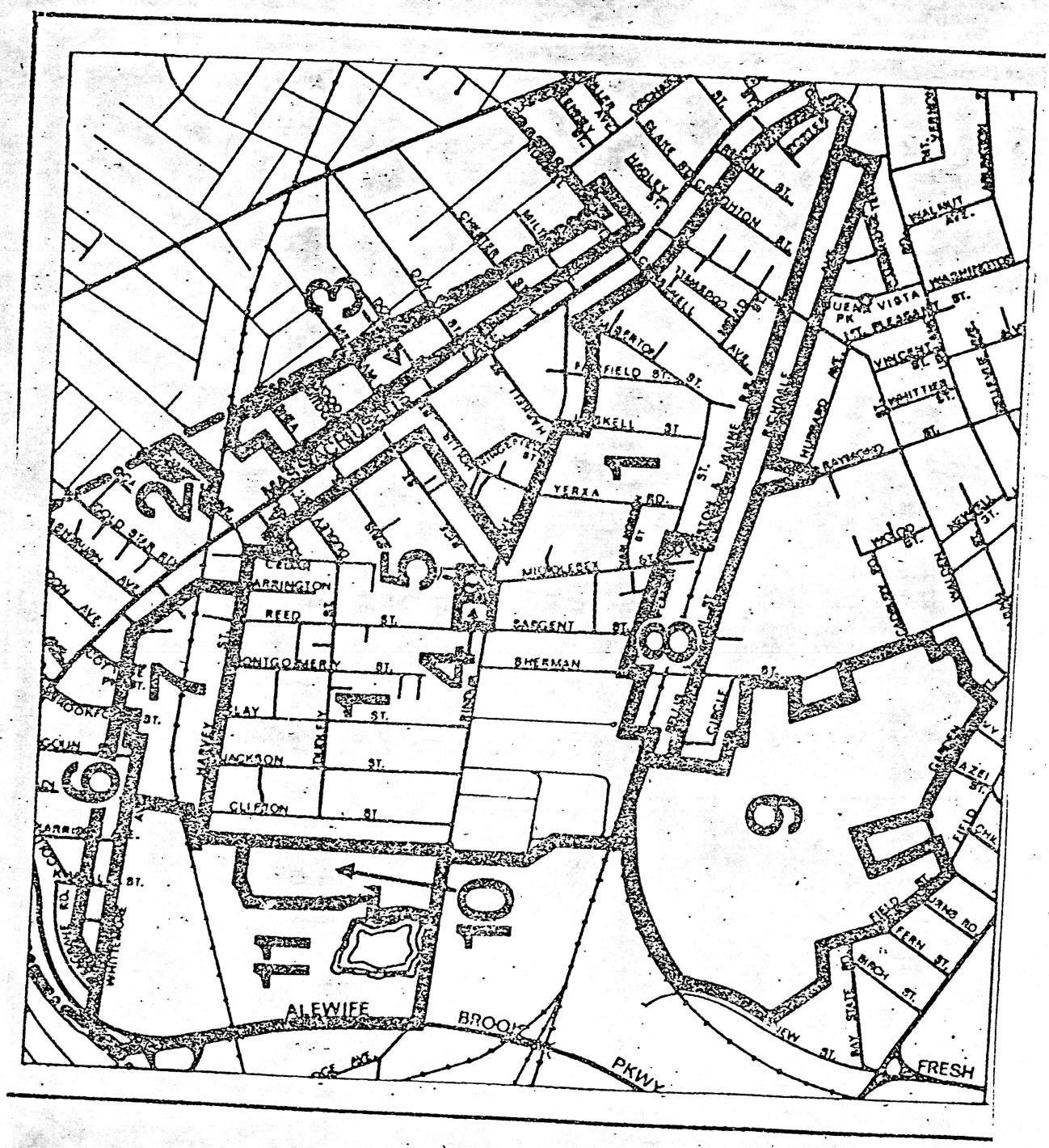
The Open Space District would be a public park and recreation district. It would limit floor area ratio to .25, building height to 35 feet and uses to park and recreation related purposes. Statutorily exempt religious and educational uses and other non-open space governmental uses would be permitted only after the filing of a notice and report with the Planning Board and a public hearing.

The Industry A-1 District would be a limited business and industrial district. Use regulations would be similar to but more restrictive than those for the Industry A District. Some commercial and industrial uses would not be allowed and the off-lot impacts of industrial activities would be limited to 50 feet. Certain residential uses would be allowed by special permit. Maximum floor area ratio would be 1.0, minimum lot size would be 5,000 square feet and maximum building height would be 45 feet.

The Industry C District would be an office, research and light manufacturing district. It would allow various office, convenience retail and industrial uses. Floor area ratio would be limited to 1.0, maximum building would be 45 feet, and minimum lot size would be 20,000 square feet. Planned unit developments on parcels of 5 acres or larger would be allowed in the district if granted a special permit by the Planning Board according to the procedures existing in Article 12.000 of the Ordinance.

City of Cambridge

The above is a summary of the proposed ordinance amendment. Complete copies including suggested Planning Board amendments are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.



ALEWIFE
BROOK
PKWY
FRESH
YERXA RD.
MIDDLESEX
SARGENT ST.
SHERMAN ST.
REED ST.
CLAY ST.
JACKSON ST.
CLIFTON ST.
HARVEY
DUDLEY
CIRCLE
RICHDALE
HUBBARD AVE.
RAYMOND ST.
WHITTIER ST.
VINCENT ST.
WALNUT AVE.
WASHINGTON
FIELD ST.
FERN ST.
BIRCH ST.
BAY STATE RD.
NEW ST.
1
2
3
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8
9
10
11

City of Cambridge

AREA	EXISTING ZONING	PROPOSED ZONING
1	Res. C-1, Ind. A, Ind. B	Res. B
2	Bus. B	Res. B
3	Res. C-1, Bus. B	Res. B
4	Bus. A	Res. B
5	Bus. A	Bus. A-1
6	Ind. A	Res. B
7	Ind. A	Ind. A-1
8	Ind. A, Ind. B	Ind. A-1
9	Ind. A, Res. C-1	Open Space
10	Res. C-1, Ind. B	Open Space
11	Ind. B	Ind. C

Passed to a second reading at the City Council meeting of May 22, 1978 and on or after June 12, 1978 the question may be on passing to be ordained.

ATTEST:- Paul E. H ealy, City Clerk.

NOTE: Pursuant to the Provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

PUBLICATIONS - NORTH Cambridge.

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS
Office of the City Clerk.

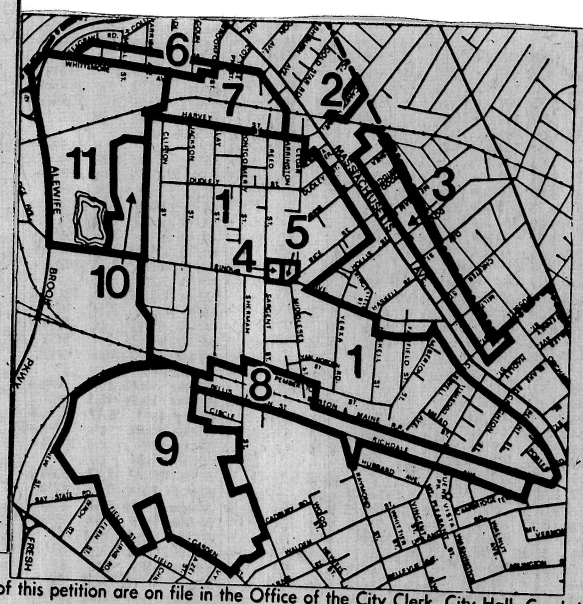
Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, May 18, 1978 at 8:00 P.M. IN THE City Council Chamber, City Hall, Cambridge, Massachusetts on the petition of the Cambridge Planning Board to amend the Zoning Ordinance of the City of Cambridge by rezoning portions of North Cambridge. The petition would amend the Zoning Map by changing the district designations for several areas as shown on the map accompanying this notice. Section 3.11 of the Ordinance would be amended to establish three new categories of zoning districts: an Open Space District, an Industry A-1 District and an Industry C District. Various other sections of the Ordinance would be amended to incorporate regulations for these new districts.

The Open Space District would be a public park and recreation district. It would limit floor area ratio to .25, building height to 35 feet and uses to park and recreation related purpose.s. Statutorily exempt religious and educational uses and other non-open space governmental uses would be permitted only after the filing of a notice and report with the Planning Board and a public hearing.

The Industry A-1 District would be a limited business and industrial district. Use regulations would be similar to but more restrictive than those for the Industry A District. Some commercial and industrial uses would not be allowed and the off-lot impacts of industrial activities would be limited to 50 feet. Certain residential uses would be allowed by special permit. Maximum floor area ratio would be 1.0, minimum lot size would be 5,000 square feet and maximum building height would be 45 feet.

The Industry C District would be an office, research and light manufacturing district. It would allow various office, convenience retail and industrial uses. Floor area ratio would be limited to 1.0, maximum building height would be 45 feet, and minimum lot size would be 20,000 square feet. Planned unit developments on parcels of 5 acres or larger would be allowed in the district if granted a special permit by the Planning Board according to the procedures existing in Article 12.000 of the Ordinance. In addition to uses normally permitted in the Industry C District, certain residential uses, including hotels, and up to 100,000 square feet of general retail uses would be allowed within the district in planned unit developments. Developments could be built up to 2.0 FAR and maximum building height would be 85 feet. There would be special open space and landscaping requirements for any planned unit development built in the district.

AREA	EXISTING ZONING	PROPOSED ZONING
1	Res. C-1, Ind. A, Ind. B	Res. B
2	Bus. B	Res. B
3	Res. C-1, Bus. B	Res. B
4	Bus. A	Res. B
5	Bus. A	Bus. A-1
6	Ind. A	Res. B
7	Ind. A	Ind. A-1
8	Ind. A, Ind. B	Ind. A-1
9	Ind. A, Res. C-1	Open Space
10	Res. C-1, Ind. B	Open Space
11	Ind. B	Ind. C



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 Frisoli,
Chairman, Committee on Ordinances.

NOTE: Pursuant to the Provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninty days after the posting or the second publication.

PUBLISHED IN: Boston Herald American

EDITION: Cambridge Page

DATE: May 2, 1978

June 5, 1978

Paul Healy, Esquire
City Clerk & Clerk of the City Council
Cambridge City Hall
Cambridge, Massachusetts 02139

Re: Winter Street Rezoning

Dear Mr. Healy:-

Kindly consider this a written protest under the provisions of Chapter 40A, Section 7 of the General Laws as most recently amended by Chapter 808 of the Acts of 1975 and retained in the General Laws as Chapter 40A, Section 5.

Under the provisions of old Chapter 40A, § 7 and new Chapter 40A, § 5, it is provided, inter alia that if " . . . there is filed with the Clerk prior to final action by the Council a written protest against such change, stating the reasons duly signed by owners of twenty per cent or more of the area of the land proposed to be included in such change . . . no such change of any such ordinance shall be adopted except by a three-fourths vote of all members".

Pursuant to either old Chapter 40A, § 7 or new Chapter 40A, § 5, the undersigned persons being the owners of twenty per cent or more of the land proposed to be included in such change, hereby protest the proposed change in the Winter Street Rezoning from Business A to Residential C-1.

The reasons given for protesting said change is that said area is not suitable for residential use, that it is on a heavily traveled artery which is more adaptable to commercial uses and that it is in the best interests of the City of Cambridge that the parcel remain in a Business A Zone and for other reasons that may be brought out at any hearings.

Respectfully submitted,

Cathy Trancello — Vincent Enrichetti

Margaret McClintic — Benjamin Espone

Rose Bertolino — Patrick Davenier

City of Cambridge

In City Council May 22, 1978

The Ordinance *Committee*

to which was referred a petition of the Cambridge Planning Board to amend the Zoning Ordinances of the City of Cambridge by rezoning portions of North Cambridge.

The committee met on May 18, 1978 at 8:25 P. M.

Present were Chairman Frisoli, Councillors Crane, Duehay, Vellucci, Wylie and Mayor Danehy.

The committee was in receipt of a report from the Planning Board who held a hearing on Tuesday, May 2, 1978 on said petition and the Planning Board reports that the petition has some minor technical flaws and that the petition be amended to correct the errors and to incorporate some of the suggestions made by the representatives of the business community and therefore recommends the petition be approved as amended.

The committee heard from Chris Dame of the Community Development Department who stated that he had met with business and residents on fifteen different occasion and the result of the meetings is the petition which is being presented to the City Council.

The committee heard from Don Balcom of the Community Development Department who stated that this is a two part petition submitted by the Planning Board with certain amendments and a summary of the zoning process.

The committee heard from a resident of 50 Clifton Street who recorded himself in favor of the proposed amendment.

The committee heard from Barbara Clurman of Mead Street who stated that she and her neighborhood supported the amendment and it increase property values, the tax base and the development of a family-residence area.

The committee heard from James H. Quinn, President of the North Cambridge Planning Team, 54 Haskell Street, who favored action by the City Council.

The Committee heard from John Aliason of 79 Pemberson Street who recorded himself in favor of the petition and opposition to the building of a warehouse in back yards of Mead Street along the railroad tracks.

The committee heard from Herman J. Beckstoffer, 288 Newbury Street, Boston, Mass., Architect and Planner, representative of the W. R. Grace Co. who appeared and presented a letter from Alan R. Campbell, Assistant Council of the Development Chemical Group of the W. R. Grace Co. which communication indicated that two issues remained unresolved and recommended specific changes to the ordinance as outlined in his communication, which changes would resolve these issues in an equitable manner.

He indicated to question by the City Council committee that he did not have information regarding the future but that Dewey and Almy would remain on Whittemore Avenue.

The committee heard from Gail Brodler of 40 Cogswell Avenue who recorded herself in favor of the proposed amendment.

Mayor Thomas W. Danehy of 15 Richard Avenue recorded himself in favor and stated that the residents, the Planning Board, David Vickery, Assistant City Manager for Community Development all worked hard to develop the proposal before the City Council. He further stated that the adoption of the proposed changes will prevent the unmanageable traffic situation and will serve to maintain the stability of the North Cambridge neighborhood and he requested that the City Council react favorable to the petition.

The committee heard from Michael Grossi of 9 Day Street who recorded himself in favor.

At 8:53 the Chair declared the proponent part of the hearing closed and requested to hear the opponents.

The committee heard from Warren Carstensen of Carstein Coal and Oil Co., Inc. who recorded his opposition and stated that since 1880 his family has used his land for industrial use.

At 8:58 P. M. the committee heard from Mr. George A. McLaughlin, Jr., Attorney, 195 Grove Street who recorded his opposition for seventeen local businesses, and provided the City Clerk with a copy of same for the record.

Mr. McLaughlin stated that 45 uses would be eliminated in the various areas under consideration and that restricted uses would lower the investment value probably 50% if dow zoning is allowed. He further indicated that agreement of noxious uses should be eliminated and that the Planning Board had gone further than they should have in eliminating uses. He stressed special uses as a matter of fact not by special permit. He stated that he would favor the maximum FAR be changed to 2.0 from 1.0 and the height from 45 ft. to 55 ft., that the reasonable FAR ratio with a 45 ft. restriction should be recommended.

Mr. McLaughlin stated that he hoped all concerned would have open minds for the concept for the proposed zoning and that time was required to work out technical details. That negotiations were possible and agreement could be reached that both sides were not far apart, and that the height of 45 ft. with a 2.0 FAR could only allow a four story building.

Councillor Vellucci recorded himself in favor of the proposed amendment to the zoning ordinance.

Councillor Duehay stated that he was on the residents side in this instance.

No one else appeared in opposition the Chair declared the hearing closed at 9:55P. M.

Councillor Frisoli announced that the North Cambridge zoning petition had to be acted upon prior to July 31, 1978 and that the cooperation and dialogue was required by all concerned in order to achieve the best results and that there was sufficient time before July 31, 1978 to achieve a good result.

Councillor Vellucci made a motion that the matter be referred to the City Council and passed to a second reading - and the motion carried.

The hearing adjourned at 9:59 P. M.

For the Committee,

_____

Councillor Lawrence Frisoli,
Chairman.

REZONING NORTH CAMBRIDGE

Introduction

On February 28, 1977 the Cambridge City Council unanimously passed resolutions sponsored by current Mayor Danehy and former Councillor Ackermann calling for downzoning much of North Cambridge. The council action was prompted by fears of land speculation and large scale development in West Cambridge in advance of MBTA Red Line construction through the area.

Responding to the Council's call for action, the Cambridge Planning Board recommended to the Council a one-year moritorium on new construction activity to allow the city time to complete land use studies already underway. The Planning Board suggested extending the area covered by the moritorium to include most of the residential and industrial areas of North Cambridge. Residential zoning for much of the neighborhood allowed built densities of up to 30 units per acre, whereas the actual housing fabric was much less dense - about 20 units per acre. This allowed and encouraged the destruction of existing housing by speculators in favor of small apartment buildings . Examples of such apartment buildings in the midst of one to three family houses could already be seen on some North Cambridge streets.

In short, in both the industrial areas and residential areas, the Planning Board was concerned that existing zoning left the neighborhood very much open to adverse change.

The Planning Board hearing on the one year moritorium was held on April 14, 1977. At the same time the Cambridge Community

Development Department accelerated its North Cambridge Urban Design Study, then completing a Phase I look at the Alewife industrial areas. Using federal joint planning funds the Department added technical staff to supplement in-house personnel and broaden the range of expertise brought to bear on North Cambridge issues. The North Cambridge Urban Design Team eventually included land use and transportation planners, zoning experts, architect/urban designers and a landscape architect. The team was charged with evolving within the one-year moritorium period an acceptable and realistic plan for orderly change and growth for the western portion of the city, while protecting and enhancing the existing residential community. The first step in the urban design process was establishing new land use controls or zoning.

Neighborhood Involvement

The expanded North Cambridge Urban Design Study began with a round of meetings with North Cambridge residents. The earlier outside consultant study had faltered from lack of direct neighborhood involvement. This time considerable effort was made to publicize the study and involve the neighborhood. A planning and zoning committee was established through the North Cambridge Planning Team under its chairman, Mr. James Quinn. Committee membership was broadly representative of the neighborhood, and during the course of the study many other Cambridge residents

were also involved. Meetings were widely publicized by mail-outs and newspaper announcements. A total of fifteen meetings were held. To obtain maximum community exposure a four color brochure explaining the issues in the urban design study was printed and mailed to over 6500 North Cambridge homes and businesses, inviting them to a major neighborhood meeting. Just prior to the meeting the Cambridge Chronicle also ran a news story on the study. Approximately a hundred residents and businessmen finally attended the February 1 meeting at Fitzgerald School. The process employed at most meetings was a "workshop" one, short technical presentations and maximum audience discussion. Between meetings numerous phone contacts were made and interviews were held with individuals over special problems or concerns. The result of this extensive neighborhood participation effort was a clear understanding by the Community Development Department about neighborhood issues and desires for the future.

Community Development Staff Work

The public meeting process was supported by thorough professional staff analysis. North Cambridge was divided into three geographical parts corresponding to groups of issues: 1) residential areas where permitted residential densities were a problem; 2) industrial zones along the railroad tracks where zoning permitted almost unrestricted development; and 3) the W.R. Grace area where, again, existing zoning offered little

protection to nearby residences. Each area was studied separately. It was analyzed as to current land use, possible future changes and likely neighborhood impacts, zoning controls at present, and alternative land use controls. The Urban Design Team also investigated other planning issues such as traffic control, historic preservation, open space and park design, Massachusetts Avenue retail revitalization, and MBTA Red Line planning. Design studies, model studies and short discussion papers were produced and shared with the Zoning Committee as the Community Development Department sought to develop a framework via re-zoning to allow positive change while still protecting the character of North Cambridge.

Planning Board Involvement

Communication between the Community Development Department and the Planning Board did not end with the filing of the moritorium. Early in the urban design study, a walking tour of the industrial area was arranged to further familiarize Board members with North Cambridge issues. Periodic discussions were held on study progress, and the Design Team briefed the Board on specific problem areas and neighborhood feelings as expressed in the public meetings. The Board, on the other hand, kept the Urban Design Team aware of overall city goals, and policies toward growth and neighborhood stabilization.

Conclusion

The proposed rezoning for North Cambridge reflects the year long effort that evolved it. It creates a framework for orderly change laboriously negotiated with neighborhood interests, both residential and business. It protects the residential neighborhood by restricting future housing development to a level that would be compatible with existing homes in the area. It prohibits some of the more noxious industrial uses that have troubled residential areas in the past, and creates a public review process for other industrial uses which might have adverse impacts on nearby residential areas. At the same time, the new zoning would not affect existing businesses in the area or prohibit expansion and development in most areas. Furthermore, it allows a new and significant use to emerge in industrial areas -- housing -- which should have the effect of increasing the value of North Cambridge industrial land in the long run. The North Cambridge rezoning package represents a compromise between those who advocate no change in the status quo and others who want no restrictions on new development. The Planning Board and Community Development Department firmly belive that it is a workable compromise that serves the best interests of the City of Cambridge, and that it deserves support and passage by the City Council.

CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

(617) 876-6800
EXTENSION 344

NORTH CAMBRIDGE REZONING PETITION: SUMMARY

April 10, 1978

In response to emerging land development pressures, the City Council in February 1977 ordered that rezoning alternatives for parts of North and West Cambridge be studied and that a rezoning proposal be submitted by the Planning Board for its consideration. For the past year, people in the neighborhood, under the auspices of the North Cambridge Planning Team, have worked with the Community Development Department considering desirable future land use in the neighborhood. Based on these discussions, the Planning Board on April 7, 1978 filed a petition to amend the Zoning Ordinance as it applies to much of North Cambridge.

There are twenty-one parts of the North Cambridge rezoning petition divided into two sections. The first section (pp 1-22) contains eleven zoning map changes as indicated on the attached map. The numbers on the map correspond to the order of the legal descriptions in the first section of the petition. Much of the zoning map amendments are changes between classes of districts already existing in the ordinance. In some areas, however, none of the present zoning categories seemed appropriate, so new classes of districts have been proposed. The second section of the petition (pp. 23-45) amends the text of the Ordinance to incorporate the regulations for three new districts: An Open Space District and two new industry districts (Industry A-1 and Industry C).

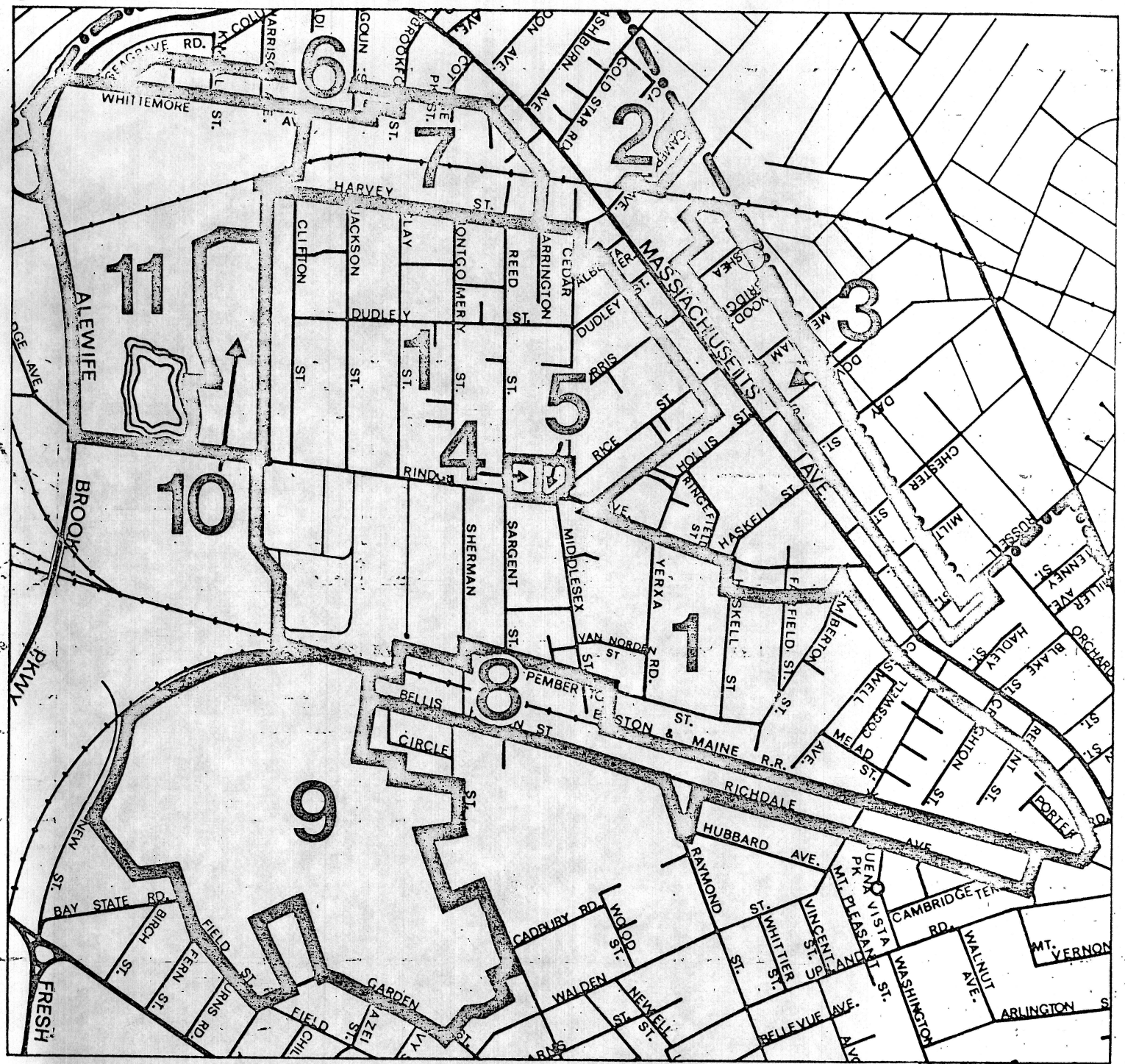
The Open Space District would be a public park and recreation district. It is intended for existing public lands and would initially be designated for Russell Field and the city dump site. It would limit floor area ratio to .25, building height to 35 feet and uses to park and recreation related purposes. Statutorily exempt religious and educational uses and other non-open space governmental uses would be permitted only after the filing of a notice and report with the Planning Board and a public hearing. The purpose of that process is to assure adequate notice and public review prior to using public open space for other govenrmental or institutional uses which cannot be prohibited under zoning.

The Industry A-1 District would be a limited business and industrial district. Use regulations would be similar to, but more restrictive than those for the Industry A District.

It is intended to control future land use change in existing industrial zones which are located within residential neighborhoods, such as those along the railroad rights-of-way in North Cambridge. Some of the more noxious commercial and industrial uses allowed in existing industrial districts, such as motor vehicle wrecking and automobile-oriented retailing, would not be allowed in the IA-1 district. The off-lot noise, flashing and vibration impacts of industrial activities would be limited to 50 feet. Certain residential uses would be allowed by special permit. Maximum floor area ratio would be 1.0, minimum lot size would be 5,000 square feet and maximum building height would be 45 feet.

The Industry C District would be an office, research and light manufacturing district. It is intended for extensive employment producing areas such as the W.R. Grace Company's land which have the potential for compatible mixed use development. Regulations for the IC District would allow various office, convenience retail and industrial uses. Floor area ratio would be limited to 1.0, maximum building height would be 45 feet, and minimum lot size would be 20,000 square feet. Planned unit developments on parcels of 5 acres or larger would be allowed in the district if granted a special permit by the Planning Board according to the procedures existing in Article 12.000 of the Ordinance. In addition to uses normally permitted in the Industry C District, certain residential uses, including hotels, and up to 100,000 sq. ft. of general retail uses would be allowed within the district in planned unit developments. Developments could be built up to 2.0 FAR and maximum building height would be 85 feet. There would be special open space and landscaping requirements for any planned unit development built in the district.

NORTH CAMBRIDGE ZONING PETITION: MAP AMENDMENTS



AREA	EXISTING ZONING	PROPOSED ZONING
1	Res. C-1, Ind. A, Ind. B.	Res. B
2	Bus. B	Res. B
3	Res. C-1, Bus. B	Res. B
4	Bus. A	Res. B
5	Bus. A	Bus. A-1
6	Ind. A	Res. B
7	Ind. A	Ind. A-1
8	Ind. A, Ind. B	Ind. A-1
9	Ind. A, Res. C-1	Open Space
10	Res. C-1, Ind. B.	Open Space
11	Ind. B	Ind. C

Loss of tax dollars to tax-exempt groups Peabody meeting topic

Loss of tax-paying residential and business property through take-over by not-for-profit institutions is the topic of a city-wide meeting at 8 pm on Tuesday, April 25, at the Peabody School. The meeting is sponsored by the Quality of Life Sub-committee of the Peabody Community School Council.

All Cambridge tax-payers and other parties interested in Cambridge neighborhoods and municipal services are invited to attend.

Topics to be covered at the meeting include:

.... Consideration of a temporary city-wide zoning moratorium on construction, demolition and new occupancy permits requested by tax-exempt institutions in residential neighborhoods

.... The city's present inability to regulate expansion of tax-exempt institutions in Cambridge due to State law

.... How the present zoning structure allows non-profit organizations advantages not available to either residents or businesses

.... The effect of "university sprawl" and the proliferation of small foundations, specialized schools, and institutes on family neighborhoods

.... The effect of a shrinking tax base on municipal services, including schools

.... Shifts in employment patterns as moderate income housing and small businesses are lost to tax-exempt institutions

.... Culteral and economic benefits to Cambridge brought by tax-exempt institutions

Short presentations by speakers representing these different points of view will be followed by a question and answer period and open discussion.

For more information, call Ted Harney, chairman, Quality of Life Subcommittee, Peabody Community School Council at 354-1921.



MRS. PETER A. DIAMOND of Cambridge maes final plans for the upcoming "Art in Bloom" celebration at the Museum of Fine Arts. Mrs. Dimond is ticket chairman for the popular event scheduled for May 16-18. The show is a cooperatie effort between the Museum Ladies committee and several garden clubs. In the background bove is "Spring Hillside", an oil (1885-90) by American artist John Enneking.

US grant awards given

Senator Edward W. Brooke today announced the following grant awards for the Cambridge area:

1. From the National Endowment for the Arts to Harvard University's Office for Research Contacts, $24,500 to support the development of an exhibit area on the first floor of the museum and to support "Masterpieces of the Peabody Museum", the first of a series of rotating exhibitions to be held in that space.

2. From the National Endowment for the Arts to Peter Walker, 369 Harvard street, Cambridge, $5,000 to prepare a critical evaluation of modern landscape architecture for use by design students, practioners and the general public.

3. From the National Endowment for the Arts to Harvard University's Office of Research Contacts, $50,000 for continued support of the conservation training program at the Fogg Art Museum's Center for Conservation and Technical Studies.

4. From the Dept. of Health Education and Welfare's National Eye Institute to John Dowling of Harvard University, $25,780 to research the physiology of photoreceptors of the mudpuppy retina.

E. Cambridge planning elections

The East Cambridge planning team and the Health care Policy Council will hold their annual neighborhood elections on Tuesday, April 25.

The polling site will be the Kennedy school, located at 158 Spring st.

The polls will be open from 11 a.m. to 8 p.m.

All residents of East Cambridge 18 years and over are urged to come out and vote in their neighborhood elections.

For further information about East Cambridge elections, contact Rick Nagle at 868-2900.

Appearing in Auntie Mame in Belmont

Brad Bell of 47 Sacramento St., Cambridge, and John Mulqueeney of Somerville are in the cast of experienced performers who will appear in Auntie Mame scheduled April 28, 29 and 30, and May 5, 6, and 7 in Belmont Town Hall. The Friday and Saturday performances start at 8 and the Sunday matires at 2 in Belmont Town Hall.

Dramatic Club, Inc. is producing the show under direction of Elaine Kasparian of Belmont.

Mulqueeney who has appeared in Carousal, Forty Carets and Brigadoon is "Claude Upson" in Auntie Mame. He is an experienced set instructor and will be involved also with Bill Fox of Belmont in designing and producing the set.

Brad Ball is a veteran of many performances in area productions and is president of the Belmont Dramatic Club, Inc. He plays the part of Dr. Fuchtwanger in Auntie Mame.

Tickets will be sold at Belmont Town Hall on April 23 (Sunday) from 2:30 to 4 p.m.

More information can be obtained by calling Barbara Bell at 547-3760 or Willa Rocket of Belmont at 484-9174.

WINING and DINING



JOHN ALBERTS

The fertile province of Franche-Comte deep in the Jura Mountains of France produces some of the noblest wines of France and is famous as well for its Gruyere cheese, a staple in the diet of Europe that goes back to the thirteenth century...This cheese is made in large disks and stored for months in caves where it is regularly turned and salted...It takes from three to six months to ripen a cheese....Vineyards that stretch for miles along the Jural Hills, produce a whole vocabulary of wines -- white, red rose, vin de paille, and vin jaune -- some of them unique in France....Well known are the rose wines from Arbois where Louis Pastuer, a proud advocate of wine as a protector of health, lived for many years.....

Shrimp Cocktail is just one of the many specials available daily at **Cafe A & S.** This delicious seafood appetizer is only $1.50 at lunch and dinner times. Evening specials also include A & S Fisherman's Platter, a combination of Clams, Scallops, Haddock and Shrimp Cocktail, French fries and cole slaw for just $4.95. Enjoy it with a frosted pitcher of beer for $2.75. Seafood and Italian dishes are the specialties at **Cafe A & S, 291 Cambridge St., 547-4374.**

A VERY SPECIAL SALE

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#100S Paring Knife



SPECIAL SALE PRICE
$2.55
Regular Price $5.38
Limited Quantities

FIND OUT WHY CHICAGO CUTLERY IS QUICKLY BECOMING THE STANDARD OF QUALITY IN KITCHEN CUTLERY.....This most popular paring knife is made from Chicago Special Steel which resists rusting, pitting, and staining, yet is easy to resharpen. The American Walnut Handle is made to fit the hand and the full tang, three rivet construction makes the knife both sturdy and long lasting. See this 100S paring knife and the entire CHICAGO CUTLERY line of quality knives and gift sets at:

PILL, INC.
743 Massachusetts Ave. Cambridge, Mass. 02139

What's happening

Thursday, April 20

The Search for Nessie. Slides and talk from first-hand experience given by Mr. Charles Wycokk for children aged 7-13 at the Cambridge Public Library, 449 Broadway, April 20, 2:30 p.m. For more, call 876-5005.

Saturday, April 22

Day trip to a recreated rural New England community of the early 19th century. Join the Cambridge YWCA on a trip to Sturbridge Village on April 22 from 10 a.m. to 5 p.m. Day trippers can bring a picnic lunch or eat out (lunch is not included in the fee). The cost of the trip is $14.00 and includes transportation, entry fee, insurance, and gratuity. Everyone who participates must be a YWCA member -- men may become associate members. To register in advance, call 491-6050.

Sunday, April 23

Benefit Concert of North Indian musics performed by Sangitacharya Peter Row, sitar and Kalpana Mazumdeer, vocalist. In the Sanctuary, Old Cambridge Baptist Church, 1151 Mass. Ave., Cambridge, Harvard Square. $2.50 at the door. Benefit concert for the ministry in music of the church. 8 p.m.

New Life Choir of the Union Baptist Church performs at rededication revival each evening from April 23 through April 28. 7:30 p.m. Rev. D. Lee Owens, pastor of Mt. Pleasant Baptist Church in Fremont, Ohio will be a guest speaker. Rev. Gregory D. Smith, minister in charge of New Life choir, Rev. Melvin G. Brown, pastor. For more, call 864-6885.

The Pastor's Aid Club of the Union Baptist Church will sponsor a program April 23 at 4 p.m. at the church, 874 Main St.

The Rev. Dexter Wise will be guest speaker. Church Pastor is Marvin G. Brown. Lucille Crayton is president of the club.

Monday, April 24

Jogging for adults, Monday afternoons at noon, Margaret Fuller House, 71 Cherry Street, call 547-4680.

Tuesday, April 25

Donnelly Field Planning Team and Health Care Policy Council annual neighborhood elections. Harrington School from 11 a.m. to 8 p.m. For more, call 868-2900.

Rummage Sale and snack bar at St. James's Episcopal Church, Beech St. at 1991 Mass. Ave., Cambridge. 10 a.m.-2 p.m.

Children's Room of the Cambridge Public Library, 449 Broadway, invites children and their escorts to its spring program in just-spring story activity times for preschoolers aged 3-5. Tuesdays at 10:30 a.m. April 18 through May 9.

Wednesday, April 26

City Manager at Chamber of Commerce James Leo Sullivan, Cambridge City Manager will address the Chamber of Commerce at 12:00 noon at the Sheraton Commander Hotel, 16 Garden Street. The luncheon is open to non-Chamber members. Tickets are $8.50 each. For reservations, please call 876-4100.

Lunch Hour Exercise Class is Wednesdays at the Margaret Fuller House, 71 Cherry St., noon to 1 p.m. or 1 p.m. to 2 p.m. Call 547-4680.

Films for Children on Wednesdays for preschool children, 10:30 and 3:15 at the Cambridge Public Library, 449 Broadway. Call 876-5005.

For early birds

40th Reunion St. John's High School, Class of 1938. Held at Igo's Restaurant, Mass. Ave., 6 p.m. April 29. For more, call 864-1960 or 354-8366.

Longfellow Community School Courtyard Flea Market Cambridge on Saturday April 29, 1978 from 10:00 A.M.-4:00 P.M. Hot dogs, baked goods, raffles and white elephants. $5.00 for neighborhood residents to rent a booth, slightly more for others. Donations of white elephants and baked goods are being sought also. The Longfellow Community School is located on 359 Broadway St. Cambridge. For more information or to rent a booth call 547-3185.

Parents and friends of St. Mary Annunciation High School are invited to attend evening of fun at Night at the Rs to be held at the school. The fi race will start at 7:45 p.m.

Mr. CHARLES -
formerly of Beauty Garden Cabridge
will be employed b
PHYLISS LEE SALON
38 Prospect Street, Cambridge 354-7042
as of April 24th --
Former Clients will be Welcomed.

Variety is th "spice" of savig.

7½% per annum
4 Year Term Deposit Certificate $1000 min.

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Introducing
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623-9393

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$1.25 ALL SEATS ALL TIMES

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THEY'VE NOT YET BEGUN TO FIGHT



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. . . and there goes the League.
DAILY: 1-3-5-7-9 PG

ACADEMY AWARD WINNER!
CLOSE ENCOUNTERS OF THE THIRD KIND
DAILY 1:30-4:15-7:15-9:40
MON & TUES 7:15-9:40
PG

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220 Alewife Brook Parkway, Camb., 491-1890
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April 27 to 29
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All Girl Band
Proper Dress required No cover - No minimum dancing til 2:00 AM

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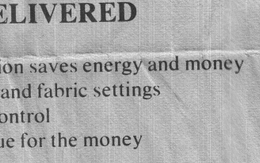
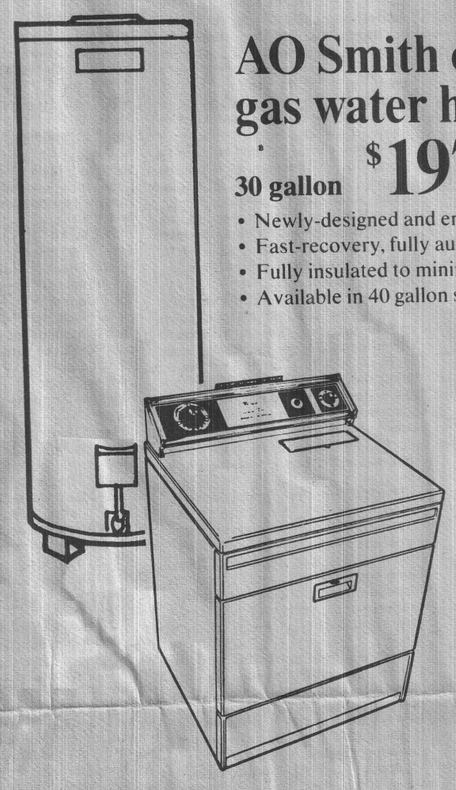
of yesterday, today and tomorrow!
special old-fashioned values on modern, efficient gas appliances
March 27 through May 20, 1978

FREE!
SMOKE DETECTOR
FREE! Honeywell battery-operated smoke detector with any gas water heater or dryer purchased during our old-fashioned, Home Energy Saving Days—now through May 20, 1978.
A normal $25.00 retail value.





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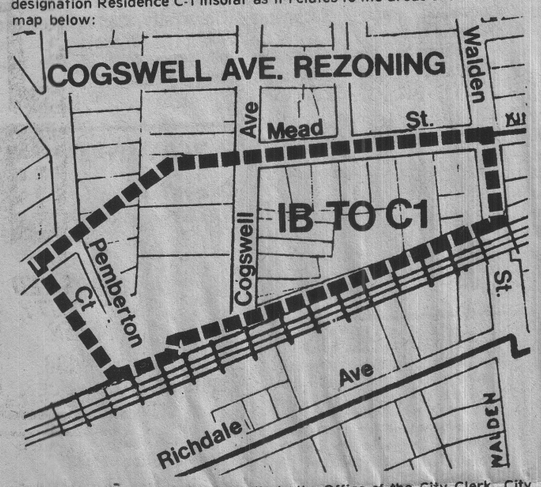
Central Square Davis Square
771 Cambridge Street 864-3100

PLANNING BOARD
NOTICE OF
PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on **Tuesday, May 2, 1978** at 8:30 p.m. in the City Council Chamber, City Hall, Cambridge, Mass. on a petition by **Barbara Clurman et al.** to amend the map accompanying the text of the Zoning Ordinance by striking out the designation Industry B and substituting in place thereof the designation Residence C-1 insofar as it relates to the areas shown on the map below:



Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Mass. Questions concerning this petition may be addressed to Richard Horgan at 867-6800 ext. 345.
(C)Apr13,20

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 a joint public hearing between the Planning Board and the Committee on Ordinances will be held on April 26, 1978 at 8:00 P.M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by **Peter Desmond, et al,** to **amend the Zoning Map** of the City of Cambridge from Residence C-3 to Residence C-1 as it affects areas shown on the attached map:-



MELLEN ST. REZONING-RES C-3 to RES C-1

A legally correct description of this petition is on file at the office of the City Clerk.

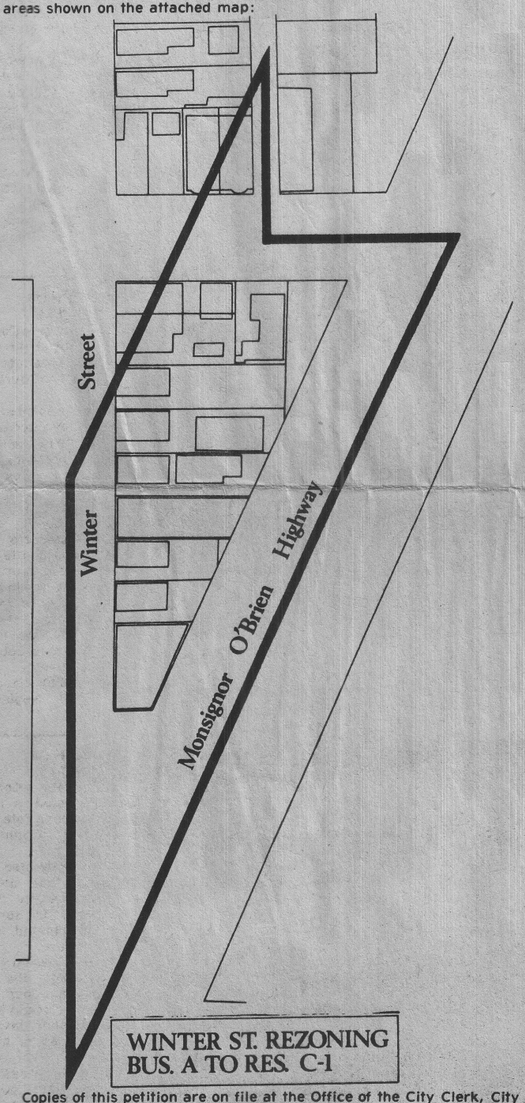
All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor Frisoli,
Chairman,
Committee on Ordinances.

(C)Apr20

PLANNING BOARD
NOTICE OF
PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on **Tuesday, May 2, 1978** at **9:00 p.m.** in the City Council Chamber, City Hall, Cambridge, Mass. on a petition by **Margaret Spera et al.** to amend the map accompanying the text of the Zoning Ordinance of the City of Cambridge by striking out the designation Business A and substituting in place thereof the designation Residence C-1 insofar as it relates to the areas shown on the attached map:



WINTER ST. REZONING
BUS. A TO RES. C-1

Copies of this petition are on file at the Office of the City Clerk, City Hall, Cambridge, Mass. Questions concerning this petition may be addressed to Richard Horgan at 876-6800 ext. 345.
(C)Apr13,20

THE COMMONWEALTH
OF MASSACHUSETTS
Secretary of the
Commonwealth
Boston, April 12, 1978

Notice is hereby given, of the discontinuance of the license of **Lechmere Terminals, Inc.** of Cambridge as a Public Warehouseman within and for the city of Cambridge; by reason of their resignation of said office.

Paul Guzzi
Secretary of the
Commonwealth.

(C)Apr20,27,May4

ORDINANCE NO. 891.
Final Publication No. 1934.
First Publication in the
Chronicle on March 2, 1978.
CITY OF CAMBRIDGE
In the Year One Thousand,
Nine Hundred Seventy-Eight
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 on September 26, 1977 entitled: "The Zoning Ordinance of the City of Cambridge" is hereby amended by adding in Article 3.000, Section 3.10 the following new subsection:-

"3.12 Temporary Development Moratorium

In order to provide an orderly period of time for the City to develop an appropriate land use control strategy for dealing with the increasing intrusion of development with incompatible bulk, height, building coverage, open space and traffic generating characteristics into low density residential neighborhoods, there is hereby established a temporary development moratorium. Until December 1, 1978, no building permits for new construction shall be issued within the area designated "Temporary Development Moratorium" on the Zoning Map. However, permits may be granted for the alteration or replacement of existing structures provided that the use, bulk and intensity of use of the altered or new structure remains the same as the use, bulk and intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed."

Also by amending the Zoning Map by overlaying the designation "Temporary Development Moratorium" over the following areas presently designated Res. A-2, Res. B, Res. C-1, Res. C-2, Bus. B-A on the Zoning Map.

Beginning at a point said point being the intersection of a line 100 feet southwesterly from and parallel to the southwestern streetline of Concord Avenue and the centerline of Parker Street.

Thence running northeasterly along the centerline of Parker Street 125 feet more or less to a point said point being the intersection of the centerline of Parker Street and the centerline of Concord Avenue.

Thence running northwesterly along the centerline of Concord Avenue 50 feet more or less to a point said point being the intersection of the centerline of Concord Avenue and the centerline of Bond Street.

Thence running northeasterly along the center line of Bond Street 530 feet more or less to a point said point being the intersection of the centerline of Bond Street and the centerline of Garden Street.

Thence running southeasterly along the centerline of Garden Street 540 feet more or less to a point said point being the intersection of the centerline of Garden Street and the centerline of Shepard Street.

Thence running northeasterly along the centerline of Shepard Street 125 feet more or less to a point said point being the intersection of the centerline of Shepard Street and a line 100 feet northeasterly from and parallel to the northeastern streetline of Garden Street.

Thence running southeasterly along a line 100 feet distant from and parallel to the northeastern streetline of Garden Street 610 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northeastern streetline of Garden Street and a line 100 feet distant from and parallel to the southeastern streetline of Chauncy Street.

Thence running southwesterly along a line 100 feet distant from and parallel to the southeastern streetline of Chauncy Street 130 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southeastern streetline of Chauncy Street and the centerline of Garden Street.

Thence running southeasterly along the centerline of Garden Street 420 feet more or less to a point said point being the intersection of the centerline of Garden Street and the centerline of Berkeley Street.

Thence running southwesterly along the centerline of Berkeley Street 130 feet more or less to a point said point being the intersection of the centerline of Berkeley Street and a line 100 feet distant from and parallel to the southwestern streetline of Garden Street.

Thence running northwesterly along a line 100 feet distant from and parallel to the southwestern streetline of Garden Street 300 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and a line 100 feet distant from and parallel to the southwestern streetline of Concord Avenue.

Thence running northwesterly along a line 100 feet southwesterly from and parallel to the southwestern streetline of Concord Avenue 1200 feet more or less to a point said point being the point of origin and which comprises an area of 591,250 square feet.

In City Council April 10, 1978.

Passed to be ordained as amended by a yea and nay vote: - Yeas 7; Nays 0; Absent 2.

James L. Sullivan,
City Manager.

ATTEST:- Paul E. Healy,
City Clerk.

(C)Apr20

CITY OF CAMBRIDGE
BOARD OF
ZONING APPEAL

The Board of Zoning Appeal will hold a public hearing on **Thursday, April 27, 1978 at 6:30 P.M.** in the **Walnut Room, City Hall, Cambridge, Massachusetts,** second floor, at which time and place the following petitions are scheduled to be heard.

Case No. 4587: 26 Hubbard Park Road and **141 Foster Street** Res. A-1 Zone **W. Mason Smith III and Jean Smith.** Variance to allow addition of deck to single family house. Violation of Article 5, Section 5.31, Table 5-1 (not having 25 feet frontage on Foster Street) of the Zoning Ordinance.

Case No. 4588: 2-4 Mangano Court and **41-43 May Street** Res. B Zone **Rachel Mangano.** Variance to allow conversion of building from four to six apartments. Violation of Article 4, Section 4.31, Paragraph "d" (Multi family residence in Res. B Zone); Article 5, Section 5.26 (Conversion of Dwelling); Article 6, Section 6.30 (not having required parking) of the Zoning Ordinance.

Case No. 4589: 412-420 Broadway Residence C-1 Zone **Work of God, Inc.** Variance to allow retail use without required parking and loading space. Violation of Article 4, Section 4.35, Paragraph a (Use Regulations); Article 6, Sections 6.35 and 6.81 (parking and loading requirements) of the Zoning Ordinance.

Eileen McGaughey
Secretary

(C)Apr13,20

COMMONWEALTH OF
MASSACHUSETTS
Middlesex, ss. Probate Court
No. 432867

NOTICE OF
FIDUCIARY'S ACCOUNT

TO ALL Persons interested in the estate of **Mary A. Ferry** of Cambridge in said County:

You are hereby notified pursuant to Mass.R.Civ.P. Rule 72 that the first to fifth accounts of **Marion A. Hannigan** as Conservator (the fiduciary) of the property of **Mary A. Ferry** have been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said account(s), you or your attorney must file a written appearance in said Court at Cambridge on or before the sixteenth day of May, 1978, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary ot to the attorney for the fiduciary obtain without cost a copy of said account(s). If you desire to object to any item of said account(s), you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass.R.-Civ.P. Rule 5.

Witness, Edward T. Martin, Esquire, First Judge of said Court, this 4th day of April ,1978.

Paul J. Cavanaugh,
Register.

(C)Apr13,20,27

ADVERTISEMENT
INVITATION FOR BIDS
CITY OF CAMBRIDGE, MASS.
PURCHASING DEPARTMENT
CONTRACT NO. 4
RESERVOIR
IMPROVEMENTS

Sealed bids or proposals for reservoir improvements, Contract No. 4 will be received by the City of Cambridge, Massachusetts acting through its Water Board at the office of the Purchasing Agent, Room 307, City Hall, Cambridge, Massachusetts until 2:00 P.M., prevailing time, Thursday, May11, 1978, and at that time and place be publicly opened and read aloud.

The work at the Hobbs Brook Reservoir (Winter Street) consists of general site improvements including, but not limited to: filling and grading, topsoiling and seeding, installation of concrete pipe and box culvert sections, riprap, paving, and installation of guard rail.

The work at the Stoney Brook Reservoir consists of repairing the existing riprap, filling and grading, topsoiling and seeding, and some site clearing.

The work at the Trapelo Road Causeway consists of repairing the existing riprap, filling and grading, and tree cutting.

All materials and equipment shall be furnished by the Contractor.

Plans and Specifications and other Contract Documents may be obtained at the office of the Purchasing Department, City Hall, Cambridge, Massachusetts.

Plans and Specifications and other Contract Documents may be examined at the office of the Consulting Engineers, Camp Dresser & McKee Inc., One Center Plaza, Boston, Massachusetts 02108.

A deposit of $10.00 in cash or check will be required for each set of plans and Specifications. Each bidder who returns the documents in good condition within thirty (30) days after the bids are received will be refunded $10.00 per set, and each nonbidder making such return will be refunded $10.00 per set.

Each bid shall be accompanied by a certified check for and subject to the conditions provided for in the Information for Bidders. The amount of such bid deposit shall be 5 percent of the Total Bid Price in the Proposal.

No bidder may withdraw his bid for a period of thirty (30) days, excluding Saturdays, Sundays, and legal holidays, after the date set for the opening thereof.

The successful Bidder must furnish a 100 percent Performance Bond and a 100 percent Labor and Materials Bond with a surety Company satisfactory to the Owner.

Complete instructions for filing bids are included in the Information for Bidders.

The Information for Bidders contains the time, date and meeting place of a prebid inspection to be conducted by Camp Dresser & McKee Inc. at the project sites for the purpose of showing prospective bidders the areas of work which will require improvements under this Contract.

The Owner reserves the right to waive any informality in or to reject any or all bids if deemed to be in the interests of the Owner.

Barbara L. Duffy
Acting
Purchasing Agent

(C)Apr20,27

COMMONWEALTH OF
MASSACHUSETTS
Middlesex, ss. Probate Court

To **Nicholas Strafello** of Cambridge in the County of Middlesex, and to his heirs apparent or presumptive and to the Massachusetts Department of Mental Health.

A petition has been presented to said Court alleging that said **Nicholas Strafello** has become incapacitated by reason of mental weakness to care properly for his property and praying that **Anthony Strafello** of Cambridge in said County, or some other suitable person, be appointed conservator of his property.

If you desire to object thereto, you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the nineteenth day of June 1978, the return day of this citation.

Witness, Edward T. Martin, Esquire, First Judge of said Court, this fourth day of April 1978.

Paul J. Cavanaugh,
Register.

(C)Apr13,20,27

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 307, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, May 4, 1978 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge:

Construction Equipment
Pressure & Level Transmitters

See proposal for bid deposit.

The City of Cambridge reserves the right to waive any informalities or to reject any or all proposals.

Specifications may be obtained at the Office of the Purchasing Agent, Room 307, City Hall, Cambridge, Mass.

Each proposal must be in a sealed envelope plainly marked "Proposal for 'Designate Item' ", and addressed to Barbara L. Duffy, Acting Purchasing Agent, City Hall, Cambridge, Massachusetts.

Barbara L. Duffy
Acting
Purchasing Agent

(C)Apr20,27

COMMONWEALTH OF
MASSACHUSETTS
Middlesex, ss. Probate Court
No.....

Summons by Publication
Elizabeth S.F. Fitzpayne
Plaintiff
vs.
Frederick A. Fitzpayne
Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Elizabeth SF. Fitzpayne, seeking to dissolve the bonds of matrimony and for custody of and allowance for minor children.

You are required to serve upon Weld S. Henshaw, plaintiff's attorney, whose address is 28 State Street, Boston, MA 02109 your answer on or before June 5, 1978. 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, Massachusetts.

Witness Edward T. Martin, Esq., First Judge of said Court at Cambridge.

Paul J. Cavanaugh
Register of Probate

April 5, 1978
(C)Apr20,27,May4

EASTERN MIDDLESEX
HUMAN RESOURCE
DEVELOPMENT AUTHORITY
Lease of Office Space in
Cambridge Massachusetts

The Eastern Middlesex Human Resource Development Authority (EMHRDA) desires to lease in excess of 6,000 square feet of office space.

For submission of bids, the following conditions must be met:

1. space be located in or around Central Square, Cambridge, Mass.
2. parking facilities be available as part of any lease agreement.
3. that the space be available on or about the 31st of May, 1978.
4. the space meet our specifications or be available for modifications (i.e. minimum 15 private offices, suitable conference space.
5. that Mass. transportation be readily available.
6. space conform to PL 90-480 with reference to meeting the needs to the handicapped.

Term of Lease: Lease will be written for a period of two years with two year renewal options.

Cost: Maximim cost per square foot $7.00 including provision of parking facilities for 20-30 cars.

Written notice of available space and bids must be submitted by the close of business on April 28, 1978 and submitted to the attention of:

Ms. Eileen Keegan
EMHRDA Propety Officer
51 Inman Street
Cambridge, MA 02139

(C)Apr20

METROPOLITAN
MOVING & STORAGE CORP.
CAMBRIDGE,
MASSACHUSETTS 02139
PUBLIC AUCTION

In accordance with the provisions of the Massachusetts Uniform Commercial Code, Section 7-210, Enforcement of Warehouseman's Lien, and by the virtue of the authority contained therein to sell goods on which liens exist because of unpaid charges, there will be sold at public auction at Metropolitan Moving & Storage Corp., 134 Massachusetts Avenue, Cambridge, Massachusetts, on Saturday May 6, 1978, at 10:00 A.M., various lots of household goods stored for the accounts of the following persons:

American Ski Corp., Rev. Albert Bates, Richard Brady, James Campanile, Terri Casden, Steven Chmara, Andrea Corbeau, Hamidou Diawara, Robert Dincauze, Harmon Driscoll, E. Lovell Dyett, Mrs. E. T. Greene, Pat Hainey, Jazz Inc., Linda Johnson, Robert Johnson, Angela Krimsky, Joseph Krinsky, G. Mertz-D. Powell, Allan L. Morgan, Lloyd Morris, F. A. Mulcahey, Edwin Negron, Ann Nichols, Janet Krier Norris, Norbert Nunes, William Patrice, John Queally, Harold Richman, Helen Rhodes, John Roberts, Mark Weiss, Catherine Williams, Larry Woodberry, Vincent Zarilli, John Gerraughty, and other miscellaneous goods and furniture.

Term Cash At Time Of Sale
(C)Apr20,27,May4

Recent deaths

Phyllis Lovering

Mrs. Phyllis A. (Lindstrom) Lovering, 45, of 297 Allston St., died April 11 at her home.

A lifelong Cambridge resident, she leaves her husband, Leslie; her mother, Hazel Lindstrom; three brothers Francis, Robert and Frederick Lindstrom; and a stepson, Leslie Lovering, Jr. She was daughter of the late State Representative, Francis Lindstrom.

Funeral services were at the Grace Methodist Church on Friday with the Rev. Francis J. Mazzeo officiating. Burial was in Cambridge Cemetery. Arrangements were by the Watson Funeral Home.

CAMBRIDGE,
MASSACHUSETTS
Notice of Annual Meeting
Of Corporators

The annual meeting of the Corporators of the **Cambridgeport Savings Bank** will be held at the State Street Bank & Trust Company, Boston - Board of Directors Room on May 17, 1978 at 5:00 o'clock P.M. for the purpose of transacting the regular business of and act upon such other matters as may properly come before the meeting.

Robert N. Cann
Clerk

April 20, 1978
(C)Apr20

COMMONWEALTH OF
MASSACHUSETTS
Middlesex, ss. Probate Court

To all persons interested in the estate of **Mary Margaret Walsh** also known as **Mary M. Walsh** late of Cambridge in said County, deceased.

A petition has been presented to said Court for probate of a certain instrument purporting to be the last will of said deceased by **Matthew J. Ferraro** of Cambridge in the County of Middlesex praying that he be appointed executor thereof without giving a surety on his bond.

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the 3rd day of May 1978, the return day of this citation.

Witness, Edward T. Martin, Esquire, First Judge of said Court, this twenty-seventh day of March 1978.

Paul J. Cavanaugh
Register

(C)Apr6,13,20

COMMONWEALTH OF
MASSACHUSETTS
Middlesex, ss. Probate Court

To all persons interested in the estate of **Olive Sullivan** late of Cambridge in said County, deceased.

A petition has been presented to said Court for probate of a certain instrument purporting to be the last will of said deceased by **Paul H. Sullivan** of Cambridge in the County of Middlesex praying that he be appointed executor thereof without giving a surety on his bond.

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the twenty-eighth day of April 1978, the return day of this citation.

Witness, Edward T. Martin, Esquire, First Judge of said Court, this twenty-third day of March 1978.

Paul J. Cavanaugh
Register

(C)Apr6,13,20

COMMONWEALTH OF
MASSACHUSETTS
Middlesex, ss. Probate Court

To all persons interested in the estate of **Frederick H. Nickels** late of Cambridge in said County, deceased.

A petition has been presented to said Court for probate of certain instruments purporting to be the last will and one codicil of said deceased by **Gwendolyn K. Nickels** and **Cambridge Trust Company** of Cambridge in the County of Middlesex praying that they be appointed executors thereof without giving a surety on their bonds.

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the seventeenth day of May 1978, the return day of this citation.

Witness, Edward T. Martin, Esquire, First Judge of said Court, this eleventh day of April 1978.

Paul J. Cavanaugh
Register

(C)Apr20,27,May4

COMMONWEALTH OF
MASSACHUSETTS
Middlesex, ss. Probate Court

To all persons interested in the estate of **James Craig LaDriere** late of Cambridge, in said County, deceased.

A petition has been presented to said Court for probate of a certain instrument purporting to be the last will - of said deceased by **Richard H. Lovell** of Newton in the County of Middlesex praying that he be appointed executor thereof without giving a surety on his bond.

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge, before ten o'clock in the forenoon on the Eighteenth day of May 1978, the return day of this citation.

Witness, Edward T. Martin, Esquire, First Judge of said Court, this twelfth day of April 1978.

Paul J. Cavanaugh
Register

(C)Apr20,27,May4

COMMONWEALTH OF
MASSACHUSETTS
Middlesex, ss. Probate Court
No. 121848

Summons by Publication
Laura Lee Ashbrook Susko
Plaintiff
vs.
John A. Susko
Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Laura Lee Ashbrook Susko, seeking to dissolve the bonds of matrimony.

You are required to serve upon Charles W. Tenney, Jr., plaintiff's attorney, whose address is 1010 Washington Street, Braintree, Massachusetts your answer on or before May 30, 1978. 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 Edward T. Martin, Esq., First Judge of said Court at Cambridge.

Paul J. Cavanaugh
Register of Probate

April 3, 1978
(C)Apr20,27,May4

James LaDriere

James Craig La Driere, 67, professor of comparative literature at Harvard, died at his home, 1010 Memorial drive in Cambridge on Monday, April 10 after being stricken with a sudden illness.

Dr. La Driere was a specialist in the history of literary criticism and prosody, the rhythmic aspects of language. He was also a scholor of semiotics, the philosophical theory of signs and symbols of languages.

He had held his Harvard professorship since 1965 and was acting chairman of the Department of Comparative Literature 1966-67.

Dr. La Driere received his doctorates from the University of Detroit and the University of Michigan. He began teaching at Catholic University of America in Washington, D.C., in 1939.

He wrote several books and articles dealing with literature and was an editorial consultant to the G. & C. Merriam Co. for Webster's New International Dictionary in 1957.

Dr. La Driere held various offices in scholarly associations such as the American Society of Aesthetics, the English Institute and the Modern Language Assn.

He was born in Grand Rapids, Mich. He leaves a nephew, David La Driere of Clayton, Mo, and a niece, Mimi La Driere of Holly, Mich.

There will be no funeral service.

Ronald Johnson

Ronald E. Johnson, 44, of 308 Walden St., an employe of the Public Works Department here, died suddenly on April 16.

A lifelong Cambridge resident, he was son of the late Leon and Natalie (Williams). He leaves two sisters, Lula Williams of Pennsylvania and Ethel Johnson of Cambridge; and three brothers, Leon, Jr. of Chelsea, C. Wesley of New Bedford and Leonard of Cambridge.

Funeral services were Wednesday at the C. W. Jones Funeral Home and burial was in Mt. Auburn Cemetery.

Evelyn Head

Miss Evelyn J. Head, 61, of 24 Frost St., a self-employed hairdresser, died April 16 at her home.

Born in South Boston, she had lived here most of her life. She was a graduate of CHLS and a member of Harvard Epworth Church.

She leaves two brothers, Lester and Everett, both of Cambridge.

Funeral services were at the Long Memorial Home on Wednesday with Rev. Edward Mark officiating. Burial was in Puritan Lawn Cemetery, Peabody.

Lawrence Panzeri

Lawrence Panzeri, 62, of 243 Broadway, an employee of Harvard University, died April 11 in Cambridge Hospital.

Born in Rumford, Maine, he had lived here all his life, and was a World War II Army veteran.

He leaves his wife, Vuka (Milovanowich); two sons, Lawrence and Anthony; a brother, Anthony; a sister, Mildred Loprete; and four grandchildren.

The funeral was Friday from the DeVito Funeral Home, Watertown, with Mass in Sacred Heart Church, Mt. Auburn. Burial was in Cambridge Cemetery.

Rosanna Winn

Mrs. Rosanna M. (Landry) Winn, 65, of 23 Corcoran Pk., died on April 11 in the Mt. Auburn Hospital.

Born in Old Town, Maine, she had lived here for 25 years.

She leaves her husband, Frank; a son William of Melrose; three grandchildren; three sisters; and a brother.

The funeral was Friday from the Stanton Funeral Home, Watertown, with Mass in Sacred Heart Church, Mt. Auburn. Burial was in Westview Cemetery, Lexington.

Memorial services

Memorial services are to be held at the Long Funeral Home on Wednesday, April 26, for Mrs. Ethel (Harlow) Howard, 94, who formerly resided on Newport Rd. Mrs. Howard died on February 8. The Rev. Peter Ives of North Congregational Church will officiate.

mrs. rosanna winn

COMMONWEALTH OF
MASSACHUSETTS
Middlesex, ss. Probate Court
No.....

Summons by Publication
Alba M. Cawley
Plaintiff
vs.
James J. Cawley
Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Alba M. Cawley, seeking a divorce.

You are required to serve upon Mr. Harley Gordon, plaintiff's attorney, whose address is 53 State St., Boston, MA 02109 your answer on or before May 11, 1978. 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 Edward T. Martin, Esq., First Judge of said Court at Cambridge.

Paul J. Cavanaugh
Register of Probate

(C)Apr20,27,May4

Charles Concannon

Charles B. Concannon, 81, died April 17 at the Middlesex County Hospital.

Born in Warren, Ma., he has spent many years in Cambridge. He was a former letter carrier for the post office and a Navy veteran of World War I.

He was the husband of Nellie (Crawley), the brother of Thomas G. of Somerville, and is survived by many nieces and nephews.

Funeral is from the William T. Hickey and Son Funeral Home, with a funeral mass this Friday at 9 a.m. from St. Peter's Church. Interment in Mount Auburn Cemetery.

Mary Carton

Mary E. (Lynch) Carton, 78, a life long Cambridge resident, died April 11 in an Ashland Nursing Home after a long illness. She had lived at 207 Lexington Ave. in Cambridge. She was a former member of the Ladies Sodality of St. Peter's Church in Cambridge.

She was the wife of George Carton, the mother of Mary Carton of Cambridge and the sister of Ellen F. Donovan.

Funeral was from the F.G. Mahoney and Son Funeral Home with funeral mass in St. Peter's Church and interment in Cambridge Cemetery.

Vasiliki Phillos

Mrs. Vasiliki 'Bessie' (Economou) Phillos of Newtonville, formerly of Cambridge, died April 14 in Massachusetts General Hospital. Born in Greece, she had lived here for many years until moving recently to Greece.

She was widow of Harry and leaves two sons, George of Newtonville and Chris of Brighton; a daughter, Lee Cristakis of Brighton; and seven grandchildren. She also leaves sisters and brothers in Greece.

Funeral services were Monday with services at the Greek Orthodox Church and burial was in Mt. Auburn Cemetery. Arrangements were by the Babalas and DeMarkles Funeral Home.

Mary Duggan

Miss Mary F. Duggan, 79, of 1 Mueller Ave., retired theater worker, died April 16 at her home. Born in Portsmouth, N.H., she had lived here for many years and was daughter of the late John and Ellen (Healey). She leaves two sisters, Ann Culhane and Mildred Duggan; and four nieces.

The funeral was Wednesday from the Keefe Funeral Home with Mass in Immaculate Conception Church. Burial was in Cambridge Cemetery.

Catherine Cullen

Mrs. Catherine (DeLorey) Cullen, 64, of Miller River Apts., died April 16 in St. Elizabeth's Hospital, Brighton.

A lifelong Cambridge resident, she was widow of John and leaves a daughter, Catherine Bogus; two sons, James Shine and John Cullen, Jr.; a sister, Helen Meek; and five grandchildren.

The funeral was Wednesday from the Rogers Funeral Home with Mass in Blessed Sacrament Church. Burial was in Cambridge Cemetery.

M. Thompson

Marjorie L. Thompson of New York City, formerly of Cambridge, died April 12.

She leaves a son, John Best; two sisters, Mildred Best and Doris Thompson, both of Cambridge; and three brothers, Simeon of Cambridge, Gabriel of Seattle and Kenneth of Lexington.

Funeral services were Monday at St. Augustine's Episcopal Church, Brooklyn, N.H.

FUNERAL SERVICE
J.S. WATERMAN & SONS SINCE 1848 FUNERAL SERVICE
Boston, Kenmore Sq 536-4110
Wellesley Sq 235-4110
Wayland, Rte 30 653-3350
J. S. WATERMAN & SONS and McDONALD

A.J. SPEARS
FUNERAL HOME
124 Western Ave.
Cambridge
Bus. 876-4047; Res. 876-1064
24 hour service
DIGNIFIED
REASONABLE
DEPENDABLE

JOHN J. DONOVAN
FUNERAL HOME
Charles Aufiero
140 Otis Street, Cambridge
876-7815 NOTARY PUBLIC

PROTEST AGAINST NORTH CAMBRIDGE
REZONING PETITION PROPOSED
CHANGE FROM INDUSTRY B TO RESIDENCE B

We, the undersigned, owners of land presently zoned as Industry B, located in the area designated as Area 1 in the Petition by the Cambridge Planning Board to Amend the Zoning Ordinance of the City of Cambridge by Rezoning Portions of North Cambridge and the map attached thereto, and proposed in said Petition to be rezoned as Residence B, hereby protest, pursuant to Massachusetts General Laws, c. 40A, sec. 5, against the proposed change in the zoning of our land from Industry B to Residence B, and against those portions of the Petition which propose such changes with respect to our properties.

RECEIVED BY
OFFICE OF CITY CLERK
MAY 17 4 19 PM '78
CAMBRIDGE, MASS.

We oppose and protest said proposed downzoning of our land principally and primarily because this proposed drastic change in zoning from industrial to residential would impose extremely severe, unreasonable and irrational use and dimensional restrictions and limitations with respect to the use of our traditionally industrially-zoned land, and would necessarily have the direct and irreparably harmful effect of drastically reducing the values of our properties and thus the values of our assets.

Name	Address
AABORN TRUCKING Co. Inc. Walter F Kelly	36-42 Porter Rd
Bonner-Puritan, Inc. John J Bonner	48 Porter Rd.

PROTEST AGAINST NORTH CAMBRIDGE
REZONING PETITION PROPOSED
CHANGE FROM INDUSTRY A TO INDUSTRY A-1

We, the undersigned, owners of land presently zoned as Industry A, located in the areas designated as Area 7 and Area 8 in the Petition by the Cambridge Planning Board to Amend the Zoning Ordinance of the City of Cambridge by Rezoning Portions of North Cambridge and the map attached thereto, and proposed in said Petition to be rezoned as Industry A-1, hereby protest pursuant to Massachusetts General Laws, Chapter 40A, Section 5, against the proposed change in the zoning of our land from Industry A to Industry A-1, and against those portions of the Petition which propose such changes with respect to our properties.

RECEIVED BY
OFFICE OF CITY CLERK
MAY 17 4 19 PM '78
CAMBRIDGE, MASS.

We oppose and protest said proposed downzoning of our land principally and primarily because this proposed change in zoning to Industry A-1 would impose severe, unreasonable and irrational use and dimensional restrictions and limitations with respect to the use of our traditionally industrially-zoned land, and would necessarily have the direct and irreparably harmful effect of drastically reducing the values of our properties and thus the values of our assets.

Name	Address
TELEDYNE CRYSTALONICS by [illegible], Controller	147 Sherman St.
J. H. Emerson Co William Emerson, V.P.	22 Cottage Pk. Ave.
Robert Fawcett + Son Co. Inc. Robert R. Fawcett V.P.	Tyler St., Cambridge, Mass
University Robin Co Inc Philip A Gallagher Pres	42 Brookford St
Murphy Motor Co David M Murphy	2456 Mass Ave Camb 1 Tyler Court
CAMBRIDGE LUMBER Leonard Katz	135 HARVEY STREET CAMBRIDGE, MASS, 02140
A. J. Belanger & Sons Inc Gerard J. Mercier Treas.	173 Harvey Street

Name	Address
Rutland Stone Dust Co Inc Ronald C. Salvucci President	177 Pemberton St Cambridge
Berge Halebian HOME CARPET CLEANING CORP. BERGE J. & MARY A. HALEBLIAN	161-167 PEMBERTON ST, CAMBRIDGE
New England Kennel Supply Co Inc 16 Edmunds Street Camb Mass 02140	16-28 Edmunds Street Cambridge Mass 02140
Dorothy L. Rodgers	
Edward F. Norberg Inc.	12 Whitemore Ave Cambridge Ma. 02140
Edward F. Norberg	
James C. Curtis Mystic Steel Company Inc	87 Bolton St. Cambridge Ma
~~Cambridge Hardware & Storage Co.~~	~~44 Richdale Ave.~~

PROTEST AGAINST NORTH CAMBRIDGE
REZONING PETITION PROPOSED
CHANGE FROM INDUSTRY B TO INDUSTRY A-1

We, the undersigned, owners of land presently zoned as Industry B, located in the area designated as Area 8 in the Petition by the Cambridge Planning Board to Amend the Zoning Ordinance of the City of Cambridge by Rezoning Portions of North Cambridge and the map attached thereto, and proposed in said Petition to be rezoned as Industry A-1, hereby protest, pursuant to Massachusetts General Laws, c. 40A, sec. 5, against the proposed change in the zoning of our land from Industry B to Industry A-1, and against those portions of the Petition which propose such a change with respect to our properties.

RECEIVED BY
OFFICE OF CITY CLERK
MAY 17 4 19 PM '70
CAMBRIDGE, MASS.

We oppose and protest said proposed downzoning of our land principally and primarily because this proposed change in zoning to Industry A-1 would impose severe, unreasonable and irrational use and dimensional restrictions and limitations with respect to the use of our traditionally industrially-zoned land, and would necessarily have the direct and irreparably harmful effect of drastically reducing the values of our properties and thus the values of our assets.

Name	Address
W. A. Pelrine Inc. William J. Pelrine Pres.	57-59 Walden St. 113 Richdale Ave.
Calvin N. Blandford Jr. Hudson Truck Repair Ser.	47-51 Richdale Ave.
Arthur Wolfson Artcraft Realty Trust	33 Richdale Ave
R. R. Dyman. V.P. F. S. Payne Co.	75 RICHDALE AVE
Cambridge University Storage.	1-11 Richdale Ave
Robert P. Davis Pres. Frank H. Davis Co. Inc.	175 Richdale Ave

PROTEST AGAINST NORTH CAMBRIDGE
REZONING PETITION

We, the undersigned, owners of land proposed to be rezoned under the Petition by the Cambridge Planning Board to Amend the Zoning Ordinance of the City of Cambridge by Rezoning Portions of North Cambridge, hereby protest, pursuant to Massachusetts General Laws, c. 40A, sec. 5, against the proposed changes in the zoning of our land and against those portions of the Petition which propose such changes with respect to our properties.

We oppose and protest said proposed downzoning of our land principally and primarily because these proposed changes in zoning would impose unreasonable use and dimensional restrictions with respect to the use of our land, and would necessarily have the direct and irreparably harmful effect of reducing values of our properties and thus the values of our assets.

RECEIVED BY
OFFICE OF CITY CLERK
MAY 17 4 19 PM '78
CAMBRIDGE, MASS

TELEDYNE CRYSTALONICS

Name	Address
by [signature], controller	147 Sherman St.
J.H. Emerson Co.	
William Emerson, V.P.	22 Cottage Pk-Ave.
Robert Rowett + Son Co. Inc	Tyler Court, Cambridge Mass
Robert R. Rowett V.P.	
University Rubber Co Inc	
Philip S Gallagher Pres	42 Brookford St
Murphy Hardware C	2456 Mass Ave Camb
Daniel M Murphy	Tyler Court Camb
CAMBRIDGE LUMBER	135 HARVEY ST.
Leonard Katz	CAMBRIDGE, MASS
A. Belanger & Sons Inc	173 Harvey St
Gerard N Verrier Treas	
Pathfinder Stone Wave Co Inc	
Ronald G. Schuler President	177 Pemberton St. Cambridge

Name	Address
HOME CARPET CLEANING CORP Berge N. & MARY A. HALEBLIAN	161-167 PEMBERTON ST. CAMBRIDGE
W. A. Peltine Inc. William J. Peltine Pres.	57-59 Walden St — 113 Richdale Ave —
Calvin N. Bradford Jr Hudson Truck Repair Ser	47-51 Richdale Ave.
Arthur Wolfson Artcraft Realty Trust	33 Richdale Ave
AABORN TRUCKING Co Walter F Kelly	36-42 PORTER RD
R. G. Dynan V.P. F.S. PAYNE Co	75 RICHDALE AVE
New England Kennels Supply Co. Inc. Dorothy L. Rodgers.	16-28 Edmunds Street Cambridge, Mass 02140
Edward F. Norberg Inc Edward F Norberg	12 Whittemore Ave Cambridge Ma. 02140
James G. Curtis Mystic Steel Company Inc	87 Bolton St. Cambridge Ma
Roger P Davis Jr Pres. Frank H Davis Co Inc.	175 Richdale Ave
Bonner-Puritan, Inc. John Bonner	48 Porter Road - Cambridge
Mary Ann B. Sherman	

RAGERASE BOND
SOUTHWORTH CO. U.S.A.

PROPOSED USE REGULATIONS IN INDUSTRY A-1 DISTRICT

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
4.31 Residence		
a. Detached dwelling occupied by not more than one family	Yes	Yes
b. Two-family or semi-detached dwelling	Yes	Yes
c. Townhouse Development (as controlled in Section 11.10)	SP	SP
d. Multi-family dwelling	PB**	Yes (FROM PB TO YES)
e. Transient Accommodations		
1) Tourist house in an existing dwelling	SP	SP
2) Hotel or motel *C-2 and C-3 only No in C-1 and O-1	No	No
f. Non-family accommodations:		
1) Dormitory or resident fraternity	No	No
2) Lodging house *C-2 and C-3 only No in C-1 and O-1	SP	SP
3) Personal care lodging house *No in C-1	SP	SP
g. Community Residence	SP	SP
h. Trailer park or mobile home park	No	No
4.32 Conversion of Dwelling Structure		
a. Existing one-family detached dwelling converted for two families, provided that in Residence A districts the exterior design of the structure is not changed. See also Section 5.26.	Yes	Yes

** Only in structures in existence on April 1, 1978

*** Only in accordance with the requirements of Section 12.70.

[Edistorial note: Designations in the table have the following meanings: "Yes" - use is allowed; "No" - use is prohibited; "SP" - use allowed if granted a Special Permit by the Board of Zoning Appeals; "PB" - use allowed if granted a Special Permit by the Planning Board; "PUD" - use only allowed if part of a Planned Unit Development.]

5/14/74 Passed by City Council PSH

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
b. Existing dwelling converted for more than two families. See also Section 5.26.	Yes	Yes
4.33 Institutional, Transportation, and Utility Uses		
a. Religious purposes*	Yes	Yes
b. Educational purposes		
1. Exempt by statute*	Yes	Yes
2. Other nursery schools, day care centers or kindergartens	No	No
3. Other schools, colleges, or educational institutions	SP FROM SP TO YES	Yes
c. Library or museum	SP FROM SP TO YES	Yes
d. Health care facilities	No FROM NO TO YES	Yes
1. Hospital (may include related teaching facilities and offices for its medical staff not to exceed 25% of the gross floor area of the hospital)	Yes	Yes
2. Infirmary	SP FROM SP TO YES	Yes
3. Nursing home, convalescent home	SP FROM SP TO YES	Yes
4. Clinic not affiliated with any other institution	SP FROM SP TO YES	Yes
5. Clinic affiliated with a hospital or accredited university medical school	SP FROM SP TO YES	Yes
6. Clinic connected with a community center	SP FROM SP TO YES	Yes
e. Cemetery	Yes	Yes

*Unless explicitly stated to the contrary elsewhere in this Ordinance, all bulk, height, yard, lot area, setback, open space, parking and building coverage requirements of this Ordinance shall be considered reasonable regulations under Section 3, Chapter 40A, G.L., and shall apply to these uses.

** In accordance with the requirements of Section 4.24

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
f. Public park or playground, public recreation building	Yes	Yes
g. Community center, settlement house	Yes	Yes
h. Theatres, auditoriums, halls used for public gatherings, athletic facilities and other places of assembly of non-profit educational institutions where facilities are primarily used by faculty and students and where public is admitted on payment of a fee.	SP	SP
i. Laboratory or research facilities of non-profit education institutions which supply services for a fee for other than enrolled students provided there is no manufacturing on the premises	Yes	Yes
j. Private non-profit club or lodge operated for members only.	Yes	Yes
k. Telephone exchange, transformer station, substation, gas regulator station, or pumping station.	Yes	Yes
l. Fire or police station	Yes	Yes
m. Post office	Yes	Yes
n. Bus or railroad passenger station	SP	SP
o. Automobile parking lot or parking garage for private passenger cars, where not an accessory use, and no repairs, servicing, or sale of gasoline is carried on	Yes	Yes
4.34 Office and Laboratory Use	Yes	Yes
a. Office building or office use, provided there is no retail business, manufacturing or processing on the premises, except in industrial districts as permitted elsewhere in this Ordinance.	Yes	Yes
b. Place of business of a bank trust company or similar financial institution	Yes	Yes
c. Radio or television studio	Yes	Yes
d. Laboratories or research facilities provided they are operated for research purposes and provided that any manufacturing is of a type authorized as a matter of right under section 4.37 of this ordinance, is of an accessory nature and carried out entirely within the building, and does not exceed 50% of the gross floor area.	Yes	Yes
e. Other laboratories, shops or research facilities	Yes	Yes

4.35 Retail Business and Consumer Service Establishment	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
a. Store for retail sale of merchandise where all display and sales are conducted within a building or where a permit has been issued by City Council for an outdoor sale, and where no manufacturing, assembly, or packaging occur on the premises, except in Industrial districts as permitted elsewhere in this Ordinance. (1) Establishments providing convenience goods such as drug stores, food stores, tobacco, newspaper and magazine stores, variety stores, and liquor stores, providing that the establishment is located in a structure also containing non-retail uses, and that no establishment shall exceed 2500 square feet gross floor area. (2) Other retail establishments	Yes	Yes
	SP FROM SP TO YES Yes	
b. Place for the manufacture, assembly or packaging of consumer goods, provided that at least fifty percent of such merchandise is sold at retail on the premises and that all display and sales are conducted within a building.	Yes	Yes
c. Barber shop, beauty shop, laundry and dry-cleaning pickup agency, shoe repair, self-service laundry or other similar establishment	Yes	Yes
d. Hand laundry, dry-cleaning or tailoring shop, provided only non-flammable solvents are used for cleaning and not more than nine persons are employed	Yes	Yes
e. Lunchroom, restaurant, cafeteria, provided no alcoholic beverages are sold or consumed on the premises. Such establishments shall not exceed 2500 square feet in Industry A-1 districts.	Yes NO 2500 Sq. Ft. Limit Yes	(without 2500 Sq. Ft. Limit)
f. Bar or other establishment where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided. Such establishments shall not exceed 2500 square feet in Industry A-1 districts.	SP	SP
g. Bar or other establishment where alcoholic beverages are sold and consumed and where dancing or entertainment is provided. Dance hall or similar place of entertainment	No FROM NO TO SP SP	
h. Theatre or hall for public gatherings	SP FROM SP TO YES Yes	
i. Bowling alley, skating rink or other recreation center	SP FROM SP TO YES Yes	
j. Mortuary, undertaking or funeral establishment	Yes	Yes

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
k. Printing shop, photographer's studio	Yes	Yes
l. Veterinary establishment, kennel, pet shop or similar establishment, provided in Business and Industry A-1 zones all animals are kept indoors and there is no noise or odors perceptible from adjoining lots.	SP FROM SP TO YES	Yes
m. Sales place for new or used cars conducted entirely within a building, rental agency for autos, trailers, motorcycles, conducted entirely within a building; provided no major repairs are made	SP FROM SP TO YES	Yes
n. Office, including display or sales space, of a wholesale, jobbing or similar establishment where not more than twenty-five percent of the floor area is used for assembling, packaging or storing merchandise	Yes	Yes
o. Fast Order Food Establishments	No FROM NO TO SP	SP
4.36 Open-Air or Drive-In Retail & Service		
a. Sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors; commercial greenhouse or garden	Yes	Yes
b. Automobile oriented fast order food service establishments	No	No
c. Drive-in bank and other retail or consumer service establishment where the motorist does not have to leave his car	No FROM NO TO YES?	Yes
d. Outdoor amusement park, outdoor sports facility conducted for profit	No	No
e. Open-air or drive-in theatre or other open-air place of entertainment	No	No
f. Sale of new or used cars conducted partly or wholly on open lots, or rental agency for automobiles, trailers, motorcycles, conducted partly or wholly outdoors	No FROM NO TO YES	Yes
g. Automobile service station where no major repairs are made provided that in Business and Industry C districts all lubrication and repairs are carried out within the building and further provided that in Industry C districts, the service station will be located within or attached to a parking garage or other structure as an accessory use.	No FROM NO TO YES	Yes
h. Car washing establishment using mechanical equipment for the purpose of cleaning automobiles and other vehicles	No	No
i. Place for exhibition, lettering or sale of gravestones	Yes	Yes

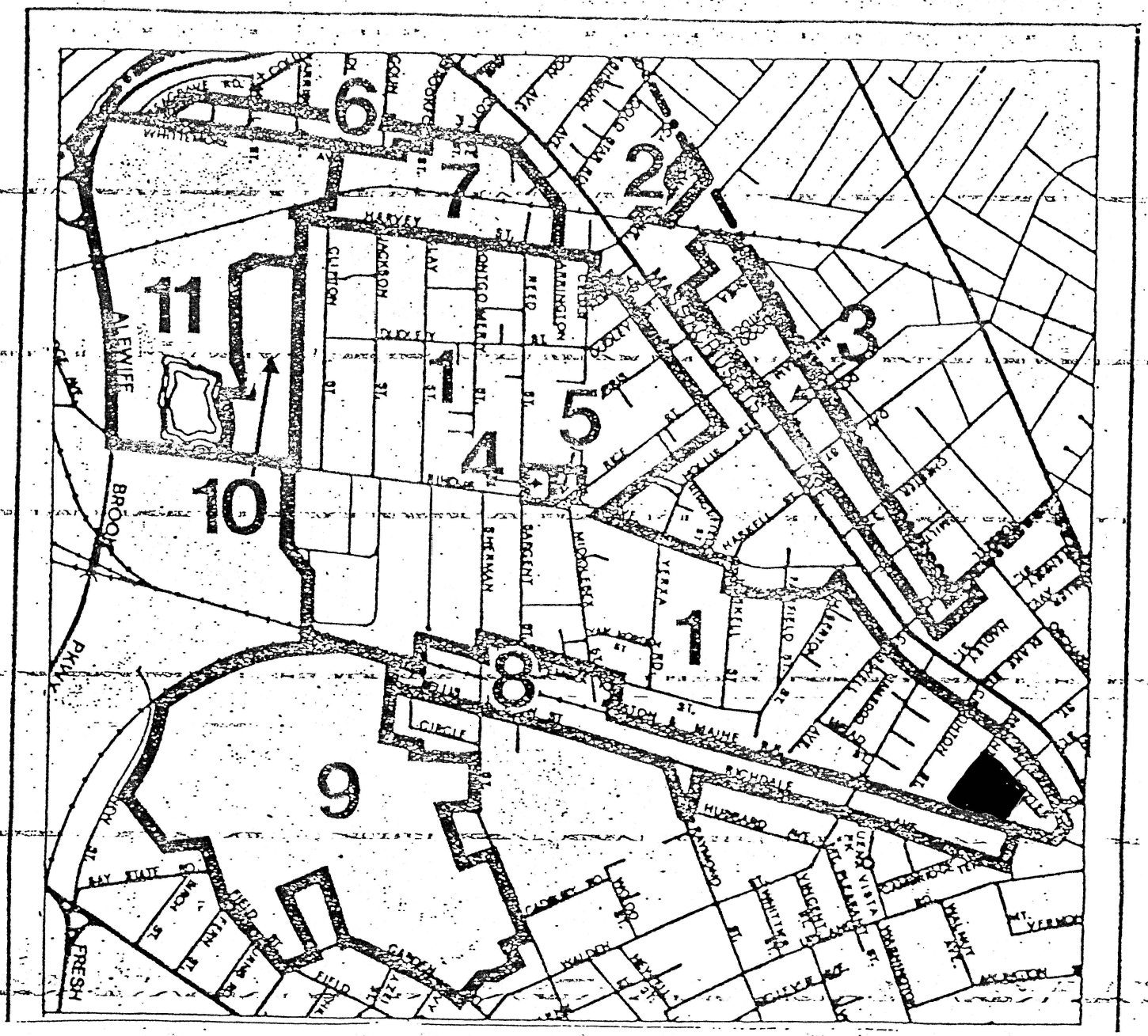
	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1	
4.37 Light Industry, Wholesale Business and Storage			
a. Assembly or packaging of articles not exceeding two hundred pounds in weight, provided no manufacturing or processing is carried out	Yes	Yes	
b. Auto body or paint shop, provided that all work is carried out inside the building	SP	FROM SP TO YES	Yes
c. Automotive repair garage (not including auto body or paint shop), provided that in Business, Industry A-1 and Industry C districts all servicing and repairs are carried out inside the building	SP	FROM SP TO YES	Yes Perhaps with an impact restriction
d. Bottling of beverages	No	FROM NO TO YES	Yes Perhaps with an impact restriction
e. Distribution center, parcel delivery center, delivery warehouse	No	FROM NO TO YES	Yes
f. Food commissary	SP	FROM SP TO YES	Yes
g. Laundry, dry cleaning plant	SP	FROM SP TO YES	Yes
h. Printing, binding, publishing and related arts and trades	Yes	Yes	
i. Radio and television transmission station, including towers	No	FROM NO TO YES	Yes but no towers
j. Storage warehouse, cold storage plant, storage building, but not including storage or bailing of junk, scrap metal, rags, waste paper or used rubber	Yes	Yes	
k. Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquids, gas or explosives	SP	FROM SP TO YES	Yes

	Planning Boared Proposed Industry A - 1	Our Proposed Industry A - 1
1. Manufacture, processing, assembly and packaging the following, provided that the following restrictions shall apply: (a) in Industry A and A-1 districts any fully assembled product regularly produced, shall not exceed two hundred pounds in weight, (b) in Industry A, A-1 and C districts no process shall involve coating with rubber, (c) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or disposed of as to avoid air pollution and (d) any noise, vibration or flashing are not normally perceptible without instruments at a distance of fifty feet from the premises in Industry A-1 districts, at a distance of one hundred feet from the premises in Industry A and Industry C districts or at a distance of five hundred feet from the premises in Industry B districts		
1) Clothing, but not the manufacture of the cloth or other material of which the clothing is made.	Yes	Yes
2) Food products, including bakery, confectionary and dairy products	Yes	Yes
3) Drugs	Yes	Yes
4) Electrical, electronic and communication instruments	Yes	Yes
5) Engineering, laboratory and scientific instruments, temperature controls	Yes	Yes
6) Jewelry, insignia, emblems and badges, lapidary, scale models, dolls, costume jewelry and costume novelties	Yes	Yes
7) Lamp shades except of glass or metal	Yes	Yes
8) Leather goods, excluding footwear and saddlery	Yes	Yes

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
9) Medical and dental instruments and supplies, optical instruments and lenses	Yes	Yes
10) Paper and paperboard products, provided such products are made from purchased paper or purchased paperboard and there is no manufacture or processing of pulp, waste paper or waste paper products	Yes	Yes
11) Pens, mechanical pencils	Yes	Yes
12) Plaster of Paris or papier machine products	Yes	Yes
13) Office machines, including cash registers, computing machines and typewriters, scales and balances	Yes	Yes
14) Umbrellas, parasols and canes	Yes	Yes
15) Watches, clocks, watchcases, clockwork mechanisms	Yes	Yes
m. Open-lot storage of new building materials, machinery and new metals, but not including junk, scrap metal, rags, waste paper and similar materials, provided that the area so used is surrounded by a six-foot high wall or tight fence.	SP FROM SP TO YES	Yes
n. Open-lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers, provided that all dust incident to storage or handling is effectively confined to the premises or so disposed of as to avoid air pollution and that the area so used is surrounded by a six-foot high wall or tight fence.	No	No
4.38 Heavy Industry		
a. Dismantling or wrecking of used motor vehicles and storage or sale of	No	No

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
dismantled, inoperative or wrecked vehicles or their parts, provided the area so used is surrounded by a six-foot high wall or tight fence.		
b. Railroad freight terminal, railroad yards and shops	No	No
c. Rendering or preparation of grease, tallow, fats and oils, manufacture of shortening, table oil, margarine and other food oils, but not including garbage, dead animals, offal or refuse reduction	No	No
d. Stone cutting, shaping, and finishing, in completely enclosed buildings	No	No
e. Textile mill, except mill for processing of jute, burlap or sisal	No	No
f. Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or busses, parking lot for trucks	No FROM NO TO YES	Yes
g. Manufacture, processing, assembly, packaging or other industrial operation, subject to Building Department and Health Department regulations without limit as to category or product except as otherwise listed in this paragraph (8) or as hereinafter prohibited, provided that (a) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution, and (b) any noise, vibration or flashing are not normally perceptible without instruments at a distance of five hundred feet from the premises, fifty feet from the premises in an Industry A-1 district or one hundred feet from the premises in an Industry C district; but the following are expressly prohibited:	SP FROM SP TO YES	Yes
1) Acid manufacture	No	No
2) Cement, lime or gypsum manufacture	No	No

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
3) Explosives or fireworks manufacture	No	No
4) Glue manufacture	No	No
5) Incineration or reduction of garbage, offal or dead animals, except such processing as may be conducted by the City of Cambridge	No	No
6) Petroleum refining	No	No
7) Smelting of zinc, copper, tin or iron ores	No	No
8) Stockyard or abattoir	No	No
h. Open-lot storage of second-hand lumber or other used building material, provided the area so used is surrounded by a six-foot high wall or tight fence; storage of flammable liquids or gas as permitted by the Building Code	No FROM NO TO YES FOR STORAGE OF FLAMMABLE LIQUIDS	Yes as to storage of flammable liquids or gas No as to rest of uses.
i. Open-lot storage of junk, scrap, paper, rags, unrepaired or unclean containers or other salvage articles, provided the area so used is surrounded by a six-foot high wall or tight fence	No FROM NO TO YES WITH RESPECT TO STORAGE OF USED MACHINERY.	No, except that storage of used machinery, to extent it is considered salvage, shall be permitted as of right.



Proposed area to be included in Area 8

PROPOSED DIMENTIONAL REGULATIONS FOR INDUSTRY A-1

"District"	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Minimum Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width In Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Minimum Ratio of Usable Open Space to Lot Area
					Front	Side	Rear		
Planning Board Proposed Ind. A-1	1.0	5,000	1200 (a)	50	0	0 (b)	0 (b)	45	None
Our Proposed Ind. A-1	2.0	5,000	1200 (a)	50	0	0 (b)	0 (b)	55	None

FROM 1.0 TO 2.0

FROM 45 TO 55

(a) This requirement may be reduced to 900 square feet per dwelling unit for conversion of non-residential buildings in existence on April 1, 1978, to residential use.

(b) A side yard setback of $\frac{H+L}{7}$ and a rear yard setback of $\frac{H+L}{5}$ shall be required only for residential uses in new structures and for non-residential uses abutting residences, residential or open space districts or public parks and recreation area. These requirements may be reduced to a minimum required setback of 10 feet on special permit, provided that the yard is suitably landscaped to effectively buffer building walls from abutting lots.

AREA 7: INDUSTRY A TO INDUSTRY A-1

Company Name and Address	Present Use	Yrs. at Location	Assessed Valuation	Significant Dimensional Restrictions
Belanger & Sons 173 Harvey St.	General contractor: Roofing; open storage of roofing materials & parking of trucks.	56	$20,700.00	1. Building area reduced by 50%
Cambridge Lumber Co. 135 Harvey St.	Offices & storage of lumber for sale both for commercial use & to individuals	25	$62,300.00	2. Maximum building height reduced from no limit to 45 ft.
J.H. Emerson Co. 22 Cottage Pk St.	Manufacture of medical equipment.	43	$70,800.00	3. Minimum lot size requirement increased from no minimum to 5,000 sq. ft.
Fawcett Services, Inc.* Tyler Ct.	Oil storage & distribution, including loading facilities for oil trucks	64 Displaced from Portland St. by eminent domain in 50's.	$135,700.00	
N.E. Kennel Supply 16 Edmunds St.	Storage & sale of pet supplies on wholesale basis.		$19,700.00	
Edward F. Norberg 12 Whittemore Ave.	Growing & storage of flowers & plants (greenhouses) for sale on wholesale basis.	61	$36,900.00	

* Would become non-conforming use under proposed zoning.

Read by City Clerk 5/18/71

USES ELIMINATED OR REQUIRING SPECIAL PERMIT

Residence

1. Hotel or motel.
2. Dormitory or resident fraternity.

Institutional & Utility Uses

3. Schools, colleges, or educational institutions (SP).
4. Library or museum (SP).
5. Hospital.
6. Nursing home, convalescent home (SP).
7. Clinic not affiliated with any other institution (SP).
8. Clinic affiliated with a hospital or accredited university medical school (SP).
9. Clinic connected with a community center (SP)
10. Theatres, auditoriums, halls used for public gatherings, athletic facilities and other places of assembly of non-profit educational institutions where facilities are primarily used by faculty & students & where public is admitted on payment of a fee (SP).
11. Bus or railroad passenger station (SP).

Retail Business & Consumer Service Establishment

12. Store for retail sale of merchandise where all display & sales are conducted within a building or where a permit has been issued by City Council for an outdoor sale, and where no manufacturing, assembly or packaging occur on the premises(other than convenience, SP).
13. Lunchroom, restaurant, cafeteria, provided no alcoholic beverages are sold or consumed on the premises, limited to 2500 sq. ft.
14. Bar or other establishment where alcoholic beverages are sold and consumed & where no dancing or entertainment is provided (SP).
15. Bar or other establishment where alcoholic beverages are sold and consumed & where dancing or entertainment is provided.
16. Theatre or hall for public gatherings (SP).
17. Bowling alley, skating rink or other recreation center (SP).
18. Veterinary establishment, kennel, pet shop or similar establishment (SP).
19. Sales place for new or used cars conducted entirely within a building, rental agency for autos, trailers, motorcycles, conducted entirely within a building; provided no major repairs are made.
20. Fast Order Food Establishments.

Open Air or Drive-In Retail and Service

21. Automobile oriented fast order food service establishments.
22. Drive-in bank and other retail or consumer service establishment where the motorist does not have to leave his car.
23. Outdoor amusement park, outdoor sports facility conducted for profit.
24. Open-air or drive-in theatre or other open-air place of entertainment.
25. Sale of new or used cars conducted partly or wholly on open lots, or rental agency for automobiles, trailers, mortorcycles, conducted partly or wholly outdoors.
26. Automobile service station where no major repairs are made.
27. Car washing establishment using mechanical equipment for the purpose of cleaning automobiles & other vehicles.

Light Industry, Wholesale Business and Storage

28. Auto body or paint shop, provided that all work is carried out inside the building (SP).
29. Automotive repair garage (not including auto body or paint shop). (SP)
30. Bottling of beverages.
31. Distribution center, parcel delivery center, delivery warehouse.
32. Food commissary (SP).
33. Laundry, dry cleaning plant.
34. Radio and television transmission station, including towers.
35. Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquids, gas or explosives (SP).
36. Open-lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers.

Heavy Industry

37. Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or busses, parking lot for trucks.

AREA 8: INDUSTRY A TO INDUSTRY A-1

Company Name and Address	Present Use	Yrs. at Location	Assessed Valuation	Significant Dimensional Restrictions
Home Carpet Cleaning Corp. 167 Pemberton St.	Cleaning & storage of carpets	5	$14,600.00	1. Building area reduced by 50%
Portland Stone Ware 177 Pemberton St.	Sales & storage of construction - related materials (stone & cement)	24	$47,000.00	2. Maximum building height reduced from no limit to 45 ft.
Teledyne Crystalonics 147 Sherman St.	Manufacture of electronic devices	14	$243,500.00	3. Minimum lot size requirement increased from no minimum to 5,000 sq. ft.

USES ELIMINATED OR REQUIRING SPECIAL PERMIT

Residence

1. Hotel or motel.
2. Dormitory or resident fraternity.

Institutional & Utility Uses

3. Schools, colleges, or educational institutions
4. Library or museum.
5. Hospital.
6. Nursing home, convalescent home (SP
7. Clinic not affiliated with any other institution (SP).
8. Clinic affiliated with a hospital or accredited university medical school.
9. Clinic connected with a community center (SP).
10. Theatres, auditoriums, halls used for public gatherings, athletic facilities and other places of assembly of non-profit educational institutions where facilities are primarily used by faculty and students and where public is admitted on payment of a fee (SP).
11. Bus or railroad passenger station (SP).

Retail Business & Consumer Service Establishment

12. Store for retail sale of merchandise where all display & sales are conducted within a building or where a permit has been issued by City Council for an outdoor sale, and where no manufacturing, assembly or packaging occur on the premises(other than convenience, SP).
13. Lunchroom, restaurant, cafeteria, provided no alcoholic beverages are sold or consumed on the premises, limited to 2500 sq. ft.
14. Bar or other establishment where alcoholic beverages are sold and consumed & where no dancing or entertainment is provided (SP).
15. Bar or other establishment where alcoholic beverages are sold and consumed & where dancing or entertainment is provided.
16. Theatre or hall for public gatherings (SP).
17. Bowling alley, skating rink or other recreation center (SP).
18. Veterinary establishment, kennel, pet shop or similar establishment (SP).
19. Sales place for new or used cars conducted entirely within a building, rental agency for autos, trailers, motorcycles, conducted entirely within a building; provided no major repairs are made.
20. Fast Order Food Establishments.

Open Air or Drive-In Retail and Service

21. Automobile oriented fast order food service establishments.
22. Drive-in bank and other retail or consumer service establishment where the motorist does not have to leave his car.
23. Outdoor amusement park, outdoor sports facility conducted for profit.
24. Open-air or drive-in theatre or other open-air place of entertainment.
25. Sale of new or used cars conducted partly or wholly on open lots, or rental agency for automobiles, trailers, mortorcycles, conducted partly or wholly outdoors.
26. Automobile service station where no major repairs are made.
27. Car washing establishment using mechanical equipment for the purpose of cleaning automobiles & other vehicles.

Light Industry, Wholesale Business and Storage

28. Auto body or paint shop, provided that all work is carried out inside the building (SP).
29. Automotive repair garage (not including auto body or paint shop). (SP)
30. Bottling of beverages.
31. Distribution center, parcel delivery center, delivery warehouse.
32. Food commissary (SP).
33. Laundry, dry cleaning plant.
34. Radio and television transmission station, including towers.
35. Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquids, gas or explosives (SP).
36. Open-lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers.

Heavy Industry

37. Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or busses, parking lot for trucks.

AREA 8: INDUSTRY B TO INDUSTRY A-1

Company Name and Address	Present Use	Yrs. at Location	Assessed Valuation	Significant Dimensional Restrictions
Frank H. Davis Co. 175 Richdale Ave.	Storage, recondi-tioning & resale of paper mill machinery. *	89	$102,800.00	1. Building area reduced by 75%.
Hudson Truck Repair 47-51 Richdale Ave.	Repair of diesel trucks & engines *	5	$ 20,600.00	2. Maximum build-ing height reduced from no limit to 45 ft.
Mystic Steel Co., Inc. 87 Bolton St.	Fabrication of steel components to specifications. *	33	$ 48,000.00	3. Minimum lot size require-ment increased from no mini-mum to 5,000 sq. ft.
F.S. Payne Co. 75 Richdale Ave.	Manufacture of passenger & freight elevators *	73	$ 67,000.00	
W.A. Pelrine Co. 113 Richdale Ave.	Sale of office furniture & supplies	1	$ 55,900.00	
Winthrop Metal Products 33 Richdale Ave.	Metal stampings with punch presses. *	5	$ 76,300.00	

* Would become non-conforming use under proposed zoning.

USES ELIMINATED OR REQUIRING SPECIAL PERMIT

Residence

1. Hotel or motel.
2. Dormitory or resident fraternity.

Institutional & Utility Uses

3. Schools, colleges, or educational institutions.
4. Library or museum.
5. Hospital.
6. Nursing home, convalescent home (SP)
7. Clinic not affiliated with any other institution (SP).
8. Clinic affiliated with a hospital or accredited university medical school.
9. Clinic connected with a community center (SP).
10. Theatres, auditoriums, halls used for public gatherings, athletic facilities & other places of assembly of non-profit educational institutions where facilities are primarily used by faculty & students & where public is admitted on payment of a fee (SP).
11. Bus or railroad passenger station (SP).
12. Store for retail sale of merchandise where all display and sales are conducted within a building or where a permit has been issued by City Council for an outdoor sale, and where no manufacturing, assembly, or packaging occur on the premises (other than convenience, SP).
13. Lunchroom, restaurant, cafeteria limited to 2500 sq. ft.
14. Bar or other establishment where alcoholic beverages are sold and consumed & where no dancing or entertainment is provided (SP).
15. Bar or other establishment where alcoholic beverages are sold and consumed and where dancing or entertainment is provided.
16. Theatre or hall for public gatherings (SP).
17. Bowling alley, skating rink or other recreation center (SP).
18. Veterinary establishment, kennel, pet shop or similar establishment.
19. Sales place for new or used cars conducted entirely within a building, rental agency for autos, trailers, motorcycles, conducted entirely within a building; provided no major repairs are made (SP).
20. Fast Order Food Establishments

Open-Air or Drive-In Retail & Service

21. Automobile oriented fast order food service establishments.
22. Drive-in bank and other retail or consumer service establishment where the motorist does not have to leave his car.
23. Outdoor amusement park, outdoor sports facility conducted for profit.
24. Open-air or drive-in theatre or other open-air place of entertainment.
25. Sale of new or used cars conducted partly or wholly on open lots, or rental agency for automobiles, trailers, motorcycles, conducted partly or wholly outdoors.
26. Automobile service station where no major repairs are made.
27. Car washing establishment using mechanical equipment for the purpose of cleaning automobiles and other vehicles.
28. Auto body or paint shop, provided that all work is carried out inside the building.
29. Automotive repair garage (not including auto body or paint shop) (SP).
30. Bottling of beverages.
31. Distribution center, parcel delivery center, delivery warehouse.
32. Food commissary (SP).
33. Laundry, dry cleaning plant (SP).
34. Radio and television transmission station, including towers.
35. Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquids, gas or explosives (SP).
36. Open-lot storage of new building materials, machinery & new metals, but not including junk, scrap metal, rags, waste paper and similar materials (SP).
37. Open-lot storage of coal, sand or other similar material, or such storage in silos or hoppers.

Heavy Industry

38. Dismantling or wrecking of used motor vehicles and storage or sale of dismantled, inoperative or wrecked vehicles or their parts (SP).
39. Railroad freight terminal, railroad yards and shops.
40. Rendering or preparation of grease, tallow, fats and oils, manufacture of shortening, table oil, margarine and other food oils but not including garbage, dead animals, offal or refuse reduction.
41. Stone cutting, shaping, & finishing, in completely enclosed buildings.
42. Textile mill, except mill for processing of jute, burlap or sisal.
43. Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or busses, parking lot for trucks.
44. Manufacture, processing, assembly, packaging or other industrial operation, subject to Building Department and Health Department regulations without limit as to category or product except as otherwise listed in this paragraph or as hereinafter prohibited (SP).
45. Open-lot storage of second-hand lumber or other used building material; storage of flammable liquids or gas as permitted by the Building Code.
46. Open-lot storage of junk, scrap, paper, rags, unrepaired or unclean containers or other salvage articles.

NORTH CAMBRIDGE INDUSTRIAL GROUP MEMBERS

Company	Address	Present Use
AAborn Trucking	42 Porter Rd.	Disposal contractor
Belanger & Sons	173 Harvey St.	General roofing contractor
Bonner & Puritan	48 Porter Rd.	Wholesale plumbing supplies
Cambridge Lumber Co.	135 Harvey St.	Sale and storage of lumber
Frank H. Davis, Co.	175 Richdale Ave.	Storage, reconditioning & resale of paper mill machinery
J.H. Emerson, Co.	22 Cottage Pk. Ave.	Manufacture of medical equipment
Fawcett Oil	Tyler Ct.	Oil storage & distribution
Home Carpet Clg. Corp.	167 Pemberton St.	Cleaning & storage of carpets
Hudson Truck Repair	47-51 Richdale Ave.	Repair of diesel trucks & engines
Mystic Steel Co. Inc.	87 Bolton St.	Fabrication of steel components to specifications
N.E. Kennel Supply	16 Edmunds St.	Storage & sale of pet supplies
Edward F. Norberg	12 Whittemore	Growing, storage & sale of flowers & plants
F.S. Payne, Co.	75 Richdale	Manufacture of passenger & freight elevators
W.A. Pelrine Co.	113 Richdale Ave.	Sale of office furniture & supplies
Portland Stone Ware	277 Pemberton St.	Sales & storage of construction - related materials (stone & cement)
Teledyne Crystalonics	147 Sherman St.	Manufacture of electronic devices
Winthrop Metal Products	33 Richdale Ave.	Metal stampings with punch presses

Received by Cory Clark at 8:30 pm [illegible]

North Cambridge Petition

Received 5/15/78

Dated April 5/78

Check for amendments prior to Hearing

ORIGINAL PETITION.

CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
City Hall Annex - Cambridge, Mass. 02139

(617) 876-6800
EXTENSION 344

RECEIVED BY
OFFICE OF CITY CLERK
APR 7 3 22 PM '78
CAMBRIDGE, MASS.

April 7, 1978

The Honorable, The City Council

Dear Councillors:

The attached rezoning petition for North Cambridge is submitted for your consideration. It responds to Council action in February 1977, calling for zoning changes in North Cambridge residential and industrial areas. The proposal was evolved through a year long planning effort by the Community Development Department involving both residents and businessmen. Fifteen community meetings were held in North Cambridge, and numerous special studies were produced. The result is a compromise proposal. It is not as restrictive toward new growth as many residents desire nor as open-ended toward land use and density as some businessmen urged.

RECEIVED BY
OFFICE OF CITY CLERK
APR 7 3 22 PM '78
CAMBRIDGE, MASS.

The petition appears long and complex, but its philosophy is a simple one: to limit uncertainty by reducing the disparity between what zoning allows and what presently exists in the neighborhood. The tighter land use controls suggested in this petition would allow development which can be beneficial to the City and to landowners while providing neighborhood residents protection which does not presently exist.

After weighing the pros and cons of both sides, the Community Development Department believes that the present proposal is in the best interests of the City. We stand ready to meet with you to explain the provisions of the petition, and the process used to develop it.

Very truly yours,

David R. Vickery
Assistant City Manager for
Community Development

DRV:jp
Enclosure

PETITION

of Cambridge Planning Board Arthur C. Parris

for Amending Zoning Ordinance to Rezone Portions of North Cambridge

No. .....

April 7, 19 78

In City Council, 19:

Referred to the Committee on

Attest:

City Clerk.

Cambridge, April 7, 1978

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

The undersigned respectfully pray that the Zoning Ordinance of the City of Cambridge be amended as follows:

A. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATIONS FOR THE FOLLOWING AREAS:

1. Rezone to Residence B that area presently zoned Residence C-1, Industry A and Industry B, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Harvey Street and the western lot lines of lots 5, 9, 10, 11, 12, 13, 14, 72, 71, 69, 70, 97, 98, 18, 98,,97, 20, 21, 22, 23, 24, 25, 27, and their projection as shown on Assessors' Plat #269;

Thence, running southerly along the western lot lines of lots 5, 9, 10, 11, 12, 13, 14, 72, 71, 69, 70, 97, 98, 18, 97, 20, 21, 22, 23, 24, 25, 27, as shown on Assessors' Plat #269 and their projection 1389 feet more or less to a point, said point being the intersection of the western lot lines of lots 5, 9, 10, 11, 12, 13, 14, 72, 71, 69, 70, 97, 98, 18, 98, 97, 20, 21, 22, 23, 24, 25, 27 as shown on Assessors' Plat #269 and their projection and the centerline of Rindge Avenue;

Thence, running westerly along the centerline of Rindge Avenue 45 feet more or less to a point, said point being the intersection of the centerline of Rindge Avenue and the eastern lot line of lot 34 as shown on Assessors' Plat #268A and its projection;

Thence, running southerly and southeasterly along the eastern lot line of lot 34 as shown on Assessors' Plat #268A and its projection 1036 feet more or less to a point, said point being the intersection of the eastern lot line of lot 34 as shown on Assessors' Plat #268A and the northern lot line of the right-of-way of the Fitchburg branch of the Boston and Maine railroad;

Thence, running easterly along the northern lot line of the right-of-way of the Fitchburg branch of the Boston and Maine railroad 510 feet more or less to a point, said point being the intersection of the northern lot line of the right-of-way of the Fitchburg branch of the Boston and Maine Railroad and the eastern lot line of lot 32 as shown on Assessors' Plat #268A;

Thence, running northerly along the eastern lot line of lot 32 as shown on Assessors' Plat #268A 100 feet more or less to a point, said point being the intersection of the eastern lot

Thence, running northeasterly along the centerline of Haskell Street 125 feet more or less to a point, said point being the intersection of the centerline of Haskell Street and the centerline of Rindge Avenue;

Thence, running northwesterly along the centerline of Rindge Avenue 825 feet more or less to a point, said point being the intersection of the centerline of Rindge Avenue and a line 100 feet distant from and parallel to the southeastern street line of Rice Street;

Thence, running northeasterly along a line 100 feet from and parallel to the southeastern street line of Rice Street 855 feet more or less to a point, said point being the intersection of a line 100 feet distant from and parallel to the southeastern street line of Rice Street and a line 100 feet distant from and parallel to the western street line of Massachusetts Avenue;

Thence, running northwesterly along the line 100 feet distant from and parallel to the western street line of Massachusetts Avenue 952 feet more or less to a point, said point being the intersection of a line 100 feet distant from and parallel to the western street line of Massachusetts Avenue and the centerline of Alberta Terrace;

Thence, running southwesterly along the centerline of Alberta Terrace 200 feet more or less to a point, said point being the intersection of the centerline of Alberta Terrace and the centerline of Cedar Street;

Thence, running northerly along the centerline of Cedar Street 260 feet more or less to a point, said point being the intersection of the centerline of Cedar Street and the centerline of Harvey Street;

Thence, running northwesterly along the centerline of Harvey Street 1610 feet more or less to a point, said point being the point of origin and which comprises an area of 6,302,900 square feet more or less.

Said area includes all or parts of the following parcels:

1. Premises shown on Assessors' Plat number 269: even numbers 6 through 128 Clifton Street, and which includes all or parts of lots numbered 5, 7, 106, 9, 10, 11, 12, 13, 14, 72, 71, 69, 70, 97, 98, 18, 98, 97, 20, 21, 22, 23, 24, 25, 27, 100, 59 as designated on Assessors' Plat #269.

2. Premises shown on Assessors' Plat number 190: odd numbers 73 through 135 Clifton Street; even numbers 84 through 134 Jackson Street; odd numbers 91 through 141 Jackson Street; even numbers 90 through 136 Clay Street; odd numbers 85 through 127 Clay Street; even numbers 84 through 126 Montgomery Street; odd numbers 91 through 125 Montgomery Street; even numbers 90 through 134 Reed Street; odd numbers 81 through 181 Dudley Street; even numbers 2 through 8 Theriault Court; odd numbers 1 through 13 George Street; even numbers 2 through 20 George Street; even numbers 2 through 8 Reed Terrace; even numbers 2 through 4 Belmont Court and odd numbers 1 through 3 Belmont Court; and which includes

all or parts of lots numbered 48, 49, 50, 51, 235, 236, 53C, 53A, 53, 54, 55, 50, 210, 233, 226, 232, 230, 30, 242, 211, 33, 34, 36, 37, 35, 40, 39, 38, 41, 42, 43, 44, 45, 46, 47, 175, 205, 204, 71, 72, 73, 74, 75, 76, 77, 78, 228, 229, 58, 59, 60, 61, 62, 63, 64, 202, 201, 203, 81, 82, 186, 171, 184, 185, 106, 105, 104, 107, 179, 191, 178, 95, 192, 217, 218, 216, 215, 214, 165, 162, 206, 207, 164, 82, 83, 219, 220, 167, 86, 87, 88, 213, 212, 97, 154, 155, 102, 103, 126, 194, 193, 127, 221, 222, 198, 199, 200, 130, 227, 226, 132, 133, 223, 110, 109, 112, 239, 233, 234, 115, 116, 117, 118, 241, 240, 197, 196, 195, 136, 135, 134, 137, 138, 156, 157, 139 and 140 as designated in Assessors' Plat #190.

3. Premises shown on Assessors' Plat number 191:
odd numbers 95 through 133 Reed Street; even numbers 6 through 24 Harrington Road; odd numbers 5 through 25 Harrington Road; odd numbers 9 through 29 Cedar Street, even numbers 26 through 38 Cedar Street; even numbers 18 through 56 Harvey Street; even numbers 14 through 24 Alberta Terrace; odd numbers 11 through 75 Dudley Street, and which includes all or parts of lots numbered 74, 75, 76, 77, 80, 81, 82, 83, 84, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 11, 87, 88, 89, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 69, 68, 79, 107, 95, 94, 93, 78, 108, 106, 98, 99, 100, and 101 as designated on Assessors Plat #191.

4. Premises shown on Assessors Plat number 192:
odd numbers 7 through 81 Reed Street, odd numbers 31 through 63 Cedar Street, even numbers 32 through 64 Cedar Street, even numbers 4 through 76 Dudley Street, even numbers 10 through 60 Norris Street, odd numbers 9 through 63 Norris Street, odd numbers 15 through 109 Rice Street, even numbers 2344 through 2366 Massachusetts Avenue, and odd numbers 169 through 185 Rindge Avenue, and which includes all or parts of lots numbered 154, 155, 157, 158, 156, 16, 21, 22, 23, 150, 149, 148, 25, 26, 27, 28, 29, 30, 31, 145, 146, 147, 123, 152, 125, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 92, 132, 131, 93, 94, 112, 113, 106, 87, 141, 142, 143, 144, 83, 82, 81, 80, 79, 78, 77, 140, 139, 138, 70, 151, 62, 100, 105, 99, 104, 59, 58, 57, 96, 95, 97, 98, 56, 135, 137, 43, 44, 140, 119, 120, 124, 50, 51, 52, 103, 102, 101, 54, 141, 139, 34, 126, 127, 128, 129, 130, 38 and 39 as designated on Assessors' Plat #192.

5. Premises shown on Assessors' Plat number 193:
odd numbers 9 through 63 Clifton Street, even numbers 10 through 70 Jackson Street, odd numbers 9 through 61 Jackson Street, even numbers 16 through 74 Clay Street, odd numbers 5 through 65 Clay Street, even numbers 4 through 72 Montgomery Street, odd numbers 7 through 77 Montgomery Street, even numbers 10 through 70 Reed Street, even numbers 82 through 182 Dudley Street, and odd numbers 193 through 297 Rindge Avenue, and which includes all of parts of lots numbered 166, 209, 208, 20, 181, 183, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 203, 204, 17, 52, 53, 184, 54, 55, 56, 57, 58, 59, 155, 154,

153, 152, 151, 191, 67, 188, 189, 190, 194, 195, 196, 36, 207, 205, 206, 180, 41, 42, 43, 44, 45, 46, 47, 185, 192, 193, 49, 48, 100, 99, 98, 101, 102, 103, 200, 199, 105, 106, 107, 108, 109, 110, 111, 112, 69, 70, 71, 72, 73, 74, 167, 168, 163, 162, 76, 77, 78, 159, 156, 157, 158, 83, 84, 85, 88, 87, 86, 39, 90, 91, 92, 93, 94, 97, 170, 169, 201, 136, 135, 187, 186, 138, 202, 139, 140, 141, 161, 160, 143, 144, 145, 146, 147, 148, 149, 150, 113, 114, 115, 116, 117, 118, 175, 176, 120, 199, 200, 123, 124, 125, 126, 127, 128, 129, 130, 131, 173, 174, 171 and 172 as designated on Assessor' Plat #193.

6. Premises shown on Assessors' Plat number 268A: even numbers 266 through 300 Rindge Avenue, and which includes all or parts of lots numbered 21, 29, 32, 33, 30, 31, and 34 as designated on Assessors' Plat #268A.

7. Premises shown on Assessors' Plat number 194: even numbers 190 through 224 Rindge Avenue, odd numbers 149 through 201 Sherman Street, even numbers 154 through 200 Sherman Street, odd numbers 1 through 53 Sargent Street, and even numbers 202 through 216 Pemberton Street and which includes all or parts of lots numbered 2, 3, 60, 61, 5 , 6, 7, 8, 9, 10, 11, 12, 45, 44, 67, 71, 70, 58, 23, 22, 72, 73, 20, 69, 68, 18, 17, 16, 76, 38, 37, 36, 35, 75, 74, 33, 48, 47, 46, 51, 52, 57, 62, 65, 66, 64, as designated on Assessors' Plat #194.

8. Premises shown on Assessors' Plat number 195: even numbers 2 through 52 Sargent Street, even numbers 144 through 196 Pemberton Street, odd numbers 143 through 159 Pemberton Street, even numbers 2 through 24 Notre Dame Avenue, odd numbers 1 through 15 Van Norden Street, even numbers 2 through 14 Van Norden Street, even numbers 2 through 90 Middlesex Street, odd numbers 9 through 91 Middlesex Street, even numbers 2 through 6 Vernum Street, odd numbers 1 through 25 Vernum Street, even numbers 4 through 10 Wilson Avenue, odd numbers 3 through 9 Wilson Avenue, even numbers 112 through 184 Rindge Avenue, odd numbers 1 through 81 Yerxa Road, and which includes all or parts of lots numbered 6, 7, 127, 142, 141, 130, 129, 132, 133, 148, 147, 146, 145, 144, 134, 135, 154, 151, 150, 153, 152, 9, 95, 96, 143, 122, 116, 115, 59, 60, 158, 157, 124, 54, 55, 112, 111, 56, 47, 46, 45, 44, 43, 42, 41, 40, 155, 78, 77, 76, 75, 74, 72, 71, 70, 139, 140, 67, 66, 65, 120, 119, 118, 117, 25, 26, 27, 28, 104, 29, 103, 30, 37, 31, 36, 32, 35, 33, 34, 101, 102, 136, 137, 138, 181, and 85 as designated on Assessors' Plat #195.

9. Premises shown on Assessors' Plat number 197: even numbers 108 through 138 Pemberton Street, odd numbers 101 through 137 Pemberton Street, even numbers 66 through 74 Rindge Avenue, and which includes all or parts of lots numbered 3, 5, 4, and 20 as shown on Assessors' Plat #197.

10. Premises shown on Assessors' Plat number 198: even numbers 42 through 62 Haskell Street, even numbers 12 through 64 Fairfield Street, odd numbers 9 through 51 Fairfield Street even numbers 16 through 88 Pemberton Street, and which include all or parts of lots numbered 20, 96, 95, 81, 80, 83, 84, 86, 94, 6, 7, 8, 93, 9, 10, 72, 92, 76, 14, 15, 16, 17, 18, 19, 48, 47, 46, 49, 45, 50, 44, 51, 43, 52, 90, 91, 65, 41, 75, 40, 39, 38, as designated on Assessor- Plat #198.

11. Premises shown on Assessors' Plat number 199: odd numbers 9 through 97 Pemberton Street, odd numbers 85 through 95 Pemberton Court, odd numbers 1 through 3 Pemberton Terrace, even numbers 2 through 4 Pemberton Terrace, odd numbers 5 through 47 Cogswell Avenue, even numbers 6 through 46 Cogswell Avenue, odd numbers 1 through 51 Cogswell Place, even numbers 2 through 52 Cogswell Place, even numbers 6 through 30 Mead Street, odd numbers 15 through 23 Mead Street, odd numbers 1 through 5 Warwick Park, even numbers 2 through 4 Warwick Park, odd numbers 11 through 45 Walden Street, and which includes all or parts of lots numbered 29, 28, 27, 26, 25, 24, 32, 23, 22, 21, 20, 92, 91, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 103, 104, 38, 37, 36, 35, 34, 33, 89, 106, 58, 57, 56, 110, 82, 81, 111, 94, 93, 51, 85, 86, 112, 114, 113, 72, 73, 63, 74, 98, 49, 83, 84, 48, 47, 46, 41, 45, 44, 43, 109, 108, 107, 40 as designated on Assessors' Plat #199.

12. Premises shown on Assessors' Plat number 178: even numbers 12 through 58 Regent Street, even numbers 12 through 60 Porter Road, odd numbers 23 through 77 Porter Road, even numbers 2 through 6 Porter Park, odd numbers 1 through 5 Porter Circle, and which includes all or parts of lots numbered 33, 32, 31, 34, 35, 36, 37, 21, 22, 23, 24, 25, 26, 27, 111, 110, 109, 108, 64, 63, 117, 118, 119, 120, 121, 113, 114, 81, 68, 67, 13, 6, 60, 59, 75, 14, 76, 72, 16, 73, 74, 107, 58, as designated on Assessors' Plat #178.

13. Premises shown on Assessors' Plat number 200: even numbers 8 through 54 Walden Street, odd numbers 3 through 11 King Street, even numbers 4 through 12 King Street, odd numbers 13 through 63 Creighton Street, even numbers 12 through 56 Creighton Street, odd numbers 13 through 57 Regent Street, even numbers 4 through 12 Cypress Street, odd numbers 3 through 11 Cypress Street, even numbers 6 through 12 Sycamore Street, odd numbers 5 through 11 Sycamore Street, and which includes all or parts of lots numbered 50, 51, 52, 53, 70, 69, 65, 64, 63, 56, 57, 66, 67, 39, 59, 60, 61, 62, 42, 43, 44, 45, 58, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 85, 22, 84, 74, 82, 83, 81, 80, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 72, and 73 as designated on Assessors' Plat #200.

14. Premises shown on Assessors' Plat number 196: even numbers 4 through 92 Rice Street, and which includes all or parts of lots numbered 153, 15, 14, 127, 13, 12, 156, 155, 81, 80, 98, 97, 96, 132, 131, 130, 60, 59, 6, 5, 4, 3, 116, 35, 115, and 149 as designated on Assessors' Plat #196.

2. Rezone to Residence B that area presently zoned Business B circumscribed by a line beginning at the point which is the intersection of Cameron Avenue and the Somerville city line and proceeding in a southerly direction for approximately 105 feet along the Cambridge-Somerville city line to its point of intersection with the southeastern boundary of lot number 119 on Assessors' Plat #183;

Thence turning and proceeding in a southwesterly direction for approximately 290 feet along the southeastern boundary lines of lots numbered 119, 14, 13, 12, 11, 10, and 9 on Assessors' Plat #183 to its point of intersection with the northeastern sideline of the Boston and Maine Railroad right-of-way;

Thence turning and proceeding in a northwesterly direction along said northeastern sideline for approximately 160 feet to its point of intersection with the centerline of Cameron Avenue;

Thence turning and proceeding in a northeasterly direction along said centerline for approximately 425 feet to its point of intersection with the Cambridge-Somerville city line which is the point of origin.

Said area includes premises located at even numbers 10 through 44 Cameron Avenue.

3. Rezone to Residence B that area presently zoned Residence C-1 and Business B which is circumscribed by a line beginning at the point of intersection of the Cambridge-Somerville city line and the southwestern sideline of the right-of-way of the Lexington and Arlington Branch of the Boston and Maine Railroad and proceeding along said city line in a southeasterly direction for approximately 2320 feet to the point in lot number 87 on Assessors' Plat #181 where the city line turns in a northeasterly direction;

Thence turning and proceeding northeasterly along the city line for approximately 60 feet to its point of intersection with the existing Residence B-Residence C-1 district line in lot number 42 on Assessors' Plat #181;

Thence turning and proceeding southeasterly along said district line for approximately 60 feet to the point which is 100 feet south of the southern sideline of Russell Street;

Thence turning and proceeding southwesterly along a line which is 100 feet south of and parallel to the southern sideline of Russell Street for 225 feet to a point which is 100 feet east of the eastern sideline of Massachusetts Avenue;

Thence turning and proceeding northwesterly along a line which is 100 feet east of the eastern sideline of Massachusetts Avenue for approximately 2310 feet to its point of intersection with the southeastern boundary of lot number 94 on Assessors' Plat #183;

Thence turning and proceeding northeasterly along the southeastern boundary of lot number 94 on Assessors' Plat #183 for approximately 200 feet to its point of intersection with the southwestern corner of lot number 90 on said plat;

Thence turning and proceeding northwesterly along the western boundaries of lots numbered 90 and 88 on Assessors Plat #183 for approximately 210 feet to their point of intersection with the southern boundary line of lot number 20;

Thence turning and proceeding northeasterly along the southeastern boundary line of lot number 20 on Assessors' Plat #183 for approximately 115 feet to its point of intersection with the southern sideline of the right-of-way of the Lexington and Arlington Branch of the Boston & Maine Railroad;

Thence turning and proceeding easterly along the southern sideline of said railroad right-of-way for approximately 120 feet to its intersection with the Cambridge-Somerville city line which is the point of origin.

Said area includes all or part of the following parcels:

1) Premises shown on Assessors' Plat Number 183: even numbers 6 through 48 Locke Street; odd numbers 3 through 51 Locke Street; even numbers 12 through 44 Shea Road; odd numbers 13 through 45 Shea Road; odd numbers 9 through 23 Woodbridge Street; even numbers 8 through 26 Woodbridge Street; and odd numbers 5 through 19 Meacham Road.

2) Premises shown on Assessors' Plat Number 182: 2285 Massachusetts Avenue; even numbers 6 through 26 Meacham Road; odd numbers 11 through 49 Dover Street; even numbers 12 through 48 Dover Street; odd numbers 3 through 19 Day Street; even numbers 4 through 12 Day Street; lots numbered 28, 29, and 84 off of Henderson Place; lot number 65; odd numbers 5 through 15 Chester Street; even numbers 6 through 16 Chester Street; odd numbers 5 through 17 Milton Street; odd numbers 3 through 11 Russell Street; even numbers 8 through 18 Russell Street; and lots numbered 73, 74, 75, 76, 77, 87 and 37.

4. Rezone to Residence B that area presently zoned Business A circumscribed by a line beginning at the point of intersection of the centerline of Rindge Avenue and the extension of the centerline of Reed Street, proceeding northerly along the existing Business A-Residence C-1 line formed by the centerline of Reed Street and its extension for approximately 132 feet to its point of intersection with the extension of the southern boundary of lot number 21 on Assessors' Plat #192;

Thence turning and proceeding easterly along the southern boundary of said lot number 21 and its extension for approximately 127 feet to its point of intersection with the boundary sep separating lots numbered 156 and 160 on Assessors' Plat #192;

Thence turning and proceeding southerly for approximately 145 feet along the eastern boundary of lot number 160 and its extension to its point of intersection with the centerline of Rindge Avenue;

Thence turning and proceeding westerly for approximately 125 feet along the centerline of Rindge Avenue to its point of intersection with the extension of the centerline of Reed Street which is the point of origin.

Said area includes all or part of the following parcels shown on Assessors' Plat #192: 7 and 9 Reed Street; and numbers 179 through 185 Rindge Avenue.

5. Rezone to Business A-1 that area presently zoned Business A circumscribed by a line beginning at the point of intersection of the centerline of Rindge Avenue and the extension of the eastern boundary of lot number 160 on Assessors' Plat #192, proceeding in a northerly direction for approximately 145 feet along the eastern boundary of lot number 160 on Assessors' Plat #192 to its point of intersection with the northern boundary of lot number 21;

Thence turning and proceeding easterly for approximately 215 feet along the northern boundaries of lots numbered 156 and 16 on Assessors' Plat #192 and their extension to the point of intersection with the centerline of Cedar Street;

Thence turning and proceeding southerly for approximately 170 feet along the centerline of Cedar Street and its extension to the centerline of Rindge Avenue;

Thence turning and proceeding westerly for approximately 215 feet along the centerline of Rindge Avenue to its point of intersection with the southerly extension of the boundary dividing lots 157 and 160 on Assessors' Plat #192 which is the point of origin.

Said area includes all or part of the following parcels on Assessors' Plat #192: add numbers 103 through 109 Rice Street; add numbers 169 through 173 Rindge Avenue; and lot numbers 16, 158, 157, and 156 on Assessors' Plat #192.

6. Rezone to Residence B that area presently zoned Industry A which is circumscribed by a line beginning at the point of intersection of the centerline of Whittemore Avenue and the extension of the western boundary line of lot #64 on Assessors' Plat #187, and continuing in a generally northerly direction for approximately 110 ft. along the western boundary line of said lot;

Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary line of lot #64 on Assessors' Plat #187 for approximately 28 ft. to a point which is 100 ft. north of the northern side of Whittemore Avenue;

Thence turning and proceeding in a generally easterly direction along a line which is 100 ft. north of and parallel to the northern sideline of Whittemore Avenue and its extension, for approximately 1430 ft. to its point of intersection with the centerline of Brookford Street;

Thence turning and proceeding in a generally southerly direction along the centerline of Brookford Street for approximately 50 feet to its point of intersection with the northern boundary of lot number 87 on Assessors' Plat #189;

Thence turning and proceeding in a westerly direction along said northern boundary for approximately 130 feet to its point of intersection with the east ern boundary line of lot #18 on said plat;

Thence turning and proceeding in a generally southerly direction along the western boundary line of lot #87 on Assessors' Plat 189 for approximately 45 ft. to its point of intersection with the southern boundary of lot number 18 on said plat;

Thence turning and proceeding in a westerly direction for approximately 100 feet along the southern boundaries of lots numbered 18 and 19 on Assessors' Plat #189 to their point of intersection with the eastern sideline of Magoun Street;

Thence turning and proceeding in a southerly direction along the western boundary of lot number 97 on Assessors' Plat #189 for approximately 20 feet to its point of intersection with the extension of the centerline of Whittemore Avenue;

Thence turning and proceeding in a generally westerly direction along the centerline of Whittemore and its extension for approximately 1235 ft. to its point of intersection with the extension of the northwestern boundary line of lot #64 on Assessors' Plat #187, which is the point of origin.

Said area includes all or part of the following parcels:

1) Premises shown on Assessors' Plat Number 187: odd numbers 91 through 127 Whittemore Avenue; numbers 9 and 10 Kassul Park; and number 7 Kimball Street.

2) Premises shown on Assessors' Plat Number 188:
odd numbers 19 through 85 Whittemore Avenue; even numbers 54 through 60 Madison Avenue; odd numbers 53 through 59 Madison Avenue; and odd numbers 61 through 67 Magoun Street.

3) Premises shown on Assessors' Plat Number 189:
even numbers 62 through 68 Whittemore Avenue; odd numbers 43 and 47 Brookford Street; and lots numbered 18 and 97.

7. Rezone to Industry A-1 that area presently zoned I-A which is circumscribed by a line beginning at the point of intersection of the centerline of Whittemore Avenue with the western boundary line of lot number 97 on Assessors' Plat #189, extending in a northerly direction along said boundary line for approximately 20 feet to its point of in tersection with the boundary separating lots numbered 97 and 19 on said plat;

Thence, turning and proceeding easterly along the northern boundary of lot number 97 on Assessors' Plat #189 for approximately 100 feet to its point of intersection with the western boundary of lot number 87 on said plat;

Thence, turning and proceeding northerly for approximately 58 feet along the western boundary of lot number 87 on Assessors' Plat #189 to its point of intersection with the southern boundary of lot number 16 on said plat;

Thence, turning and proceeding easterly along the northern boudary of lot number 87 on Assessors' Plat #189 for approximately 133 feet to its point of intersection with the centerline of Brookford Street;

Thence, turning and proceeding northerly along the centerline of Brookford Street for approximately 50' to its point of intersection with the existing Industry A-Residence B zoning district line which is the extension of a line 100 feet north of and parallel to the northern side of Whittemore Avenue;

Thence, turning and proceeding easterly along said zoning district line for approximately 475 feet to its point of intersecftion with a line which is parallel to and 100 feet southwest of the southwestern sideline of Massachusetts Avenue;

Thence, turning and proceeding southeasterly for approximately 355 feet along a line which is parallel to and 100 feet southwest of the southwestern sideline of Massachusetts Avenue to a point in the Massachusetts Bay Transportation Authority's railroad right-of-way which is the intersection of said line (formerly the Lexington Branch of the Boston and Maine Railroad) with the northerly extension of the centerline of Harrington Road;

Thence, turning and proceeding southerly along the existing Business B-Industry A district line defined by the northerly extension of the centerline of Harrington Road for approximately 240 feet to its point of intersection with the centerline of Harvey Street;

Thence, turning and proceeding westerly along the centerline of Harvey Street for approximately 1485' to its point of intersection with the southern sideline of the MBTA railroad right-of-way;

Thence, turning and proceeding northeasterly along said railroad sideline for approximately 205 feet to its point of intersection with the existing Industry A-Irdustry B zoning district line;

Thence, turning and proceeding northeasterly along said zoning district line for approximately 300 feet to its point of intersection with the centerline of Whittemore Avenue and the extension of the centerline of Madison Avenue;

Thence, turning and proceeding easterly along the centerline of Whittemore Avenue for approximately 265 feet to its point of intersection with the western boundary line of lot number 97 on Assessors' Plat #189 which is the point of origin.

Said area includes all or part of the following parcels:

1) Premises shown on Assessors' Plat #188: even numbers 32 through 40 Whittemore Avenue; lot numbers 132 and 137; and the MBTA railroad right-of-way.

2) Premises shown on Assessors' Plot Number 189: odd numbers 43 through 47 Brookford Street; even numbers 42 through 48 Brooksford Street; odd numbers 25 through 33 Cottage Park; #26 Cottage Park; odd numbers 9 through 33 Edmunds Street; even numbers 12 through 26 Edmunds Street; lot numbers 57, 87, 92, 95, 96, and B-188-L-12; and the MBTA railroad right-of-way.

3) Premises shown on Assessors' Plat #190: odd numbers 61 through 209 Harvey Street; odd numbers 5 through 9 Westley avenue; lot number 240; and the MBTA railroad right-of-way.

4) Premises shown on Assessors' Plat #191: odd numbers 35 through 57 Harvey Street; even numbers 6 through 10 Westley Avenue, and the MBTA railroad right-of-way.

5) Premises shown on Assessors' Plat #269: lot number 73 and the MBTA railroad right-of-way.

8 Rezone to Industry A-1 that area presently zoned Industry A and Industry B circumscribed by a line beginning at the point of intersection of the centerline of Sherman Street and the westerly extension of the centerline of Pemberton Street extending southeasterly along the centerline of Pemberton Street for approximately 780 feet to its point of intersection with the extension of the eastern boundary of lot number 18 on Assessors' Plat #195;

Thence, turning and proceeding southwesterly for approximately 160 feet along the eastern boundary of lot number 18 on Assessors' Plat #195 to its point of intersection with the northern sideline of the Fitchburg Division railroad right-of-way;

Thence turning and proceeding southeasterly for approximately 2440 feet along the northern sideline of the Fitchburg Division railroad right-of-way to its point of intersection with a line which is parallel to and 50 feet southeast of the northwest boundary of lot numbered 103-52 on Aeesssors' Plat #178, said line being the existing zoning districdt boundary between the Industry A and Business C districts;

Thence, turning and proceeding southwesterly along said existing zoning boundary which is parallel to and 50 feet southeast of the northwest boundary of lot numbered 103-52 on Assessors' Plat #178 for approximately 240 feet to its point of intersection with the centerline of Richdale Avenue;

Thence, turning and proceeding northwesterly along the centerline of Richdale Avenue for approximately 1870 feet to its point of intersection with the northerly extension of the eastern boundary of lot number 14 on Assessors' Plat #202;

Thence, turning and proceeding in a generally southerly direction for approximately 250 feet along the eastern boundary of lot number 14 on Assessors' Plat #202, along the northern and eastern boundaries of lot number 44 on said plat and the eastern boundary of lot number 43 on said plat and its extension to the centerline of Hubbard Avenue;

Thence, turning and proceeding westerly for approximately 45 feet along the centerline of Hubbard Avenue and its extension to the centerline of Raymond Street;

Thence, turning and proceeding northerly along the centerline of Raymond Street for approximately 295 feet to its point of intersection with the centerline of Richdale Avenue;

Thence turning and proceeding westerly for approximately 1585 feet along the existing Industry B and Industry A boundary with the Residence C-2 district which extends from the centerline of Richdale Avenue extended and continues along the centerline of Bolton Street and its extension to the centerline of Sherman Street;

Thence, continuing westerly along the centerline of the northern segment of Bellis Circle and its extension to the western boundary of lot number 33 on Assessors' Plat #271;

Thence, turning and proceeding northerly for approximatelh 125 feet along the western boundary of lot number 33 on Assessors' Plat #271 to its point of intersection with the southern sideline of the Fitchburg Railroad Right-of-Way, thence continuing northerly across said right-of-way for approximately 55 feet to its point of intersection with the southwest corner of lot number 78 on Assessors' Plat #194; thence continuing northerly for approximately 115 feet along the western boundaries of lots numbered 78 and 77 to the point of intersection with lot number 2 on said plat;

Thence turning and proceeding southeasterly for approximately 495 feet along the northern boundary of lot number 77 on Assessors' Plat #194 and its extension to its intersection with the centerline of Sherman Street;

Thence, turning and proceeding northerly along the centerline of Sherman Street for approximately 45 feet to its intersection with the extension of the centerline of Pemberton Street which is the point of origin.

Said area includes all or part of the following parcels:

1) Premises shown on Assessors' Plat #194:
140, 147 and 149 Sherman Street; odd numbers 203 through 215 Pemberton Street; lots numbered 42 and 78; and the Fitchburg Division Railroad Right-of-Way.

2) Premises shown on Assessors' Plat #195:
odd numbers 161 through 199 Pemberton Street; odd numbers 95 through 109 Middlesex Street; even numbers 98 through 110 Middlesex Street; and the Fitchburg Division Railroad Right-of-Way.

3) Premises shown on Assessprs' Plats #197, 199 and 200:
the Fitchburg Division Railroad Right-of-Way.

4) Premises shown on Assessors' Plat #178:
odd numbers 7 through 51 Richdale Avenue; and the Fitchbur Division Railroad Right-of-Way.

5) Premises shown on Assessors' Plat #201:
odd numbers 55 through 101 Richdale Avenue; lot number 122; even numbers 56 and 62 Walden Street and the Fitchburg Division Railroad Right-of-Way.

6) Premises shown on Assessors' Plat #202:
odd numbers 111 through 205 Richdale Avenue; 194 Richdale Avenue; 61-63 Hubbard Avenue; odd numbers 189 through 201 Raymond Street; lot number 104 and the Fitchburg Division Railroad Right-of-Way.

7) Premises shown on Assessors' Plat #203A:
lot number 40, 41, 43 and 62; odd numbers 61 through 87 Bolton Street; and the Fitchburg Division Railroad Right-of-Way.

8) Premises shown on Assessors' Plat #271:
lot numbers 33, 44 and 45 and the Fitchburg Division Railroad Right-of-Way.

9. Rezone to Open Space that area presently zoned Industry A and Residence C-1 circumscribed by a line

Beginning at a point, said point being the intersection of the centerline of the proposed New Street, as depicted on a map entitled "Grading Plan for the Preliminary Master Plan for the Cambridge City Dump", dated December 1, 1977, and prepared for the City of Cambridge by Carol Johnson and Associates, Inc. and the southern boundary of the Watertown Branch of the Boston and Maine railroad.

Thence, running easterly along the southern boundary of the Watertown Branch of the Boston and Maine Railroad a distance of 1160' more or less to a point, said point being the intersection of the southern boundary of the Watertown Branch of the Boston and Maine Railroad and the western boundary of lot number 34 on Assessors' Plat #264;

Thence, running southerly for approximately 440 feet along the western boundary lines of lots 34, 33, 13, 14 and 15 on Assessors' Plat #264 to their point of intersection with the southern boundary of lot number 15 on said plat;

Thence, running generally southeasterly and easterly for approximately 560 feet along the southern boundaries of lots numbered 15, 16, 27, 28 and 20 on Assessors' Plat #264 and their extensions to the point of intersection with the centerline of Sherman Street;

Thence, running southerly along the centerline of Sherman Street for about 280 feet to its point of intersection with the projection of the northern boundary of lot number 22 on Assessors' Plat #264;

Thence running westerly along the northern boundary of lot number 22 and its projection for about 145 feet to its intersection with the western boundary of lot number 22;

Thence turning and proceeding southerly for about 300 feet along the western boundaries of lots numbered 22, 23, 24 and 1 on Assessors' Plat #264 to its point of intersection with the southern boundary of lot number 1;

Thence, turning and proceeding easterly for about 120 feet along the southern boundary of said lot number 1 and its extension to the centerline of Sherman Street;

Thence, turning and running southeasterly for about 465 feet along the centerline of Sherman Street to its point of intersection with the projection of the northern boundary of lot #3 on Assessors' Plat #264;

Thence turning and running southwesterly for 67 feet along the northwestern boundary of said lot #3 to its point of intersection with the southwestern boundary of lot number 3;

Thence, turning and proceeding southeasterly for 135 feet along the southwestern boundary of lots #3 and #4 on Assessors' Plat #264 to its point of intersection with the northwestern boundary of lot #16 on said plat;

Thence, turning and running in a generally southwesterly direction for about 420 feet along the northwestern boundaries of lots #16, #10, #11 and #12 on Assessors' Plat #264 and their projection to the centerline of Garden Street;

Thence, turning and running northwesterly for about 700 feet along the centerline of Garden Street to its intersection with the projection of the northeastern boundary of lot #34 on Assessors' Plat #264;

Thence, turning and running for about 1375 feet in a northwesterly, then southwesterly, and then southeasterly direction around the northeasterly, northwesterly and southwesterly boundaries respectively of said lot #34 and their extension to the centerline of Garden Street;

Thence, turning and running southwesterly for about 190 feet along the centerline of Garden Street and its extension to the centerline of Field Street;

Thence, turning and running northwesterly and northerly along the centerline of Field Street for about 680 feet to its intersection with the boundary of lot number 96 on Assessors' Plat #264;

Thence, turning and proceeding southwesterly for 20 feet along one of the southerly boundaries of Lot #96 on Assessors' Plat #264 its intersection with the eastern boundary of lot number 29 on said plat;

Thence, turning and proceeding northerly for 78 feet along the eastern boundary of said lot #29 to its intersection with the northern boundary of said lot;

Thence, turning and running westerly for about 193 feet along the northern boundaries of lots #29, #28,,#27, #26, #25, and #24 to their point of intersection with the northeastern boundary of lot #32 on Assessors' Plat #264;

Thence, turning and proceeding northwesterly for 460 feet along the northeastern boundary of lot #32 on Assessors' Plat #264 and its extension to its intersection with the centerline with the proposed New Street as depicted on the map entitled "Grading Plan for Preliminary Master Plan for the Cambridge City Dump" prepared by Carol Johnson and Associates, Inc. for the City of Cambridge, dated December 1, 1977;

Thence, turning and proceeding northeasterly and then northerly for approximately 940 feet along the centerline of the proposed New Street as shown on the map cited above to its point of intersection with the southern sideline of the Watertown Branch of the Fitchburg Division of the Boston and Maine Railroad which is the point of intersection.

Said area includes all or parts of the premises designated as lots #2, #5, #35, #61, #94, #96, #99 and #100 on Assessors' Plat #264, and encompasses an area of 2,494,600 square feet more or less on 57.25 acres more or less.

10. Rezone to Open Space that area presently zoned Residence C-1 and Industry B circumscribed by a line

Beginning at a point, said point being the intersection of the centerline of Rindge Avenue and the eastern lot line of lot #91 as shown on Assessors' Plat #269;

Thence, running northerly along the eastern lot line of lot #91 as shown on Assessors' Plat #269 1207 feet more or less to a point said point being the intersection of the eastern lot line of lot #91 as shown on Assessors' Plat #269 and the northern lot line of lot #91 as shown on Assessors' Plat #269;

Thence, running westerly along the northern lot line of lot #91 as shown on Assessors' Plat #269 530 feet more or less to a point, said point being the intersection of the northern lot line of lot #91 as shown on Assessors' Plat #269 and the western lot line of lot #91 as shown on Assessors' Plat #269;

Thence running southerly and southeasterly along the western lot line of lot #91 as shown on Assessors' Plat #269 1392 feet more or less to a point, said point being the intersection of the western lot line of lot #91 as shown on Assessors' Plat #269 and the northern lot lines of lots #107, #106 and #108 as shown on Assessors' Plat #269;

Thence, running westerly along the northern lot lines of lots #107, #106 and #108 as shown on Assessors' Plat #269 110 feet more or less to a point, said point being the intersection of the northern lot lines of lots #107, #106 and #108 as shown on Assessors' Plat #269 and the western lot line of lot #108 as shown on Assessors' Plat #269 and its extension;

Thence, running southerly along the western lot line of lot #108 as shown on Assessors' Plat #269 and its extension 295 feet more or less to a point, said point being the intersection of the western lot line of lot #108 as shown on Assessors' Plat #269 and its extension and the centerline of Rindge Avenue 425 feet more or less to the point of origin which comprises an area of 462,847 square feet more or less.

Said area includes premises of the following parcels as designated on Assessors' Plat #269: odd numbers 325 through 361 Rindge Avenue and which includes all or parts of lots numbered 91, 106, 107, and 108 as designated on Assessors' Plat #269.

11. Rezone to Industry C that area presently zoned Industry B circumscribed by a line beginning at a point, said point being the intersection of the municipal boundary between the Town of Arlington and the City of Cambridge and the centerline of Whittemore Avenue and its projection;

Thence, running easterly along the centerline of Whittemore Avenue and its extension 1450 feet more or less to a point, said point being the intersection of the centerline of Whittemore Avenue and a line drawn between the centerline of Madison Avenue and Clifton Street;

Thence, running southwesterly along a line drawn between the centerline of Madison Avenue and the centerline of Clifton Street 325 feet more or less to a point, said point being the intersection of a line drawn between the centerline of Madison Avenue and the centerline of Clifton Street and the southern boundary of the right-of-way of the Massachusetts Central Division of the Boston and Maine Railroad;

Thence, running southwesterly along the southern boundary of the right-of-way of the Massachusetts Central Division of the Boston and Maine Railroad 210 feet more or less to a point, said point being the intersection of the southern boundary of the right-of-way of the Massachusetts Central Division of the Boston and Maine Railroad and the centerline of Harvey Street.

Thence, running southeasterly along the centerline of Harvey Street 205 feet more or less to a point, said point being the intersection of the centerline of Harvey Street and the eastern lot line of lot 79 as shown on Assessors' Plat #269 and its projection;

Thence, running southerly along the eastern lot line of lot 79 as shown on Assessors' Plat #269 and its projection 195 feet more or less to a point, said point being the intersection of the eastern lot line of lot 79 as shown on Assessors' Plat #269 and its projection and the northern lot line of lot 91 as shown on Assessors' Plat #269;

Thence running northwesterly and southwesterly along the northern lot line of lot 91 as shown on Assessors' Plat #269 530 feet more or less to a point, said point being the intersection of the northern lot line of lot 91 as shown on Assessors' Plat #269 and the western lot line of lot 91 as shown on Assessors' Plat #269;

Thence, running southerly and southeasterly along the western lot line of lot 91 as shown on Assessors' Plat #269 862 feet more or less to a point, said point being the intersection of the western lot line of lot 91 as shown on Assessors' Plat #269 and the northern lot lines of lots 107, 106 and 108 as shown on Assessors' Plat #269;

Thence, running westerly along the northern lot lines of lots 107, 106 and 108 as shown on Assessors' Plat #269 110 feet more or less to a point, said point being the intersection of the northern lot lines of lots 107, 106 and 108 as shown on Assessors' Plat #269 and the western lot line of lot 108 as shown on Assessors' Plat #269 and its extension;

Thence, running southerly along the western lot line of lot 108 as shown on Assessors' Plat #269 and its extension 295 feet more or less to a point, said point being the intersection of the western lot line of lot 108 as shown on Assessors' Plat #269 and its extension and the centerline of Rindge Avenue;

Thence, running northwesterly along the centerline of Rindge Avenue 580 feet more or less to a point, said point being the intersection of the centerline of Rindge Avenue and the centerline of the Alewife Brook Parkway;

Thence, running northeasterly along the centerline of Alewife Brook Parkway and its projection 1750 feet more or less to a point, said point being the intersection of the centerline of Alewife Brook Parkway and its projection and the municipal boundary between the Town of Arlington and the City of Cambrige;

Thence, running northeasterly along the municipal boundary between the Town of Arlington and the City of Cambridge 200 feet more or less to the point of origin and which comprises an area of 1,190,900 square feet more or less.

Said area includes all or parts of the following parcels:

1. Premises designated on Assessors' Plat #269:
odd numbers 363 and 403 Rindge Avenue, even numbers 130 through 136 Alewife Brook Parkway and which includes all or parts of lots numbered 110, 109, 105, 104, 90, 93, 92, 94, 106, 96, 95, 94, 85, 86, 79, 84 as shown on Assessors' Plat #269.

2. Premises designated on Assessors' Plat #269½:
Lot 65

3. Premises designated on Assessors' Plat #187:
even numbers 118 through 152 Whittemore Avenue, and which includes all or parts of lots numbered 8, 9, 10, 11, 12, 13, 14, 15, 16 and 66 as designated on Assessors' Plat #187.

4. Premises designated on Assessors' Plat #188:
even numbers 38 through 88 Whittemore Avenue and which includes all or parts of lots numbered 119, 118, 117, 132, 116, 131, 6 and 120 as designated on Assessors' Plat #188.

B. AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Article 3.000, Section 3.10, Division of the City into Zoning Districts, change the list of zoning districts in subsection 3.11 by adding three new districts and renumbering so that the end of the list reads as follows:

"14. Industry A-1 District.....limited impact business and industry

15. Industry A District .....Warehouse, storage and light manufacturing

16. Industry B District .....Heavy Industry

17. Industry C District .....Office, research and light manufacturing, with optional planned use development

18. Cambridge Center Mixed Use Development (MXD) District .....Various uses as governed by the requirements of Article 13.000

19. Open Space .....Parks recreation facilities, public facilities."

2. In Section 4.10, General Classification Rules, amend subsection 4.12 by inserting the following sentence between the fourth and fifth sentences:

"Uses designated in the Table by the letters "PUD" may be allowed only if the use is part of a Planned Unit Development approved by the Planning Board in accordance with the applicable requirements of Article 12.000."

3. Amend Section 4.30, Table of Use Regulations, by adding three new district columns and use designation as follows:

	Open Space	Industry A-1	Industry C
4.31 Residence			
a. Detached dwelling occupied by not more than one family	No	Yes	No
b. Two-family or semi-detached dwelling	No	Yes	No
c. Townhouse Development (as controlled in Section 11.10)	No	SP	PUD***
d. Multi-family dwelling	No	PB**	PUD***
e. Transient Accommodations			
1) Tourist house in an existing dwelling	No	SP	SP
2) Hotel or motel *C–2 and C–3 only No in C–1 and O–1	No	No	PUD***
f. Non-family accommodations:			
1) Dormitory or resident fraternity	No	No	PUD
2) Lodging house *C–2 and C–3 only No in C–1 and O–1	No	SP	No
3) Personal care lodging house *No in C–1	No	SP	No
g. Community Residence	No	SP	No
h. Trailer park or mobile home park	No	No	No
4.32 Conversion of Dwelling Structure			
a. Existing one-family detached dwelling converted for two families, provided that in Residence A districts the exterior design of the structure is not changed. See also Section 5.26.	No	Yes	No

** Only in structures in existence on April 1, 1978
*** Only in accordance with the requirements of Section 12.70.

[Edistorial note: Designations in the table have the following meanings: "Yes" - use is allowed; "No" - use is prohibited; "SP" - use allowed if granted a Special Permit by the Board of Zoning Appeals; "PB" - use allowed if granted a Special Permit by the Planning Board; "PUD" - use only allowed if part of a Planned Unit Development.]

	Open Space	Industry A-1	Industry C
b. Existing dwelling converted for more than two families. See also Section 5.26.	No	Yes	No
4.33 Institutional, Transportation, and Utility Uses			
a. Religious purposes*	Yes**	Yes	Yes
b. Educational purposes			
1. Exempt by statute*	Yes**	Yes	Yes
2. Other nursery schools, day care centers or kindergartens	No	No	PUD
3. Other schools, colleges, or educational institutions	No	SP	PUD
c. Library or museum	SP**	SP	PUD
d. Health care facilities			
1. Hospital (may include related teaching facilities and offices for its medical staff not to exceed 25% of the gross floor area of the hospital)	No	No	No
2. Infirmary	No	Yes	Yes
3. Nursing home, convalescent home	No	SP	No
4. Clinic not affiliated with any other institution	No	SP	PUD
5. Clinic affiliated with a hospital or accredited university medical school	No	SP	PUD
6. Clinic connected with a community center	No	SP	PUD
e. Cemetery	Yes**	Yes	Yes

*Unless explicitly stated to the contrary elsewhere in this Ordinance, all bulk, height, yard, lot area, setback, open space, parking and building coverage requirements of this Ordinance shall be considered reasonable regulations under Section 3, Chapter 40A, G.L., and shall apply to these uses.

** In accordance with the requirements of Section 4.24

	Open Space	Industry A-1	Industry C
f. Public park or playground, public recreation building	Yes	Yes	Yes
g. Community center, settlement house	No	Yes	PUD
h. Theatres, auditoriums, halls used for public gatherings, athletic facilities and other places of assembly of non-profit educational institutions where facilities are primarily used by faculty and students and where public is admitted on payment of a fee.	No	SP	PUD
i. Laboratory or research facilities of non-profit education institutions which supply services for a fee for other than enrolled students provided there is no manufacturing on the premises	No	Yes	Yes
j. Private non-profit club or lodge operated for members only.	No	Yes	PUD
k. Telephone exchange, transformer station, substation, gas regulator station, or pumping station.	No	Yes	Yes
l. Fire or police station	Yes*	Yes	Yes
m. Post office	No	Yes	Yes
n. Bus or railroad passenger station	No	SP	Yes
o. Automobile parking lot or parking garage for private passenger cars, where not an accessory use, and no repairs, servicing, or sale of gasoline is carried on	No	Yes	Yes
4.34 Office and Laboratory Use			
a. Office building or office use, provided there is no retail business, manufacturing or processing on the premises, except in industrial districts as permitted elsewhere in this Ordinance.	No	Yes	Yes
b. Place of business of a bank trust company or similar financial institution	No	Yes	Yes
c. Radio or television studio	No	Yes	Yes
d. Laboratories or research facilities provided they are operated for research purposes and provided that any manufacturing is of a type authorized as a matter of right under section 4.37 of this ordinance, is of an accessory nature and carried out entirely within the building, and does not exceed 50% of the gross floor area.	No	Yes	Yes
e. Other laboratories, shops or research facilities	No	Yes	Yes

* In accordance with the requirements of Section 4.24

	Open Space	Industry A-1	Industry C
4.35 Retail Business and Consumer Service Establishment			
a. Store for retail sale of merchandise where all display and sales are conducted within a building or where a permit has been issued by City Council for an outdoor sale, and where no manufacturing, assembly, or packaging occur on the premises, except in Industrial districts as permitted elsewhere in this Ordinance.			
(1) Establishments providing convenience goods such as drug stores, food stores, tobacco, newspaper and magazine stores, variety stores, and liquor stores, providing that the establishment is located in a structure also containing non-retail uses, and that no establishment shall exceed 2500 square feet gross floor area.	No	Yes	Yes
(2) Other retail establishments	No	SP	PUD*
b. Place for the manufacture, assembly or packaging of consumer goods, provided that at least fifty percent of such merchandise is sold at retail on the premises and that all display and sales are conducted within a building.	No	Yes	Yes
c. Barber shop, beauty shop, laundry and dry-cleaning pickup agency, shoe repair, self-service laundry or other similar establishment	No	Yes	Yes
d. Hand laundry, dry-cleaning or tailoring shop, provided only non-flammable solvents are used for cleaning and not more than nine persons are employed	No	Yes	Yes
e. Lunchroom, restaurant, cafeteria, provided no alcoholic beverages are sold or consumed on the premises. Such establishments shall not exceed 2500 square feet in Industry A-1 districts.	No	Yes	Yes
f. Bar or other establishment where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided. Such establishments shall not exceed 2500 square feet in Industry A-1 districts.	No	SP	PUD
g. Bar or other establishment where alcoholic beverages are sold and consumed and where dancing or entertainment is provided. Dance hall or similar place of entertainment	No	No	PUD
h. Theatre or hall for public gatherings	SP**	SP	PUD
i. Bowling alley, skating rink or other recreation center	SP**	SP	PUD
j. Mortuary, undertaking or funeral establishment	No	Yes	No

* In accordance with the requirements of Section 12.70

** In accordance with the requirements of Section 4.24

	Open Space	Industry A-1	Industry C
k. Printing shop, photographer's studio	No	Yes	Yes
l. Veterinary establishment, kennel, pet shop or similar establishment, provided in Business and Industry A-1 zones all animals are kept indoors and there is no noise or odors perceptible from adjoining lots.	No	SP	No
m. Sales place for new or used cars conducted entirely within a building, rental agency for autos, trailers, motorcycles, conducted entirely within a building; provided no major repairs are made	No	SP	PUD
n. Office, including display or sales space, of a wholesale, jobbing or similar establishment where not more than twenty-five percent of the floor area is used for assembling, packaging or storing merchandise	No	Yes	Yes
0. Fast Order Food Establishments	No	No	PUD
4.36 Open-Air or Drive-In Retail & Service			
a. Sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors; commercial greenhouse or garden	No	Yes	Yes
b. Automobile oriented fast order food service establishments	No	No	No
c. Drive-in bank and other retail or consumer service establishment where the motorist does not have to leave his car	No	No	No
d. Outdoor amusement park, outdoor sports facility conducted for profit	No	No	No
e. Open-air or drive-in theatre or other open-air place of entertainment	No	No	No
f. Sale of new or used cars conducted partly or wholly on open lots, or rental agency for automobiles, trailers, motorcycles, conducted partly or wholly outdoors	No	No	No
g. Automobile service station where no major repairs are made provided that in Business and Industry C districts all lubrication and repairs are carried out within the building and further provided that in Industry C districts, the service station will be located within or attached to a parking garage or other structure as an accessory use.	No	No	SP
h. Car washing establishment using mechanical equipment for the purpose of cleaning automobiles and other vehicles	No	No	No
i. Place for exhibition, lettering or sale of gravestones	No	Yes	No

	Open Space	Industry A-1	Industry C
4.37 Light Industry, Wholesale Business and Storage			
a. Assembly or packaging of articles not exceeding two hundred pounds in weight, provided no manufacturing or processing is carried out	No	Yes	Yes
b. Auto body or paint shop, provided that all work is carried out inside the building	No	SP	No
c. Automotive repair garage (not including auto body or paint shop), provided that in Business, Industry A-1 and Industry C districts all servicing and repairs are carried out inside the building	No	SP	SP
d. Bottling of beverages	No	No	Yes
e. Distribution center, parcel delivery center, delivery warehouse	No	No	Yes
f. Food commissary	No	SP	Yes
g. Laundry, dry cleaning plant	No	SP	Yes
h. Printing, binding, publishing and related arts and trades	No	Yes	Yes
i. Radio and television transmission station, including towers	No	No	SP
j. Storage warehouse, cold storage plant, storage building, but not including storage or bailing of junk, scrap metal, rags, waste paper or used rubber	No	Yes	Yes
k. Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquids, gas or explosives	No	SP	Yes

	Open Space	Industry A-1	Industry C
1. Manufacture, processing, assembly and packaging the following, provided that the following restrictions shall apply: (a) in Industry A and A-1 districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight, (b) in Industry A, A-1 and C districts no process shall involve coating with rubber, (c) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or disposed of as to avoid air pollution and (d) any noise, vibration or flashing are not normally perceptible without instruments at a distance of fifty feet from the premises in Industry A-1 districts, at a distance of one hundred feet from the premises in Industry A and Industry C districts or at a distance of five hundred feet from the premises in Industry B districts			
1) Clothing, but not the manufacture of the cloth or other material of which the clothing is made.	No	Yes	Yes
2) Food products, including bakery, confectionary and dairy products	No	Yes	Yes
3) Drugs	No	Yes	Yes
4) Electrical, electronic and communication instruments	No	Yes	Yes
5) Engineering, laboratory and scientific instruments, temperature controls	No	Yes	Yes
6) Jewelry, insignia, emblems and badges, lapidary, scale models, dolls, costume jewelry and costume novelties	No	Yes	Yes
7) Lamp shades except of glass or metal	No	Yes	Yes
8) Leather goods, excluding footwear and saddlery	No	Yes	Yes

	Open Space	Industry A-1	Industry C
9) Medical and dental instruments and supplies, optical instruments and lenses	No	Yes	Yes
10) Paper and paperboard products, provided such products are made from purchased paper or purchased paperboard and there is no manufacture or processing of pulp, waste paper or waste paper products	No	Yes	Yes
11) Pens, mechanical pencils	No	Yes	Yes
12) Plaster of Paris or papier machine products	No	Yes	Yes
13) Office machines, including cash registers, computing machines and typewriters, scales and balances	No	Yes	Yes
14) Umbrellas, parasols and canes	No	Yes	Yes
15) Watches, clocks, watchcases, clockwork mechanisms	No	Yes	Yes
m. Open-lot storage of new building materials, machinery and new metals, but not including junk, scrap metal, rags, waste paper and similar materials, provided that the area so used is surrounded by a six-foot high wall or tight fence.	No	SP	SP
n. Open-lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers, provided that all dust incident to storage or handling is effectively confined to the premises or so disposed of as to avoid air pollution and that the area so used is surrounded by a six-foot high wall or tight fence.	No	No	No
4.38 Heavy Industry			
a. Dismantling or wrecking of used motor vehicles and storage or sale of	No	No	No

	Open Space	Industry A-1	Industry C
dismantled, inoperative or wrecked vehicles or their parts, provided the area so used is surrounded by a six-foot high wall or tight fence.			
b. Railroad freight terminal, railroad yards and shops	No	No	No
c. Rendering or preparation of grease, tallow, fats and oils, manufacture of shortening, table oil, margarine and other food oils, but not including garbage, dead animals, offal or refuse reduction	No	No	No
d. Stone cutting, shaping, and finishing, in completely enclosed buildings	No	No	SP
e. Textile mill, except mill for processing of jute, burlap or sisal	No	No	No
f. Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or busses, parking lot for trucks	No	No	No
g. Manufacture, processing, assembly, packaging or other industrial operation, subject to Building Department and Health Department regulations without limit as to category or product except as otherwise listed in this paragraph (8) or as hereinafter prohibited, provided that (a) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution, and (b) any noise, vibration or flashing are not normally perceptible without instruments at a distance of five hundred feet from the premises, fifty feet from the premises in an Industry A-1 district or one hundred feet from the premises in an Industry C district, but the following are expressly prohibited:	No	SP	SP
1) Acid manufacture	No	No	No
2) Cement, lime or gypsum manufacture	No	No	No

	Open Space	Industry A-1	Industry C
3) Explosives or fireworks manufacture	No	No	No
4) Glue manufacture	No	No	No
5) Incineration or reduction of garbage, offal or dead animals, except such processing as may be conducted by the City of Cambridge	No	No	No
6) Petroleum refining	No	No	No
7) Smelting of zinc, copper, tin or iron ores	No	No	No
8) Stockyard or abattoir	No	No	No
h. Open-lot storage of second-hand lumber or other used building material, provided the area so used is surrounded by a six-foot high wall or tight fence; storage of flammable liquids or gas as permitted by the Building Code	No	No	No
i. Open-lot storage of junk, scrap, paper, rags, unrepaired or unclean containers or other salvage articles, provided the area so used is surrounded by a six-foot high wall or tight fence	No	No	No

4. Amend Section 4.20, Special Classification Rules, by adding the following new subsection:

"4.24 Non Open Space Uses in Open Space Districts

The purpose of this section is to provide for public notification and review of governmental and institutional non-open space development statutorily exempt from prohibition in designated Open Space Districts. All uses in an Open Space District other than a park or recreation use permitted by subsection 4.33f shall comply with the procedural requirements of this subsection prior to the issuance of any building or special permit, variance or other approval or before conveyance of any lot within the district.

4.241 A report shall be submitted to the Planning Board and filed with the City Clerk by the agency or other party proposing such non-open space development or proposing to convey a lot. This report shall include the following information, as appropriate:

(1) A map indicating the location and area of the land proposed for non-open space development or for conveyance.

(2) A description of the proposed development and future use of the area including information concerning the proposed site plan, physical design, and user population.

(3) An analysis of alternative sites for the development outside of the district.

(4) Evaluation of the anticipated impacts of the development or property transfer on the remainder of the open space district, upon the ability of alternative park and recreation areas in the neighborhood and city to meet the needs served by the affected open space district which would be displaced by the proposed action, and upon other land uses in the neighborhood.

(5) Any other information reasonably determined pertinent by the Planning Board.

4.242 Within 30 days of the receipt of a report required by Section 4.241, the Planning Board shall hold a public hearing concerning the proposed development or conveyance. Notice for the hearing shall comply with the requirements of Section 11, Chapter 40A, G.L.

4.243 The Planning Board shall prepare a report with recommendations concerning the proposed development or conveyance, including conditions that should be attached to such action. This report shall be filed with the City Clerk within 30 days of the public hearing required

in Section 4.242. Filing of such a report shall satisfy the requirements of this Section 4.24. Failure of the Board to file a report within 30 days of the public hearing shall obviate any further actions under this Section 4.24.

5. Amend Section 5.34, Industrial Districts, by adding the following new regulations to Table 5-4:

"District"	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Minimum Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet Front	Side	Rear	(6) Maximum Height in Feet	(7) Minimum Ratio of Usable Open Space to Lot Area
Ind. A-1	1.0	5,000	1200[a]	50	0	0[b]	0[b]	45	none
Ind. C	1.0	20,000	---	100	0	0[b]	0[b]	45	5%

(a) This requirement may be reduced to 900 square feet per dwelling unit for conversion of non-residential buildings in existence on April 1, 1978, to residential use.

(b) A side yard setback of $\frac{H+L}{7}$ and a rear yard setback of $\frac{H+L}{5}$ shall be required only for residential uses in new structures and for non-residential uses abutting residences, residential or open space districts or public parks and recreation areas. These requirements may be reduced to a minimum required setback of 10 feet on special permit, provided that the yard is suitably landscaped to effectively buffer building walls from abutting lots.

6. Amend Section 5.30, District Dimensional Regulations, by adding the following new subsection:

"5.34 Open Space Districts

The following dimensional requirements, set forth in Table 5-5, shall be applicable to development in an open space district:

Table 5-5 Table of Dimensional Requirements-Open Space Districts

(1) Minimum Ratio of Floor Area to Lot Area:	.25
(2) Minimum Lot Size:	43,560 sq.ft.
(3) Minimum Lot Width:	150 ft.
(4) Minimum Yard:	
a) Front	25 ft.
b) Side	15 ft.
c) Rear	25 ft.
(5) Maximum Height:	35 ft.
(6) Minimum Ratio of Usable Open Space to Lot Area:	60%

7. Amend the first column of Section 6.30, Table of Parking Requirements, by inserting "Ind. A-1" and "Open Space" after "Ind. A" and by inserting "Ind. C" after "Ind. B."

8. In Section 6.50, Location and Layout of Parking Facilities, add the following at the end of subsection 6.51(2): "In Industry A-1 and Industry C districts, the required parking facilities may be provided on lots not more than one thousand feet away from the building to be served."

9. In Section 6.50, Location and Layout of Parking Facilities, add the following at the end of subsection 6.54: "In an Industry C District, no parking lot shall be located within 50 feet of a residential district or within 25 feet of an open space district, a park or public recreation area or the right-of-way of a designated parkway. Screening, with a minimum height of 6 feet, shall be maintained along each side of a parking lot in an Industry C district which is located within 100 feet of a residential district and which is not separated from the district by buildings or other structures. Screening with a minimum height of 40 inches, shall be maintained along each side of a parking lot in an Industry C district that is located within 100 feet of an open space district, a park or public recreation area or the right-of-way of a designated parkway and which is not separated from such areas by buildings or other structures."

10. In Article 12.000, Planned Unit Development Districts, add the following new section:

"12.70 PLANNED UNIT DEVELOPMENT IN IC DISTRICTS

12.71 Purpose. This section 12.70 is intended to promote unified development of medium density; to encourage a mixture of community oriented land uses with the employment activities customarily located in the district; to permit more intense land utilization for development proposals which will minimally impact nearby neighborhoods; to protect critical environmental resources; and to generally create or preserve a healthful and pleasant environment.

12.72 Applicability. A special permit for a Planned Unit Development may be granted by the Planning Board in an Industry C District in accordance with the requirement of Sections 12.30, and Section 12.40,and the development controls specified in Section 12.50 and this section 12.70. All references to and requirements for a PUD district in those sections shall also apply to a Planned Unit Development in an Industry C District.

12.73 Use Regulations.

12.731 Any use designated "Yes", or "PUD" for an Industry C district in Section 4.30 may be allowed by Planning Board in a Planned Unit Development. Special permits for uses designated "SP" for the Industry C district in said section may be granted by the Planning Board when included in a Planned Unit Development proposal.

12.732 The amount of certain uses shall not exceed the limitations specified in this subsection 12.732. These limitations shall apply to to the total amount of such uses within the Industry C district in which the planned unit development is proposed, not only to the development parcel. In determining whether or not the proposed development would exceed the limit below, the Planning Board shall consider the amount of such development which is then located within the district, which is being constructed or may be constructed in the district, and which is being proposed in other development proposals within the district.

(1) Residential uses specified in Sections 4.31(c) and 4.31(d): 300 dwelling units

(2) Hotel or motel specified in Section 4.31(e)(2): 400 guest sleeping rooms

(3) Retail and service uses specified in Section 4.35: 100,000 square feet gross floor area. However, the gross floor area of convenience retail uses specified in subsections 4.35 (a)(1) and 4.35(c) and restaurants which are located within and accessory to hotels shall not be included in this limitation.

12.733 A fast order food establishment specified in Subsection 4.35(o) shall be allowed only if it is located in a structure with other uses, it does exceed 3000 square feet gross floor area, and there will be no more than three such establishments within the district.

12.74 Dimensional Regulations.

12.741 The maximum ratio of floor area to total area of the development parcel shall be 2.0.

12.742 The minimum size of the development parcel for PUD shall be five (5) acres. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel.

12.743 There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no required front, rear, and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such building setbacks.

12.744 The maximum height of any building shall be 85 feet, measured between the mean finished grade and the highest point of any roof. Mean finished grade shall be the average of the finished grades within 15 feet of the building wall. The maximum vertical dimension between the lowest finished grade within 15 feet of the building and the highest point of the structure (including elevator shafts, mechanical equipment and other necessary features appurtenant to buildings, usually carried above roofs and not used for human occupancy) shall be 100 feet.

12.75 Open Space Requirements.

12.751 Definition of Open Space - For the purpose of this section 12.75, open space shall mean a part or parts of a lot or building reserved for the purposes of providing light and air, or scenic,

recreational, or similar purposes. Such open space shall, in general, be available for entry and use by the occupants of the building(s) with which it is associated or the general public. Open space shall include parks, plazas, lawns, landscaped areas, decorative plantings, pedestrian ways as listed in section 13.452, and active and passive recreation areas, including playgrounds and swimming pools.

12.752 Minimum Open Space Requirements -

(a) the minimum amount of open space to be provided on each development parcel shall be equal to 15 percent of the applicable land area. Applicable land area shall be determined by subtracting the area of standing waterbodies and wetlands, as defined by Chapter 131, Section 40, of the Massachusetts General Laws, from the total area of the development parcel. No part or parts of such waterbodies and wetlands shall be counted toward the 15% open space requirement;

(b) open space on the ground level shall have a minimum dimension of 20 feet and shall not have a slope greater than 10 percent;

(c) open space at other levels must be open to the sky and, except for balconies, generally accessible to the public. These areas shall have a minimum dimension of 10 feet and a minimum area of 200 square feet;

(d) no more than 30 percent of the amount of open space required in paragraph (a) above shall be areas designated and mapped as storm water retention areas under subsection 12.764(5);

(e) at least 50 percent of the open space required in this section 12.752 shall be provided at finished grade level;

(f) each square foot of area in a plaza or a pedestrian way, such as those defined in Section 13.452, shall be counted as two square feet in determining the minimum amount of required open space for the development parcel.

12.76 Landscaping Requirements.

12.761 Purpose - The intent of this subsection 12.76 is to promote a quality development through landscape improvements as a part of construction and use of a planned unit development. The landscape improvements required, herein, are intended to reduce wind and air turbulence, heat and noise;

to protect and preserve ground water reservoirs and other critical environmental resources; to act as a natural drainage system, ameliorating storm water drainage problems; to prevent unnecessary soil erosion; to provide shade; and to generally create a safe, healthful, and pleasing environment.

12.762 Landscape Improvement Plans -

(1) Landscape plans required by subsection 12.343(3i) shall conform with the requirements of this subsection 12.763.

(2) Landscape plans shall be prepared by a Landscape Architect.

(3) The plan shall include a plot plan on which space arrangement, wall location and height, and landscaping location and detail, as well as lighting and directional sign locations as necessary are shown.

(4) Plans shall show sufficient information to determine their compliance with the requirements of this section 12.76. The plans shall show:

(a) methods of handling storm water drainage on site;
(b) provisions for the protection of adjoining properties from surface water runoff from the development;
(c) the area and volume of the 100 year flood plain displaced by the development;
(d) plans shall be drawn to scale and show existing and proposed elevations, materials of construction, and details of drainage structures.

12.76 Standards for Landscape Improvements.

(1) Types of Trees

(a) Types of trees to be used for parking lots and street trees should be selected from lists provided by the Supervisor of Parks.

(b) All shade trees to be used shall be a minimum of 10 feet in overall height with a minimum caliper of $3\frac{1}{2}$" upon planting and of a variety which shall attain an average mature spread greater than 20 feet.

(2) Standards of Tree Protection

(a) Each tree planted in a paved area shall have a minimum of 50 square feet of porous surface area surrounding the tree.

(b) Trees which are planted along roadways or in parking lots should be protected by a curbed planter strip or by precast concrete curbs or railroad ties or by suitably designed concrete, steel, or wood bollards placed at least 4' from the tree.

12.764 Landscape Design Criteria -

(1) Open Space: At least 18" of tree caliper per acre of open space should be provided. Whenever possible deciduous trees should be planted along new and existing streets.

(2) Parking Lots:

(a) For the purposes of this section 12.76, a parking lot is defined as:

An area not within a building or other structure where motor vehicles may be stored for the purpose of temporary, daily, or overnight off-street parking. A park-lot shall include such areas for the storage of automobiles, buses, trailers, trucks, and motorcycles which are stored, displayed, maintained, or serviced. Parking lots shall also encompass private ways built, used for driveways or access-ways to such parking lots and areas.

(b) All parking lot landscaping shall be of such quality as to improve and enhance the site and its surrounding areas.

(c) The primary landscaping materials used in parking lots shall be trees which provide shade or are capable of providing shade at maturity. Shrubbery, hedges, other planting material and earth berms may be used to complement the tree landscaping but shall not be the sole contribution to the landscaping.

(d) In those instances where plant material exists on a parking lot site prior to its development, such landscape material may be used if approved as meeting the requirements of this ordinance.

(e) A landscape screen of not less than three feet nor more than seven feet tall shall be provided along each side of a parking lot that is adjacent to a residential district or street, an open space district, an existing recreation area, or the right-of-way of a designated parkway.

(f) At lease 8% of the interior of any parking lot having 25 or more spaces shall be maintained with landscaping, including

trees, in plots of at least 6 feet in width (includes top deck of a parking structure). No more than 30 parking stalls shall be con tinuous without separation by a landscaped area.

(3) Parkway Landscaping: Within 100 feet of the right-of-way of designated parkways, developers should landscape open areas in a manner that would enhance the parkway character of the right-of-way. Such treatment might include open greer space, pedestrian greenways connecting with the parkway, water bodies or landscape planting and other landscape features.

(4) Plazas and Raised Pedestrian Decks:

(a) Tree Planting. One tree per 500 sq.ft. of plaza or raised pedestrian deck shall be provided.

(b) Fixed and moveable planters, including hanging planters with seasonal flowers, shrubs, groundcover or other plants are encouraged in plazas and other high intensity use pedestrian areas.

(c) Fountains. Fountains and reflecting pools are encouraged in high activity pedestrian areas.

(d) Paving. Decorative paving shall be used in all commercial and residential plazas. Nonskid decorative paving such as brick, granite, and quarry tile of varied colors, aggregate, and textures are suggested.

(5) Drainage:

(a) All paved areas shall be sloped to drain. Finished slope of areas paved with asphalt concrete shall be not less than two percent (2%) nor more than five percent (5%).

(b) To the extent possible, drainage of all paved and roof areas should be handled on-site by diverting storm water into setting basins or directing surface water back into the groundwater strata.

(c) There shall be no reduction in the water retention capacity of a 100 year flood plain as designated on "Rate Maps" prepared by the Federal Flood Insurance Administration. Displacement of water retention capacity at one location shall be replaced in equal volume at another location within said flood plain. Locations for said replacement shall be desig-

nated in the landscape plan and guaranteed by dedication of said area to the City of Cambridge, the Metropolitan District Commission or other public entity for conservation purposes; by dedication to the local watershed association; or by easements or deed restrictions over such land sufficient to ensure its perpetual reservation for flood retention purposes.

(d) All non-paved areas of the lot shall be covered with a suitably stable groundcover to prevent erosion.

(e) During periods of construction, only those portions of the site that are going into immediate construction activity should be uncovered. As construction moves from area to area before substantial completion, temporary cover crop or grasses should be planted to help control erosion.

(f) Top soil stripped in construction areas should be stockpiled and suitably stabilized with mulch or groundcover.

(6) Mechanical Equipment and Refuse Storage Areas:

(a) All refuse storage areas and mechanical equipment areas shall be screened from view from street and parking areas, residential districts, open space areas, and designated parkways by a 6 feet high durable non-living barrier (or earth berm) planted with at least one shrub or vine for each 10 feet of barrier towards the abutting property.

(b) Mechanical equipment on the roof of any building shall be permanently screened from view from the ground or other buildings in the area.

(7) Lighting: Illumination during hours of darkness of pedestrian ways, plazas, sidewalks, and parking lots is an important element governing the use and safety of these spaces at night. Lighting intensity in these areas should not be less than 2 horizontal foot candles during hours of darkness. The lighting should be designed in such a way that it does not create glare which would be visible in adjoining residential areas.

(8) Sidewalks: Decorative sidewalk paving enhances the built environment and acts as a transition from the scale of the building to the more human scale of the street and

sidewalk. Paving materials, such as brick or quarry tile should be used for plazas and sidewalks. However, decorative textures and color for all poured-in-place materials could be used.

12.765 Maintenance -

All landscaped areas shall be maintained in a safe and sanitary condition and shall be kept in good repair. Any alteration, enlargement, reconstruction, in whole or in part, other than normal maintenance repairs, shall be pursuant to permit and subject to the preceding provisions. The owners and their agencies shall be responsible for providing, protecting, and maintaining all landscaping in healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.

12.77 Parking and Loading Requirements. A Planned Unit Development in an Industry C district shall conform to the off-street parking and loading requirements set forth in Article 6.000, except as modified by this Section 12.77 and the applicable provisions of Section 12.76.

12.771 Off-Street Parking Facilities shall be provided as follows:

(1) Residential uses permitted by Section 4.31c and d: 1 space per dwelling unit

(2) Transcient accommodation uses permitted by Section 4.31e: 1 space per 1.75 guest sleeping rooms

(3) Office uses permitted by Section 4.34: 1 space per 2000 sq.ft. gross floor area

(4) Retail and service uses permitted by Section 4.35 (except for uses 4.35e, f, g, h, i, and o): 1 space per 2000 sq.ft. gross floor area

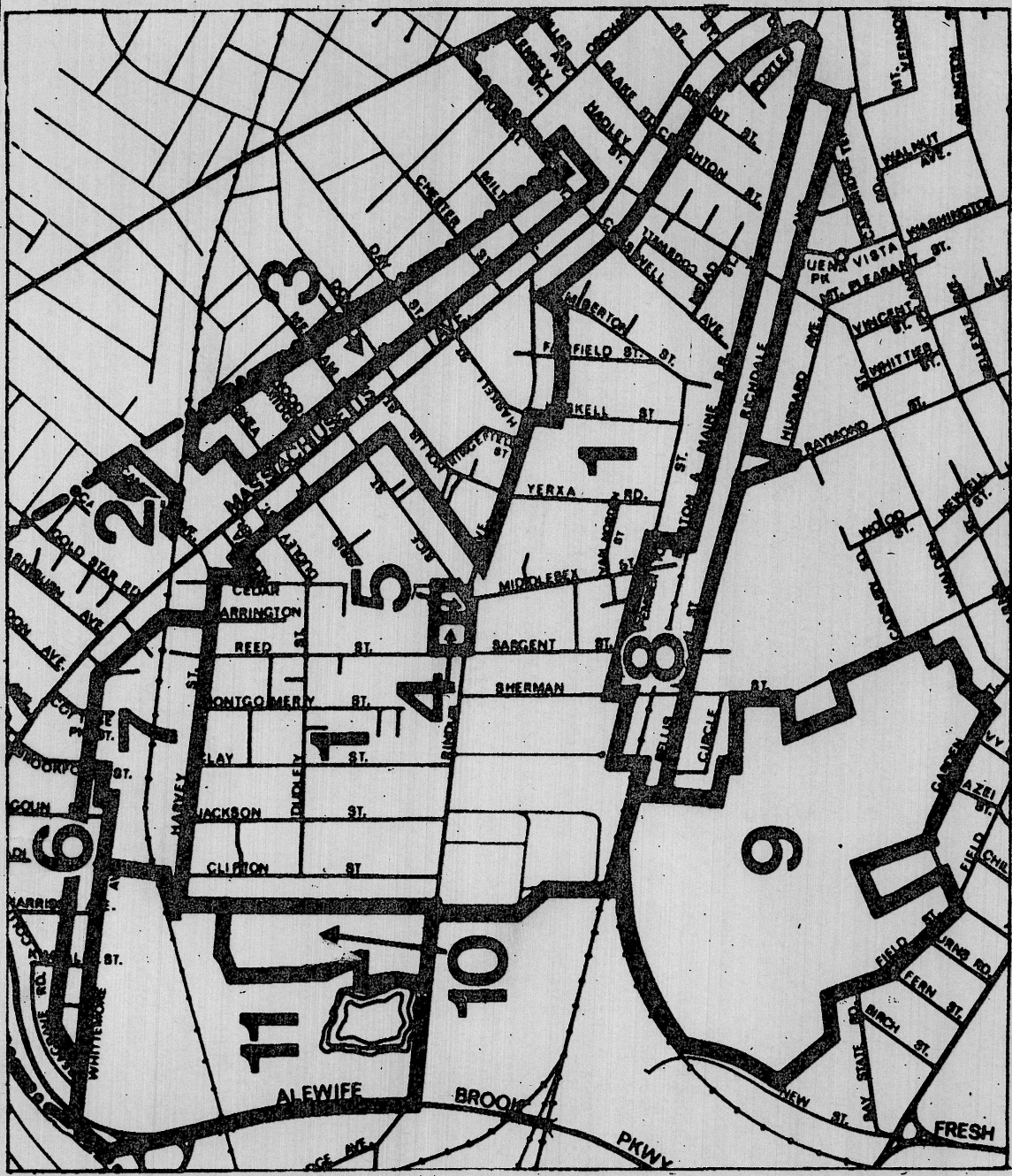
(5) Industrial uses permitted by Sections 4.37 and 4.38: 1 space per 1750 sq.ft. of gross floor area

(6) Public assembly uses permitted by Section 4.33 and restaurant and entertainment uses permitted by Section 4.35e, f, g, h, i, and o 1 space per 15 seats or 1 space per 300 square feet of gross floor area for assembly spaces having no fixed seating

(7) Other uses permitted by Section 4.30: 1 space per 1800 sq.ft. gross floor area.

12.772 The parking requirement specified in Section 12.771 may be satisfied in total or in part by a lease agreement between the developer and the City, other public entity, or private consortium for use of parking spaces in a public or pooled private parking facility. Such facility may be located outside the development parcel but shall be located within the Industry C district.

12.773 The provision of parking inside structures is encouraged within planned unit developments. Extensive surface parking is discouraged. Ground level parking in structures should not abut plazas, pedestrian ways and similar open space areas. When parking is located in a building containing other uses or when a separate parking structure abuts an area counted toward required open space in Section 12.751, not more than 75% of the floor area at or within 5 feet of finished grade and not more than 25% of the building frontage at finished grade level abutting such open space shall be devoted to parking, loading or mechanical equipment uses.



MASSACHUSETTS AVE.
YERXA RD.
MIDDLESEX ST.
SARGENT ST.
SHERMAN ST.
CEDAR
HARRINGTON
REED ST.
MONTGOMERY ST.
CLAY ST.
JACKSON ST.
CLIFTON ST
HARVEY ST.
DUDLEY ST.
RINDGE
CIRCLE
RICHDALE
HUBBARD AVE.
RAYMOND ST.
WALNUT AVE.
WASHINGTON
VINCENT ST.
WHITTIER ST.
FIELD ST.
FERN ST.
BIRCH ST.
NEW ST.
BAY STATE RD.
ALEWIFE BROOK PKWY
FRESH
GOLD STAR RD.
1
2
3
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9
10
11

AREA	EXISTING ZONING	PROPOSED ZONING
1	Res. C-1, Ind. A, Ind. B	Res. B
2	Bus. B	Res. B
3	Res. C-1, Bus. B	Res. B
4	Bus. A	Res. B
5	Bus. A	Bus. A-1
6	Ind. A	Res. B
7	Ind. A	Ind. A-1
8	Ind. A, Ind. B	Ind. A-1
9	Ind. A, Res. C-1	Open Space
10	Res. C-1, Ind. B	Open Space
11	Ind. B	Ind. C

CAMBRIDGE PLANNING BOARD
NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday May 2, 1978, at 7:30 PM in the City Council Chamber, City Hall, Cambridge, Massachusetts, on a petition by the Cambridge Planning Board to **amend the Zoning Ordinance of the City of Cambridge by rezoning portions of North Cambridge.** The petition would amend the Zoning Map by changing the district designations for several areas as shown on the map accompanying this notice. Section 3.11 of the Ordinance would be amended to establish three new categories of zoning districts: an Open Space District, an Industry A-1 District and an Industry C District. Various other sections of the Ordinance would be amended to incorporate regulations for these new districts.

The Open Space District would be a public park and recreation district. It would limit floor area ratio to .25, building height to 35 feet and uses to park and recreation related purposes. Statutorily exempt religious and educational uses and other non-open space governmental uses would be permitted only after the filing of a notice and report with the Planning Board and a public hearing.

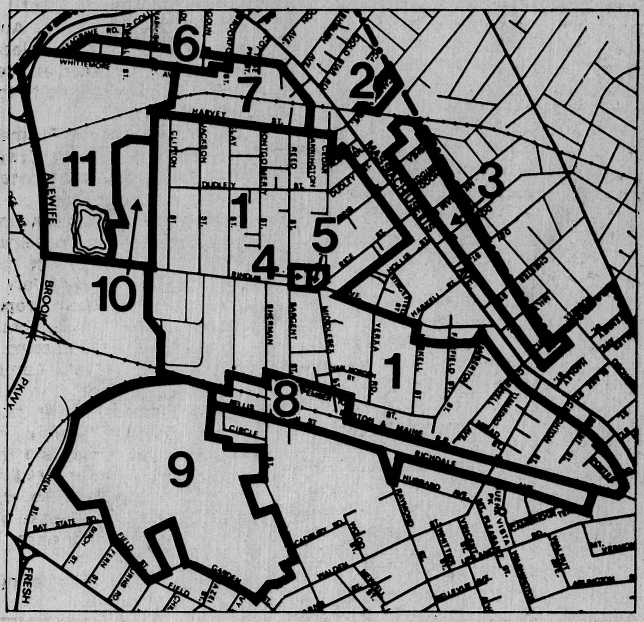
The Industry A-1 District would be a limited business and industrial district. Use regulations would be similar to but more restrictive than those for the Industry A District. Some commercial and industrial uses would not be allowed and the off-lot impacts of industrial activities would be limited to 50 feet. Certain residential uses would be allowed by special permit. Maximum floor area ratio would be 1.0, minimum lot size would be 5,000 square feet and maximum building height would be 45 feet.

The Industry C District would be an office, research and light manufacturing district. It would allow various office, convenience retail and industrial uses. Floor area ratio would be limited to 1.0, maximum building height would be 45 feet, and minimum lot size would be 20,000 square feet. Planned unit developments on parcels of 5 acres or larger would be allowed in the district if granted a special permit by the Planning Board according to the procedures existing in Article 12.000 of the Ordinance. In addition to uses normally permitted in the Industry C District, certain residential uses, including hotels, and up to 100,000 sq. ft. of general retail uses would be allowed within the district in planned unit developments. Developments could be built up to 2.0 FAR and maximum building height would be 85 feet. There would be special open space and landscaping requirements for any planned unit development built in the district.

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

Arthur C. Parris
Chairman

(C)Apr13,20



AREA	EXISTING ZONING	PROPOSED ZONING
1	Res. C-1, Ind. A, Ind. B	Res. B
2	Bus. B	Res. B
3	Res. C-1, Bus. B	Res. B
4	Bus. A	Res. B
5	Bus. A	Bus. A-1
6	Ind. A	Res. B
7	Ind. A	Ind. A-1
8	Ind. A, Ind. B	Ind. A-1
9	Ind. A, Res. C-1	Open Space
10	Res. C-1, Ind. B	Open Space
11	Ind. B	Ind. C

CAMBRIDGE PLANNING BOARD
NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday May 2, 1978, at 7:30 PM in the City Council Chamber, City Hall, Cambridge, Massachusetts, on a petition by the Cambridge Planning Board to **amend the Zoning Ordinance of the City of Cambridge by rezoning portions of North Cambridge.** The petition would amend the Zoning Map by changing the district designations for several areas as shown on the map accompanying this notice. Section 3.11 of the Ordinance would be amended to establish three new categories of zoning districts: an Open Space District, an Industry A-1 District and an Industry C District. Various other sections of the Ordinance would be amended to incorporate regulations for these new districts.

The Open Space District would be a public park and recreation district. It would limit floor area ratio to .25, building height to 35 feet and uses to park and recreation related purposes. Statutorily exempt religious and educational uses and other non-open space governmental uses would be permitted only after the filing of a notice and report with the Planning Board and a public hearing.

The Industry A-1 District would be a limited business and industrial district. Use regulations would be similar to but more restrictive than those for the Industry A District. Some commercial and industrial uses would not be allowed and the off-lot impacts of industrial activities would be limited to 50 feet. Certain residential uses would be allowed by special permit. Maximum floor area ratio would be 1.0, minimum lot size would be 5,000 square feet and maximum building height would be 45 feet.

The Industry C District would be an office, research and light manufacturing district. It would allow various office, convenience retail and industrial uses. Floor area ratio would be limited to 1.0, maximum building height would be 45 feet, and minimum lot size would be 20,000 square feet. Planned unit developments on parcels of 5 acres or larger would be allowed in the district if granted a special permit by the Planning Board according to the procedures existing in Article 12.000 of the Ordinance. In addition to uses normally permitted in the Industry C District, certain residential uses, including hotels, and up to 100,000 sq. ft. of general retail uses would be allowed within the district in planned unit developments. Developments could be built up to 2.0 FAR and maximum building height would be 85 feet. There would be special open space and landscaping requirements for any planned unit development built in the district.

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

Arthur C. Parris
Chairman

(C)Apr13,20

FIRST PUBLICATION NO. 1939.

City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight

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, 1977 entitled: "The Zoning Ordinance of the City of Cambridge" is hereby amended by rezoning portions of North Cambridge. The petition would amend the Zoning Map by changing the district designations for several areas as shown on the map accompanying this notice. Section 3.11 of the Ordinance would be amended to establish three new categories of zoning districts: an Open Space District, and Industry A-1 District and an Industry C District. Various other sections of the Ordinance would be amended to incorporate regulations for these new districts.

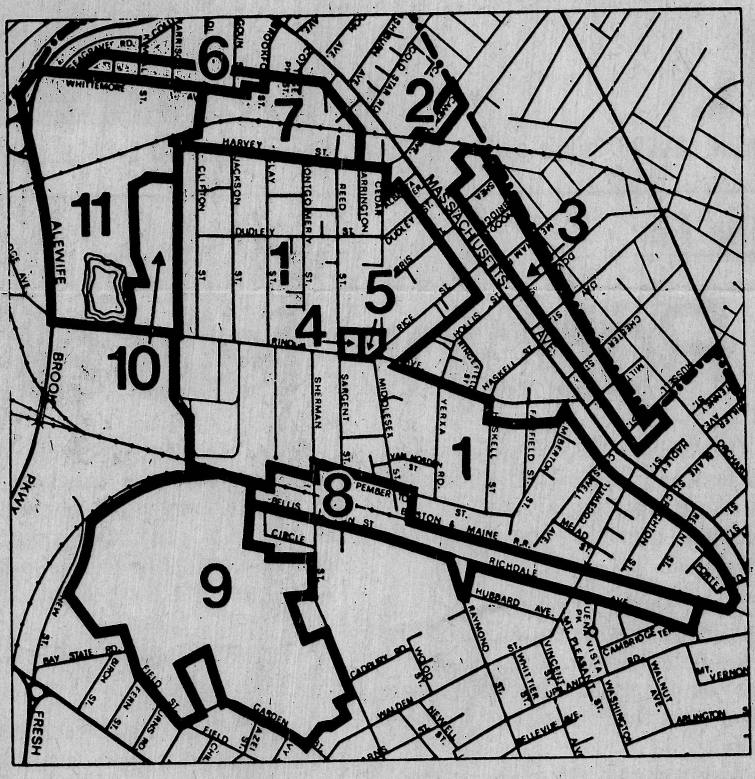
The Open Space District would be a public park and recreation district. It would limit floor area ratio to .25, building height to 35 feet and uses to park and recreation related purposes. Statutorily exempt religious and educational uses and other non-open space governmental uses would be permitted only after the filing of a notice and report with the Planning Board and a public hearing.

The Industry A-1 District would be a limited business and industrial district. Use regulations would be similar to but more restrictive than those for the Industry A District. Some commercial and industrial uses would not be allowed and the off-lot impacts of industrial activities would be limited to 50 feet. Certain residential uses would be allowed by special permit. Maximum floor area ratio would be 1.0, minimum lot size would be 5,000 square feet and maximum building height would be 45 feet. 1.25 – amendment

The Industry C District would be an office, research and light manufacturing district. It would allow various office, convenience retail and industrial uses. Floor area ratio would be limited to 1.0, maximum building would be 45 feet, and minimum lot size would be 20,000 square feet. Planned unit developments on parcels of 5 acres or larger would be allowed in the district if granted a special permit by the Planning Board according to the procedures existing in Article 12.000 of the Ordinance.

In addition to uses normally permitted in the Industry C District, certain residential uses, including hotels, and up to 100,000 square feet of general retail uses would be allowed within the district in planned unit developments. Developments could be built up to 2.0 FAR and maximum building height would be 85 feet. There would be special open space and landscaping requirements for any planned unit development built in the district.

The above is a summary of the proposed ordinance amendment. Complete copies including suggested Planning Board amendments are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.



AREA	EXISTING ZONING	PROPOSED ZONING
1	Res. C-1, Ind. A, Ind. B	Res. B
2	Bus. B	Res. B
3	Res. C-1, Bus. B	Res. B
4	Bus. A	Res. B
5	Bus. A	Bus. A-1
6	Ind. A	Res. B
7	Ind. A	Ind. A-1
8	Ind. A, Ind. B	Ind. A-1
9	Ind. A, Res. C-1	Open Space
10	Res. C-1, Ind. B	Open Space
11	Ind. B	Ind. C

Passed to a second reading at the City Council meeting of May 22, 1978 and on or after June 12, 1978 the question may be on passing to be ordained.

ATTEST:—Paul E. Healy, City Clerk.

NOTE: Pursuant to the Provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

Herald – Friday – June 2, 1978
Cambridge Page

C. C. 106

— North Cambridge Petition —

City of Cambridge

MASSACHUSETTS

2 Whitewished Business

In City Council June 12 1978

	YEA	NAY	ABSENT	PRESENT
Mr. Crane	✓			
Mr. Duehay	✓			
Mr. Frisoli			✓	
Ms. Graham	✓			
Ms. Preusser	✓			
Mr. Sullivan		✓		
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Danehy	✓			
	7	1	1	

CVSN
RF
A

CDSN
RF
A

C. C. 106

- Osmond Petition - Original

City of Cambridge Petition

MASSACHUSETTS

Table #4-

In City Council June 13 1978

	YEA	NAY	ABSENT	PRESENT
Mr. Crane				✓
Mr. Duehay	✓			
Mr. Frisoli	✓			
Ms. Graham	✓			
Ms. Preusser	✓			
Mr. Sullivan		✓		
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Danehy	✓			

7 1 0 1

Passed to 2nd Reading with Amendment

C. C. 106

Open Petition Passed to be ordained

City of Cambridge

MASSACHUSETTS

In City Council June 12 1978

#1 Unfinished Business

	YEA	NAY	ABSENT	PRESENT
Mr. Crane	✓			
Mr. Duehay	✓			
Mr. Frisoli	✓			
Ms. Graham	✓			
Ms. Preusser	✓			
Mr. Sullivan				✓
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Danehy	✓			

0 0 1

CVSN
RE
A

CONCESSIONS BY NORTH CAMBRIDGE PLANNING TEAM IN RESPONSE TO PROPOSED ADDITIONAL AMENDMENTS TO NORTH CAMBRIDGE REZONING PETITION

Use Table Designations for Proposed Industry A-1 District

4.33 c	Library or Museum	Change from SP to yes
4.36 c	Drive-in bank and other retail or consumer service establishment where the motorist does not have to leave his car.	Change from No to SP
4.37 i	Radio and television transmission station, including towers.	Change from No to SP but excluding towers

Dimensional Table Regulations for Proposed Industry A-1 District

5.34 (Table 5-4)	Maximum ratio of Floor Area to Lot Area	Change from 1.0 to 1.25

PROPOSED USE REGULATIONS IN INDUSTRY A-1 DISTRICT

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
4.31 Residence		
a. Detached dwelling occupied by not more than one family	Yes	Yes
b. Two-family or semi-detached dwelling	Yes	Yes
c. Townhouse Development (as controlled in Section 11.10)	SP	SP
* d. Multi-family dwelling	(P)SP ~~PB~~	Yes
e. Transient Accommodations		
1) Tourist house in an existing dwelling	SP	SP
2) Hotel or motel *C-2 and C-3 only No in C-1 and O-1	No	No
f. Non-family accommodations:		
1) Dormitory or resident fraternity	No	No
2) Lodging house *C-2 and C-3 only No in C-1 and O-1	SP	SP
3) Personal care lodging house *No in C-1	SP	SP
g. Community Residence	SP	SP
h. Trailer park or mobile home park	No	No
4.32 Conversion of Dwelling Structure		
a. Existing one-family detached dwelling converted for two families, provided that in Residence A districts the exterior design of the structure is not changed. See also Section 5.26.	Yes	Yes

** Only in structures in existence on April 1, 1978

*** Only in accordance with the requirements of Section 12.70.

[Edistorial note: Designations in the table have the following meanings: "Yes" - use is allowed; "No" - use is prohibited; "SP" - use allowed if granted a Special Permit by the Board of Zoning Appeals; "PB" - use allowed if granted a Special Permit by the Planning Board; "PUD" - use only allowed if part of a Planned Unit Development.]

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
b. Existing dwelling converted for more than two families. See also Section 5.26.	Yes	Yes
4.33 Institutional, Transportation, and Utility Uses		
a. Religious purposes*	Yes	Yes
b. Educational purposes*		
1. Exempt by statute*	Yes	Yes
2. Other nursery schools, day care centers or kindergartens	No	No
3. Other schools, colleges, or educational institutions	Yes ~~SP~~	Yes
c. Library or museum	Yes ~~SP~~	Yes
d. Health care facilities		
1. Hospital (may include related teaching facilities and offices for its medical staff not to exceed 25% of the gross floor area of the hospital)	(P) Yes ~~No~~	Yes
2. Infirmary	Yes	Yes
3. Nursing home, convalescent home	(P) Yes ~~SP~~	Yes
4. Clinic not affiliated with any other institution	Yes ~~SP~~	Yes
5. Clinic affiliated with a hospital or accredited university medical school	Yes ~~SP~~	Yes
6. Clinic connected with a community center	Yes ~~SP~~	Yes
e. Cemetery	Yes	Yes

*Unless explicitly stated to the contrary elsewhere in this Ordinance, all bulk, height, yard, lot area, setback, open space, parking and building coverage requirements of this Ordinance shall be considered reasonable regulations under Section 3, Chapter 40A, G.L., and shall apply to these uses.

** In accordance with the requirements of Section 4.24

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
f. Public park or playground, public recreation building	Yes	Yes
g. Community center, settlement house	Yes	Yes
h. Theatres, auditoriums, halls used for public gatherings, athletic facilities and other places of assembly of non-profit educational institutions where facilities are primarily used by faculty and students and where public is admitted on payment of a fee.	SP	SP
i. Laboratory or research facilities of non-profit education institutions which supply services for a fee for other than enrolled students provided there is no manufacturing on the premises	Yes	Yes
j. Private non-profit club or lodge operated for members only.	Yes	Yes
k. Telephone exchange, transformer station, substation, gas regulator station, or pumping station.	Yes	Yes
l. Fire or police station	Yes	Yes
m. Post office	Yes	Yes
n. Bus or railroad passenger station	SP	SP
o. Automobile parking lot or parking garage for private passenger cars, where not an accessory use, and no repairs, servicing, or sale of gasoline is carried on	Yes	Yes
4.34 Office and Laboratory Use	Yes	Yes
a. Office building or office use, provided there is no retail business, manufacturing or processing on the premises, except in industrial districts as permitted elsewhere in this Ordinance.	Yes	Yes
b. Place of business of a bank trust company or similar financial institution	Yes	Yes
c. Radio or television studio	Yes	Yes
d. Laboratories or research facilities provided they are operated for research purposes and provided that any manufacturing is of a type authorized as a matter of right under section 4.37 of this ordinance, is of an accessory nature and carried out entirely within the building, and does not exceed 50% of the gross floor area.	Yes	Yes
e. Other laboratories, shops or research facilities	Yes	Yes

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
4.35 Retail Business and Consumer Service Establishment		
a. Store for retail sale of merchandise where all display and sales are conducted within a building or where a permit has been issued by City Council for an outdoor sale, and where no manufacturing, assembly, or packaging occur on the premises, except in Industrial districts as permitted elsewhere in this Ordinance. (1) Establishments providing convenience goods such as drug stores, food stores, tobacco, newspaper and magazine stores, variety stores, and liquor stores, providing that the establishment is located in a structure also containing non-retail uses, and that no establishment shall exceed 2500 square feet gross floor area. (2) Other retail establishments	Yes	Yes
	Yes up ~~SP~~ to 2500 sq. ft. floor area; SP as to establishments in excess of 2500 sq. ft.	Yes
b. Place for the manufacture, assembly or packaging of consumer goods, provided that at least fifty percent of such merchandise is sold at retail on the premises and that all display and sales are conducted within a building.	Yes	Yes
c. Barber shop, beauty shop, laundry and dry-cleaning pickup agency, shoe repair, self-service laundry or other similar establishment	Yes	Yes
d. Hand laundry, dry-cleaning or tailoring shop, provided only non-flammable solvents are used for cleaning and not more than nine persons are employed	Yes	Yes
e. Lunchroom, restaurant, cafeteria, provided no alcoholic beverages are sold or consumed on the premises. Such establishments shall not exceed 2500 square feet in Industry A-1 districts.	Yes	Yes ~~(without 2500 Sq. Ft. Limit)~~ waived objection to sq. ft. limit
f. Bar or other establishment where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided. Such establishments shall not exceed 2500 square feet in Industry A-1 districts.	SP	SP
g. Bar or other establishment where alcoholic beverages are sold and consumed and where dancing or entertainment is provided. Dance hall or similar place of entertainment	No	~~SP~~ No
h. Theatre or hall for public gatherings	SP	~~Yes~~ SP
i. Bowling alley, skating rink or other recreation center	SP	~~Yes~~ SP
j. Mortuary, undertaking or funeral establishment	Yes	Yes

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
k. Printing shop, photographer's studio	Yes	Yes
l. Veterinary establishment, kennel, pet shop or similar establishment, provided in Business and Industry A-1 zones all animals are kept indoors and there is no noise or odors perceptible from adjoining lots.	SP	~~Yes~~ SP
m. Sales place for new or used cars conducted entirely within a building, rental agency for autos, trailers, motorcycles, conducted entirely within a building; provided no major repairs are made	Yes ~~SP~~	Yes
n. Office, including display or sales space, of a wholesale, jobbing or similar establishment where not more than twenty-five percent of the floor area is used for assembling, packaging or storing merchandise	Yes	Yes
o. Fast Order Food Establishments	No	~~SP~~ No
4.36 Open-Air or Drive-In Retail & Service		
a. Sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors; commercial greenhouse or garden	Yes	Yes
b. Automobile oriented fast order food service establishments	No	No
c. Drive-in bank and other retail or consumer service establishment where the motorist does not have to leave his car	SP ~~No~~	~~Yes~~ SP
d. Outdoor amusement park, outdoor sports facility conducted for profit	No	No
e. Open-air or drive-in theatre or other open-air place of entertainment	No	No
f. Sale of new or used cars conducted partly or wholly on open lots, or rental agency for automobiles, trailers, motorcycles, conducted partly or wholly outdoors	No	~~Yes~~ No
g. Automobile service station where no major repairs are made provided that in Business and Industry C districts all lubrication and repairs are carried out within the building and further provided that in Industry C districts, the service station will be located within or attached to a parking garage or other structure as an accessory use.	No	~~Yes~~ No
h. Car washing establishment using mechanical equipment for the purpose of cleaning automobiles and other vehicles	No	No
i. Place for exhibition, lettering or sale of gravestones	Yes	Yes

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
4.37 Light Industry, Wholesale Business and Storage		
a. Assembly or packaging of articles not exceeding two hundred pounds in weight, provided no manufacturing or processing is carried out	Yes	Yes
* b. Auto body or paint shop, provided that all work is carried out inside the building	SP	Yes with an impact restriction*
* c. Automotive repair garage (not including auto body or paint shop), provided that in Business, Industry A-1 and Industry C districts all servicing and repairs are carried out inside the building	SP	Yes ~~Perhaps~~ with an impact restriction*
* d. Bottling of beverages	No	Yes ~~Perhaps~~ with an impact restriction*
* e. Distribution center, parcel delivery center, delivery warehouse	No	Yes
f. Food commissary	Yes ~~SP~~	Yes
* g. Laundry, dry cleaning plant	SP	Yes with an impact restriction*
h. Printing, binding, publishing and related arts and trades	Yes	Yes
i. Radio and television transmission station, including towers	Yes but ~~No~~ excluding towers	Yes, but no towers
j. Storage warehouse, cold storage plant, storage building, but not including storage or bailing of junk, scrap metal, rags, waste paper or used rubber	Yes	Yes
k. Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquids, gas or explosives	Yes ~~SP~~	Yes

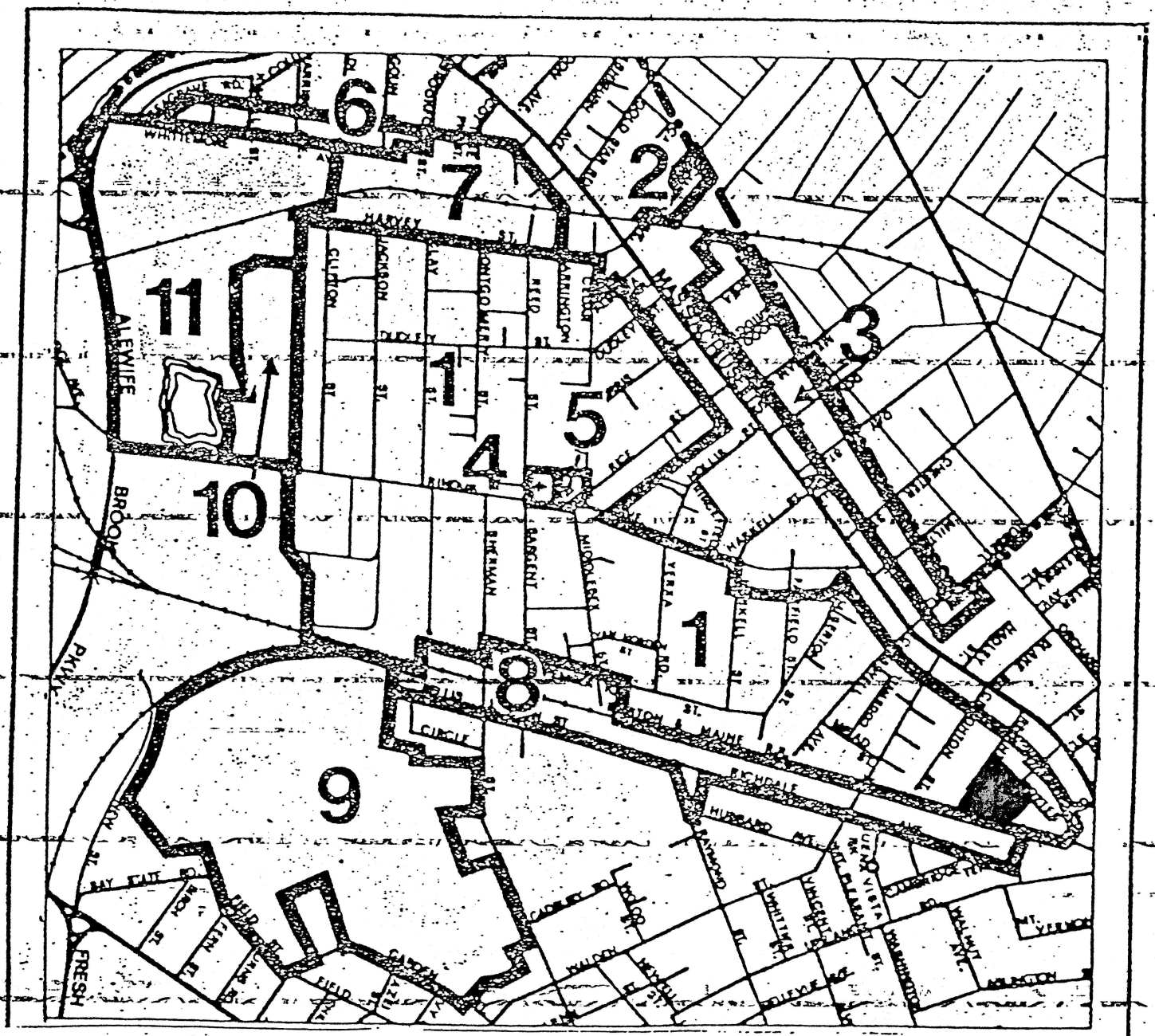
* all dust, fumes, odors, smoke or vapor are effectively confined to the premises or disposed of as to avoid air pollution and any noise, vibration, or flashing are not normaly perceptible without instruments at a distance of fifty feet from the premises in Industry A-1 districts.

	Planning Boared Proposed Industry A - 1	Our Proposed Industry A - 1
1. Manufacture, processing, assembly and packaging the following, provided that the following restrictions shall apply:- (a) in Industry A and A-1 districts any fully assembled product regularly produced, shall not exceed two hundred pounds in weight, (b) in Industry A, A-1 and C districts no process shall involve coating with rubber, (c) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or disposed of as to avoid air pollution and (d) any noise, vibration or flashing are not normally perceptible without instruments at a distance of fifty feet from the premises in Industry A-1 districts, at a distance of one hundred feet from the premises in Industry A and Industry C districts or at a distance of five hundred feet from the premises in Industry B districts		
1) Clothing, but not the manufacture of the cloth or other material of which the clothing is made.	Yes	Yes
2) Food products, including bakery, confectionary and dairy products	Yes	Yes
3) Drugs	Yes	Yes
4) Electrical, electronic and communication instruments	Yes	Yes
5) Engineering, laboratory and scientific instruments, temperature controls	Yes	Yes
6) Jewelry, insignia, emblems and badges, lapidary, scale models, dolls, costume jewelry and costume novelties	Yes	Yes
7) Lamp shades except of glass or metal	Yes	Yes
8) Leather goods, excluding footwear and saddlery	Yes	Yes

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
9) Medical and dental instruments and supplies, optical instruments and lenses	Yes	Yes
10) Paper and paperboard products, provided such products are made from purchased paper or purchased paperboard and there is no manufacture or processing of pulp, waste paper or waste paper products	Yes	Yes
11) Pens, mechanical pencils	Yes	Yes
12) Plaster of Paris or papier machine products	Yes	Yes
13) Office machines, including cash registers, computing machines and typewriters, scales and balances	Yes	Yes
14) Umbrellas, parasols and canes	Yes	Yes
15) Watches, clocks, watchcases, clockwork mechanisms	Yes	Yes
m. Open-lot storage of new building materials, machinery and new metals, but not including junk, scrap metal, rags, waste paper and similar materials, provided that the area so used is surrounded by a six-foot high wall or tight fence.	Yes ~~SP~~	Yes
n. Open-lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers, provided that all dust incident to storage or handling is effectively confined to the premises or so disposed of as to avoid air pollution and that the area so used is surrounded by a six-foot high wall or tight fence.	No	No
4.38 Heavy Industry		
a. Dismantling or wrecking of used motor vehicles and storage or sale of	No	No

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
dismantled, inoperative or wrecked vehicles or their parts, provided the area so used is surrounded by a six-foot high wall or tight fence.		
b. Railroad freight terminal, railroad yards and shops	No	No
c. Rendering or preparation of grease, tallow, fats and oils, manufacture of shortening, table oil, margarine and other food oils, but not including garbage, dead animals, offal or refuse reduction	No	No
d. Stone cutting, shaping, and finishing, in completely enclosed buildings	No	No
e. Textile mill, except mill for processing of jute, burlap or sisal	No	No
* f. ~~Truck or bus terminal~~, Yard or building for storage or servicing of trucks, or trailers ~~or buses~~, parking lot for trucks ancillary to business located on the premises.	No	Yes
g. Manufacture, processing, assembly, packaging or other industrial operation, subject to Building Department and Health Department regulations without limit as to category or product except as otherwise listed in this paragraph (8) or as hereinafter prohibited, provided that (a) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution, and (b) any noise, vibration or flashing are not normally perceptible without instruments at a distance of five hundred feet from the premises, fifty feet from the premises in an Industry A-1 district or one hundred feet from the premises in an Industry C district; but the following are expressly prohibited:	Yes ~~SP~~	Yes
1) Acid manufacture	No	No
2) Cement, lime or gypsum manufacture	No	No

		Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
3)	Explosives or fireworks manufacture	No	No
4)	Glue manufacture	No	No
5)	Incineration or reduction of garbage, offal or dead animals, except such processing as may be conducted by the City of Cambridge	No	No
6)	Petroleum refining	No	No
7)	Smelting of zinc, copper, tin or iron ores	No	No
8)	Stockyard or abattoir	No	No
*	h. Open-lot storage of second-hand lumber or other used building material, provided the area so used is surrounded by a six-foot high wall or tight fence; storage of flammable liquids or gas as permitted by the Building Code	No	Yes ~~as to storage of flammable liquids or gas No as to rest of uses.~~
*	i. Open-lot storage of junk, scrap, paper, rags, unrepaired or unclean containers or other salvage articles, provided the area so used is surrounded by a six-foot high wall or tight fence	No	No, except that storage of used machinery, to extent it is considered salvage, shall be permitted as of right.



Proposed area to be included in Area 8

PROPOSED DIMENTIONAL REGULATIONS FOR INDUSTRY A-1

"District"	(1)* Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Minimum Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width In Feet	(5) Minimum Yard in Feet			(6)* Maximum Height in Feet	(7) Minimum Ratio of Usable Open Space to Lot Area
					Front	Side	Rear		
Planning Board Proposed Ind. A-1	1.0	5,000	1200 (a)	50	0	0 (b)	0 (b)	45	None
Our Proposed Ind. A-1	2.0	5,000	1200 (a)	50	0	0 (b)	0 (b)	55	None

(a) This requirement may be reduced to 900 square feet per dwelling unit for conversion of non-residential buildings in existence on April 1, 1978, to residential use.

(b) A side yard setback of $\frac{H+L}{7}$ and a rear yard setback of $\frac{H+L}{5}$ shall be required only for residential uses in new structures and for non-residential uses abutting residences, residential or open space districts or public parks and recreation area. These requirements may be reduced to a minimum required setback of 10 feet on special permit, provided that the yard is suitably landscaped to effectively buffer building walls from abutting lots.

PROPOSED AMENDMENTS TO NORTH CAMBRIDGE REZONING PETITION IN ADDITION TO THOSE RECOMMENDED BY PLANNING BOARD TO CITY COUNCIL ON MAY 18, 1978

Use Table Designations for Proposed Industry A-1 District

4.33 b3	Other schools, colleges or educational institutions	Change from SP to Ye
4.33 c	Library or museum	Change from SP to Ye
4.33 d4	Clinic not affiliated with any other institution	Change from SP to Ye
4.33 d5	Clinic affiliated with a hospital or accredited university medical school	Change from SP to Ye
4.33 d6	Clinic connected with a community center	Change from SP to Ye
4.35 a	Store for retail sale of merchandise...	
	(1) Establishments containing up to 2500 sq. ft. of gross floor area	Yes
	(2) Establishments in excess of 2500 sq. ft. gross floor area	SP
4.35 m	Sales place for new or used cars conducted entirely within a building, rental agency for autos, trailers, motorcycles, conducted entirely within a building provided no major repairs are made.	Change from SP to Yes
4.36 c	Drive-in bank and other retail or consumer service establishment where the motorist does not have to leave his car.	Change from No to SP
4.37 f	Food commissary	Change from SP to Yes
4.37 i	Radio and television transmission station, including towers	Change from No to Yes but excluding towers
4.37 k	Wholesale business and storage in a roofed structure, but not including wholesale storage of flammable liquids, gas or explosives	Change from SP to Yes

4.37 m	Open lot storage of new buildings materials, machinery and new metals, but not including junk, scrap metal, rags, waste paper and similar materials, provided that the area so used is surrounded by a six foot high wall or tight fence.	Change from SP to Yc
4.38 g	Manufacture, processing, assembly packaging or other industrial operation, subject to Building Department and Health Department regulations without limit as to category or product except as otherwise listed in this paragraph (8) or as hereinafter prohibited, provided that (a) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution, and (b) any noise, vibration or flashing are not normally perceptible without instruments at a distance of five hundred feet from the premises, fifty feet from the premises in an Industry A-1 district or one hundred feet from the premises in an Industry C district, but the following are expressly prohibited:	Change from SP to Ye

Explanation of Exhibit

The printed text of this exhibit represents the original alternate proposal of the North Cambridge Industrial Group (Column 2) for use regulations in the proposed Industry A-1 District as contrasted with the original proposal of the Planning Board (Column 1) for use regulations in Industry A-1 as set forth in the Petition.

The interlineations on this document reflect the progress which has been made in eliminating many conflicts which existed between these two proposals for use regulation in Industry A-1, as follows:

1. Recommended reasonable settlements by the City of Cambridge Community Development Department in its original petition are shown in red pen next to the "Planning Board Proposed Industry A-1" column.

2. Proposed amendments by the Planning Board to the original petition are shown in red pen next to the "Planning Board Proposed Industry A-1" column with a "(P)" preceding the change.

3. Changes by the North Cambridge Industrial Group in its original, alternate proposal are shown in red pen next to the "Our Proposed Industry A-1" column.

4. Those uses about which there is still disagreement are designated by a red * on the far left, before the description of the use.

PROPOSED USE REGULATIONS IN INDUSTRY A-1 DISTRICT

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
4.31 Residence		
a. Detached dwelling occupied by not more than one family	Yes	Yes
b. Two-family or semi-detached dwelling	Yes	Yes
c. Townhouse Development (as controlled in Section 11.10)	SP	SP
* d. Multi-family dwelling	(P)SP ~~PB~~	Yes
e. Transient Accommodations		
1) Tourist house in an existing dwelling,	SP	SP
2) Hotel or motel *C-2 and C-3 only No in C-1 and O-1	No	No
f. Non-family accommodations:		
1) Dormitory or resident fraternity	No	No
2) Lodging house *C-2 and C-3 only No in C-1 and O-1	SP	SP
3) Personal care lodging house *No in C-1	SP	SP
g. Community Residence	SP	SP
h. Trailer park or mobile home park	No	No
4.32 Conversion of Dwelling Structure		
a. Existing one-family detached dwelling converted for two families, provided that in Residence A districts the exterior design of the structure is not changed. See also Section 5.26.	Yes	Yes

** Only in structures in existence on April 1, 1978

*** Only in accordance with the requirements of Section 12.70.

[Edistorial note: Designations in the table have the following meanings: "Yes" - use is allowed; "No" - use is prohibited; "SP" - use allowed if granted a Special Permit by the Board of Zoning Appeals; "PB" - use allowed if granted a Special Permit by the Planning Board; "PUD" - use only allowed if part of a Planned Unit Development.]

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
b. Existing dwelling converted for more than two families. See also Section 5.26.	Yes	Yes
4.33 Institutional, Transportation, and Utility Uses		
a. Religious purposes*	Yes	Yes
b. Educational purposes		
1. Exempt by statute*	Yes	Yes
2. Other nursery schools, day care centers or kindergartens	No	No
3. Other schools, colleges, or educational institutions	Yes ~~SP~~	Yes
c. Library or museum	Yes ~~SP~~	Yes
d. Health care facilities		
1. Hospital (may include related teaching facilities and offices for its medical staff not to exceed 25% of the gross floor area of the hospital)	(P) Yes ~~No~~	Yes
2. Infirmary	Yes	Yes
3. Nursing home, convalescent home	(P) Yes ~~SP~~	Yes
4. Clinic not affiliated with any other institution	Yes ~~SP~~	Yes
5. Clinic affiliated with a hospital or accredited university medical school	Yes ~~SP~~	Yes
6. Clinic connected with a community center	Yes ~~SP~~	Yes
e. Cemetery	Yes	Yes

*Unless explicitly stated to the contrary elsewhere in this Ordinance, all bulk, height, yard, lot area, setback, open space, parking and building coverage requirements of this Ordinance shall be considered reasonable regulations under Section 3, Chapter 40A, G.L., and shall apply to these uses.

** In accordance with the requirements of Section 4.24

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
f. Public park or playground, public recreation building	Yes	Yes
g. Community center, settlement house	Yes	Yes
h. Theatres, auditoriums, halls used for public gatherings, athletic facilities and other places of assembly of non-profit educational institutions where facilities are primarily used by faculty and students and where public is admitted on payment of a fee.	SP	SP
i. Laboratory or research facilities of non-profit education institutions which supply services for a fee for other than enrolled students provided there is no manufacturing on the premises	Yes	Yes
j. Private non-profit club or lodge operated for members only.	Yes	Yes
k. Telephone exchange, transformer station, substation, gas regulator station, or pumping station.	Yes	Yes
l. Fire or police station	Yes	Yes
m. Post office	Yes	Yes
n. Bus or railroad passenger station	SP	SP
o. Automobile parking lot or parking garage for private passenger cars, where not an accessory use, and no repairs, servicing, or sale of gasoline is carried on	Yes	Yes
4.34 Office and Laboratory Use		
a. Office building or office use, provided there is no retail business, manufacturing or processing on the premises, except in industrial districts as permitted elsewhere in this Ordinance.	Yes	Yes
b. Place of business of a bank trust company or similar financial institution	Yes	Yes
c. Radio or television studio	Yes	Yes
d. Laboratories or research facilities provided they are operated for research purposes and provided that any manufacturing is of a type authorized as a matter of right under section 4.37 of this ordinance, is of an accessory nature and carried out entirely within the building, and does not exceed 50% of the gross floor area.	Yes	Yes
e. Other laboratories, shops or research facilities	Yes	Yes

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
35 Retail Business and Consumer Service Establishment		
a. Store for retail sale of merchandise where all display and sales are conducted within a building or where a permit has been issued by City Council for an outdoor sale, and where no manufacturing, assembly, or packaging occur on the premises, except in Industrial districts as permitted elsewhere in this Ordinance. (1) Establishments providing convenience goods such as drug stores, food stores, tobacco, newspaper and magazine stores, variety stores, and liquor stores, providing that the establishment is located in a structure also containing non-retail uses, and that no establishment shall exceed 2500 square feet gross floor area. (2) Other retail establishments.	Yes	Yes
	Yes up ~~SP~~ to 2500 sq. ft. floor area; SP as to establishments in excess of 2500 sq. ft.	Yes
b. Place for the manufacture, assembly or packaging of consumer goods, provided that at least fifty percent of such merchandise is sold at retail on the premises and that all display and sales are conducted within a building.	Yes	Yes
c. Barber shop, beauty shop, laundry and dry-cleaning pickup agency, shoe repair, self-service laundry or other similar establishment	Yes	Yes
d. Hand laundry, dry-cleaning or tailoring shop, provided only non-flammable solvents are used for cleaning and not more than nine persons are employed	Yes	Yes
e. Lunchroom, restaurant, cafeteria, provided no alcoholic beverages are sold or consumed on the premises. Such establishments shall not exceed 2500 square feet in Industry A-1 districts.	Yes	Yes ~~(without 2500 Sq. Ft. Limit)~~ waived objection to sq. ft. limit
f. Bar or other establishment where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided. Such establishments shall not exceed 2500 square feet in Industry A-1 districts.	SP	SP
g. Bar or other establishment where alcoholic beverages are sold and consumed and where dancing or entertainment is provided. Dance hall or similar place of entertainment	No	~~SP~~ No
h. Theatre or hall for public gatherings	SP	~~Yes~~ SP
i. Bowling alley, skating rink or other recreation center	SP	~~Yes~~ SP
j. Mortuary, undertaking or funeral establishment	Yes	Yes

	Board Proposed Industry A - 1	Our Proposed Industry A - 1
k. Printing shop, photographer's studio	Yes	Yes
l. Veterinary establishment, kennel, pet shop or similar establishment, provided in Business and Industry A-1 zones all animals are kept indoors and there is no noise or odors perceptible from adjoining lots.	SP	~~Yes~~ SP
m. Sales place for new or used cars conducted entirely within a building, rental agency for autos, trailers, motorcycles, conducted entirely within a building; provided no major repairs are made	Yes ~~SP~~	Yes
n. Office, including display or sales space, of a wholesale, jobbing or similar establishment where not more than twenty-five percent of the floor area is used for assembling, packaging or storing merchandise	Yes	Yes
o. Fast Order Food Establishments	No	~~SP~~ No
4.36 Open-Air or Drive-In Retail & Service		
a. Sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors; commercial greenhouse or garden	Yes	Yes
b. Automobile oriented fast order food service establishments	No	No
c. Drive-in bank and other retail or consumer service establishment where the motorist does not have to leave his car	SP ~~No~~	~~Yes~~ SP
d. Outdoor amusement park, outdoor sports facility conducted for profit	No	No
e. Open-air or drive-in theatre or other open-air place of entertainment	No	No
f. Sale of new or used cars conducted partly or wholly on open lots, or rental agency for automobiles, trailers, motorcycles, conducted partly or wholly outdoors	No	~~Yes~~ No
g. Automobile service station where no major repairs are made provided that in Business and Industry C districts all lubrication and repairs are carried out within the building and further provided that in Industry C districts, the service station will be located within or attached to a parking garage or other structure as an accessory use.	No	~~Yes~~ No
h. Car washing establishment using mechanical equipment for the purpose of cleaning automobiles and other vehicles	No	No
i. Place for exhibition, lettering or sale of gravestones	Yes	Yes

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
4.37 Light Industry, Wholesale Business and Storage		
a. Assembly or packaging of articles not exceeding two hundred pounds in weight, provided no manufacturing or processing is carried out	Yes	Yes
* b. Auto body or paint shop, provided that all work is carried out inside the building	SP	Yes with an impact restriction
* c. Automotive repair garage (not including auto body or paint shop), provided that in Business, Industry A-1 and Industry C districts all servicing and repairs are carried out inside the building	SP	Yes ~~Perhaps~~ with an impact restriction
* d. Bottling of beverages	No	Yes ~~Perhaps~~ with an impact restriction
* e. Distribution center, parcel delivery center, delivery warehouse	No	Yes
f. Food commissary	Yes ~~SP~~	Yes
* g. Laundry, dry cleaning plant	SP	Yes with an impact restriction
h. Printing, binding, publishing and related arts and trades	Yes	Yes
i. Radio and television transmission station, including towers	Yes but ~~No~~ excluding towers	Yes, but no towers
j. Storage warehouse, cold storage plant, storage building, but not including storage or bailing of junk, scrap metal, rags, waste paper or used rubber	Yes	Yes
k. Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquids, gas or explosives	Yes ~~SP~~	Yes

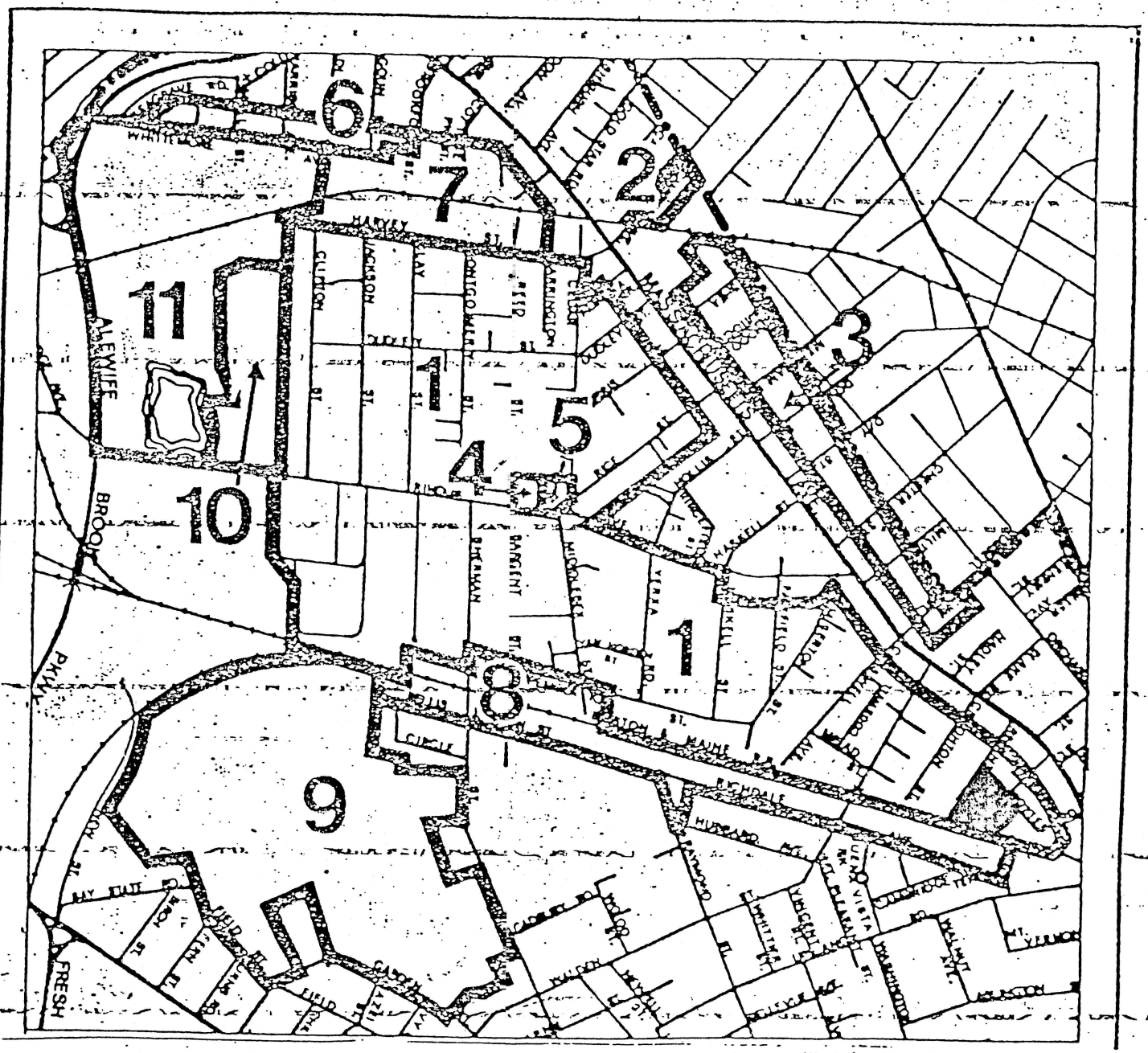
* all dust, fumes, odors, smoke or vapor ar effectively confined to the premises or disposed of as to avoid air pollution and any noise, vibration, or flashing are not normaly perceptible without instruments at a distance of fifty feet from the premises in Industry A-1 districts.

	Planning Boared Proposed Industry A - 1	Our Proposed Industry A - 1
1. Manufacture, processing, assembly and packaging the following, provided that the following restrictions shall apply: (a) in Industry A and A-1 districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight, (b) in Industry A, A-1 and C districts no process shall involve coating with rubber, (c) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or disposed of as to avoid air pollution and (d) any noise, vibration or flashing are not normally perceptible without instruments at a distance of fifty feet from the premises in Industry A-1 districts, at a distance of one hundred feet from the premises in Industry A and Industry C districts or at a distance of five hundred feet from the premises in Industry B districts		
1) Clothing, but not the manufacture of the cloth or other material of which the clothing is made.	Yes	Yes
2) Food products, including bakery, confectionary and dairy products	Yes	Yes
3) Drugs	Yes	Yes
4) Electrical, electronic and communication instruments	Yes	Yes
5) Engineering, laboratory and scientific instruments, temperature controls	Yes	Yes
6) Jewelry, insignia, emblems and badges, lapidary, scale models, dolls, costume jewelry and costume novelties	Yes	Yes
7) Lamp shades except of glass or metal	Yes	Yes
8) Leather goods, excluding footwear and saddlery	Yes	Yes

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
9) Medical and dental instruments and supplies, optical instruments and lenses	Yes	Yes
10) Paper and paperboa d products, provided such products are made from purchased paper or purchased paperboard and there is no manufacture or processing of pulp, waste paper or waste paper products	Yes	Yes
11) Pens, mechanical pencils	Yes	Yes
12) Plaster of Paris or papier machine products	Yes	Yes
13) Office machines, inc uding cash registers, computing machines and typewriters, scales and balances	Yes	Yes
14) Umbrellas, parasols and canes	Yes	Yes
15) Watches, clocks, watchcases, clockwork mech.nisms	Yes	Yes
m. Open-lot storage of new building materials, machinery and new metals, but not including junk, scrap metal, rags, waste paper and simila materials, provided that the area so used is surrounded by a six-foot high wall or tight fence.	Yes ~~SP~~	Yes
n. Open-lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers, provided that all dust incident to storage or handling is effectively confined to the premises or so disposed of as to avoid air pollution and that the area so used is surrounded by a six-foot high wall or tight fence.	No	No
4.38 Heavy Industry		
a. Dismantling or wrecking of used motor vehicles and storage or sale of	No	No

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
dismantled, inoperative or wrecked vehicles or their parts, provided the area so used is surrounded by a six-foot high wall or tight fence.		
b. Railroad freight terminal, railroad yards and shops	No	No
c. Rendering or preparation of grease, tallow, fats and oils, manufacture of shortening, table oil, margarine and other food oils, but not including garbage, dead animals, offal or refuse reduction	No	No
d. Stone cutting, shaping, and finishing, in completely enclosed buildings	No	No
e. Textile mill, except mill for processing of jute, burlap or sisal	No	No
* f. ~~Truck or bus terminal~~, Yard or building for storage or servicing of trucks, or trailers ~~or buses~~, parking lot for trucks ancillary to business located on the premises.	No	Yes
g. Manufacture, processing, assembly, packaging or other industrial operation, subject to Building Department and Health Department regulations without limit as to category or product except as otherwise listed in this paragraph (8) or as hereinafter prohibited, provided that (a) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution, and (b) any noise, vibration or flashing are not normally perceptible without instruments at a distance of five hundred feet from the premises, fifty feet from the premises in an Industry A-1 district or one hundred feet from the premises in an Industry C district; but the following are expressly prohibited:	Yes ~~SP~~	Yes
1) Acid manufacture	No	No
2) Cement, lime or gypsum manufacture	No	No

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
3) Explosives or fireworks manufacture	No	No
4) Glue manufacture	No	No
5) Incineration or reduction of garbage, offal or dead animals, except such processing as may be conducted by the City of Cambridge	No	No
6) Petroleum refining	No	No
7) Smelting of zinc, copper, tin or iron ores	No	No
8) Stockyard or abattoir	No	No
* h. Open-lot storage of second-hand lumber or other used building material, provided the area so used is surrounded by a six-foot high wall or tight fence; storage of flammable liquids or gas as permitted by the Building Code	No	Yes ~~as to storage of flammable liquids or gas. No as to rest of uses.~~
* i. Open-lot storage of junk, scrap, papers, rags, unrepaired or unclean containers or other salvage articles, provided the area so used is surrounded by a six-foot high wall or tight fence	No	No, except that storage of used machinery, to extent it is considered salvage, shal be permitted as of right.



Proposed area to be included in Area 8

PROPOSED DIMENTIONAL REGULATIONS FOR INDUSTRY A-1

"District"	(1) * Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Minimum Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width In Feet	(5) Minimum Yard in Feet			(6) * Maximum Height in Feet	(7) Minimum Ratio of Usable Open Space to Lot Area
					Front	Side	Rear		
Planning Board Proposed Ind. A-1	1.0	5,000	1200 (a)	50	0	0 (b)	0 (b)	45	None
Our Proposed Ind. A-1	2.0	5,000	1200 (a)	50	0	0 (b)	0 (b)	55	None

(a) This requirement may be reduced to 900 square feet per dwelling unit for conversion of non-residential buildings in existence on April 1, 1978, to residential use.

(b) A side yard setback of $\frac{H+L}{7}$ and a rear yard setback of $\frac{H+L}{5}$ shall be required only for residential uses in new structures and for non-residential uses abutting residences, residential or open space districts or public parks and recreation area. These requirements may be reduced to a minimum required setback of 10 feet on special permit, provided that the yard is suitably landscaped to effectively buffer building walls from abutting lots.

C. C. 106

City of Cambridge

PETITION OF NORTH CAMBRIDGE (UPDATED.)

Petition filed with the City Clerk — April 7, 1978

(All hearings to be completed 65 days from filing date with the City Clerk.)
which is June 11, 1978

April 23 days
May 31 days
June 11 days
65 days

In City Council — April 10, 1978

Referred to Planning Board for report — April 12, 1978

Planning Board Hearing — May 2, 1978

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be July 31, 1978.)

May 29 days
June 30 days
July 31 days
90 days

City Council Hearing published — Herald — May 2, 1978
May 9, 1978

Hearing before the City Council — May 18, 1978

Report to the City Council — May 22, 1978

Passed to a second reading — May 22, 1978
Published — ~~Chronicle~~ Herald — June 1, 1978

Ready for Ordination — June 12, 1978
Published — Herald — June 16, 1978 ?

COMPLETION DATE: JULY 31, 1978

CONCESSIONS BY NORTH CAMBRIDGE PLANNING TEAM IN RESPONSE TO PROPOSED ADDITIONAL AMENDMENTS TO NORTH CAMBRIDGE REZONING PETITION

Use Table Designations for Proposed Industry A-1 District

4.33 c	Library or Museum	Change from SP to yes
4.36 c	Drive-in bank and other retail or consumer service establishment where the motorist does not have to leave his car.	Change from No to SP
4.37 i	Radio and television transmission station, including towers.	Change from No to SP but excluding towers

Dimensional Table Regulations for Proposed Industry A-1 District

5.34 (Table 5-4)	Maximum ratio of Floor Area to Lot Area	Change from 1.0 to 1.25

CONCESSIONS BY NORTH CAMBRIDGE PLANNING TEAM IN RESPONSE TO PROPOSED ADDITIONAL AMENDMENTS TO NORTH CAMBRIDGE REZONING PETITION

Use Table Designations for Proposed Industry A-1 District

4.33 c	Library or Museum	Change from SP to yes
4.36 c	Drive-in bank and other retail or consumer service establishment where the motorist does not have to leave his car.	Change from No to SP
4.37 i	Radio and television transmission station, including towers.	Change from No to SP but excluding towers

Dimensional Table Regulations for Proposed Industry A-1 District

5.34 (Table 5-4)	Maximum ratio of Floor Area to Lot Area	Change from 1.0 to 1.25

PROPOSED AMENDMENTS TO NORTH CAMBRIDGE REZONING PETITION IN ADDITION TO THOSE RECOMMENDED BY PLANNING BOARD TO CITY COUNCIL ON MAY 18, 1978

Use Table Designations for Proposed Industry A-1 District

4.33 b3	Other schools, colleges or educational institutions	Change from SP to Yes
4.33 c	Library or museum	Change from SP to Yes
4.33 d4	Clinic not affiliated with any other institution	Change from SP to Yes
4.33 d5	Clinic affiliated with a hospital or accredited university medical school	Change from SP to Yes
4.33 d6	Clinic connected with a community center	Change from SP to Yes
4.35 a	Store for retail sale of merchandise...	
	(1) Establishments containing up to 2500 sq. ft. of gross floor area	Yes
	(2) Establishments in excess of 2500 sq. ft. gross floor area	SP
4.35 m	Sales place for new or used cars or trucks conducted entirely within a building, rental agency for autos, trailers, motorcycles, conducted entirely within a building provided no major repairs are made.	Change from SP to Yes
4.36 c	Drive-in bank and other retail or consumer service establishment where the motorist does not have to leave his car.	Change from No to SP
4.37 f	Food commissary	Change from SP to Yes
4.37 i	Radio and television transmission station, including towers	Change from No to Yes but excluding towers
4.37 k	Wholesale business and storage in a roofed structure, but not including wholesale storage of flammable liquids, gas or explosives	Change from SP to Yes

4.37 m	Open lot storage of new buildings materials, machinery and new metals, but not including junk, scrap metal, rags, waste paper and similar materials, provided that the area so used is surrounded by a six foot high wall or tight fence.	Change from SP to Yes
4.38 g	Manufacture, processing, assembly packaging or other industrial operation, subject to Building Department and Health Department regulations without limit as to category or product except as otherwise listed in this paragraph (8) or as hereinafter prohibited, provided that (a) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution, and (b) any noise, vibration or flashing are not normally perceptible without instruments at a distance of five hundred feet from the premises, fifty feet from the premises in an Industry A-1 district or one hundred feet from the premises in an Industry C district, but the following are expressly prohibited:	Change from SP to Yes

Explanation of Exhibit

The printed text of this exhibit represents the original alternate proposal of the North Cambridge Industrial Group (Column 2) for use regulations in the proposed Industry A-1 District as contrasted with the original proposal of the Planning Board (Column 1) for use regulations in Industry A-1 as set forth in the Petition.

The interlineations on this document reflect the progress which has been made in eliminating many conflicts which existed between these two proposals for use regulation in Industry A-1, as follows:

1. Recommended reasonable settlements by the City of Cambridge Community Development Department in its original petition are shown in red pen next to the "Planning Board Proposed Industry A-1" column.

2. Proposed amendments by the Planning Board to the original petition are shown in red pen next to the "Planning Board Proposed Industry A-1" column with a "(P)" preceding the change.

3. Changes by the North Cambridge Industrial Group in its original, alternate proposal are shown in red pen next to the "Our Proposed Industry A-1" column.

4. Those uses about which there is still disagreement are designated by a red * on the far left, before the description of the use.

PROPOSED USE REGULATIONS IN INDUSTRY A-1 DISTRICT

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
4.31 Residence		
a. Detached dwelling occupied by not more than one family	Yes	Yes
b. Two-family or semi-detached dwelling	Yes	Yes
c. Townhouse Development (as controlled in Section 11.10)	SP	SP
* d. Multi-family dwelling	(P)SP ~~PB~~	Yes
e. Transient Accommodations		
1) Tourist house in an existing dwelling	SP	SP
2) Hotel or motel *C-2 and C-3 only No in C-1 and O-1	No	No
f. Non-family accommodations:		
1) Dormitory or resident fraternity	No	No
2) Lodging house *C-2 and C-3 only No in C-1 and O-1	SP	SP
3) Personal care lodging house *No in C-1	SP	SP
g. Community Residence	SP	SP
h. Trailer park or mobile home park	No	No
4.32 Conversion of Dwelling Structure		
a. Existing one-family detached dwelling converted for two families, provided that in Residence A districts the exterior design of the structure is not changed. See also Section 5.26.	Yes	Yes

** Only in structures in existence on April 1, 1978

*** Only in accordance with the requirements of Section 12.70.

[Edistorial note: Designations in the table have the following meanings: "Yes" - use is allowed; "No" - use is prohibited; "SP" - use allowed if granted a Special Permit by the Board of Zoning Appeals; "PB" - use allowed if granted a Special Permit by the Planning Board; "PUD" - use only allowed if part of a Planned Unit Development.]

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
b. Existing dwelling converted for more than two families. See also Section 5.26.	Yes	Yes
4.33 Institutional, Transportation, and Utility Uses		
a. Religious purposes*	Yes	Yes
b. Educational purposes		
1. Exempt by statute*	Yes	Yes
2. Other nursery schools, day care centers or kindergartens	No	No
3. Other schools, colleges, or educational institutions	Yes ~~SP~~	Yes
c. Library or museum	Yes ~~SP~~	Yes
d. Health care facilities		
1. Hospital (may include related teaching facilities and offices for its medical staff not to exceed 25% of the gross floor area of the hospital)	(P) Yes ~~No~~	Yes
2. Infirmary	Yes	Yes
3. Nursing home, convalescent home	(P) Yes ~~SP~~	Yes
4. Clinic not affiliated with any other institution	Yes ~~SP~~	Yes
5. Clinic affiliated with a hospital or accredited university medical school	Yes ~~SP~~	Yes
6. Clinic connected with a community center	Yes ~~SP~~	Yes
e. Cemetery	Yes	Yes

*Unless explicitly stated to the contrary elsewhere in this Ordinance, all bulk, height, yard, lot area, setback, open space, parking and building coverage requirements of this Ordinance shall be considered reasonable regulations under Section 3, Chapter 40A, G.L., and shall apply to these uses.

** In accordance with the requirements of Section 4.24

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
f. Public park or playground, public recreation building	Yes	Yes
g. Community center, settlement house	Yes	Yes
h. Theatres, auditoriums, halls used for public gatherings, athletic facilities and other places of assembly of non-profit educational institutions where facilities are primarily used by faculty and students and where public is admitted on payment of a fee.	SP	SP
i. Laboratory or research facilities of non-profit education institutions which supply services for a fee for other than enrolled students provided there is no manufacturing on the premises	Yes	Yes
j. Private non-profit club or lodge operated for members only.	Yes	Yes
k. Telephone exchange, transformer station, substation, gas regulator station, or pumping station.	Yes	Yes
l. Fire or police station	Yes	Yes
m. Post office	Yes	Yes
n. Bus or railroad passenger station	SP	SP
o. Automobile parking lot or parking garage for private passenger cars, where not an accessory use, and no repairs, servicing, or sale of gasoline is carried on	Yes	Yes
4.34 Office and Laboratory Use	Yes	Yes
a. Office building or office use, provided there is no retail business, manufacturing or processing on the premises, except in industrial districts as permitted elsewhere in this Ordinance.	Yes	Yes
b. Place of business of a bank trust company or similar financial institution	Yes	Yes
c. Radio or television studio	Yes	Yes
d. Laboratories or research facilities provided they are operated for research purposes and provided that any manufacturing is of a type authorized as a matter of right under section 4.37 of this ordinance, is of an accessory nature and carried out entirely within the building, and does not exceed 50% of the gross floor area.	Yes	Yes
e. Other laboratories, shops or research facilities		

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
4.35 Retail Business and Consumer Service Establishment		
a. Store for retail sale of merchandise where all display and sales are conducted within a building or where a permit has been issued by City Council for an outdoor sale, and where no manufacturing, assembly, or packaging occur on the premises, except in Industrial districts as permitted elsewhere in this Ordinance. (1) Establishments providing convenience goods such as drug stores, food stores, tobacco, newspaper and magazine stores, variety stores, and liquor stores, providing that the establishment is located in a structure also containing non-retail uses, and that no establishment shall exceed 2500 square feet gross floor area.	Yes	Yes
(2) Other retail establishments	Yes up ~~SP~~ to 2500 sq.ft. floor area; SP as to establishments in excess of 2500 sq.ft.	Yes
b. Place for the manufacture, assembly or packaging of consumer goods, provided that at least fifty percent of such merchandise is sold at retail on the premises and that all display and sales are conducted within a building.	Yes	Yes
c. Barber shop, beauty shop, laundry and dry-cleaning pickup agency, shoe repair, self-service laundry or other similar establishment	Yes	Yes
d. Hand laundry, dry-cleaning or tailoring shop, provided only non-flammable solvents are used for cleaning and not more than nine persons are employed	Yes	Yes
e. Lunchroom, restaurant, cafeteria, provided no alcoholic beverages are sold or consumed on the premises. Such establishments shall not exceed 2500 square feet in Industry A-1 districts.	Yes	Yes ~~(without 2500 Sq. Ft. Limit)~~ waived objection to sq. ft. limit
f. Bar or other establishment where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided. Such establishments shall not exceed 2500 square feet in Industry A-1 districts.	SP	SP
g. Bar or other establishment where alcoholic beverages are sold and consumed and where dancing or entertainment is provided. Dance hall or similar place of entertainment	No	~~SP~~ No
h. Theatre or hall for public gatherings	SP	~~Yes~~ SP
i. Bowling alley, skating rink or other recreation center	SP	~~Yes~~ SP
j. Mortuary, undertaking or funeral establishment	Yes	Yes

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
k. Printing shop, photographer's studio	Yes	Yes
l. Veterinary establishment, kennel, pet shop or similar establishment, provided in Business and Industry A-1 zones all animals are kept indoors and there is no noise or odors perceptible from adjoining lots.	SP	~~Yes~~ SP
m. Sales place for new or used cars conducted entirely within a building, rental agency for autos, trailers, motorcycles, conducted entirely within a building; provided no major repairs are made	Yes ~~SP~~	Yes
n. Office, including display or sales space, of a wholesale, jobbing or similar establishment where not more than twenty-five percent of the floor area is used for assembling, packaging or storing merchandise	Yes	Yes
o. Fast Order Food Establishments	No	~~SP~~ No
4.36 Open-Air or Drive-In Retail & Service		
a. Sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors; commercial greenhouse or garden	Yes	Yes
b. Automobile oriented fast order food service establishments	No	No
c. Drive-in bank and other retail or consumer service establishment where the motorist does not have to leave his car	SP ~~No~~	~~Yes~~ SP
d. Outdoor amusement park, outdoor sports facility conducted for profit	No	No
e. Open-air or drive-in theatre or other open-air place of entertainment	No	No
f. Sale of new or used cars conducted partly or wholly on open lots, or rental agency for automobiles, trailers, motorcycles, conducted partly or wholly outdoors	No	~~Yes~~ No
g. Automobile service station where no major repairs are made provided that in Business and Industry C districts all lubrication and repairs are carried out within the building and further provided that in Industry C districts, the service station will be located within or attached to a parking garage or other structure as an accessory use.	No	~~Yes~~ No
h. Car washing establishment using mechanical equipment for the purpose of cleaning automobiles and other vehicles	No	No
i. Place for exhibition, lettering or sale of gravestones	Yes	Yes

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
4.37 Light Industry, Wholesale Business and Storage		
a. Assembly or packaging of articles not exceeding two hundred pounds in weight, provided no manufacturing or processing is carried out	Yes	Yes
* b. Auto body or paint shop, provided that all work is carried out inside the building	SP	Yes with an impact restriction*
* c. Automotive repair garage (not including auto body or paint shop), provided that in Business, Industry A-1 and Industry C districts all servicing and repairs are carried out inside the building	SP	Yes ~~Perhaps~~ with an impact restriction*
* d. Bottling of beverages	No	Yes ~~Perhaps~~ with an impact restriction*
* e. Distribution center, parcel delivery center, delivery warehouse	No	Yes
f. Food commissary	Yes ~~SP~~	Yes
* g. Laundry, dry cleaning plant	SP	Yes with an impact restriction*
h. Printing, binding, publishing and related arts and trades	Yes	Yes
i. Radio and television transmission station, including towers	Yes but ~~No~~ excluding towers	Yes, but no towers
j. Storage warehouse, cold storage plant, storage building, but not including storage or bailing of junk, scrap metal, rags, waste paper or used rubber	Yes	Yes
k. Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquids, gas or explosives	Yes ~~SP~~	Yes

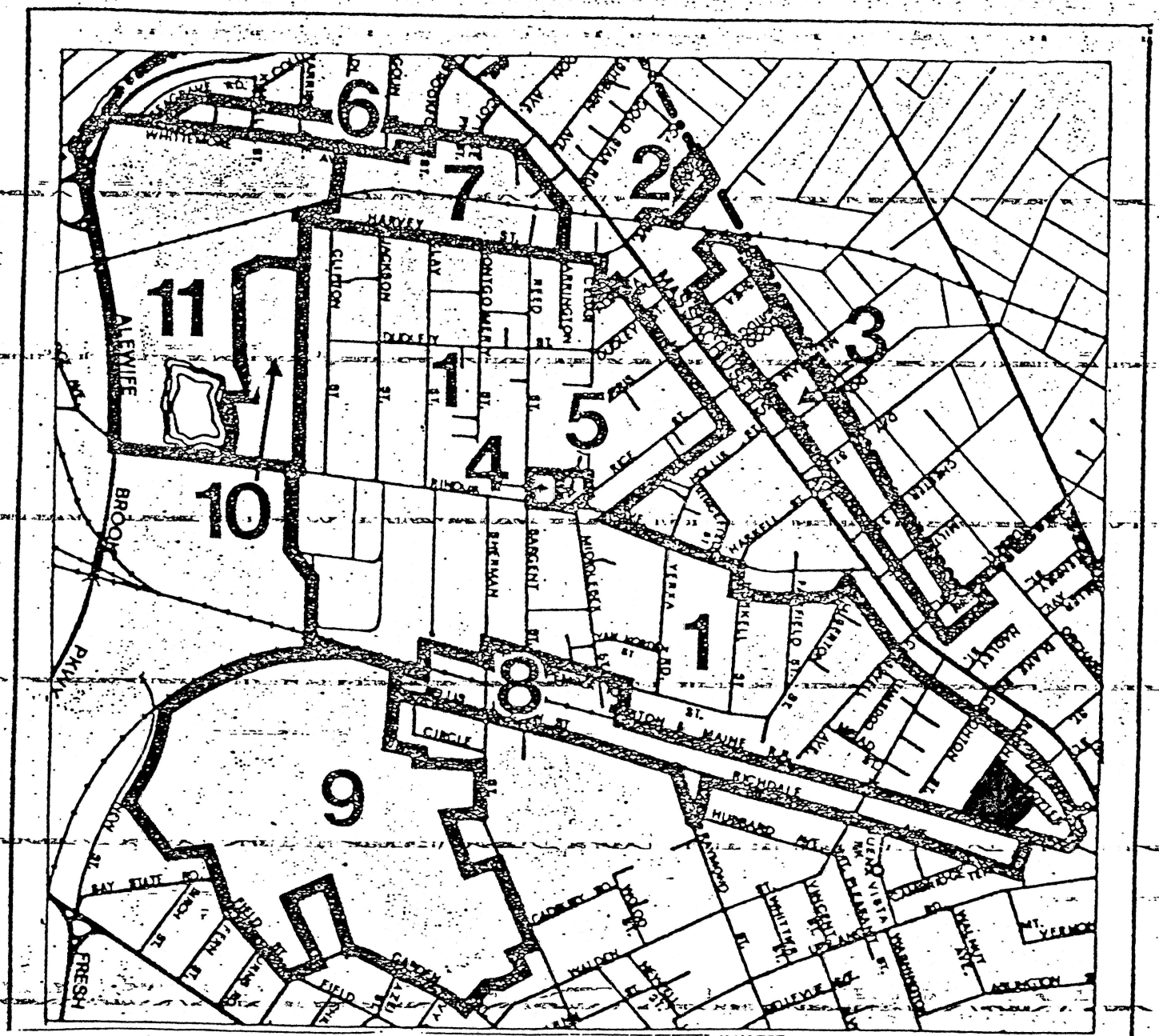
* all dust, fumes, odors, smoke or vapor are effectively confined to the premises or disposed of as to avoid air pollution and any noise, vibration, or flashing are not normaly perceptible without instruments at a distance of fifty feet from the premises in Industry A-1 districts.

	Planning Boarec Proposed Incustry A - 1	Our Proposed Industry A - 1
1. Manufacture, processing, assembly and packaging the following, provided that the following restrictions shall apply: (a) in Industry A and A-1 districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight, (b) in Industry A, A-1 and C districts no process shall involve coating with rubber, (c) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or disposed of as to avoid air pollution and (d) any noise, vibration or flashing are not normally perceptible without instruments at a distance of fifty feet from the premises in Industry A-1 districts, at a distance of one hundred feet from the premises in Industry A and Industry C districts or at a distance of five hundred feet from the premises in Industry B districts		
1) Clothing, but not the manufacture of the cloth or other material of which the clothing is made.	Yes	Yes
2) Food products, including bakery, confectionary and dairy products	Yes	Yes
3) Drugs	Yes	Yes
4) Electrical, electronic and communication instruments	Yes	Yes
5) Engineering, laboratory and scientific instruments, temperature controls	Yes	Yes
6) Jewelry, insignia, emblems and badges, lapidary, scale models, dolls, costume jewelry and costume novelties	Yes	Yes
7) Lamp shades except of glass or metal	Yes	Yes
8) Leather goods, excluding footwear and saddlery	Yes	Yes

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
9) Medical and dental instruments and supplies, optical instruments and lenses	Yes	Yes
10) Paper and paperboard products, provided such products are made from purchased paper or purchased paperboard and there is no manufacture or processing of pulp, waste paper or waste paper products	Yes	Yes
11) Pens, mechanical pencils	Yes	Yes
12) Plaster of Paris or papier machine products	Yes	Yes
13) Office machines, including cash registers, computing machines and typewriters, scales and balances	Yes	Yes
14) Umbrellas, parasols and canes	Yes	Yes
15) Watches, clocks, watchcases, clockwork mechanisms	Yes	Yes
m. Open-lot storage of new building materials, machinery and new metals, but not including junk, scrap metal, rags, waste paper and similar materials, provided that the area so used is surrounded by a six-foot high wall or tight fence.	Yes ~~SP~~	Yes
n. Open-lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers, provided that all dust incident to storage or handling is effectively confined to the premises or so disposed of as to avoid air pollution and that the area so used is surrounded by a six-foot high wall or tight fence.	No	No
4.38 Heavy Industry		
a. Dismantling or wrecking of used motor vehicles and storage or sale of	No	No

	Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
dismantled, inoperative or wrecked vehicles or their parts, provided the area so used is surrounded by a six-foot high wall or tight fence.		
b. Railroad freight terminal, railroad yards and shops	No	No
c. Rendering or preparation of grease, tallow, fats and oils, manufacture of shortening, table oil, margarine and other food oils, but not including garbage, dead animals, offal or refuse reduction	No	No
d. Stone cutting, shaping, and finishing, in completely enclosed buildings	No	No
e. Textile mill, except mill for processing of jute, burlap or sisal	No	No
* f. ~~Truck or bus terminal~~, Yard or building for storage or servicing of trucks, ~~or buses~~, parking lot for trucks ancillary to business located on the premises.	No	Yes
g. Manufacture, processing, assembly, packaging or other industrial operation, subject to Building Department and Health Department regulations without limit as to category or product except as otherwise listed in this paragraph (8) or as hereinafter prohibited, provided that (a) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution, and (b) any noise, vibration or flashing are not normally perceptible without instruments at a distance of five hundred feet from the premises, fifty feet from the premises in an Industry A-1 district or one hundred feet from the premises in an Industry C district; but the following are expressly prohibited:	~~SP~~ Yes	Yes
1) Acid manufacture	No	No
2) Cement, lime or gypsum manufacture	No	No

		Planning Board Proposed Industry A - 1	Our Proposed Industry A - 1
3)	Explosives or fireworks manufacture	No	No
4)	Glue manufacture	No	No
5)	Incineration or reduction of garbage, offal or dead animals, except such processing as may be conducted by the City of Cambridge	No	No
6)	Petroleum refining	No	No
7)	Smelting of zinc, copper, tin or iron ores	No	No
8)	Stockyard or abattoir	No	No
*	h. Open-lot storage of second-hand lumber or other used building material, provided the area so used is surrounded by a six-foot high wall or tight fence; storage of flammable liquids or gas as permitted by the Building Code	No	Yes ~~as to storage of flammable liquids or gas No as to rest of uses.~~
*	i. Open-lot storage of junk, scrap, paper, rags, unrepaired or unclean containers or other salvage articles, provided the area so used is surrounded by a six-foot high wall or tight fence	No	No, except that storage of used machinery, to extent it is considered salvage, shall be permitted as of right.



Proposed area to be included in Area 8

PROPOSED DIMENTIONAL REGULATIONS FOR INDUSTRY A-1

"District"	(1) * Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Minimum Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width In Feet	(5) Minimum Yard in Feet			(6) * Maximum Height in Feet	(7) Minimum Ratio of Usable Open Space to Lot Area
					Front	Side	Rear		
Planning Board Proposed Ind. A-1	1.0	5,000	1200 (a)	50	0	0 (b)	0 (b)	45	None
Our Proposed Ind. A-1	2.0	5,000	1200 (a)	50	0	0 (b)	0 (b)	55	None

(a) This requirement may be reduced to 900 square feet per dwelling unit for conversion of non-residential buildings in existence on April 1, 1978, to residential use.

(b) A side yard setback of $\frac{H+L}{7}$ and a rear yard setback of $\frac{H+L}{5}$ shall be required only for residential uses in new structures and for non-residential uses abutting residences, residential or open space districts or public parks and recreation area. These requirements may be reduced to a minimum required setback of 10 feet on special permit, provided that the yard is suitably landscaped to effectively buffer building walls from abutting lots.

CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

(617) 876-6800
EXTENSION 344

June 12, 1978

To The Honorable, The City Council:

SUBJECT: NORTH CAMBRIDGE ZONING PETITION

In response to the City Council's Order number 4 of June 5, 1978, members of the North Cambridge Planning Team met with Mr. George McLaughlin, representing seventeen businessmen from North Cambridge, to discuss rezoning industrial areas along the railroad rights-of-way. The Planning Team agreed to the following amendments to the Revised Petition (with May 18 Planning Board amendments) passed in Second Reading by the Cambridge City Council on May 22, 1978.

1.	page 25, 4.33c	Library or Museum	change SP to Yes for Industry A-1
2.	page 28, 4.36c	Drive-in bank and other retail or consumer service establishment where the motorist does not have to leave his car	change from No to SP for Industry A-1
3.	page 28, 4.37i	Radio and television transmission station including towers	change from No to SP but excluding towers for Industry A-1
4.	page 35, amendment #5	Table 5-4: Maximum Ratio of Floor Area to Lot Area	change 1.0 to 1.25 for Industry A-1

Very truly yours,

David R. Vickery
Assistant City Manager for
Community Development

DRV: jp

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

May 18, 1978

To The Honorable, the City Council

Dear Councillors:

SUBJECT: Petition to Amend the Zoning Ordinance by Rezoning Certain Portions of North Cambridge

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, May 2, 1977, on a petition to amend the Zoning Ordinance of the City of Cambridge by rezoning various residential, business and industrial districts in North Cambridge. The petition was filed by the Planning Board on behalf of the North Cambridge Planning Team .

THE PETITION

The North Cambridge rezoning petition is the product of a year long neighborhood planning effort which took place during the temporary development moratorium mandated by the City Council. The principal purpose of that effort was to develop a land use control package that limits development so that allowed future land use more closely matches that which exists. Therefore the petition includes regulations which discourage large scale development and uses which are incompatible with the predominantly residential nature of the area. Summaries of the North Cambridge neighborhood planning process and the rezoning petition are attached for your information.

THE HEARING

At the May 2 hearing, members of the Community Development Department staff presented an overview of the neighborhood planning process and summarized the petition. Two persons made formal presentations opposing the petition. George McLaughlin, Jr., an attorney representing seventeen businesses along the two railroad rights-of-way objected to rezoning those areas from Industry A and Industry B to Industry A-1. He stated that (1) due to the limitation on uses, the new district would not really be an industrial district; (2) the height and floor area ratio reductions were unreasonably restrictive; (3) the proposed rezoning would lower land values which could result in tax abatements up to 50% of current tax revenue; and (4) that there was no opposition by neighbors to existing businesses. Several business owners in those railroad industrial districts also objected to the proposed Industry A-1 rezoning. Van Boughton of the W. R. Grace Company spoke in opposition to the rezoning of the western edge of the neighborhood from Industry B to Industry C. Mr. Boughton said that, while his company

recognizes the need for changes in zoning due to the Red Line extension, they have problems with proposed regulations. Specifically they object (1) to having their machine shop being made a non-conforming use; (2) the stringency of the planned unit development regulations; and (3) the vagueness of certain requirements such as those dealing with building height and required open space. Mr. Boughton provided the Board with a set of proposed technical amendments to the petition.

James Quinn, Chairman of the North Cambridge Planning Team, Silvio Scaglione and several other North Cambridge residents spoke in favor of the petition. Some said that though there is little opposition to many of the existing businesses in the neighborhood and that they want them to stay, they want more control over how land use might change. Wilson Raines of Bellis Circle submitted a petition from residents in that area endorsing the railroad industrial area downzoning. Mayor Danehy also spoke in favor of the petition. He said that he shares the concern of the businesses but that the proposed Red Line will create pressures for change that could adversely affect the neighborhood. The Mayor stated that this is a people's zoning change designed to protect the neighborhood.

A show of hands indicated a large number of people in the audience who were in favor of the petition. During the hearing considerable concern was expressed that the Rindge Towers area is not included in the petition. The vehement opposition which was expressed to the three towers and the possibility of future large scale development in that area prompted the Planning Board to file a separate rezoning petition for that part of the neighborhood.

RECOMMENDATION

The Planning Board has been involved in the North Cambridge planning process during the past year through its hearings on the development moratorium and discussions with the Community Development Department staff. An early draft of the rezoning petition was discussed at a meeting attended by both business and neighborhood representatives. Since the public hearing the Planning Board has met with Attorney McLaughlin and representatives of the W. R. Grace Company to discuss their specific proposals for changing those parts of the petition dealing with areas presently zoned for industry.

No opposition has been expressed to the downzoning of residential and business districts included in the petition and to the creation of the Open Space District. The Planning Board endorses these proposals. There has been extensive opposition to the rezoning of the industrial districts along the railroad tracks and of the W. R. Grace Company by property owners in those areas. This Board has carefully reviewed the proposed Industry A-1 and Industry C districts. We find that the proposal generally provides a set of regulations which will protect the neighborhood while allowing a reasonable range of development options for those parcels. Careful inspection of the proposal will indicate that numerous business and industrial uses will continue to be allowed. The special permit process to limit adverse off-site impacts of non-residential uses is appropriate when these uses are located within or nearby residential neighborhoods. The Planning Board does

not feel that designating a use as one allowed only by special permit is a tacit prohibition of that use. The question of impact on property values is a complex one that cannot be answered by sweeping generalization. While limiting development options may reduce values on a given parcel, and that change may only be temporary, it may increase the values of other properties in the area by reducing uncertainty caused by the risks of negative development. Furthermore, protection of property values is but one of several purposes of zoning.

The Planning Board has found some minor technical flaws and ambiquities in the petition and has also been persuaded by some of the changes suggested by representatives of the business community. The Board recommends that the petition be amended to correct the errors and to incorporate some of the suggestions. A set of these amendments is included for your consideration. On the basis of our past discussions of the future of North Cambridge, testimony presented at the public hearing and of subsequent consideration of the petition, the Planning Board recommends that this petition be APPROVED AS AMENDED.

Respectfully submitted

For the Planning Board

Arthur C. Parris

Arthur C. Parris
Chairman

ACP: jp
Attachments

PROPOSED PLANNING B AMENDMENTS TO 4/7/78

NORTH CAMBRIDGE REZONING PETITION

1. page 23 - In part B1, change item #19 to read as follows: "19. Open Space ... Public parks and recreation facilities and other public facilities."

2. pages 24-33. Change the proposed table of use requirements as it pertains to the Industry A-1 and Industry C districts as follows:

		Industry A-1	Industry C
4.31d	Multi-family dwelling	"PB**" to "SP" (eliminate the footnote making references to structures existing on 4/1/78)	
4.33d(1)	Hospital	"No" to "Yes"	
4.33d(3)	Nursing home, convalescent home	"SP" to "Yes"	
4.35f	Establishments where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided. Such establishments shall not exceed 2500 square feet in Industry A-1 districts.		
	(1) Lunchroom, restaurant or cafeteria	Yes	Yes
	(2) Bar, saloon, or other establishment serving alcoholic beverages but which is not licensed to prepare or serve food.	SP	SP
4.36(c)	Drive-in bank		"No" to "PUD provided it is not located in a freestanding structure"
4.36(h)	Car washing establishment		"No" to "PUD provided it is not located in a freestanding structure"

3. page 38 - Replace section 12.744 with the following:

"12.744 The maximum height of any building shall be 85 feet."

4. page 39 - Replace section 12.752(a) with the following:

(a) the minimum amount of open space to be provided on each development parcel shall be equal to 15 percent of the applicable land area. Applicable land area shall be determined by subtracting the area of standing waterbodies as existing at the time of filing the development proposal from the total area of the development parcel. No part or parts of such existing waterbodies shall be counted toward the 15% open space requirement. New or created waterbodies can be counted toward the required open space up to 50% of that requirement.

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7. pages 41 and 42 - Replace paragraph f of Section 12.764, Landscape Design Criteria (for parking lots in a PUD) with the following:

"(f) The interior of any parking lot containing 25 or more spaces should be maintained with landscaping, including trees, in plot of at least 6 feet in width. No more than 30 parking stalls shall be continuous in a parking lot without separation by a landscaped area."

8. page 42 - Replace paragraph c of subsection 12.764(5), Landscape Design Criteria (in a PUD) with the following:

"(c) Landscape plans shall show the solution to flood water retention as required by applicable law. Displacement of water retention capacity at one location shall be replaced in equal volume at another location within said flood plain. Location for said replacement shall be designated in the landscape plan."

9. page 45 - Replace Section 12.773, dealing with parking areas in planned unit developments, with the following:

"12.773 The provision of parking inside structures is encouraged within planned unit developments. Extensive surface parking is discouraged. Ground level parking in structures should not abut plazas, or major pedestrian ways."

10. Add the following new subsection to the parking requirements in a PUD:

"12.774 Parking lot setbacks as required in Industry C Districts by Section 6.54 may be reduced by the Planning Board in Planned Unit Development in an Industry C District."

REZONING NORTH CAMBRIDGE

Introduction

On February 28, 1977 the Cambridge City Council unanimously passed resolutions sponsored by current Mayor Danehy and former Councillor Ackermann calling for downzoning much of North Cambridge. The council action was prompted by fears of land speculation and large scale development in West Cambridge in advance of MBTA Red Line construction through the area.

Responding to the Council's call for action, the Cambridge Planning Board recommended to the Council a one-year moritorium on new construction activity to allow the city time to complete land use studies already underway. The Planning Board suggested extending the area covered by the moritorium to include most of the residential and industrial areas of North Cambridge. Residential zoning for much of the neighborhood allowed built densities of up to 30 units per acre, whereas the actual housing fabric was much less dense - about 20 units per acre. This allowed and encouraged the destruction of existing housing by speculators in favor of small apartment buildings . Examples of such apartment buildings in the midst of one to three family houses could already be seen on some North Cambridge streets.

In short, in both the industrial areas and residential areas, the Planning Board was concerned that existing zoning left the neighborhood very much open to adverse change.

The Planning Board hearing on the one year moritorium was held on April 14, 1977. At the same time the Cambridge Community

were also involved. Meetings were widely publicized by mail-outs and newspaper announcements. A total of fifteen meetings were held. To obtain maximum community exposure a four color brochure explaining the issues in the urban design study was printed and mailed to over 6500 North Cambridge homes and businesses, inviting them to a major neighborhood meeting. Just prior to the meeting the Cambridge Chronicle also ran a news story on the study. Approximately a hundred residents and businessmen finally attended the February 1 meeting at Fitzgerald School. The process employed at most meetings was a "workshop" one, short technical presentations and maximum audience discussion. Between meetings numerous phone contacts were made and interviews were held with individuals over special problems or concerns. The result of this extensive neighborhood participation effort was a clear understanding by the Community Development Department about neighborhood issues and desires for the future.

Community Development Staff Work

The public meeting process was supported by thorough professional staff analysis. North Cambridge was divided into three geographical parts corresponding to groups of issues: 1) residential areas where permitted residential densities were a problem; 2) industrial zones along the railroad tracks where zoning permitted almost unrestricted development; and 3) the W.R. Grace area where, again, existing zoning offered little

protection to nearby residences. Each area was studied separately. It was analyzed as to current land use, possible future changes and likely neighborhood impacts, zoning controls at present, and alternative land use controls. The Urban Design Team also investigated other planning issues such as traffic control, historic preservation, open space and park design, Massachusetts Avenue retail revitalization, and MBTA Red Line planning. Design studies, model studies and short discussion papers were produced and shared with the Zoning Committee as the Community Development Department sought to develop a framework via re-zoning to allow positive change while still protecting the character of North Cambridge.

Planning Board Involvement

Communication between the Community Development Department and the Planning Board did not end with the filing of the moritorium. Early in the urban design study, a walking tour of the industrial area was arranged to further familiarize Board members with North Cambridge issues. Periodic discussions were held on study progress, and the Design Team briefed the Board on specific problem areas and neighborhood feelings as expressed in the public meetings. The Board, on the other hand, kept the Urban Design Team aware of overall city goals, and policies toward growth and neighborhood stabilization.

Conclusion

The proposed rezoning for North Cambridge reflects the year long effort that evolved it. It creates a framework for orderly change laboriously negotiated with neighborhood interests, both residential and business. It protects the residential neighborhood by restricting future housing development to a level that would be compatible with existing homes in the area. It prohibits some of the more noxious industrial uses that have troubled residential areas in the past, and creates a public review process for other industrial uses which might have adverse impacts on nearby residential areas. At the same time, the new zoning would not affect existing businesses in the area or prohibit expansion and development in most areas. Furthermore, it allows a new and significant use to emerge in industrial areas -- housing -- which should have the effect of increasing the value of North Cambridge industrial land in the long run. The North Cambridge rezoning package represents a compromise between those who advocate no change in the status quo and others who want no restrictions on new development. The Planning Board and Community Development Department firmly belive that it is a workable compromise that serves the best interests of the City of Cambridge, and that it deserves support and passage by the City Council.

CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

(617) 876-6800
EXTENSION 344

NORTH CAMBRIDGE REZONING PETITION: SUMMARY

April 10, 1978

In response to emerging land development pressures, the City Council in February 1977 ordered that rezoning alternatives for parts of North and West Cambridge be studied and that a rezoning proposal be submitted by the Planning Board for its consideration. For the past year, people in the neighborhood, under the auspices of the North Cambridge Planning Team, have worked with the Community Development Department considering desirable future land use in the neighborhood. Based on these discussions, the Planning Board on April 7, 1978 filed a petition to amend the Zoning Ordinance as it applies to much of North Cambridge.

There are twenty-one parts of the North Cambridge rezoning petition divided into two sections. The first section (pp 1-22) contains eleven zoning map changes as indicated on the attached map. The numbers on the map correspond to the order of the legal descriptions in the first section of the petition. Much of the zoning map amendments are changes between classes of districts already existing in the ordinance. In some areas, however, none of the present zoning categories seemed appropriate, so new classes of districts have been proposed. The second section of the petition (pp. 23-45) amends the text of the Ordinance to incorporate the regulations for three new districts: An Open Space District and two new industry districts (Industry A-1 and Industry C).

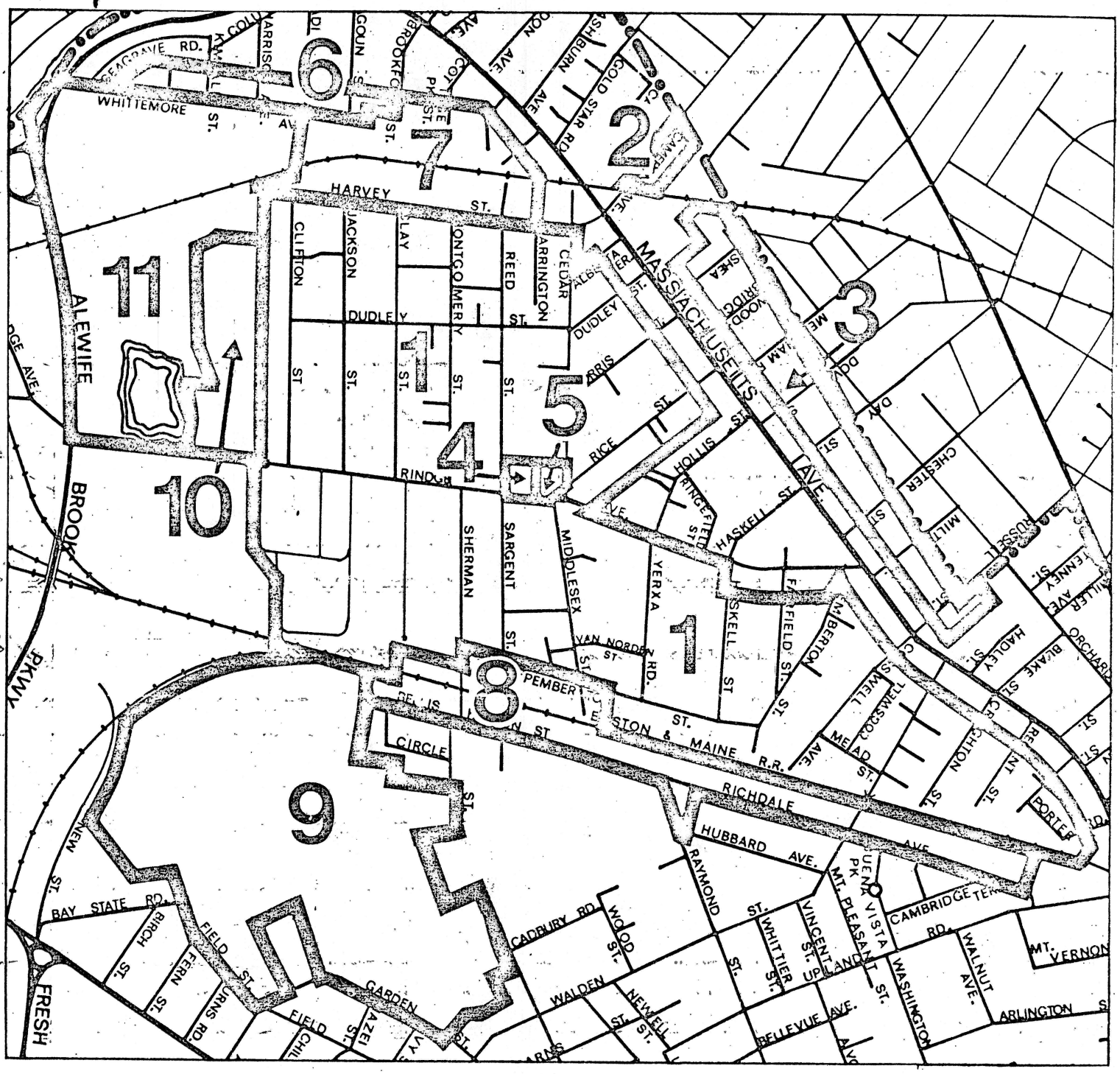
The Open Space District would be a public park and recreation district. It is intended for existing public lands and would initially be designated for Russell Field and the city dump site. It would limit floor area ratio to .25, building height to 35 feet and uses to park and recreation related purposes. Statutorily exempt religious and educational uses and other non-open space governmental uses would be permitted only after the filing of a notice and report with the Planning Board and a public hearing. The purpose of that process is to assure adequate notice and public review prior to using public open space for other govenrmental or institutional uses which cannot be prohibited under zoning.

The Industry A-1 District would be a limited business and industrial district. Use regulations would be similar to, but more restrictive than those for the Industry A District.

It is intended to control future land use change in existing industrial zones which are located within residential neighborhoods, such as those along the railroad rights-of-way in North Cambridge. Some of the more noxious commercial and industrial uses allowed in existing industrial districts, such as motor vehicle wrecking and automobile-oriented retailing, would not be allowed in the IA-1 district. The off-lot noise, flashing and vibration impacts of industrial activities would be limited to 50 feet. Certain residential uses would be allowed by special permit. Maximum floor area ratio would be 1.0, minimum lot size would be 5,000 square feet and maximum building height would be 45 feet.

The Industry C District would be an office, research and light manufacturing district. It is intended for extensive employment producing areas such as the W.R. Grace Company's land which have the potential for compatible mixed use development. Regulations for the IC District would allow various office, convenience retail and industrial uses. Floor area ratio would be limited to 1.0, maximum building height would be 45 feet, and minimum lot size would be 20,000 square feet. Planned unit developments on parcels of 5 acres or larger would be allowed in the district if granted a special permit by the Planning Board according to the procedures existing in Article 12.000 of the Ordinance. In addition to uses normally permitted in the Industry C District, certain residential uses, including hotels, and up to 100,000 sq. ft. of general retail uses would be allowed within the district in planned unit developments. Developments could be built up to 2.0 FAR and maximum building height would be 85 feet. There would be special open space and landscaping requirements for any planned unit development built in the district.

NORTH CAMBRIDGE ZONING PETITION: MAP AMENDMENTS



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6	Ind. A	Res. B
7	Ind. A	Ind. A-1
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9	Ind. A, Res. C-1	Open Space
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11	Ind. B	Ind. C

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

May 18, 1978

To The Honorable, the City Council

Dear Councillors:

SUBJECT: Petition to Amend the Zoning Ordinance by Rezoning Certain Portions of North Cambridge

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, May 2, 1977, on a petition to amend the Zoning Ordinance of the City of Cambridge by rezoning various residential, business and industrial districts in North Cambridge. The petition was filed by the Planning Board on behalf of the North Cambridge Planning Team .

THE PETITION

The North Cambridge rezoning petition is the product of a year long neighborhood planning effort which took place during the temporary development moratorium mandated by the City Council. The principal purpose of that effort was to develop a land use control package that limits development so that allowed future land use more closely matches that which exists. Therefore the petition includes regulations which discourage large scale development and uses which are incompatible with the predominantly residential nature of the area. Summaries of the North Cambridge neighborhood planning process and the rezoning petition are attached for your information.

THE HEARING

At the May 2 hearing, members of the Community Development Department staff presented an overview of the neighborhood planning process and summarized the petition. Two persons made formal presentations opposing the petition. George McLaughlin, Jr., an attorney representing seventeen businesses along the two railroad rights-of-way objected to rezoning those areas from Industry A and Industry B to Industry A-1. He stated that (1) due to the limitation on uses, the new district would not really be an industrial district; (2) the height and floor area ratio reductions were unreasonably restrictive; (3) the proposed rezoning would lower land values which could result in tax abatements up to 50% of current tax revenue; and (4) that there was no opposition by neighbors to existing businesses. Several business owners in those railroad industrial districts also objected to the proposed Industry A-1 rezoning. Van Boughton of the W. R. Grace Company spoke in opposition to the rezoning of the western edge of the neighborhood from Industry B to Industry C. Mr. Boughton said that, while his company

recognizes the need for changes in zoning due to the Red Line extension, they have problems with proposed regulations. Specifically they object (1) to having their machine shop being made a non-conforming use; (2) the stringency of the planned unit development regulations; and (3) the vagueness of certain requirements such as those dealing with building height and required open space. Mr. Boughton provided the Board with a set of proposed technical amendments to the petition.

James Quinn, Chairman of the North Cambridge Planning Team, Silvio Scaglione and several other North Cambridge residents spoke in favor of the petition. Some said that though there is little opposition to many of the existing businesses in the neighborhood and that they want them to stay, they want more control over how land use might change. Wilson Raines of Bellis Circle submitted a petition from residents in that area endorsing the railroad industrial area downzoning. Mayor Danehy also spoke in favor of the petition. He said that he shares the concern of the businesses but that the proposed Red Line will create pressures for change that could adversely affect the neighborhood. The Mayor stated that this is a people's zoning change designed to protect the neighborhood.

A show of hands indicated a large number of people in the audience who were in favor of the petition. During the hearing considerable concern was expressed that the Rindge Towers area is not included in the petition. The vehement opposition which was expressed to the three towers and the possibility of future large scale development in that area prompted the Planning Board to file a separate rezoning petition for that part of the neighborhood.

RECOMMENDATION

The Planning Board has been involved in the North Cambridge planning process during the past year through its hearings on the development moratorium and discussions with the Community Development Department staff. An early draft of the rezoning petition was discussed at a meeting attended by both business and neighborhood representatives. Since the public hearing the Planning Board has met with Attorney McLaughlin and representatives of the W. R. Grace Company to discuss their specific proposals for changing those parts of the petition dealing with areas presently zoned for industry.

No opposition has been expressed to the downzoning of residential and business districts included in the petition and to the creation of the Open Space District. The Planning Board endorses these proposals. There has been extensive opposition to the rezoning of the industrial districts along the railroad tracks and of the W. R. Grace Company by property owners in those areas. This Board has carefully reviewed the proposed Industry A-1 and Industry C districts. We find that the proposal generally provides a set of regulations which will protect the neighborhood while allowing a reasonable range of development options for those parcels. Careful inspection of the proposal will indicate that numerous business and industrial uses will continue to be allowed. The special permit process to limit adverse off-site impacts of non-residential uses is appropriate when these uses are located within or nearby residential neighborhoods. The Planning Board does

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Respectfully submitted

For the Planning Board

Arthur C. Parris

Arthur C. Parris
Chairman

ACP: jp
Attachments

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1. page 23 - In part B1, change item #19 to read as follows: "19. Open Space ... Public parks and recreation facilities and other public facilities."

2. pages 24-33. Change the proposed table of use requirements as it pertains to the Industry A-1 and Industry C districts as follows:

		Industry A-1	Industry C
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	(1) Lunchroom, restaurant or cafeteria	Yes	Yes
	(2) Bar, saloon, or other establishment serving alcoholic beverages but which is not licensed to prepare or serve food.	SP	SP
4.36(c)	Drive-in bank		"No" to "PUD provided it is not located in a freestanding structure"
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3. page 38 - Replace section 12.744 with the following:

"12.744 The maximum height of any building shall be 85 feet."

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"(f) The interior of any parking lot containing 25 or more spaces should be maintained with landscaping, including trees, in plot of at least 6 feet in width. No more than 30 parking stalls shall be continuous in a parking lot without separation by a landscaped area."

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"12.773 The provision of parking inside structures is encouraged within plannec unit developments. Extensive surface parking is discouraged. Ground level parking in structures should not abut plazas, or major pedestrian ways."

10. Add the following new subsection to the parking requirements in a PUD:

"12.774 Parking lot setbacks as required in Industry C Districts by Section 6.54 may be reduced by the Planning Board in Planned Unit Development in an Industry C District."

ORDINANCE NO. 893.

Final Publication No. 1942. First publication in the Boston-Herald on June 2, 1978.

City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight

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, 1977 entitled: "The Zoning Ordinance of the City of Cambridge" is hereby amended by rezoning portions of North Cambridge. The petition would amend the Zoning Map by changing the district designations for several areas as shown on the map accompanying this notice. Section 3.11 of the Ordinance would be amended to establish three new categories of zoning districts: an Open Space District, and Industry A-1 District and an Industry C District. Various other sections of the Ordinance would be amended to incorporate regulations for these new districts.

The Open Space District would be a public park and recreation district. It would limit floor area ratio to .25, building height to 35 feet and uses to park and recreation related purposes. Statutorily exempt religious and educational uses and other non-open space governmental uses would be permitted only after the filing of a notice and report with the Planning Board and a public hearing.

The Industry A-1 District would be a limited business and industrial district. Use regulations would be similar to but more restrictive than those for the Industry A District. Some commercial and industrial uses would not be allowed and the off-lot impacts of industrial activities would be limited to 50 feet. Certain residential uses would be allowed by special permit. Maximum floor area ratio would be 1.25, minimum lot size would be 5,000 square feet and maximum building height would be 45 feet.

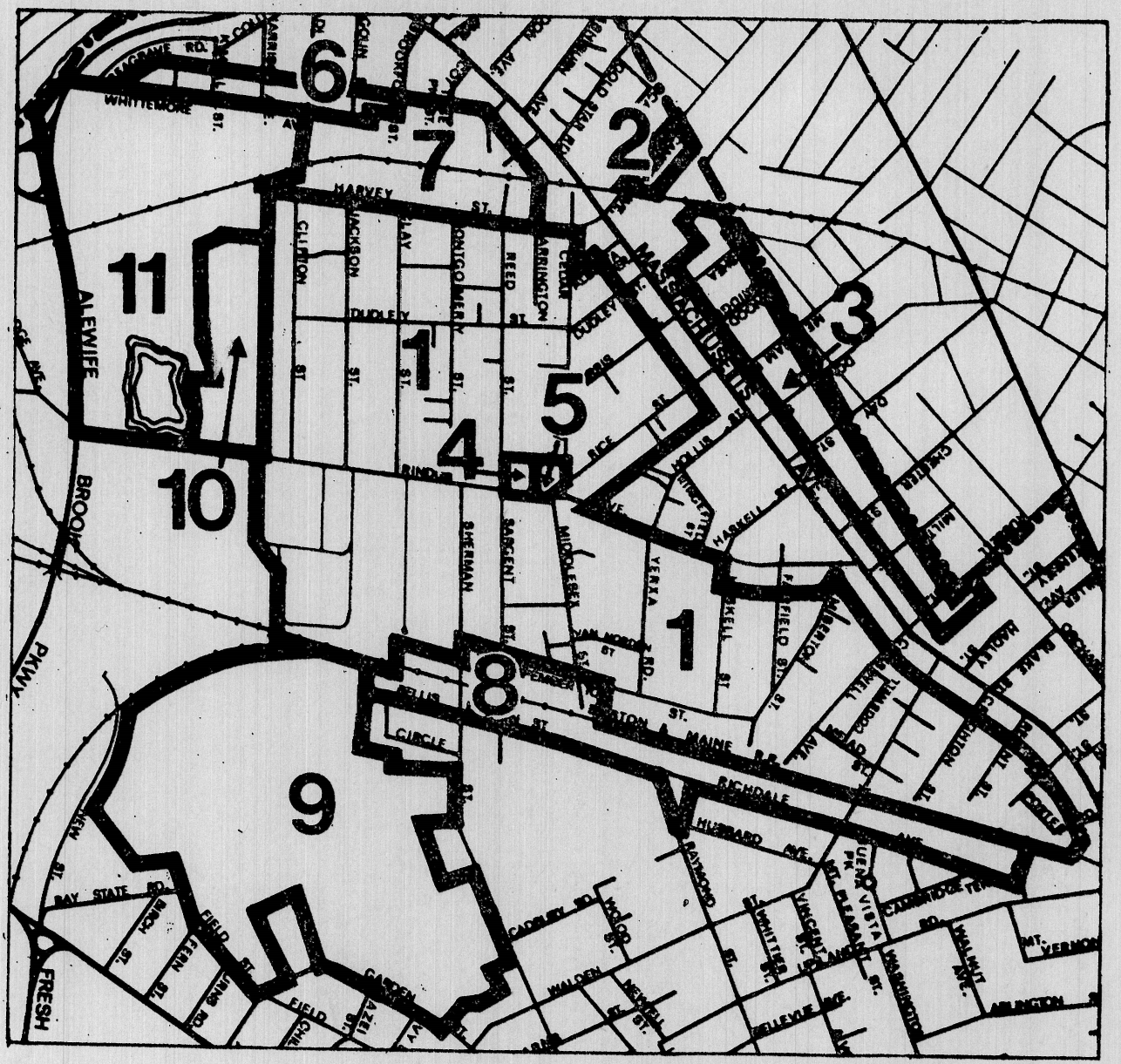
The Industry C District would be an office, research and light manufacturing district. It would allow various office, convenience retail and industrial uses. Floor area ratio would be limited to 1.0, maximum building would be 45 feet, and minimum lot size would be 20,000 square feet. Planned unit developments on parcels of 5 acres or larger would be allowed in the district if granted a special permit by the Planning Board according to the procedures existing in Article 12.000 of the Ordinance.

In addition to uses normally permitted in the Industry C District, certain residential uses, including hotels, and up to 100,000 square feet of general retail uses would be allowed within the district in planned unit developments. Developments could be built up to 2.0 FAR and maximum building height would be 85 feet. There would be special open space and landscaping requirements for any planned unit development built in the district.

City of Cambridge

In addition to uses normally permitted in the Industry C District, certain residential uses, including hotels, and up to 100,000 square feet of general retail uses would be allowed within the district in planned unit developments. Developments could be built up to 2.0 FAR and maximum building height would be 85 feet. There would be special open space and landscaping requirements for any planned unit development built in the district.

The above is a summary of the proposed ordinance amendment. Complete copies including suggested Planning Board amendments are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.



AREA	EXISTING ZONING	PROPOSED ZONING
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2	Bus. B	Res. B
3	Res. C-1, Bus. B	Res. B
4	Bus. A	Res. B
5	Bus. A	Bus. A-1
6	Ind. A	Res. B
7	Ind. A	Ind. A-1
8	Ind. A, Ind. B	Ind. A-1
9	Ind. A, Res. C-1	Open Space
10	Res. C-1, Ind. B	Open Space
11	Ind. B	Ind. C

CAMBRIDGE PLANNING BOARD
NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday May 2, 1978, at 7:30 PM in the City Council Chamber, City Hall, Cambridge, Massachusetts, on a petition by the Cambridge Planning Board to **amend the Zoning Ordinance of the City of Cambridge by rezoning portions of North Cambridge.** The petition would amend the Zoning Map by changing the district designations for several areas as shown on the map accompanying this notice. Section 3.11 of the Ordinance would be amended to establish three new categories of zoning districts: an Open Space District, an Industry A-1 District and an Industry C District. Various other sections of the Ordinance would be amended to incorporate regulations for these new districts.

The Open Space District would be a public park and recreation district. It would limit floor area ratio to .25, building height to 35 feet and uses to park and recreation related purposes. Statutorily exempt religious and educational uses and other non-open space governmental uses would be permitted only after the filing of a notice and report with the Planning Board and a public hearing.

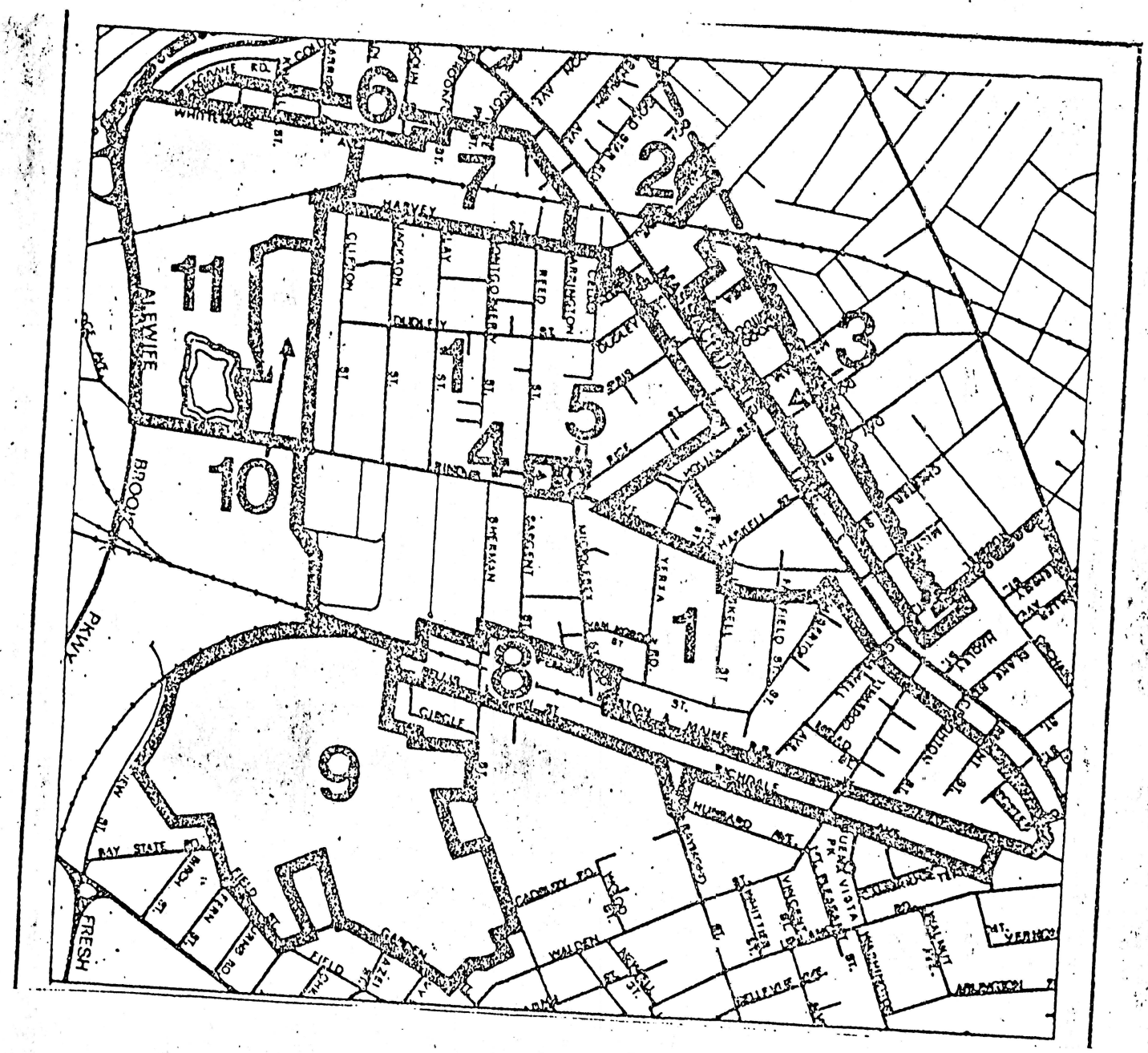
The Industry A-1 District would be a limited business and industrial district. Use regulations would be similar to but more restrictive than those for the Industry A District. Some commercial and industrial uses would not be allowed and the off-lot impacts of industrial activities would be limited to 50 feet. Certain residential uses would be allowed by special permit. Maximum floor area ratio would be 1.0, minimum lot size would be 5,000 square feet and maximum building height would be 45 feet.

The Industry C District would be an office, research and light manufacturing district. It would allow various office, convenience retail and industrial uses. Floor area ratio would be limited to 1.0, maximum building height would be 45 feet, and minimum lot size would be 20,000 square feet. Planned unit developments on parcels of 5 acres or larger would be allowed in the district if granted a special permit by the Planning Board according to the procedures existing in Article 12.000 of the Ordinance. In addition to uses normally permitted in the Industry C District, certain residential uses, including hotels, and up to 100,000 sq. ft. of general retail uses would be allowed within the district in planned unit developments. Developments could be built up to 2.0 FAR and maximum building height would be 85 feet. There would be special open space and landscaping requirements for any planned unit development built in the district.

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

Arthur C. Parris
Chairman

(C)Apr13,20



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HARVEY
DUDLEY
GLIFTON
JACKSON
LAY
REED
ARRINGTON
SHERMAN
SARGENT
YERTA
HASKELL
FAIRFIELD ST.
CIRCLE
RICHDALE
HUNBARD AVE.
BAY STATE RD.
CADBURY RD.
WALDEN

City of Cambridge

AREA	EXISTING ZONING	PROPOSED ZONING
1	Res. C-1, Ind. A. Ind. B	Res. B
2	Bus. B	Res. B
3	Res. C-1, Bus. B	Res. B
4	Bus. A	Res. B
5	Bus. A	Bus. A-1
6	Ind. A	Res. B
7	Ind. A	Ind. A-1
8	Ind. A, Ind. B	Ind. A-1
9	Ind. A, Res. C-1	Open Space
10	Res. C-1, Ind. B	Open Space
11	Ind. B	Ind. C.

In City Council June 12, 1978.

Passed to be ordained as amended by a yea and nay vote:- Yeas 7; Nays 1; Absent 1.

James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

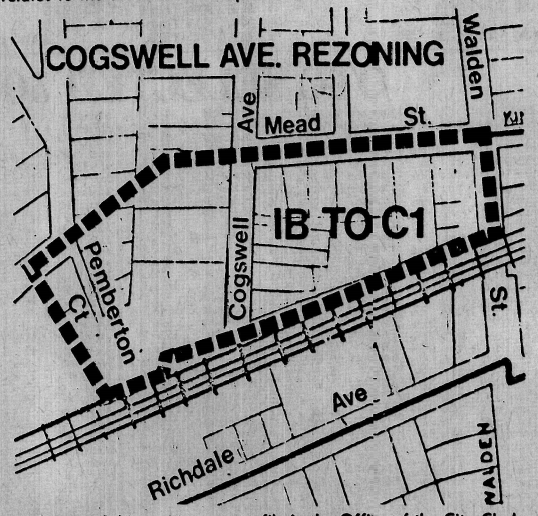
PUBLICATIONS

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 Thursday, May 18, 1978 at 6:00 P.M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition of Barbara Clurman to amend the map accompanying the text of the Zoning ordinance by striking out the designation Industry B and substituting in place thereof the designation Residence C-1 insofar as it relates to the areas on the map below:—



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
Councilor Frisoli,
Chairman, Committee on Ordinances.

PUBLISHED IN: Boston Herald American

EDITION: Cambridge-Somerville

DATE: Tuesday, May 2, 1978

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

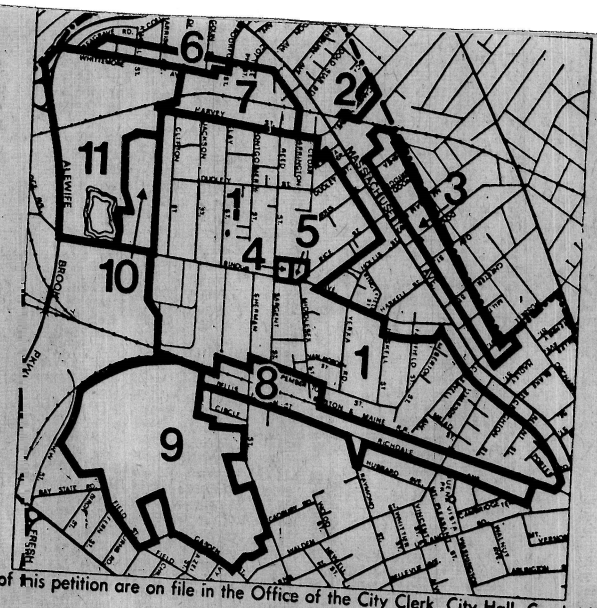
Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, May 18, 1978 at 8:00 P.M. IN THE City Council Chamber, City Hall, Cambridge, Massachusetts on the petition of the Cambridge Planning Board to amend the Zoning Ordinance of the City of Cambridge by rezoning portions of North Cambridge. The petition would amend the Zoning Map by changing the district designations for several areas as shown on the map accompanying this notice. Section 3.11 of the Ordinance would be amended to establish three new categories of zoning districts: an Open Space District, an Industry A-1 District and an Industry C District. Various other sections of the Ordinance would be amended to incorporate regulations for these new districts.

The Open Space District would be a public park and recreation district. It would limit floor area ratio to .25, building height to 35 feet and uses to park and recreation related purpose.s. Statutorily exempt religious and educational uses and other non-open space governmental uses would be permitted only after the filing of a notice and report with the Planning Board and a public hearing.

The Industry A-1 District would be a limited business and industrial district. Use regulations would be similar to but more restrictive than those for the Industry A District. Some commercial and industrial uses would not be allowed and the off-lot impacts of industrial activities would be limited to 50 feet. Certain residential uses would be allowed by special permit. Maximum floor area ratio would be 1.0, minimum lot size would be 5,000 square feet and maximum building height would be 45 feet.

The Industry C District would be an office, research and light manufacturing district. It would allow various office, convenience retail and industrial uses. Floor area ratio would be limited to 1.0, maximum building height would be 45 feet, and minimum lot size would be 20,000 square feet. Planned unit developments on parcels of 5 acres or larger would be allowed in the district if granted a special permit by the Planning Board according to the procedures existing in Article 12.000 of the Ordinance. In addition to uses normally permitted in the Industry C District, certain residential uses, including hotels, and up to 100,000 square feet of general retail uses would be allowed within the district in planned unit developments. Developments could be built up to 2.0 FAR and maximum building height would be 85 feet. There would be special open space and landscaping requirements for any planned unit development built in the district.

AREA	EXISTING ZONING	PROPOSED ZONING
1	Res. C-1, Ind. A, Ind. B	Res. B
2	Bus. B	Res. B
3	Res. C-1, Bus. B	Res. B
4	Bus. A	Res. B
5	Bus. A	Bus. A-1
6	Ind. A	Res. B
7	Ind. A	Ind. A-1
8	Ind. A, Ind. B	Ind. A-1
9	Ind. A, Res. C-1	Open Space
10	Res. C-1, Ind. B	Open Space
11	Ind. B	Ind. C



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 Frisoli,
Chairman, Committee on Ordinances.

NOTE: Pursuant to the Provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninty days after the posting or the second publication.

PUBLISHED IN: Boston Herald American

EDITION: Cambridge-Somerville

DATE: Tuesday, May 2, 1978

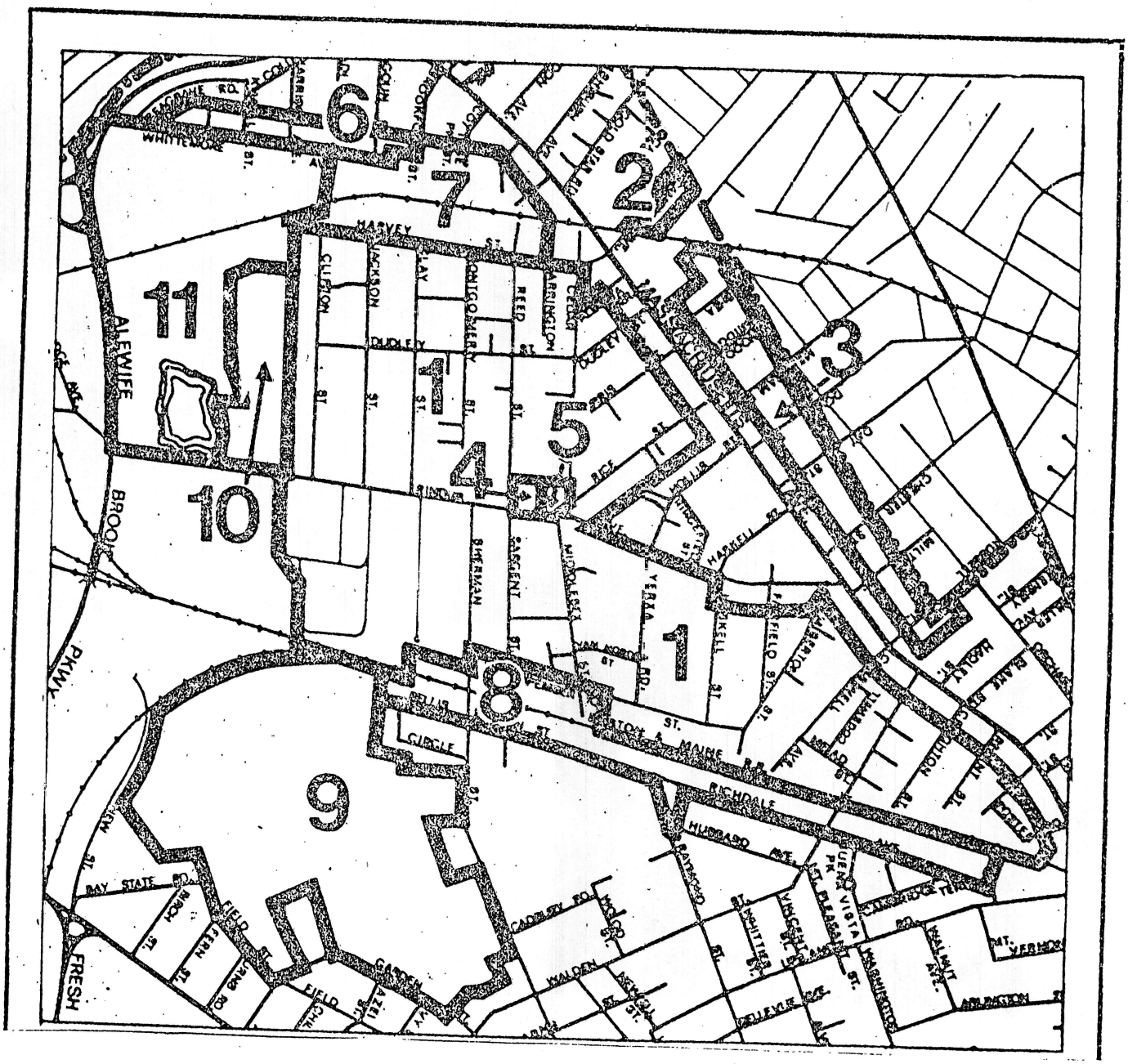
C. C. 106

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.



City of Cambridge

AREA	EXISTING ZONING	PROPOSED ZONING
1	Res. C-1, Ind. A, Ind. B	Res. B
2	Bus. B	Res. B
3	Res. C-1, Bus. B	Res. B
4	Bus. A	Res. B
5	Bus. A	Bus. A-1
6	Ind. A	Res. B
7	Ind. A	Ind. A-1
8	Ind. A, Ind. B	Ind. A-1
9	Ind. A, Res. C-1	Open Space
10	Res. C-1, Ind. B	Open Space
11	Ind. B	Ind. C

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 Thursday, May 18, 1978 at 8:00 P. M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition of of the Cambridge Planning Board to amend the Zoning Ordinance of the City of Cambridge by rezoning portions of North Cambridge. The petition would amend the Zoning Map by changing the district designations for several areas as shown on the map accompanying this notice. Section 3.11 of the Ordinance would be amended to establish three new categories of zoning districts: an Open Space District, an Industry A-1 District and an Industry C District. Various other sections of the Ordinance would be amended to incorporate regulations for these new districts.

The Open Space District would be a public park and recreation district. It would limit floor area ratio to .25, building height to 35 feet and uses to park and recreation related purposes. Statutorily exempt religious and educational uses and other non-open space governmental uses would be permitted only after the filing of a notice and report with the Planning Board and a public hearing.

The Industry A-1 District would be a limited business and industrial district. Use regulations would be similar to but more restrictive than those for the Industry A District. Some commercial and industrial uses would not be allowed and the off-lot impacts of industrial activities would be limited to 50 feet. Certain residential uses would be allowed by special permit. Maximum floor area ratio would be 1.0, minimum lot size would be 5,000 square feet and maximum building height would be 45 feet.

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C. C. 106

City of Cambridge

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 Frisoli,
Chairman, Committee on Ordinances.

NOTE: Pursuant to the Provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninty days after the posting or the second publication.

O-49 -1948

Petition of the Planning Board to re-
zone area in the North Cambridge section.