

Article 12. PLANNED UNIT DEVELOPMENT ORDINANCE

PRELIMINARY DRAFT

Section 1. Statement of Purpose

This Article of the Zoning Ordinance of the City of Cambridge is hereby adopted to encourage the construction of Planned Unit Developments. The Planned Unit Development districts and uses created herein are intended to provide greater opportunity for the construction of quality developments on large tracts of land by providing flexible guidelines which allow the integration of a variety of land uses and densities in one development.

Section 2. Definitions

A. Net Residential Development Area

All land areas upon which residential buildings are constructed, including buildings of mixed residential and non-residential uses, and their attendant open spaces, driveways, walkways, and parking lots. Net residential development area shall not include land areas devoted solely to non-residential uses and to open spaces dedicated to public use.

B. Planned Unit Development (PUD)

A land development project comprehensively planned by the developer as an entity with a single site plan which permits flexibility in building siting, mixtures of housing types and land uses, usable open spaces, and the preservation of significant natural features.

Section 3. Area of Applicability

A Planned Unit Development shall be allowed by Special Permit in PUD districts so designated from time to time on the zoning map and shall be regulated by the development controls set forth in Section 5. Planned Unit Development districts shall be overlay districts on the zoning map and, for any land within a PUD district, a developer may choose to conform to either the controls which govern the base district or to the PUD development controls and process.

PRELIMINARY DRAFT

Section 4. Review of Planned Unit Development Applications

1. An application to construct a Planned Unit Development must be reviewed in a manner which is consistent with the procedures set forth in this section and those procedures required under Chapter 808 of the Acts of the Massachusetts Legislature, 1975, or any subsequent modification of Chapter 40A of the General Laws of the Commonwealth of Massachusetts.

2. Constitution of Review Authority

The Planning Board shall review all applications for Special Permits to construct Planned Unit Developments. In reviewing an application for a Special Permit for a Planned Unit Development, the Planning Board may also seek the professional opinion of the staff of city departments, including, but not limited to, the Community Development Department, Public Works Department, Traffic and Parking Department, Police Department, Fire Department, Water Department, and School Department.

3. Pre-Application Conference

- a. A developer desiring to obtain a Special Permit to construct a Planned Unit Development may request a Pre-Application Conference with the Planning Board prior to submitting an application for the Special Permit. The purpose of the Pre-Application Conference shall be to familiarize both the developer and the Planning Board with each other's intentions with respect to the PUD. Although a Pre-Application Conference shall not be required, this preliminary meeting between the Planning Board and the developer is desirable since it should help clarify many procedural and policy issues.

- b. At the Pre-Application Conference, the Planning Board shall familiarize the developer with the process for obtaining a Special Permit for a PUD and explain to him issues that should be considered in planning the project. The developer shall discuss his range of options concerning development and inform the Planning Board of his development concept. Any statement made by either the Planning Board or the developer concerning potential disposition of a Special Permit application or the final form of the PUD shall not be legally binding.

- c. The developer shall not be required to present any written or graphic materials at the Pre-Application Conference. The Planning Board shall make available to the developer at this time any forms required for application for a Special Permit for a PUD.

4. Preliminary Development Plan

a. Submission of a Preliminary Development Plan on the appropriate forms with all the supporting documents shall constitute an application for a special permit to construct a Planned Unit Development.

b. The purpose of the Preliminary Development Plan shall be to provide the Planning Board with an opportunity for in-depth substantive review of the PUD before final designs are drawn.

c. A developer who wishes to obtain a Special Permit for a PUD must submit to the Planning Board a Preliminary Development Plan completed on the appropriate forms which may be obtained from the Planning Board at the Pre-Application Conference or from the Community Development Department. The written and graphic information specified in Section 4.4d, and on the appropriate forms must be submitted for the entire proposed project. A copy of the Preliminary Development Plan shall remain open to the public during the application process and shall be located in the Community Development Department.

d. The Preliminary Development Plan shall include written and graphic materials in the appropriate number as specified by the Planning Board.

1) Written materials shall include, but not be limited to, the following: legal description of the total site proposed for development including exact location and a statement of present and proposed ownership; statement of development concept, including the planning objectives and the character of the development to be achieved through the PUD; development schedule indicating the appropriate date when construction of the PUD can be expected to begin and be completed; statement of intentions regarding the future selling or leasing of all or portions of the PUD, such as land areas, dwelling units, and public facilities; statement of financing plan, including projected sources and amounts of funds; statement of how utilities and other public works will be provided, including design standards; the impact of the development on existing city services outside the development; quantitative data including:

- a) parcel size
- b) proposed lot coverage of structures
- c) total amount of usable open space, both private and public
- d) total number and type of dwelling units by number of bedrooms

- e) projected rent levels by unit size
 - f) approximate gross residential densities
 - g) total amount in square footage of non-residential construction by type of use
 - h) economic feasibility or market analysis including projected market area, for commercial development
 - i) number of parking spaces to be provided by use
 - j) total length of streets to be conveyed to the city government
 - k) total length of streets to be held as private ways within the PUD
 - l) total length by type of other public works to be conveyed to the city government
 - m) number and types of public facilities.
- 2) Graphic materials shall include, but not be limited to, the following:
- a) map of existing site conditions, including contours, water course, flood plains, unique natural features, existing vegetation, soil types, existing buildings;
 - b) map of existing land use;
 - c) proposed lot lines and plot designs;
 - d) location and floor area size of all existing and proposed buildings, structures, and other improvements including maximum heights, types of dwelling units, and non-residential structures by use;
 - e) location and size in square feet of all areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, school sites, and similar public and semi-public uses;
 - f) the existing and proposed circulation system of arterial, collector, and local streets, including off-street parking areas, service areas, loading areas, and major points of access to existing public rights-of-way;
 - g) proposed pedestrian circulation system;
 - h) existing and proposed utility systems including sanitary sewers, storm sewers, and water, electric, gas, and telephone lines;
 - i) general landscape plan indicating the treatment of materials used for private and common open spaces;
 - j) description of adjacent land areas, including land uses, zoning, densities, circulation systems, public facilities, and unique natural features of the landscape;

k) proposed treatment of the perimeter of the PUD, including materials and techniques used such as screens, fences, and walls.

c. When applying for a Special Permit to construct a PUD, a developer must submit an application fee of \$100 to the Planning Board.

5. Review of Preliminary Development Plan

a. Within 65 days of the date of receipt of a complete application for a Special Permit to construct a PUD, the Planning Board shall hold a public hearing. The purpose of the public hearing shall be to solicit public opinion concerning the Preliminary Development Plan.

b. Between the date of submission of the application for a Special Permit to construct a PUD and the public hearing concerning the Preliminary Development Plan, the Planning Board may submit the Preliminary Development Plan for review to city departments, including, but not limited to, the Community Development Department, Public Works Department, Traffic and Parking Department, Police Department, Fire Department, Water Department, and School Department. Any city department desiring to comment on the Preliminary Development Plan shall submit comments in writing to the Planning Board within 60 days of the date of receipt of the application for a Special Permit or no later than 5 days before the date of the public hearing. All written comments shall be made part of the application for a Special Permit and shall remain on public record.

c. Within 21 days of the public hearing, the Planning Board shall make a determination concerning the Preliminary Development Plan. If the Planning Board approves the Preliminary Development Plan or approves the Preliminary Development Plan with recommendation for modifications, then the developer must submit a Final Development Plan as specified in Section 4.6. If the Planning Board does not approve the Preliminary Development Plan then the application for a Special Permit to construct a PUD shall be denied. If the Planning Board makes no decision within the specified time limit, then the Preliminary Development Plan shall be considered approved and the developer shall prepare a Final Development Plan.

6. Final Development Plan

a. The purpose of the Final Development Plan shall be to finalize the specifics of the development plan and to allow review for any additional items not presented in the preliminary design stage.

b. The developer shall submit a Final Development Plan to the Planning Board, no later than 59 days after the Public Hearing concerning the preliminary development plan. Failure to submit a Final Development Plan within the specified time period shall result in the termination of the application for a Special Permit to construct a PUD.

c. The Final Development Plan shall consist of finalized versions of all statements and graphics presented in the Preliminary Development Plan and must contain any revisions which are required by the conditions imposed by the Planning Board at the time of conditional approval.

d. The Planning Board shall call a public hearing to consider the Final Development Plan no later than 69 days after the public hearing concerning the preliminary development plan. The purpose of the public hearing shall be to solicit public opinion on the Final Development Plan with emphasis placed on reviewing modifications made to the Preliminary Development Plan.

e. The Planning Board shall make the decision to approve or disapprove the application for a Special Permit to construct a Planned Unit Development no later than 90 days after the public hearing concerning the Preliminary Development Plan. If the Planning Board approves the Special Permit with conditions, the conditions must be agreed to in writing by the developer for the Special Permit to be approved. The Planning Board shall make its final decision in writing and shall specify its reasons for disapproving any application for a Special Permit to construct a PUD. If the Planning Board makes no decision within the specified time limit, then the Final Development Plan shall be considered approved and the Special Permit to construct a PUD shall be granted.

7. Amendments to Final Development Plan

a. After approval of the Final Development Plan by the Planning Board, the developer may seek amendments to the Final Development Plan, only if he encounters difficulties in constructing the PUD because unforeseen site conditions, such as terrain or soil conditions or other complications.

b. Amendments to the Final Development Plan shall be considered major or minor. Minor amendments, as specified in Section 4.7c, shall be authorized by written approval of the Planning Board. Major amendments, as specified in Section 4.7d, shall be considered as an original application for a Special Permit to construct a PUD and shall be subject to procedures specified in Sections 4.4 through 4.6. The Planning Board shall decide whether proposed changes are major or minor.

c. Minor amendments are changes which do not alter the concept of the PUD in terms of density, floor area ratio, land usage, height, provision of open space, or the physical relationship of elements of the development. Minor amendments shall include, but not be limited to, small changes in floor space, mix of uses, density, lot coverage, height, setbacks, lot sizes, open space; changes in the location of buildings, open space, or parking; or realignment of minor streets.

d. Major amendments represent substantial deviations from the PUD concept approved by the Planning Board. Major amendments shall include, but not be limited to, large changes in floor space, mix of uses, density, lot coverage, height, setbacks, lot sizes, open space; changes in the location of buildings, open space, or parking; or changes in the circulation system.

Section 5. Enforcement

1. Commencement of Construction

a. The developer shall begin construction of the PUD within 12 months of the date of the granting of the Special Permit to construct a PUD. The Planning Board may grant in writing an extension of this time period of up to 12 months upon demonstration of good cause by the developer.

b. If the PUD is to be developed in stages, then the developer must begin the construction of each stage within the time limits specified in the Final Development Plan. Construction in each phase shall include all the elements of that phase specified in the Final Development Plan.

c. The Planning Board or its designee shall periodically monitor the construction of the PUD, with respect to start of construction and development phasing. If the Planning Board or its designee finds that either the developer has failed to begin development within the specified time period or that the developer is not proceeding in accordance with the approved development phasing, with respect to either timing or construction of an approved mix of project elements, then the Planning Board shall review the PUD and may extend the initiation time or the length of time needed to complete a phase, revoke the Special Permit, or recommend that the developer amend the Final Development Plan subject to procedures specified in Section 4.7. If the Planning Board revokes a Special Permit then the Final Development Plan shall be declared null and void.

Section 6. General Development Controls

1. The following regulations shall control development within each PUD district. However, the Planning Board may waive any requirement if it is shown that unique conditions of the site or development plan warrant it.

2. Conformance with Existing Policy Plans

Development proposals for PUD's should make every effort to conform to existing policy plans which may be established from time to time for specific areas of the city.

3. Standards for Construction of Roadways

a. All new roadways within a PUD shall be constructed in conformance with the following standards:

MINIMUM STANDARDS FOR NEW ROADWAYS

	LOCAL ⁷	COLLECTOR ⁷	ARTERIAL ⁷
A. Travel Lane Width ¹ (ft)	10	12	12
Total Travel Width ² (ft)	10	25	25
B. Separation of opposing traffic (ft)	none	none	5
C. Gutter Width ³ (ft)	2	2	2
D. Parking Lane Width ⁴ (ft)	8 ⁵	8	none
E. Sidewalks: No. of sides	1 ⁶	2	2
Widths(ft)	4	5	5
F. Landscaping: No. sides	2	2	2
Widths (ft)	4	4	6

1. Each direction requires at least one travel lane.
2. One-way streets must be approved by Traffic Director as being part of general circulation plan by City.
3. Gutter required on every side where no parking land exists.
4. For parallel parking only; diagonal parking with approval of Traffic Director and under the following condition:
 - a. distance from travel lane to edge of parking provides an aisle and stall depth in accord with the parking lot standards.
5. Number of parking lanes shall not exceed number of driving lanes.
6. One side with no parking; both sides if parking on one or both sides.
7. To be determined by Planning Board.

b. Any existing private way or subsequently constructed private way in a PUD may be accepted by the City as a public way only if it meets the Minimum Standards for Acceptance of Existing Private Ways as Public Ways adopted by the Planning Board:

MINIMUM STANDARDS FOR ACCEPTANCE OF EXISTING PRIVATE WAYS AS PUBLIC WAYS

- 1. The private way has been an existing private way for the past 20 years.
- 2. The private way serves as the only access to four or more residential dwellings.
- 3. The following minimum widths are required to perform the functions of a public way:

Travelled way - 1 direction:	10 feet
Sidewalk - raised and separated from travelled way by curbing	4 feet
Curb parking lane	8 feet

Thus the following minimum widths of right-of-ways for laying out a way in the following manner are required:

- a. one-way travel with sidewalk on one side and parking on one side 22 feet
 - b. one-way travel with sidewalks on both sides and parking on one side 26 feet
 - c. one-way travel with sidewalks on both sides and parking on two sides 34 feet
 - d. two-way travel with sidewalks on two sides with no parking anytime 28 feet
 - e. two-way travel with sidewalks on two sides with parking on one side 36 feet
 - f. two-way travel with sidewalks on two sides with parking on two sides 44 feet
- 4. The street must be either a through street, connecting two or more public ways, or a two-way dead end street with a cul-de-sac with a minimum turning radius of 25 feet at the end.
 - 5. There must be no other physical or legal encumbrments on the right-of-way.
 - 6. The way must meet all other zoning regulations and not create a potential violation of the Zoning Ordinance or nonconformity.

c. The design of the overall circulation pattern shall be prepared in accordance with the principles and concepts established in "Recommended Practices for Subdivision Streets" prepared by the Institute of Traffic Engineers (1965).

3. Standards for Construction of Utilities and Public Works

a. All improvements to the site which include the installation of utilities, public lighting, sewers, and other public works shall be constructed according to criteria established by the Public Works Department, Water Department, Electrical Department, and other appropriate departments.

b. If the developer himself provides public works, roadways, and utility improvements to the site, the Planning Board may require the developer to post a performance bond.

4. Landscaping

All open areas within a PUD which are not used as driveways, walkways, or parking lots shall be landscaped in an appropriate manner utilizing both natural and manmade materials such as grass, trees, shrubs, and benches. Wherever possible, deciduous trees should be planted along new and existing streets. Plazas, arcades, malls, and similar manmade developments shall be counted as landscaped areas. In addition, landscaping within a PUD shall conform to any landscaping criteria or requirements which may be adopted by the Planning Board or City Council from time to time, except that any PUD's developed prior to the establishment of formal landscaping regulations shall not have to conform to them.

Need Environmental Controls Section

Section 7. Development Controls for a PUD-1 District

1. The PUD-1 district is intended to provide the opportunity for mixed use development with commercial, office, and a variety of residential uses.

2. Uses Allowed in a PUD-1 District

a. The following uses alone or in combination with other uses shall be allowed in a PUD-1 district upon permission of the

Planning Board:

- 1) All Residence Uses specified in Article 4, Section 2.1
- 2) Conversion of Dwelling Structure as allowed in Article 4, Section 2.2
- 3) All Institutional, Transportation, and Utility Uses specified in Article 4, Section 2.3
- 4) All Office and Laboratory Uses specified in Article 4, Section 2.4
- 5) All Retail Business and Consumer Service Establishment uses specified in Article 4, Section 2.5

b. Any other use, alone or in combination with other uses, contained in Article 4 may be allowed in a PUD-1 district by permission of the Planning Board only if a substantial public benefit can be demonstrated.

2. Floor Area Ratio

The maximum ratio of floor area to lot area in a PUD-1 district shall be 3.0.

3. Minimum Lot Size

a. In a PUD-1 district, the minimum lot size for the overall development site shall be 2.0 acres.

b. If residential buildings in a PUD-1 district are to be sold as separate buildings and lots, with no land held in common, then the minimum individual lot size within a PUD-1 shall be 5,000 square feet or 600 square feet for each dwelling unit, whichever is larger. This provision shall not apply to the sale of individual townhouses and their yards.

c. If residential buildings in a PUD-1 district are to be sold as separate buildings or townhouse, with or without separate lots, and open space is to be provided on a common ownership basis, then the size of the individual lots may be reduced so long as all residents have access to common lands and the open space requirements in Section 7.7 are met.

4. Minimum Lot Area per Dwelling Unit

In a PUD-1 district, the minimum lot area for each Dwelling Unit shall be 600 square feet.

5. Minimum Lot Width and Yard Requirements

- a. There shall be no minimum lot width for the overall development of a PUD-1 site.
- b. There shall be no specified front, rear, and side setbacks for development within a PUD-1. The Planning Board shall approve all setbacks for buildings within a PUD-1.

6. Height

- a. The maximum height of any building in a PUD-1 district shall be 60 feet, except as modified in Section 7.6b.
- b. The maximum allowable height in a PUD-1 district may be increased to 80 feet upon permission of the Planning Board, if the Planning Board finds that provision of any of the following amenities provides substantial public benefit.
 - 1) open space or recreational facilities dedicated to public use;
 - 2) walkways or similar facilities which enable the public to have access through the PUD to existing areas of unique natural or man-made value;
 - 3) development design, which enhances any unique natural or man-made features of the site or abutting areas;
 - 4) pedestrian malls, arcades, or similar facilities within the interior of the PUD which are designed to appeal to the general public;
 - 5) designs for residential development which are intended to appeal to a family population;
 - 6) provision of residential development for a mixture of economic groups, utilizing federal, state, or private programs, conditional upon the provision of appropriate legal assurances that a mixed income development will be implemented;
 - 7) other amenities that the developer may propose which the Planning Board feels provide unique advantages to the general public or which contribute to achieving city development goals.

7. Usable Open Space

- a. In a PUD-1 district, the minimum ratio of useable open space to total area in the PUD-1, as defined in Article II and

and Article V, Section 4 to total lot area shall be 15%, except as modified below.

b. In a PUD-1 district, the minimum ratio of total usable open space, whether provided on individual lots or in areas to be held in common ownership or a combination of the two, to net residential development area, shall be 25%. For the remainder of the development, the minimum ratio of total usable open space to lot area shall be 10% so long as the overall 15% ratio for the entire site is satisfied.

c. The Planning Board may reduce the usable open space requirement if the site of a PUD-1 development is adjacent to a public open space and if the development is physically and functionally integrated with the open space by means of building orientation, location of building entrances, pedestrian linkages between major activity centers, or similar factors.

d. In a PUD-1 district, usable open space shall include parks, plazas, landscaped areas open to the sky, playgrounds, and the following pedestrian ways usually made available for public use.

1) Construction on the parcel of pedestrian ways may be counted toward the open space requirement in the proportion provided by Table 1 up to 25% of the total required open space.

TABLE 1

Open Space Credits for Pedestrian Way

<u>Pedestrian Way</u>	<u>Open Space Credit*</u>
Open Pedestrian Bridge	30 sq. ft.
Raised Pedestrian deck	3 sq. ft.
Enclosed Pedestrian Bridge	40 sq. ft.
Elevated Shopping Bridge	120 sq. ft.
Shopping Arcade	20 sq. ft.
Elevated Shopping Way	50 sq. ft.
Loggia	35 sq. ft.
Pedestrian Pathway	10 sq. ft.
Galleria	40 sq. ft.

*Amount in square feet of open space credit for each square foot of raised pedestrian deck or linear foot of other pedestrian way.

- 2) The pedestrian ways listed in Table 1 shall have the following meanings:
- a) An open pedestrian bridge is a continuous open bridge having a minimum width of 6 feet and spanning a street, pedestrian way, access or service road or open space within a development parcel or between two adjacent development parcels.
 - b) A raised pedestrian deck is a continuous open platform which is above the first-level elevation of buildings or extends over a street, pedestrian way, access or service road or open space within a development parcel or between two adjacent development parcels. It may also provide for pedestrian facilities including, but not limited to benches, planting, outdoor cafes and kiosks. One tree per 1300 square feet of pedestrian deck, having a 3 1/2 inch minimum caliper is required.
 - c) An enclosed pedestrian bridge is a continuous enclosed space having a minimum width of 8 feet which spans a street, pedestrian way, access or service road or open space making connections within a development parcel or between two adjacent development parcels. Such bridge should be located at the same level as other internal and external pedestrian circulation systems; along its elevations must be at least 80% transparent materials and shall be heated and air-conditioned.
 - d) An elevated shopping bridge is a continuous enclosed space which spans a street, pedestrian way, access or service road or open space, making connection within a development parcel or between two adjacent development parcels. Such a shopping bridge has a minimum width of 36 feet and a maximum of 48 feet, with retail shopping as allowed in the PUD-1 District along one or both sides of a pedestrian circulation route with a minimum width of 12 feet. Such shopping bridge shall be located at the same level as other internal or external pedestrian circulation systems and be heated and air-conditioned.
 - e) A shopping arcade is a continuous covered, but not necessarily enclosed, space which extends along the front facade of a building facing a principal street, which has a minimum continuous width, unobstructed except for building columns, of at least 12 feet. The arcade shall also have a minimum continuous height of 12 feet and is open to the street, having its floor at the same level and continuous

with the sidewalk. It shall be open to the public at all hours and has fronting retail uses as permitted in Section 7.2a5.

- f) An elevated shopping way is a continuous enclosed space which extends along the front facade of a building facing a principal street which has a minimum width of 12 feet. It shall be located on the second level of the building, and have a minimum continuous height of 12 feet. It should be open to the public from 7:00 a.m. to 7:00 p.m. on weekdays and have fronting retail uses as permitted in Section 7.2a5, and shall be heated and air-conditioned.
- g) A loggia is a continuous covered space which extends along the upper levels of the front facade of a building facing a principal street, which has a minimum continuous width, unobstructed except for building columns, of at least 10 feet and is located above the level of the street such that it may not qualify as an arcade. It shall be open, except for building columns and railing, to the air space over the street throughout its length and should be open to the public at all hours. Such loggia shall be designed so as to allow connection to other internal and external pedestrian circulation systems.
- h) A pedestrian pathway is a connection between two elements which are approximately at the same level or a connection between two clearly separate levels. In the former case, the connection should not be less than a level, or approximately level, walkway 8 feet in width; in the latter case, the vertical connection shall be accomplished through stairs, ramps or escalators. In either case, the connection may be effected by means of a plaza, arcade, loggia, open pedestrian bridge, raised pedestrian deck, elevated shopping way or bridge.
- i) A galleria is a covered space at curb level which provides a connection through a building and connects two streets or a street and an open space and is directly accessible to the public. A galleria has a minimum area of at least 2000 square feet and a minimum width at any point of 20 feet. A galleria has openings at the face of the building for entrances at least 20 feet in width and 25 feet high and may be fully air-conditioned. 50% of its aggregate interior frontage shall be retail use as permitted in Sec. 7.2a5. Galleries shall have a minimum interior height of at least 20 feet. Vertical circulation elements, columns, pedestrian bridges and balconies are permissible obstructions provided they do not cover in the aggregate more than 15% of the floor area of the galleria. A portion of the galleria may

be depressed below the street or curb level provided that it does not exceed 40% of the floor area.

8. Perimeter and Transition

a. In a PUD-1 district, there shall be a transition zone which shall be effective along the perimeter of the PUD-1 within 50 feet of any lot line of the PUD which fronts on an existing street or public open space.

b. On the perimeter of a PUD-1 development for any frontage of the PUD-1 on an existing street, the average height of the buildings constructed facing that street shall be equal to the average height, in feet or stories, of the buildings located on the opposite side of that street. If no buildings are located on the opposite side of the street or the site abuts a public open space, average height of the buildings constructed facing that street or public open space shall be 40 feet.

c. In the event that there are two transitional height zones at the corner where a PUD-1 fronts on two existing streets, then the average height shall be the average of the two height zones, in feet or stories.

9. Parking and Loading Requirements

a. Development in a PUD-1 district shall conform to the off-street Parking and Loading Requirements set forth in Article VII.

b. Off-street parking facilities shall be provided as follows:

1) Residence: Minimum number of spaces per group of dwelling units: 10 per 10.

2) Public Assembly: Number of seats requiring one space: 8.

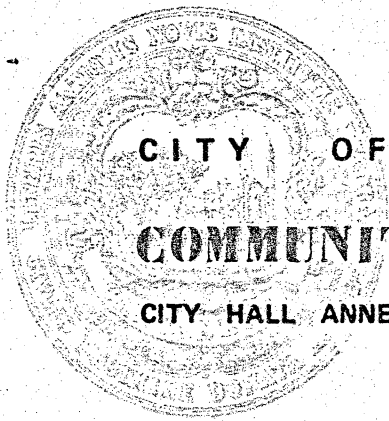
c. Institutional, Retail, and Office: Number of Square Feet of Gross Floor Area Requiring One space:

1) Institutional: 1,000 square feet

2) Retail and Office:

Ground Floor: 500 square feet

Other Level: 1,000 square feet



CITY OF CAMBRIDGE, MASSACHUSETTS
COMMUNITY DEVELOPMENT DEPARTMENT

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139 876-6800, X355

TO: Members of the City Council

FROM: Ellen Beatrice

DATE: May 11, 1977

SUBJECT: Planned Unit Development Zoning Ordinance

Enclosed is a Preliminary Draft of the Planned Unit Development Ordinance which several of you have requested. I have also outlined the major elements of the ordinance below. We welcome your comments.

Highlights of Planned Unit Development Ordinance

Purpose. The principal idea behind a Planned Unit Development (PUD) is to allow developers greater diversity in developing large tracts of land while giving the city greater say in how the sites are developed through a negotiation process between a developer and a designated public body.

Districts. The PUD districts will be "overlay" districts - that is a geographic area will be designated as a PUD district, but a developer could choose to build according to the PUD rules or according to the regulations of the original district such as C-1, Business B, or whatever. Therefore, a PUD will not be mandatory. PUD's are granted as special permits in the appropriate districts.

Review Authority. The Planning Board is designated as the review authority; this is in accordance with recent revisions to Ch. 40A of the General Laws of the Commonwealth allowing different bodies to grant special permits for different purposes.

Review Process. We have constructed a review process which allows for 2 public hearings within the time frame specified by Ch. 40A. A developer submits a detailed application for a special permit to the Planning Board which disseminates the application to city departments for review. The Planning Board then holds a public hearing and may, deny the special permit or allow the applicant to proceed to a final development plan stage. A second public hearing is then held and the Planning Board must either approve or deny the special permit. In

accordance with Ch. 40A, failure of the Planning Board to reach a decision results in automatic approval of the special permit. Ch. 40A spells out very definite time limits for review of special permits in general which must be adhered to in the PUD review process, namely, a public hearing must be held within 65 days of the initiation of the application for a special permit and a decision must be made within 90 days of the public hearing.

Other Review Procedures. Provisions are also made for amendments and monitoring of the construction process.

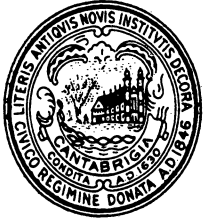
Development Controls. We have included 2 levels of development controls.

1. General - these are applicable to all PUD districts which may be created and include such items as conformance with policy plans, standards for street and public works construction, and environmental controls.
2. Specific - these are applicable to specific PUD districts such as the PUD-1 district contained in this ordinance. These regulations control uses, floor area ratio, minimum lot size, setbacks, height, open space, perimeter and transition, and parking.

PUD-1 District. This district is designed to be used in the Southwest sector of Harvard Square and the development regulations reflect the Harvard Square Comprehensive Policy Plan. Highlights of the PUD-1 district are:

- allow residential, institutional, office, and most retail uses;
- has an FAR of 3.0;
- lot sizes to be approved by Planning Board; lot sizes may be reduced if common open space is provided;
- density is equivalent to 72 dwelling units per acre like the existing C-2 district; the existing zone in the area is C-3 - 144 dwelling units per acre;
- maximum height is 60 feet unless items under bonus plan are met - then maximum height becomes 80 feet;
- usable open space must be 15% of total site area providing it be at least 25% of residential area and 10% of non-residential area; there can be open space credits for construction of certain kinds of pedestrian ways;

- the perimeter must be related to the existing heights of surrounding land uses;
- parking - as in existing zoning ordinance.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

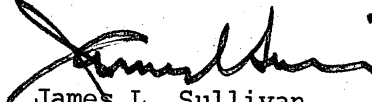
EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

May 16, 1977

To the Honorable, the City Council:

I transmit herewith copy of a preliminary draft of the
Planned Unit Development Zoning Ordinance for your
information.

Very truly yours,


James L. Sullivan
City Manager

JLS/b

0-31

Preliminary draft of the Planned Unit Development Zoning Ordinance.



CIA HOUSE
JAMES T. SULLIVAN
EXECUTIVE DEPARTMENT

CITY OF CAMBRIDGE

1st 618-8880
CAMBRIDGE, MASSACHUSETTS 02139

In City Council,
May 16, 1977

5/16/77
Referred to the
Planning Board
for Report -
Copy sent to Planning
5-18-77