



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

## 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 Zoning Map accompanying the ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge" is hereby amended by replacing Section 3.12 with the following new section:

### 3.12 Temporary Residential Conversion Moratorium.

Chapter 565 of the Acts of 1979 authorized the City of Cambridge to regulate and restrict the use of land or structures for religious purposes or for educational purposes on land owned or leased by a religious sect or denomination, or by a nonprofit educational corporation within all residentially zoned districts which require a lot area of one thousand two hundred square feet or more per dwelling unit. In order to provide time for the City to implement this law, there is hereby established a limited temporary moratorium on the conversion of residential structures to educational and religious uses. Until June 30, 1981, no demolition permit, building permit or occupancy permit shall be granted within any Residence A-1, A-2, B or C-1 district if the issuance of such permit would result in any of the following:

- (1) The conversion of any structure which was principally occupied by uses listed in subsection 4.31a, b, c, d or f(2) on or subsequent to March 24, 1980, to a school, office, dormitory, place of worship, institutional facility or any other use for education or religious purpose;
- (2) The displacement of any structure which was principally occupied by uses listed in subsections 4.31a, b, c, d, or f(2) on or subsequent to March 24, 1980, by a school, office, dormitory, place of worship, institutional facility or any other use for educational or religious purposes; and
- (3) Any other demolition, construction or occupancy of land or buildings by uses for educational or religious purposes.

In accordance with Chapter 565 of the Acts of 1979, the provisions of this section 3.12 shall apply to land or structures owned or controlled by Harvard College.

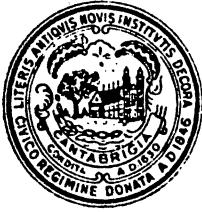
The provisions of this section shall not apply to land or structures acquired by the Cambridge Redevelopment Authority pursuant to an approved Urban Renewal Project.

In City Council February 23, 1981.

Passed to be ordained by a yeas and nays vote:- Yeas 8; Nays 0; Absent 0;  
Present 1.

James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

## 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 Zoning Map accompanying the ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge" is hereby amended by replacing Section 3.12 with the following new section:

### 3.12 Temporary Residential Conversion Moratorium.

Chapter 565 of the Acts of 1979 authorized the City of Cambridge to regulate and restrict the use of land or structures for religious purposes or for educational purposes on land owned or leased by a religious sect or denomination, or by a nonprofit educational corporation within all residentially zoned districts which require a lot area of one thousand two hundred square feet or more per dwelling unit. In order to provide time for the City to implement this law, there is hereby established a limited temporary moratorium on the conversion of residential structures to educational and religious uses. Until June 30, 1981, no demolition permit, building permit or occupancy permit shall be granted within any Residence A-1, A-2, B or C-1 district if the issuance of such permit would result in any of the following:

- (1) The conversion of any structure which was principally occupied by uses listed in subsection 4.31a, b, c, d or f(2) on or subsequent to March 24, 1980, to a school, office, dormitory, place of worship, institutional facility or any other use for education or religious purpose;
- (2) The displacement of any structure which was principally occupied by uses listed in subsections 4.31a, b, c, d, or f(2) on or subsequent to March 24, 1980, by a school, office, dormitory, place of worship, institutional facility or any other use for educational or religious purposes; and
- (3) Any other demolition, construction or occupancy of land or buildings by uses for educational or religious purposes.

In accordance with Chapter 565 of the Acts of 1979, the provisions of this section 3.12 shall apply to land or structures owned or controlled by Harvard College.

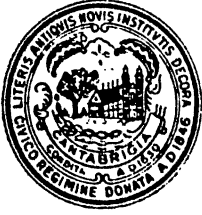
The provisions of this section shall not apply to land or structures acquired by the Cambridge Redevelopment Authority pursuant to an approved Urban Renewal Project.

In City Council February 23, 1981.

Passed to be ordained by a yea and nay vote:- Yeas 8; Nays 0; Absent 0;  
Present 1.

James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

## 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 Zoning Map accompanying the ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge" is hereby amended by replacing Section 3.12 with the following new section:

### 3.12 Temporary Residential Conversion Moratorium.

Chapter 565 of the Acts of 1979 authorized the City of Cambridge to regulate and restrict the use of land or structures for religious purposes or for educational purposes on land owned or leased by a religious sect or denomination, or by a nonprofit educational corporation within all residentially zoned districts which require a lot area of one thousand two hundred square feet or more per dwelling unit. In order to provide time for the City to implement this law, there is hereby established a limited temporary moratorium on the conversion of residential structures to educational and religious uses. Until June 30, 1981, no demolition permit, building permit or occupancy permit shall be granted within any Residence A-1, A-2, B or C-1 district if the issuance of such permit would result in any of the following:

- (1) The conversion of any structure which was principally occupied by uses listed in subsection 4.31a, b, c, d or f(2) on or subsequent to March 24, 1980, to a school, office, dormitory, place of worship, institutional facility or any other use for education or religious purpose;
- (2) The displacement of any structure which was principally occupied by uses listed in subsections 4.31a, b, c, d, or f(2) on or subsequent to March 24, 1980, by a school, office, dormitory, place of worship, institutional facility or any other use for educational or religious purposes; and
- (3) Any other demolition, construction or occupancy of land or buildings by uses for educational or religious purposes.

In accordance with Chapter 565 of the Acts of 1979, the provisions of this section 3.12 shall apply to land or structures owned or controlled by Harvard College.

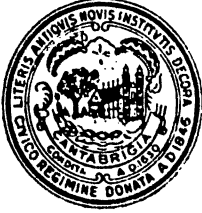
The provisions of this section shall not apply to land or structures acquired by the Cambridge Redevelopment Authority pursuant to an approved Urban Renewal Project.

In City Council February 23, 1981.

Passed to be ordained by a yea and nay vote:- Yeas 8; Nays 0; Absent 0;  
Present 1.

James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

## 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 Zoning Map accompanying the ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge" is hereby amended by replacing Section 3.12 with the following new section:

### 3.12 Temporary Residential Conversion Moratorium.

Chapter 565 of the Acts of 1979 authorized the City of Cambridge to regulate and restrict the use of land or structures for religious purposes or for educational purposes on land owned or leased by a religious sect or denomination, or by a nonprofit educational corporation within all residentially zoned districts which require a lot area of one thousand two hundred square feet or more per dwelling unit. In order to provide time for the City to implement this law, there is hereby established a limited temporary moratorium on the conversion of residential structures to educational and religious uses. Until June 30, 1981, no demolition permit, building permit or occupancy permit shall be granted within any Residence A-1, A-2, B or C-1 district if the issuance of such permit would result in any of the following:

- (1) The conversion of any structure which was principally occupied by uses listed in subsection 4.31a, b, c, d or f(2) on or subsequent to March 24, 1980, to a school, office, dormitory, place of worship, institutional facility or any other use for education or religious purpose;
- (2) The displacement of any structure which was principally occupied by uses listed in subsections 4.31a, b, c, d, or f(2) on or subsequent to March 24, 1980, by a school, office, dormitory, place of worship, institutional facility or any other use for educational or religious purposes; and
- (3) Any other demolition, construction or occupancy of land or buildings by uses for educational or religious purposes.

In accordance with Chapter 565 of the Acts of 1979, the provisions of this section 3.12 shall apply to land or structures owned or controlled by Harvard College.

The provisions of this section shall not apply to land or structures acquired by the Cambridge Redevelopment Authority pursuant to an approved Urban Renewal Project.

In City Council February 23, 1981.

Passed to be ordained by a yea and nay vote:- Yeas 8; Nays 0; Absent 0;  
Present 1.

James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

January 21, 1981

To the Honorable, the City Council:

SUBJECT: Planning Board Recommendation on the Planning Board's  
Petition to Amend the Zoning Ordinance by Extending  
the Temporary Residential Conversion Moratorium

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on a petition by the City Council to amend the Zoning Ordinance of the City of Cambridge by extending the Temporary Residential Conversion Moratorium established by Section 3.12. This public hearing was held on Tuesday, January 6, 1981, in the Community Development Department conference room.

## THE PETITION

The proposed amendment would extend the time limit of the existing moratorium from "December 31, 1980" to "June 30, 1981." The moratorium prohibits the issuance of demolition, building and occupancy permits in the Residence A-1, A-2, B and C-1 districts if such issuance would result in the conversion or displacement of residential uses by educational, religious, governmental and other uses. The purpose of the moratorium is to prevent further disruption of residential neighborhoods by institutional expansion while the City prepares and adopts regulations to implement Chapter 565 of the Acts of 1979, as amended by Chapter 387 of the Acts of 1980. Chapter 565 is home rule legislation enabling Cambridge to regulate institutional land uses generally exempt from local zoning.

## THE HEARING

At the January 6, 1981 public hearing City Councillor David Sullivan summarized the petition, stating that this is the second extension to the residential conversion moratorium which was adopted in February of 1980. The first extension continued this moratorium from June 30, 1980 to December 31, 1980. Councillor Sullivan further recommended that this second extension be adopted in order to continue the process of developing permanent zoning regulations to control institutional expansion. Kathy Spiegelman, Deputy Administrator of the Community Development Department, informed the Board and those present that staff in the Community Development Department have continued work on institutional control regulations since the adoption of the initial moratorium. The department has proposed a strategy to manage institutional expansion and has held numerous meetings with representatives from

interested neighborhood groups and institutions to solicit their comments and recommendations. Ms. Spiegelman stated that the Department will now draft specific zoning regulations to be forwarded to the City Council so that the public hearing process can begin and final adoption can take place before June 30, 1981.

No one testified against the petition.

RECOMMENDATION

The moratorium was enacted to provide time to develop a strategy for controlling institutional expansion and to adopt regulations to implement that strategy. Considerable time has been spent on this effort but more time is needed to prepare regulations that are concise, rational and legally sound. The Planning Board has discussed this project with the Community Development Department staff on several occasions and has found that this is a complex issue. The Planning Board is concerned that this "temporary moratorium" will be extended once again, but feels that the complexity of the issue and thoroughness required justifies this second extension.

In summary, the Board recommends that this petition be APPROVED.

Respectfully submitted,

For the Planning Board



Arthur C. Parris  
Chairman

ACP:jp

1.

0-

Comm. from Arthur Parris, Chairman, Plann-  
Board, transmitting recommendations of the  
Planning Board on the petition to extend  
the Temporary Residential Conversion  
Moratorium.

In City Council,

January 26, 1981

1/26/1981

Referred to the  
Comm. on Ordinances

HEARING AT <sup>1:30</sup> 1:30 PM  
ON 1/27/1981

~~#~~ Unfinished Business #4

# City of Cambridge

MASSACHUSETTS

In City Council

2/23/

1981

*Mr. David Sullivan Moved #4 From the Calendar*

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane	✓			
Mr. Thomas W. Danehy	✓			
Ms. Sandra Graham	✓			
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan				✓
Mr. Alfred Vellucci	✓			
Mr. David A. Wylie	✓			
Mayor Francis H. Duehay	✓			
	8	0	0	1

*CPSA*  
*RF*  
*Francis*  
*Orlando*  
*Belopred*

Hy  
HAFIDHET  
BOSSMAN

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 public hearing will be held on Tuesday, January 27, 1981 at 7 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition by the City Council to amend the text of the zoning ordinance by EXTENDING THE "TEMPORARY RESIDENTIAL CONVERSION MORATORIUM" TO JUNE 30, 1981. Until June 30, 1981, no demolition, building or occupancy permits would be issued if such permit would authorize the development of a religious or educational use of land within a Residence A-1, A-2, B or C-1 zoning district.

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, David A. Wylie,  
Chairman.

RECEIVED BY  
OFFICE OF CITY CLERK

*1st flr*

JAN 7 2 23 PM '81

CAMBRIDGE, MASS.

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 public hearing will be held on Tuesday, January 27, 1981 at 7 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition by the City Council to amend the text of the zoning ordinance by EXTENDING THE "TEMPORARY RESIDENTIAL CONVERSION MORATORIUM" TO JUNE 30, 1981. Until June 30, 1981, no demolition, building or occupancy permits would be issued if such permit would authorize the development of a religious or educational use of land within a Residence A-1, A-2, B or C-1 zoning district.

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, David A. Wylie,  
Chairman.

*2nd fl.*

RECEIVED BY  
OFFICE OF CITY CLERK

JAN 7 2 23 PM '81

CAMBRIDGE, MASS.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

## 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 Zoning Map accompanying the ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge" is hereby amended by replacing Section 3.12 with the following new section:

3.12 Temporary Residential Conversion Moratorium.

Chapter 565 of the Acts of 1979 authorized the City of Cambridge to regulate and restrict the use of land or structures for religious purposes or for educational purposes on land owned or leased by a religious sect or denomination, or by a nonprofit educational corporation within all residentially zoned districts which require a lot area of one thousand two hundred square feet or more per dwelling unit. In order to provide time for the City to implement this law, there is hereby established a limited temporary moratorium on the conversion of residential structures to educational and religious uses. Until June 30, 1981, no demolition permit, building permit or occupancy permit shall be granted within any Residence A-1, A-2, B or C-1 district if the issuance of such permit would result in any of the following:

- (1) The conversion of any structure which was principally occupied by uses listed in subsection 4.31a, b, c, d or f(2) on or subsequent to March 24, 1980, to a school, office, dormitory, place of worship, institutional facility or any other use for education or religious purpose;
- (2) The displacement of any structure which was principally occupied by uses listed in subsections 4.31a, b, c, d, or f(2) on or subsequent to March 24, 1980, by a school, office, dormitory, place of worship, institutional facility or any other use for educational or religious purposes; and
- (3) Any other demolition, construction or occupancy of land or buildings by uses for educational or religious purposes.

In accordance with Chapter 565 of the Acts of 1979, the provisions of this section 3.12 shall apply to land or structures owned or controlled by Harvard College.

The provisions of this section shall not apply to land or structures acquired by the Cambridge Redevelopment Authority pursuant to an approved Urban Renewal Project.

Passed to a second reading at the City Council meeting held on February 2, 1981 and on or after February 23, 1981 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

## 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 Zoning Map accompanying the ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge" is hereby amended by replacing Section 3.12 with the following new section:

3.12 Temporary Residential Conversion Moratorium.

Chapter 565 of the Acts of 1979 authorized the City of Cambridge to regulate and restrict the use of land or structures for religious purposes or for educational purposes on land owned or leased by a religious sect or denomination, or by a nonprofit educational corporation within all residentially zoned districts which require a lot area of one thousand two hundred square feet or more per dwelling unit. In order to provide time for the City to implement this law, there is hereby established a limited temporary moratorium on the conversion of residential structures to educational and religious uses. Until June 30, 1981, no demolition permit, building permit or occupancy permit shall be granted within any Residence A-1, A-2, B or C-1 district if the issuance of such permit would result in any of the following:

- (1) The conversion of any structure which was principally occupied by uses listed in subsection 4.31a, b, c, d or f(2) on or subsequent to March 24, 1980, to a school, office, dormitory, place of worship, institutional facility or any other use for education or religious purpose;
- (2) The displacement of any structure which was principally occupied by uses listed in subsections 4.31a, b, c, d, or f(2) on or subsequent to March 24, 1980, by a school, office, dormitory, place of worship, institutional facility or any other use for educational or religious purposes; and
- (3) Any other demolition, construction or occupancy of land or buildings by uses for educational or religious purposes.

In accordance with Chapter 565 of the Acts of 1979, the provisions of this section 3.12 shall apply to land or structures owned or controlled by Harvard College.

The provisions of this section shall not apply to land or structures acquired by the Cambridge Redevelopment Authority pursuant to an approved Urban Renewal Project.

Passed to a second reading at the City Council meeting held on February 2, 1981 and on or after February 23, 1981 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

## 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 Zoning Map accompanying the ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge" is hereby amended by replacing Section 3.12 with the following new section:

3.12 Temporary Residential Conversion Moratorium.

Chapter 565 of the Acts of 1979 authorized the City of Cambridge to regulate and restrict the use of land or structures for religious purposes or for educational purposes on land owned or leased by a religious sect or denomination, or by a nonprofit educational corporation within all residentially zoned districts which require a lot area of one thousand two hundred square feet or more per dwelling unit. In order to provide time for the City to implement this law, there is hereby established a limited temporary moratorium on the conversion of residential structures to educational and religious uses. Until June 30, 1981, no demolition permit, building permit or occupancy permit shall be granted within any Residence A-1, A-2, B or C-1 district if the issuance of such permit would result in any of the following:

- (1) The conversion of any structure which was principally occupied by uses listed in subsections 4.31a, b, c, d or f(2) on or subsequent to March 24, 1980, to a school, office, dormitory, place of worship, institutional facility or any other use for education or religious purpose;
- (2) The displacement of any structure which was principally occupied by uses listed in subsections 4.31a, b, c, d, or f(2) on or subsequent to March 24, 1980, by a school, office, dormitory, place of worship, institutional facility or any other use for educational or religious purposes; and
- (3) Any other demolition, construction or occupancy of land or buildings by uses for educational or religious purposes.

In accordance with Chapter 565 of the Acts of 1979, the provisions of this section 3.12 shall apply to land or structures owned or controlled by Harvard College.

The provisions of this section shall not apply to land or structures acquired by the Cambridge Redevelopment Authority pursuant to an approved Urban Renewal Project.

Passed to a second reading at the City Council meeting held on February 2, 1981 and on or after February 23, 1981 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

## 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 Zoning Map accompanying the ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge" is hereby amended by replacing Section 3.12 with the following new section:

### 3.12 Temporary Residential Conversion Moratorium.

Chapter 565 of the Acts of 1979 authorized the City of Cambridge to regulate and restrict the use of land or structures for religious purposes or for educational purposes on land owned or leased by a religious sect or denomination, or by a nonprofit educational corporation within all residentially zoned districts which require a lot area of one thousand two hundred square feet or more per dwelling unit. In order to provide time for the City to implement this law, there is hereby established a limited temporary moratorium on the conversion of residential structures to educational and religious uses. Until June 30, 1981, no demolition permit, building permit or occupancy permit shall be granted within any Residence A-1, A-2, B or C-1 district if the issuance of such permit would result in any of the following:

- (1) The conversion of any structure which was principally occupied by uses listed in subsection 4.31a, b, c, d or f(2) on or subsequent to March 24, 1980, to a school, office, dormitory, place of worship, institutional facility or any other use for education or religious purpose;
- (2) The displacement of any structure which was principally occupied by uses listed in subsections 4.31a, b, c, d, or f(2) on or subsequent to March 24, 1980, by a school, office, dormitory, place of worship, institutional facility or any other use for educational or religious purposes; and
- (3) Any other demolition, construction or occupancy of land or buildings by uses for educational or religious purposes.

In accordance with Chapter 565 of the Acts of 1979, the provisions of this section 3.12 shall apply to land or structures owned or controlled by Harvard College.

The provisions of this section shall not apply to land or structures acquired by the Cambridge Redevelopment Authority pursuant to an approved Urban Renewal Project.

Passed to a second reading at the City Council meeting held on February 2, 1981 and on or after February 23, 1981 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF  
THE CITY CLERK

January 8, 1981

To Whom It May Concern:

Enclosed you will find a hearing schedule before the Committee on Ordinances for Tuesday, January 27, 1981 at 7 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition by the City Council to amend the text of the Zoning Ordinance by extending the "Temporary Residential Conversion Moratorium" to June 30, 1981.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk.

PEH/dl

Enc. hearing schedule



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF  
THE CITY CLERK

January 8, 1981

To Whom It May Concern:

Enclosed you will find a hearing schedule before the Committee on Ordinances for Tuesday, January 27, 1981 at 7 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition by the City Council to amend the text of the Zoning Ordinance by extending the "Temporary Residential Conversion Moratorium" to June 30, 1981.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk.

PEH/dl

Enc. hearing schedule



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF  
THE CITY CLERK

January 8, 1981

To Whom It May Concern:

Enclosed you will find a hearing schedule before the Committee on Ordinances for Tuesday, January 27, 1981 at 7 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition by the City Council to amend the text of the Zoning Ordinance by extending the "Temporary Residential Conversion Moratorium" to June 30, 1981.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk.

PEH/dl

Enc. hearing schedule



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF  
THE CITY CLERK

January 8, 1981

To Whom It May Concern:

Enclosed you will find a hearing schedule before the Committee on Ordinances for Tuesday, January 27, 1981 at 7 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition by the City Council to amend the text of the Zoning Ordinance by extending the "Temporary Residential Conversion Moratorium" to June 30, 1981.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk.

PEH/dl

Enc. hearing schedule



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF  
THE CITY CLERK

January 8, 1981

To Whom It May Concern:

Enclosed you will find a hearing schedule before the Committee on Ordinances for Tuesday, January 27, 1981 at 7 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition by the City Council to amend the text of the Zoning Ordinance by extending the "Temporary Residential Conversion Moratorium" to June 30, 1981.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk.

PEH/dl

Enc. hearing schedule



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF  
THE CITY CLERK

January 8, 1981

To Whom It May Concern:

Enclosed you will find a hearing schedule before the Committee on Ordinances for Tuesday, January 27, 1981 at 7 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition by the City Council to amend the text of the Zoning Ordinance by extending the "Temporary Residential Conversion Moratorium" to June 30, 1981.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk.

PEH/dl

Enc. hearing schedule

A

The Committee on Ordinance to which  
was referred the petition of the City  
Council to amend <sup>text of the</sup> the zoning Ordinance  
by extending the Temporary Residential  
Conversion Monotarium to June 30, 1981

Providing that no demolition, building  
or occupancy permits would be issued  
if such permit would authorize the

development of a religious or educational

use of land within a Residence A-1,

A-2 or C-1 zoning district not at

720 PM

Lawrence Hylle, Chairman of the  
Committee provided

The Committee was in receipt of a recommendation  
from the Planning Board ~~dated~~ <sup>dated</sup> 1/11/91 after a public  
Hearing on 1/6/91. ~~The recommendation was~~ <sup>the petition</sup> ~~was~~ <sup>was</sup> approved  
in answer to the call of the Chair  
for the proponents to appear. The  
Committee heard from Art City Manager  
David Vickroy who stated that the Community  
Development Department would draft institutional  
zoning regulations for presentation to the  
Council in late February or early March.  
Mr Vickroy in his letter to the City Council  
on January 23, 1991 noted that Councils  
by Chapter 565 of the Acts of 1979  
as amended in 1990 was empowered to  
restrict the expansion of religious  
and educational institutions within low  
density residential areas; that  
the enabling legislation while giving  
the City the authority to do so, did not  
outline the specific means to accomplish  
this goal. Mr Vickroy stated that  
the process of controls was ~~complex~~  
complicated that meetings had been held  
not been held with neighborhood groups  
and a University Advisory Group, that  
a trustee role was planned for the  
neighborhood groups and their concerns  
were closed to being addressed, that  
the University group had attended the

111

meetings but had not indicated their approval or disapproval on the proposals, that one or two more meetings would be required to finalize the negotiations to carry out the intent of the statute. Mr. Murray informed the Committee that the comment request eliminated the exemption of Harvard College from the residential requirement that the meeting, held by the Planning Board led to modifications in the original strategy of implementation -

The Chair declared the hearing ~~was opened~~ when no other proponents appeared for the proponents closed, and called for the opposition to appear. None appeared in opposition ~~at the~~ but the call of the Chair and the Chairman declared the hearing closed.

Councilman Paul Sullivan moved that the proposed amendment be reported favorably to the City Council for its next meeting of February 2nd, 1968. He in being so stated - ~~the amendment~~

10

The motion carried - <sup>Reported</sup> Reported to the City  
Council meeting of February 2nd 1981  
For the Committee

Councilor David A. Wylie  
Chairman Committee  
on Ordinances



**CITY OF CAMBRIDGE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

City Hall Annex Inman & Broadway EXTENSION ~~844~~ 9034

**To** James L. Sullivan, City Manager  
**From** David R. Wickery Assistant City Manager  
for Community Development **Date** January 23, 1981  
**Subject** Status of Chapter 565

Chapter 565 of the Acts of 1979, as amended in 1980, empowers the City of Cambridge to regulate and restrict the expansion of religious and educational institutions within low density residential districts. These institutional uses were previously exempt from local regulation. However, Chapter 565 is enabling legislation providing the authority to regulate but not the specific means for doing so. The City must now develop a strategy for controlling institutional expansion and adopt regulations to implement that strategy.

A six month moratorium on institutional conversion of residential property in affected Chapter 565 districts was approved by the City Council in early 1980. The purpose of the moratorium was to prevent further disruption of residential neighborhoods by institutional expansion while the City worked on a control strategy and regulations. The original moratorium was extended through December 31, 1980 to provide more time to prepare concise, rational and legally sound regulations and also to eliminate Harvard College's exemption from the residential moratorium, in accordance with the amendment of Chapter 565.

On Tuesday, January 6, 1981, the Planning Board held a public hearing on the City Council's petition to extend the temporary moratorium a second time through June 30, 1981. During the first moratorium extension, the Community Development Department proposed a strategy for implementing Chapter 565. Meetings to discuss the proposed institutional growth management strategy were attended by individuals, neighborhood groups and institutions who had expressed an interest in the home rule legislation and its implementation. The public discussions generated modifications in the strategy as originally proposed and regulations reflecting these modifications are soon to be drafted.

The City Council is holding its hearing on the current petition to extend the residential conversion moratorium on Tuesday, January 27, 1981. The Community Development Department hopes to have draft institutional zoning regulations by March, 1981. We are concentrating on making those regulations as comprehensible and effective as possible.



## CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 498-9011

EXECUTIVE DEPARTMENT  
JAMES L. SULLIVAN  
City Manager

January 26, 1981

To the Honorable, the City Council:

Enclosed for your information is a copy of a report from David R. Vickery, Assistant City Manager for Community Development, relative to Chapter 565 of the Acts of 1979, which empowers the City of Cambridge to regulate and restrict the expansion of religious and educational institutions within low density residential districts.

Very truly yours,

Robert W. Healy  
Acting City Manager

RWH/mbf  
Enc.

Agenda # 8

Report from David Vickery relative to  
Chapter 565 of the Acts of 1979.

In City Council,

January 26, 1981

1/26/1981

Referred to Hearing

1/27/81 at 4PM

# City of Cambridge

In City Council..... February 2, 1981

**The** Ordinance

**Committee**

**to which** was referred the petition of the City Council to amend the text of the Zoning Ordinance by extending the Temporary Residential Conversion Moratorium to June 30, 1981 providing that no demolition, building or occupancy permits would be issued if such permit would authorize the development of a religious or educational use of land within a Residence A-1, A-2 or C-1 zoning district met at 7:20 p.m. on January 27, 1981.

Councillor Wylie, Chairman of the committee presided.

The Committee was in receipt of a recommendation from the Planning Board dated January 21, 1981 after a public hearing on January 6, 1981 recommending that the petition be approved.

In answer to the Call of the Chair for the proponents to appear the Committee heard from Assistance City Manager David Vickery who stated that the Community Development Department would draft institutional zoning regulations for presentation to the City Council in late February or early March. Mr. Vickery in his letter to the City Council on January 23, 1981 noted that Cambridge by Chapter 565 of the Acts of 1979 as amended in 1980 was empowered to restrict the expansion of religious and educational institutions within low density residential areas; that the enabling legislation while giving the City the authority to do so, did not outline the specific means to accomplish this goal. Mr. Vickery stated that the problem of controls was complicated, that meetings had been held with neighborhood groups and a University Advisory Group, that a stronger role was planned for the neighborhood groups and their concerns were closed to being addressed, that the University Group had attended the meetings but had not indicated their approval or dissatisfaction on the proposals, that one or two more meetings would be required to formalize the regulations to carry out the intent of the statute. Mr. Vickery informed the Committee that the current legislation eliminated the exemption of Harvard College from the residential moratorium that the meeting held by the Planning Board led to modifications in the original strategy of implementation.

The Chair declared the hearing for the proponents closed when no other proponent appeared and called for the opposition to appear.

None appeared in opposition at the call of the Chair and the Chairman declared the hearing closed.

# REPORT

**Committee on** Ordinance

TEMPORARY RESIDENTIAL CONVERSION MORATORIUM  
to be extended to June 30, 1981.

In City Council,

February 2, 1981

*2/2/1981*

*Report Received*

*Passed to 2nd Reading*

Councillor David Sullivan moved that the proposed amendment be reported favorably to the City Council for its next meeting of February 2, 1981 - there being no objection - the motion carried.

The report was - reported favorably to the City Council at its meeting of February 2, 1981.

For the Committee,

A handwritten signature in cursive script, appearing to read "David A. Wylie".

Councillor David A. Wylie,  
Chairman



**Ordinance No. 943**

**Final Publication No. 2058.**

**First publication in the Chronicle  
on August 7, 1980.**

**CITY OF CAMBRIDGE**

**In the Year One Thousand,**

**Nine Hundred Eighty**

**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 Zoning map accompanying the ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by striking of the present section 3.12 (and substituting in place thereof a new section) 3.12 which reads as follows:

**3.12 Temporary Residential Conversion Moratorium.**

Chapter 565 of the Acts of 1979 authorized the City of Cambridge to regulate and restrict the use of land or structures for religious purposes or for educational purposes on land owned or leased by a religious sect or denomination, or by a nonprofit educational corporation within all residentially zoned districts which require a lot area of one thousand two hundred square feet or more per dwelling unit. In order to provide time for the City to implement this law, there is hereby established a limited temporary moratorium on the conversion of residential structures to educational and religious uses. Until **December 31, 1980**, no demolition permit, building permit or occupancy permit shall be granted within any Residence A-1, A-2, B or C-1 district if the issuance of such permit would result in any of the following:

(1) The conversion of any structure which was principally occupied by uses listed in subsection 4.31a, b, c, d, or f(2) on or subsequent to March 24, 1980, to a school, office, dormitory, place of worship, institutional facility or any other use for education or religious purpose;

(2) The displacement of any structure which was principally occupied by uses listed in subsections 4.31a, b, c, d, or f(2) on or subsequent to March 24, 1980, by a school, office, dormitory, place of worship, institutional facility or any other use for educational or religious purposes; and

(3) Any other demolition, construction or occupancy of land or buildings by uses for educational or religious purposes.

In accordance with Chapter 565 of the Acts of 1979, the provisions of this section 3.12 shall apply to land or structures owned or controlled by Harvard College.

The provisions of this section shall not apply to land or structures acquired by the Cambridge Redevelopment Authority pursuant to an approved Urban Renewal Project.

In City Council September 8, 1980.

Passed to be ordained by a yeas and nays vote: Yeas 6; Nays 0; Absent 2; Present 1.

James L. Sullivan,  
City Manager

ATTEST: - Paul E. Healy,  
City Clerk

(C)Sept. 18

RECEIVED BY  
OFFICE OF CITY CLERK Cambridge, December 1st 1980

To the Honorable, the City Council of the  
City of Cambridge:  
CAMBRIDGE, MASS.

The undersigned respectfully pray

that the text of the Zoning Ordinance of the City of Cambridge be amended by changing the date in the third sentence of Section 3.12, Temporary Residential Conversion Moratorium, from "December 31, 1980," to "June 30, 1981," so that the entire section would read as follows:

3.12 Temporary Residential Conversion Moratorium.

Chapter 565 of the Acts of 1979 authorized the City of Cambridge to regulate and restrict the use of land or structures for religious purposes or for educational purposes on land owned or leased by a religious sect or denomination, or by a nonprofit educational corporation within all residentially zoned districts which require a lot area of one thousand two hundred square feet or more per dwelling unit. In order to provide time for the City to implement this law, there is hereby established a limited temporary moratorium on the conversion of residential structures to educational and religious uses. Until June 30, 1981, no demolition permit, building permit or occupancy permit shall be granted within any Residence A-1, A-2, B or C-1 district if the issuance of such permit would result in any of the following:

- (1) The conversion of any structure which was principally occupied by uses listed in subsection 4.31a, b, c, d, or f(2) on or subsequent to March 24, 1980, to a school, office, dormitory, place of worship, institutional facility or any other use for education or religious purpose;
- (2) The displacement of any structure which was principally occupied by uses listed in subsections 4.31a, b, c, d, or f(2) on or subsequent to March 24, 1980, by a school, office, dormitory, place of worship, institutional facility or any other use for educational or religious purposes; and
- (3) Any other demolition, construction or occupancy of land or buildings by uses for educational or religious purposes.

In accordance with Chapter 565 of the Acts of 1979, the provisions of this section 3.12 shall apply to land or structures owned or controlled by Harvard College.

The provisions of this section shall not apply to land or structures acquired by the Cambridge Redevelopment Authority pursuant to an approved Urban Renewal Project.

**PETITION**

**of** \_\_\_\_\_

**for** \_\_\_\_\_

**No.** \_\_\_\_\_

\_\_\_\_\_ 19:

**In City Council,** 19:

**Referred to the Committee on**

**Attest:**

**City Clerk.**

RECEIVED BY  
OFFICE OF CITY CLERK  
Cambridge, December 1st 1980

DEC 4 10 13 AM '80

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

CAMBRIDGE, MASS.

The undersigned respectfully pray

that the text of the Zoning Ordinance of the City of Cambridge be amended by changing the date in the third sentence of Section 3.12, Temporary Residential Conversion Moratorium, from "December 31, 1980;" to "June 30, 1981," so that the entire section would read as follows:

3.12 Temporary Residential Conversion Moratorium.

Chapter 565 of the Acts of 1979 authorized the City of Cambridge to regulate and restrict the use of land or structures for religious purposes or for educational purposes on land owned or leased by a religious sect or denomination, or by a nonprofit educational corporation within all residentially zoned districts which require a lot area of one thousand two hundred square feet or more per dwelling unit. In order to provide time for the City to implement this law, there is hereby established a limited temporary moratorium on the conversion of residential structures to educational and religious uses. Until June 30, 1981, no demolition permit, building permit or occupancy permit shall be granted within any Residence A-1, A-2, B or C-1 district if the issuance of such permit would result in any of the following:

- (1) The conversion of any structure which was principally occupied by uses listed in subsection 4.31a, b, c, d, or f(2) on or subsequent to March 24, 1980, to a school, office, dormitory, place of worship, institutional facility or any other use for education or religious purpose;
- (2) The displacement of any structure which was principally occupied by uses listed in subsections 4.31a, b, c, d, or f(2) on or subsequent to March 24, 1980, by a school, office, dormitory, place of worship, institutional facility or any other use for educational or religious purposes; and
- (3) Any other demolition, construction or occupancy of land or buildings by uses for educational or religious purposes.

In accordance with Chapter 565 of the Acts of 1979, the provisions of this section 3.12 shall apply to land or structures owned or controlled by Harvard College.

The provisions of this section shall not apply to land or structures acquired by the Cambridge Redevelopment Authority pursuant to an approved Urban Renewal Project.

**PETITION**

of Planning Board to amend the  
TEMPORARY RESIDENTIAL CONVERSION  
for MORATORIUM from Dec. 31, 1980  
to June 30, 1981

No. \_\_\_\_\_

*December 8 1980*

*12/8/1980*

*Referred to the  
Planning Board -  
Request withdrawn -  
File with Original Petition*

In City Council, Dec. 8 1980

Referred to the Committee on

Attest:

City Clerk.

RECEIVED BY  
OFFICE OF CITY Cambridge, December 1st 1980

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

The undersigned respectfully pray

that the text of the Zoning Ordinance of the City of Cambridge be amended by changing the date in the third sentence of Section 3.12, Temporary Residential Conversion Moratorium, from "December 31, 1980," to "June 30, 1981," so that the entire section would read as follows:

3.12 Temporary Residential Conversion Moratorium.

Chapter 565 of the Acts of 1979 authorized the City of Cambridge to regulate and restrict the use of land or structures for religious purposes or for educational purposes on land owned or leased by a religious sect or denomination, or by a nonprofit educational corporation within all residentially zoned districts which require a lot area of one thousand two hundred square feet or more per dwelling unit. In order to provide time for the City to implement this law, there is hereby established a limited temporary moratorium on the conversion of residential structures to educational and religious uses. Until June 30, 1981, no demolition permit, building permit or occupancy permit shall be granted within any Residence A-1, A-2, B or C-1 district if the issuance of such permit would result in any of the following:

- (1) The conversion of any structure which was principally occupied by uses listed in subsection 4.31a, b, c, d, or f(2) on or subsequent to March 24, 1980, to a school, office, dormitory, place of worship, institutional facility or any other use for education or religious purpose;
- (2) The displacement of any structure which was principally occupied by uses listed in subsections 4.31a, b, c, d, or f(2) on or subsequent to March 24, 1980, by a school, office, dormitory, place of worship, institutional facility or any other use for educational or religious purposes; and
- (3) Any other demolition, construction or occupancy of land or buildings by uses for educational or religious purposes.

In accordance with Chapter 565 of the Acts of 1979, the provisions of this section 3.12 shall apply to land or structures owned or controlled by Harvard College.

The provisions of this section shall not apply to land or structures acquired by the Cambridge Redevelopment Authority pursuant to an approved Urban Renewal Project.

**PETITION**

of \_\_\_\_\_

for \_\_\_\_\_

No. \_\_\_\_\_

\_\_\_\_\_ 19:

**In City Council,** 19:

**Referred to the Committee on**

**Attest:**

**City Clerk.**



# City of Cambridge

3.

## IN CITY COUNCIL

November 24, 1980

COUNCILLOR DAVID SULLIVAN

- WHEREAS: Institutional expansion in low density neighborhoods is one of the most serious issues facing the City of Cambridge due to the loss of housing units, deterioration of the tax base and decline of residential quality of such areas; and
- WHEREAS: Chapter 565 of the Acts of 1979, as amended, provides a remedy to these problems by authorizing the City to regulate and restrict the use of land or structures for religious purposes or for educational purposes within its lower density residential neighborhoods (those presently zoned Res. A-1, A-2, B and C-1); and
- WHEREAS: Implementation of Chapter 565 will require adoption of special types of zoning regulations never before tried in this city or in the Commonwealth; and
- WHEREAS: Utmost care should be taken to guarantee that these regulations be conceived and drafted in a manner which will carefully consider and weigh the needs of neighborhoods and institutions; and
- WHEREAS: The City Council (by Ordinance 943) has declared a temporary development moratorium to prevent the further conversion of residential properties to institutional use while such regulations are being prepared; and
- WHEREAS: The Community Development Department has been and is continuing to work with representatives of both neighborhood organizations and institutions to develop a reasonable system for managing institutional expansion; and
- WHEREAS: Considerable progress is being made on reviewing and modifying the Community Development Department's proposed institutional control strategy but the parties involved in discussing the proposal desire more time to finalize a proposal before filing a final petition to amend the zoning ordinance; now therefore be it

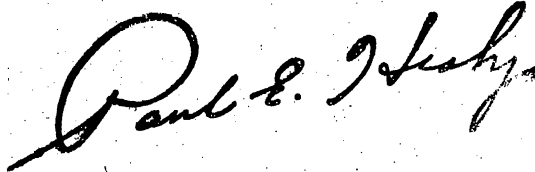
ORDERED: That the City Council hereby submits the attached petition extending the existing temporary development moratorium for six months by changing the deadline in Section 3.12 from December 31, 1980, to June 30, 1981; and be it further

ORDERED: That the City Council transmit this petition to the Committee on Ordinances and to the Planning Board for hearing and report.

In City Council November 24, 1980.  
Adopted by the affirmative vote of 7 members.  
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in cursive script, reading "Paul E. Healy". The signature is written in dark ink and is positioned to the right of the printed name "Paul E. Healy, City Clerk." in the attestation section.

Order # 3

0-7

C. D. Sullivan re: extending the existing  
temporary development moratorium. to

June 30, 1981

2/23/81

Passed to be ordained

8-0-0-1

In City Council,

November 24, 1980

EPS

Order Adopted

- 7 members -

Copy sent to Planning  
Board 11/25/80 (dl)  
copy of order & petition  
sent to Common Ord.  
12/9/80 (dl)