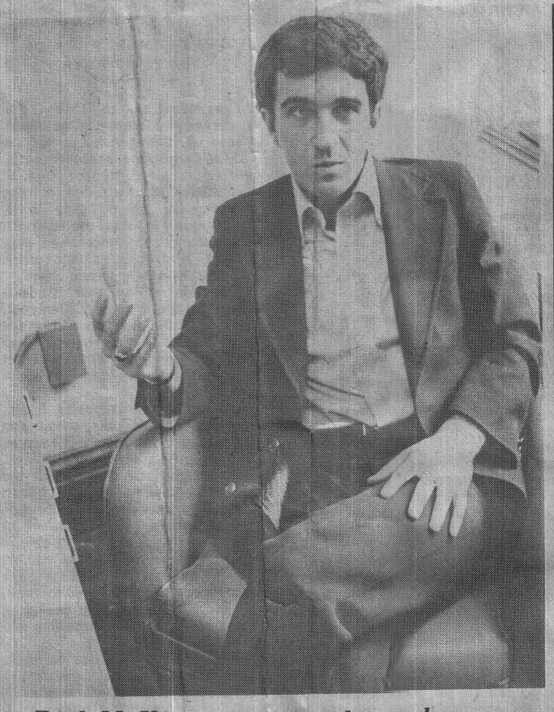
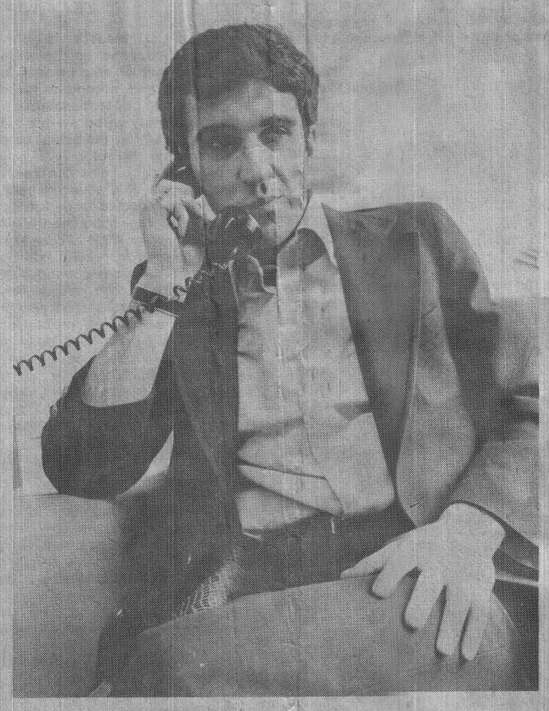
He's a man in the middle for City Council, citizen



Rich McKinnon acts as the go-between for the City Council and all its unending flow of business



ELIOT SPALDING

A young Cambridge man who worked hard to put himself through Harvard is now hard at work trying to provide the City Council with the services it needs to carry out its legislative functions.

Richard E. (Rich) McKinnon, 29, is the first person to hold the position of Administrative Assistant to the City Council, and is quite possibly the only person in city hall who "tries to read a little Philosophy every day."

"I love philosophy," he says, (it was his Major at Harvard). "Reading it can be a wonderful antidote to the pressures and short-term problems that keep cropping up."

But for all his love of Philosophy, he is very much at home in the world of public affairs. From the recently established Office of the City Council on the second floor of city hall, he is methodically setting up what he hopes will be a first class, smooth running operation.

It will provide the Council with such services as research by graduate student interns, a municipal reference library, a message center, conference rooms, a referral center for constituents who need guidance through the maze of city, state and federal agencies, and "accurate information, on time, and in usable form."

Rich is eloquent on the subject of information in usable form. "Studies 600 pages long are no good to Councillors," he says. "People don't realize the staggering amount of paper and reports sent to Councillors every week. It is inconceivable that anyone could read it all."

Along with innovative services, Rich works with Councillors in drafting orders, and has joined City Clerk Paul Healy and Deputy City Clerk Joseph Connarton in working with Council committees. "The committees," he says, "are where the nuts and bolts work ought to be done."

"Love this town"

"I really do love this town," Rich says. "We have everything here. There are very few types of people in the world whom you can't find in Cambridge. Dealing with interesting people makes my job interesting."

But while he enjoys the city's varied population, he worries that it may vary too rapidly. "Diversity is fine," he says, "but we also need some continuity in time. There is something nice about seeing familiar faces on the street, about recognizing somebody as a kid you used to play ball with 20 years ago. We lost a lot of our older families in the '60s. I hope we can hold on to them now."

Rich comes by his love of Cambridge naturally, since his family has been here for 100 years, first in East Cambridge and later on Leonard Ave. Avenue. His father, the late Richard McKinnon, ran for the City Council 40 years ago although Rich never knew it until Councillor Frank Duehay recently discovered it.

Before entering Harvard, Rich attended the Fletcher School and CHLS. He worked evenings while in high school and during his first year in college, becoming night manager of Copyquik in Harvard Square. After a year at Harvard, he left college and opened a printing business in Waltham which he ran successfully for five years. When he decided to return to college, he sold the company to his employees who are still in business as the Capra Reproduction Center.

For three years while earning his degree at Harvard, Rich drove Yellow Cabs at night. "After midnight," he says, "Cambridge is a wholly different town." He liked the job because it was flexible: he could study in the cab during slack times, and if an exam were coming, could take a night or two off and make it up later.

Hired at city hall

In October 1975, he was hired by Mayor Walter Sullivan as an administrative aide to replace John DeVillars who had left to join Birch Bayh's presidential campaign staff. When Alfred Vellucci was elected mayor the next February, Rich offered to resign, but the new mayor said he had watched his work, liked it, and wanted him to stay.

Rich says both Sullivan and Vellucci h ave been gracious to him, and that working for and with them has taught him a lot. "They have really been around," he says. "They have nearly a half century of public life between them. It is wonderful to be able to benefit from their experience."

After the Council created the new position of Administrative Assistant to the City Council and it had been advertised, Rich applied. Two and a half months later, after all applicants had been interviewed, the Council unanimously elected Rich for a two-year term in the $15,000-a-year position. He took office on Oct. 15, 1976.

One of the programs closest to his heart is trying to obtain for each Councillor a graduate student intern from Harvard or MIT to work with the committee the Councillor chairs. The idea is to have the committee's subject matter match the intern's field of study.

As of now there are five interns assigned to committee chairmen, one from Harvard Law School and the other four from the MIT Department of Urban Studies and Planning. Interns for Mayor Vellucci and two other Councillors are expected to come from Harvard's Kennedy School of Government shortly, and Duehay, chairman of the finance committee, expects to have two interns from MIT's Sloan School of Management assigned to that committee.

"It's a good beginning," Rich says. "The Councillors are getting first class work from the interns. This year we are establishing a relationship with the universities and getting the kinks out of the program. Next year it should be topnotch."

Rich sees his function as "serving the Council as an institutional body," and adds "I work on the assumption that the better the information, the better the decisions."

Professional Woman '77 workshops

What does a professional woman need to know to get ahead?

The first of a series of workshops organized by the Cambridge Chamber of Commerce – Professional Woman '77 – will be launched May 18 at the Sheraton Commander Hotel, 16 Garden St., to attempt to answer that question.

The May 18 program is designed to touch on motivational skills women need to possess in order to be "successful" in their jobs and advance in their careers.

Beginning at 9-9:30 with registration, the program encompasses four discussions: "Assertive Behavior and Professional Development Dilemmas and Conflicts with Dr. Alice Jeghelian, special assistant to the president and director of affirmative action for Boston College (9:30-11); "Creative Career Development" with Ellen J. Wallach, career development consultant and Henry G. Pearson, of Career Concepts (11-12:30); "Exercising Leadership" with Laura W. Saunders, director and co-founder of New Environments for Women (2-3); and "How to Transform Failure into Success" with Dr. Kathleen Lusk, consultant to Radcliffe Institute.

For more information, call Joan O'Connor at the Chamber at 876-4100.

City residents make Suffolk Dean's List

A number of Cambridge residents have been named to the Suffolk University Dean's List for the fall semester. They are:

Annmarie Zappala, 23 Florence St.; Sachiko Tamamura, 267 Windsor St.; Wilson Ugonwenyi, 137 Clark St.; May C. Ukaegbu, 26 York St.; Canon P. Stevens, 118 Norfolk St.; Joe Saville, Jr., 26 Ellery St.; Omoyi Olengha, 8 Peabody Terrace; Joyce M. Moriarty, 12 Prince St.;

Anthony F. Howell, 3½ Pleasant St.; Frank Grynkiewicz, 73 Orchard St.;

Lesley A. Darling, 78 Dana St.; Gary S. Bernard, 254 Concord Ave.; Mark F. Bransfield, 109 Clay St.; Jayne H. Bahl, 78 Kirkland Ave.; Nanci J. Miller, 79 Putnam Ave.

FACIALS
TAKE A GIANT STEP FORWARD TO A LOVELIER COMPLEXION
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Also ask about the natural cosmetic lift.
A New Idea in Face Lifting
2. Liquid Organic Hair removal!
Porter Square
1955 Mass. Ave., Suite 1, Cam.
Arthur Sciarappa
661-8423

Sweat and Wet.
Play an exhilarating game of tennis on our courts, then follow it with a refreshing dip in our pool. For information about our friendly, reasonably priced Adult and Junior Club, please call 891-6030.
THE tennis now OUTDOOR PLAYING CENTER
60 Angleside Road, Waltham (adjoining Brandeis University)
Arnie Brown – Director of Tennis

We can give you everything a Red Coach Grill can give you. Plus, a view of the Charles.
When you dine at the Red Coach Grill at the Howard Johnson's Motor Lodge, Cambridge, you get everything you expect from a Red Coach Grill... great prime ribs. Thick steaks. The finest seafood. A superlative salad bar... Plus, you get a delightful view of the Charles River and free parking.
Howard Johnson's Motor Lodge
777 Memorial Drive, Cambridge
Call 492-7777 for reservations


Perfect for Mother's Day or any Special Occasion
FREE when you deposit $200.00 in a new account or add $200.00 to an existing account, excluding NOW accounts.
Because of limited supply only one to a customer, please.
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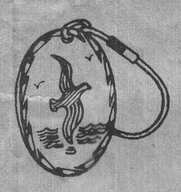
NCB
NORTH CAMBRIDGE CO-OPERATIVE BANK
2360 Mass. Ave. Cambridge 876-5730

Turn Style
400 Western Avenue Open 9 A.M. - 10 P.M. Mon.-Sat.

M&M Candy
Plain or Peanut
1 lb. bag
$1.09
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Vegetable & flower
EXCEL SEEDS
10 for $1.00
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$9.99
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One gallon white
$5.99
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Oleg Cassini designed SUNGLASSES
50% off our regular price
High Fashion!

Tempest Propane Fuel
SAVE!!
$1.19
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Paper Plates
9 inch
79¢
100 count
Limit 1

Lavoris Mouthwash
32 oz. bottle
$1.28
Reg. $1.88
SAVE!!

Super Dry Soft & Dri Deodorant
5 oz. can
79¢
Reg. $1.19

Velvetouch sized Panty Hose
Regular or Nude
2 for $1.00
Reg. 89¢/99¢

Pepsi
6 Pack Asst. Flavors
12 oz. cans Reg. $1.47
99¢
No Limit

Men's, Women's, Children's Zorries
Asst. Colors
49¢

BRIGHTON TURNSTYLE
400 Western Ave. Open 9 A.M. - 10 P.M. Mon.-Sat. Ad Effective thru Sat. Apr. 30

REPORT OF CONDITION

Consolidating domestic subsidiaries of the Shawmut County Bank, N.A. of Cambridge in the state of Massachusetts, at the close of business on March 31, 1977 published in response to call made by Comptroller of the Currency, under title 12, United States Code, Section 161.

Charter number 4771 — National Bank Region Number 1

Statement of Resources and Liabilities — Thousands of dollars

Cash and due from banks		27,859
U.S. Treasury securities		24,069
Obligations of other U.S. Gov't. agencies and corps		4,092
Obligations of States and political subdivisions		9,136
Other bonds, notes, and debentures		1,020
Federal Reserve stock and corporate stock		333
Federal funds sold and securities purchased under agreements to resell		3,000
Loans, Total (excluding unearned income)	88,909	
Less: Reserve for possible loan losses	1,230	
Loans, Net		87,679
Bank premises, furniture and fixtures and other assets representing bank premises		2,825
Real estate owned other than bank premises		1,073
Customers' liability to this bank on acceptances outstanding		55
Other assets		2,440
TOTAL ASSETS		163,581
Demand deposits of individuals prtnshps., and corps		53,138
Time and savings deposits of individuals, prtnshps., and corps		82,120
Deposits of United States Government		2,154
Deposits of States and political subdivisions		9,963
Deposits of commercial banks		40
Certified and officers' checks		2,225
TOTAL DOMESTIC DEPOSITS		149,640
Total demand deposits	63,090	
Total time and savings deposits	86,550	
Federal funds purchased and securities sold under agreements to repurchase		825
Acceptances executed by or for account of this bank and outstanding		55
Other liabilities		764
TOTAL LIABILITIES (excluding subordinated notes and debentures)		151,284
Subordinated notes and debentures		293
Common stock a. No. shares authorized 385,664 b. No shares outstanding 385,664 (par value)		3,857
Surplus		6,943
Undivided profits		1,204
TOTAL EQUITY CAPITAL		12,004
TOTAL LIABILITIES AND EQUITY CAPITAL		163,581
Average for 15 or 30 calendar days ending with call date: Cash and due from banks		32,120
Fed. funds sold and securities purchased under agreements to resell		226
Total loans		90,585
Time deposits of $100,000 or more in domestic offices		7,004
Total deposits		148,201
Fed. funds purchased and securities sold under agreements to repurchase		1,990
Standby letters of credit (outstanding as of report date)		947
Time deposits of $100,000 or more (outstanding as of report date) Time certificates of deposit in denominations of $100,000 or more		4,140
Other time deposits in amounts of $100,000 or more		3,000

I, Ronald D. Gauld, Cashier, of the above-named bank do hereby declare that this Report of Condition is true and correct to the best of my knowledge and belief.

Ronald D. Gauld
April 8, 1977

We, the undersigned directors attest the correctness of this statement of resources and liabilities. We declare that it has been examined by us, and to the best of our knowledge and belief is true and correct.

Arthur V. Duffy
Earl G. Cheney
Edward A. Bond
Directors

(C)Ap28

Consolidated Report of Condition of BayBank Harvard Trust Company of Cambridge, Massachusetts 02139. And Foreign and Domestic Subsidiaries, at the close of business March 31, 1977, a state banking institution organized and operating under the banking laws of this State and a member of the Federal Reserve System. Published in accordance with a call made by the State Banking Authorities and by the Federal Reserve Bank of this District.

ASSETS

	Dollar Amounts in Thousands Bil.	Mil.	Thou.
1. Cash and due from banks			27,965
2. U.S. Treasury securities			81,938
3. Obligations of other U.S. Government agencies and corporations			0
4. Obligations of States and political subdivisions			43,695
5. Other bonds, notes, and debentures			7,523
6. Federal Reserve stock and corporate stock			643
7. Trading account securities			0
8. Federal funds sold and securities purchased under agreements to resell in domestic offices			19,900
9.a. Loans, Total (excluding unearned income)			123,527
b. Less: Reserve for possible loan losses			2,729
c. Loan, net			120,798
10. Direct lease financing			567
11. Bank premises, furniture and fixtures, and other assets representing bank premises			4,956
12. Real estate owned other than bank premises			1,558
13. Investments in unconsolidated subsidiaries and associated companies			145
14. Customers' liability to this bank on acceptances outstanding			0
15. Other assets			6,579
16. TOTAL ASSETS (sum of items 1 thru 15)			316,267

LIABILITIES

17. Demand deposits of individuals, partnerships, and corporations			107,371
18. Time and savings deposits of individuals, partnerships, and corporations			159,255
19. Deposits of United States Government			493
20. Deposits of States and political subdivisions			7,153
21. Deposits of foreign governments and official institutions			0
22. Deposits of commercial banks			1,936
23. Certified and officers' checks			2,264
24. TOTAL DEPOSITS IN DOMESTIC OFFICES			278,472
a. Total demand deposits			119,217
b. Total time and savings deposits			159,255
TOTAL DEPOSITS IN FOREIGN OFFICES			0
TOTAL DEPOSITS IN DOMESTIC AND FOREIGN OFFICES			278,472
25. Federal funds purchased and securities sold under agreements to repurchase in domestic offices			12,640
26. Other liabilities for borrowed money			0
27. Mortgage indebtedness			916
28. Acceptances executed by or for account of this bank and outstanding			0
29. Other liabilities			981
30. TOTAL LIABILITIES (excluding subordinated notes and debentures)			293,009
31. Subordinated notes and debentures			0

EQUITY CAPITAL

32. Preferred stock a. No. shares outstanding None	(par value)		None
33. Common stock a. No. shares authorized 440,000			
b. No. shares outstanding 440,00	(par value)		4,400
34. Surplus			15,600
35. Undivided profits			3,258
36. Reserve for contingencies and other capital reserves			0
37. TOTAL EQUITY CAPITAL (sum of items 32 thru 36)			23,258
38. TOTAL LIABILITIES AND EQUITY CAPITAL (sum of items 30, 31, and 37)			316,267

MEMORANDA

1. Average for 15 or 30 calendar days ending with report date:			
a. Cash and due from banks (corresponds to item 1 above)			31,751
b. Federal funds sold and securities purchased under agreements to resell (corresponds to item 8 above)			7,416
c. Total loans (corresponds to item 9a above)			121,517
d. Time deposits of $100,000 or more in domestic offices (corresponds to Memoranda items 3a plus 3b below)			7,691
e. Total deposits in domestic and foreign offices (corresponds to item 24 above)			119,027
f. Federal funds purchased and securities sold under agreements to repurchase (corresponds to item 25 above)			12,557
g. Other liabilities for borrowed money (corresponds to item 26 above)			0
2. Standby letters of credit outstanding as of report date			0
3. Time deposits of $100,000 or more in domestic offices outstanding as of report date:			
a. Time certificates of deposit in denominations of $100,000 or more			7,691
b. Other time deposits in amounts of $100,000 or more			0

SECURED LIABILITIES

	Amount of liability	Book Value of Assets Pledged
Assets pledged to secure deposits of trust department in the banking department	4,500,000.00	9,848,437.50
Assets pledged or assigned to secure other liabilities and for other purposes	1,735,913.46	6,200,485.75

STATEMENT OF CONDITION OF TRUST DEPARTMENT

1. Government, state and municipal bonds			24,881
2. Other bonds			16,675
3. Stocks			74,687
4. Loans on real estate			650
5. Other loans			238
6. Real estate by foreclosure, etc.			0
7. Real estate owned			1,858
8. Deposits subject to check			1,631
9. Other bank deposits			5,474
10. Tangible personal property			122
11. Other assets			21,746
TOTAL			147,962

LIABILITIES

12. As trustee, executor, administrator, etc.			146,331
13. Income			1,631
14. Earnings not transferred to the banking department			0
15. Other liabilities			0
TOTAL			147,962
16. As agent, custodian, etc.	Total assets		37,403
17. As corporate agent or trustee	Total assets		262

The foregoing statements are true, accurate and complete to the best of our knowledge and belief, and are made and subscribed to under the penalties of perjury.

George A. Hibbard, President — **John H. Dyer**, Director
Henry C. Riley, Secretary — **Paul V. Cusick**, Director
Bruce R. Young, Treasurer — **Robert W. Fawcett**, Director
James C. Boyd, II, Director

(C)Ap28

COMMONWEALTH OF MASSACHUSETTS

Middlesex,ss. **Probate Court**

To all persons interested in the estate of **Edward H. Preston** also known as **Edward Herbert Preston** late of Cambridge in said County, deceased.

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

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the thirteenth day of May 1977, the return day of this citation.

Witness, Edward T. Martin, Esquire, First Judge of said Court, this sixth day of April 1977.

John V. Harvey
Register

(C)Ap14,21,28

CITY OF CAMBRIDGE SCHOOL DEPARTMENT

17000 Cambridge Street
Cambridge, Mass. 02138

Sealed proposals will be received at the Office of the School Committee, 1700 Cambridge Street, Cambridge 02138, until Tuesday, May 17, 1977 at 3:00 o'clock P.M., at which time they will be publicly opened and read for:

1. **Transportation of Special Needs Pupils:**

Specifications and forms of proposal will be available at the School Department Business Office (Purchasing), 1700 Cambridge Street, Cambridge on and after Monday, May 2, 1977.

Each proposal must be enclosed in a sealed envelope clearly endoresed on the outside: **Proposal for** (here designate item bid) **To be opened** Tuesday, May 7, 1977, at **3:00 o'clock P.M.**

Each proposal must be accompanied by cash; a certified check, or a certificate of deposit, issued by a responsible bank or trust company, payable to the City of Cambridge. The amount of such shall be One Hundred Dollars ($100.00).

Any bidder awarded a contract will be required to furnish a bond executed by a surety company licensed to do business within this Commonwealth in the penal sum as designated in the specifications and conditioned upon the faithful performance of such contract.

The School Committee reserves the right to reject any and all proposals of such persons who in the judgement of the School Committee are irresponsible or incompetent to execute the contract faithfully under the terms and provisions of the City Ordiances.

William C. Lannon
Superintendent
of Schools

(c)Ap28,Ma5

ORDINANCE NO. 878
Final Publication No. 1904
First Publication in the
Boston Herald on March 18, 1977
CITY OF CAMBRIDGE
In the Year One Thousand
Nine Hundred Seventy-Seven
AN ORDINANCE

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

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

Chapter Six entitled: "Petroleum" is hereby amended by striking out the present Section 32 entitled: "Fees for Licenses" and substituting in place thereof a new Section 32 entitled: "Annual Fees for Licenses" which reads as follows:-

Section 32. Annual Fees for Licenses.

A. Fees for the licenses for garages and for the keeping and storage for sale of petroleum products or any other inflammable fluids or gases or petroleum products, required under Chapter 148 of the General Laws, Section 13, as amended, are hereby established as follows:-

Aggregate Car Storage Capacity for each garage	**Fee for Original License**
5 to 10 cars	$20.00
11 to 50 cars	$40.00
51 to 100 cars	$80.00
101 and over	$120.00

No fee for Certificates of Registration shall be required for garages having a capacity of not more than four cars.

If petroleum products are kept and stored for sale from a garage, or if there shall have been issued a license to sell new and-or used automobiles for such garage or its occupant, then the fee for registration provided in General Laws, Chapter 148, Section 13, as amended, shall be one-fourth of the original license fees above provided for.

Fees for licenses for keeping and storage for sale of petroleum products or any other inflammable fluids or gases are hereby established as follows, except where the license is issued for the keeping and storage for direct consumption on the premises licensed or direct consumption by motor vehicles owned by the licensee or his assignee and not for sale of petroleum products or any other inflammable fluids or gases.

Aggregate Storage Capacity for entire parcel of land licensed	**Fee for Original License**
1 to 5,000 gallons	$50.00
5,001 to 15,000 gallons	$100.00
15,001 to 30,000 gallons	$150.00
30,001 to 50,000 gallons	$200.00
50,001 to 100,000 gallons	$250.00
100,001 to 200,000 gallons	$500.00
200,001 to 300,000 gallons	$600.00
300,001 to 400,000 gallons	$700.00
400,001 to 500,000 gallons	$800.00
500,001 to 1,000,000 gallons	$900.00
1,000,000 and over	$1,000.00

If a license is applied for solely for the purpose of keeping and storing, for direct consumption on the premises licensed or for direct consumption by motor vehicles owned by the licensee or his asignee, and not for the sale of petroleum products or any other inflammable fluids or gases or petroleum products, the fee shall be Five ($5.00) dollars provided that such petroleum products, inflammable fluids or gases are not used in the manufacture of a product which is then sold at a profit.

Except as otherwise provided for in this section, the fee for a Certificate of Registration provided for in General Laws, Chapter 148, Sectpon 13, as amended, shall be one-half of the original license fee according to the schedule above set forth, payable annually on or before April 30th.

B. Special Garage.

Special Parking Garages constructed without exterior walls shall for the purposes of this Ordinance be construed as Open Air Parking and the fee for such parking shall be as follows:-

1 to 10 cars	$40.00
11 to 20 cars	$80.00
each additional car	$5.00

C. Gases in Cylinders.

The keeping and storage of inflammable gases in cylinders aboveground by any individual shall require payment of the following fees:-

Aggregate Storage	**Original Fee**
10,000 Cubic Feet to 20,000 Cubic Feet	$20.00
20,001 Cubic Feet to 30,000 Cubic Feet	$40.00
30,001 Cubic Feet to 40,000 Cubic Feet	$80.00
40,001 Cubic Feet and over	$120.00

No fee for Certificate of Registration shall be required for storage of inflammable gases under 10,000 Cubic Feet. A permit shall be issued by the Fire Department for any storage of such gases less than 10,000 Cubic Feet.

Certificate of Registration shall be one-half the original fee.

In City Council April 25, 1977.

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

James L. Sullivan,
City Manager

ATTEST:-

Paul E. Healy,
City Clerk

(C)Ap28

First Publication No. 1907
CITY OF CAMBRIDGE
In the Year One Thousand
Nine Hundred Seventy-Seven
AN ORDINANCE

In amendment to an Ordinance entitled: "Zoning Ordinances of the City of Cambridge."

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

The Zone Map accompanying ordinance passed to be ordained on February 13, 1961 entitled: "Zoning Ordinances of the City of Cambridge" is hereby amended on the petitions of **Craig Roth and Brian Kullman** to amend the text of the Zoning Ordinance and the map accompanying the Zoning Ordinance for the area around Porter Square.

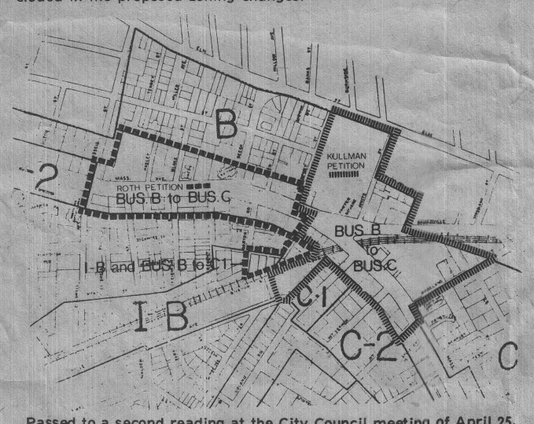
Text changes would add a new zoning district, Business C. Business C is a special district designation which combines the use characteristics of the Business B designation which allows retail business, office, and residential uses, with a 2.0 floor area ratio, an off-street parking requirement, and an overall height limit of fifty-five (55) feet for business uses. Within fifty feet of a residential district, the height limit is thirty-five feet. For residential uses, this designation has the same dimensional requirements as Residential C-1, which are a floor area ratio of .75 and a height limit of thirty-five feet.

The Zoning Map would be amended partly by striking out the designation Business B and substituting in place thereof the designation Business C as shown on the attached map. The Zoning Map would also be amended by striking out the designations Industry B and Business B and substituting in place thereof the designation Residence C-1.

The area affected by the CraigRoth petition are the areas bounded by Cogswell, Ave., Walden St., Creighton St., Regent St., Beech St., Blake St., Hadley St., Davenport St., and Porter Road area.

The area affected by the Brian Kullman petition are the areas bounded by Massachusetts Ave., Arlington St., Mt. Vernon St., White St., Somerville Ave., Upland Rd., Richdale Ave., Roseland St., Porter Road and Davenport Street area.

See accompanying map published with this notice for the areas included in the proposed zoning changes.



Passed to a second reading at the City Council meeting of April 25, 1977 and on or after May 9, 1977 the question may be on passing to be ordained.

Attest:- Paul E. Healy, City Clerk.

Note: Pursuant to the provisions of General Laws, Chapter 43, Section 23, Tercentenary Edition, being a part of the City Charter, the Ordinances as aforesaid, which exceed in length eight octavo pages or ordinary book print may be examined at the office of the City Clerk in the form of a printed pamphlet during office hours on or after January 4, 1977.

Attest: - Paul E. Healy, City Clerk.

(C)Ap28

ADVERTISEMENT FOR BIDS
City of Cambridge
Massachusetts
Owner

Separate sealed bids for **Sewerage and Drainage Facilities - Phase III, Contract No. 3, for the City of Cambridge, Massachusetts,** will be received by the **City of Cambridge** at the office of **The Purchasing Agent, City Hall, Cambridge, Massachusetts,** until **2:00** o'clock P. M. , **local time, May 5,** 1977, and then at said office publicly opened and read aloud.

The information For Bidders, Form of Bid, Form of Contract, Plans, Specifications, and Forms of Bid Bond, Performance and Payment Bond, and other contract documents may be examined at the following:

Office of The Purchasing Agent, Cambridge, Massachusetts, and **CE Maquire, Inc., 60 First Avenue, Waltham, Massachusetts.**

Copies may be obtained at the office of **The Purchasing Agent,** located at City Hall, **Cambridge, Massachusetts,** upon payment of $50.00, made payable to the **City of Cambridge.** When copies of the plans and specifications are requested to be forwarded by mail, an added nonrefundable charge of $10.00 for handling and mailing will be made.

Refund will be made to those returning the documents in satisfactory condition within 10 days after opening of bids.

The Owner reserves the right to waive any informalities or to reject any or all bids.

Each Bidder must deposit with his bid, security in the amount, form and subject to the conditions provided in the Information for Bidders.

Attention of bidders is particularly called to the requirements as to conditions of employment to be observed and minimum wage rates to be paid under the contract.

No bidder may withdraw his bid within 30 days after the actual date of the opening thereof.

Any contract or contracts awarded under this advertisement for bids are expected to be funded in part by a grant from the United States Environmental Protection Agency. This procurement will be subject to regulations contained in 40 CFR 35.936, 35.938, and 35.939. Neither the United States nor any of its departments, agencies, or employees is or will be a party to the invitation for Bids or any resulting contract.

NONDISCRIMINATION IN EMPLOYMENT: Bidders on this work will be required to comply with the President's Executive Order 11246 as amended by Executive Order No. 11375 and regulations thereunder, and any amendments or supplements to executive orders. The requirements for bidders and contractors under this order are explained in the specifications. The Bidder's attention is called to Articles 28 and 29 of the Information for Bidders and Article 58 in the General Conditions.

Attention is also called to the requirements of Appendix EEO relating to the Commonwealth of Massachusetts Supplemental Equal Employment Opportunity, Anti-discrimination and Affirmative Action Program.

Richard J. McNamara
Purchasing Agent

(C)Ap21,28

COMMONWEALTH OF MASSACHUSETTS

Middlesex,ss. **Probate Court**

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

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

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge, before ten o'clock in the forenoon on the Thirteenth day of May 1977, the return day of this citation.

Witness, Edward T. Martin, Esquire, First Judge of said Court, this sixth day of April 1977.

John V. Harvery,
Register

(C)Ap21,28,Ma5

COMMONWEALTH OF MASSACHUSETTS

Middlesex,ss. **Probate Court**

To all persons interested in the trust estate under Article 3A of the will of **Henry G. Halladay** late of Cambridge in said County, deceased, for the benefit of **Ethel L. Halladay and others.**

The trustees of said estate have presented to said Court for allowance their sixteenth to nineteenth acounts, enclusive.

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the twenty-third day of May 1977, the return day of this citation.

Witness, Edward T. Martin, Esquire, First Judge of said Court, this nineteenth day of April 1977.

John V. Harvey
Register

(C)Ap28,Ma5,12

COMMONWEALTH OF MASSACHUSETTS

Middlesex,ss. **Probate Court No. 117236**

Summons by Publication
Marta Pages
Plaintiff
Rene Pages
Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Marta Pages, seeking to dissolve the bonds of matrimony; alimony; custody of and allowance for minor children.

You are required to serve upon David Goldman, Cambridge-Somerville Legal Services' plaintiff's attorney, whose address is 24 Thorndike Street, Cambridge, Massachusetts 02141 your answer on or before July 18, 1977. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

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

John V. Harvey
Register of Probate

April 21, 1977
(c)Ap28,Ma5,12

CITY OF CAMBRIDGE DEPARTMENT OF TRAFFIC & PARKING

By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following regulation.

REGULATION NO. 77-15

Regulation No. 66-1 Schedule 10 '' Parking Time Limited On Certain Sides Of Certain Streets'' is hereby amended by adding the following:

Inman Street, east side, from 200' north of St. Mary's Road to 100' north of St. Mary's Road, between 8AM and 6Pm Except Sunday, for 30 minutes.

This regulation shall take effect May 5, 1977.

PROMULGATED
DATE
April 6, 1977
(C)Ap14,21,28

REGULATION NO. 77-16

Regulation No. 66-1, Article XIV, Section 14.4, '' All-Night Commercial Parking Prohibited'' is hereby amended by striking out the entire section and substituting:

No person shall park or stand any Commercial Vehicle or Trailer naving a capacity of one (1) ton or over on any part of any Street, Way, Highway, Road, or Parkway under the control of the City for a period of time longer than One Hour between the Hours of 2AM and 5AM, on Any Day, and All Day Sunday, except for vehicles actually being used, loaded, or unloaded during such time.

This regulation shall take effect May 12, 1977.

PROMULGATED
DATE
April 14, 1977

George Teso
Traffic Director

(C)Ap21,28,Ma5

COMMONWEALTH OF MASSACHUSETTS

Middlesex,ss. **Probate Court No. 117067**

Summons by Publication
Richard D. Ferguson
Plaintiff
Kathleen R. Ferguson
Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Richard D. Ferguson seeking Divorce on the grounds of desertion.

You are required to serve upon Lyle E. Greenman, plaintiff's attorney, whose address is 678 Mass. Avenue, Box 125, Cambridge, MA 02139 your answer on or before July 11, 1977. If you fail to do so, Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

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

John V. Harvey
Register of Probate

(C)Ap28,Ma5,12

COMMONWEALTH OF MASSACHUSETTS

Middlesex ss. **Probate Court No. 117205**

Summons by Publication
Emile Jean
Plaintiff
Germaine Lamothe
Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Emile Jean, seeking Divorce on the grounds of desertion.

You are required to serve upon Lyle E. Greenman, plaintiff's attorney, whose address is 678 Mass. Avenue, Box 125 Cambridge, MA 02139 your answer on or before June 13, 1977. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

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

John V. Harvey
Register of Probate

(C)Ap28,Ma5,12

CITY OF CAMBRIDGE PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 307, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thurs., May 5, 1977 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge:

Police Vehicles
Sign Posts
Waterworks Materials

See proposal for bid deposit.

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

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

Each proposal must be in a sealed envelope plainly marked '' Proposal for ' Designate Item' '', and addressed to Richard J. McNamara, Purchasing Agent, City Hall, Cambridge Massachusetts.

Richard J. McNamara
Purchasing Agent

(C)Ap21,28

CITY OF CAMBRIDGE Board of License Commissioners

Notice Is Hereby Given, under General Laws, Chapter 138, as amended, that **Ed's Spa, Inc. James Mello,** Manager has applied for permission to transfer it's license to sell Wine and Malt Beverages as a Package Goods Store at 270 Pearl Street to 266 Pearl Street, which premises are described as follows: one room on first floor for retail sales with second room for storage and cellar for storage and **Ed's Spa, Inc. James Mello,** Manager further requests permission to transfer said license to **Sidney S. Tocman** and **Adelene E. Tocman** d.b. as **First United Market,** who will succeed to such business at said address.

William J. Cremins
Nicholas J. Fratto
Board of
License Commissioners

April 28, 1977
(C)Ap28

CITY OF CAMBRIDGE OFFICE OF THE COLLECTOR OF TAXES

To the owners of the hereinafter described parcels of land situated in Cambridge in the County of Middlesex and the Commonwealth of Massachusetts and to all others concerned.

You are hereby notified that on May 12, 1977 at 10:00 A.M. pursuant to General Laws (Ter.Ed.) Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, it is my intention to take for the City of Cambridge, the following parcels of land, for non-payment after demand of the taxes thereon, with interest and all intervening charges or any unpaid balance, of said taxes, unless the same shall have been paid before that date.

Robert C. Healey, Trustee of **3 4 5 lamson Place Trust,** No. 4 Lamson Place; a parcel of land with the buildings thereon, being Lot No. 90 on Block Plan No. 151 dated December 31, 1973 in the office of the Assessors of the City of Cambridge, and containing 1,794 square feet.
Tax for 1973 $392.80

Anthony Mourgis, No. 209 Columbia Street; a parcel of land with the buildings thereon, being Lot No. 45 on Block Plan No. 86 dated November 5, 1965 in the office of the Assessors of the City of Cambridge, and containing 5,254 square feet.
Tax for 1972,74,75 $2,860.20

Armando S. Martins, Trustee of **The Martins Realty Trust,** No. 21-23 Sixth Street; a parcel of land with the buildings thereon, being Lot No. 46 on Block Plan No. 34 dated May 3, 1963 in the office of the Assessors of the City of Cambridge, and containing 1,560 square feet.
Tax for 1973,75 $1,053.28

Muolo & Josephine A. Muolo, No. 75 Sixth Street; a parcel of land, being Lot No. 48 on Block Plan No. 33 dated May 12, 1953 in the office of the assessors of the City of Cambridge, and containing 1,100 square feet.
Tax for 1973 $76.15

William F. Burke & Virginia F. Burke, No. 14-16 Concord Lane; a parcel of land with the buildings thereon, being Lot No. 40 on Block Plan No. 265A dated November 16, 1972 in the office of the Assessors of the City of Cambridge, and containing 3,272 square feet.
Tax for 1975 $1,025.38

John J. O'Connor & Margaret O'Connor, No. 47-49 Madison Avenue; a parcel of land with the buildings thereon, being Lot No. 56 on Block Plan No. 188 dated October 18, 1973 in the office of the Assessors of the City of Cambridge, and containing square feet.
Tax for 1973,74,75 $2,577.96

P & R Realty Corp., No. 549-551 Putnam Avenue; a parcel of land with the buildings thereon, being Lot No. 84 on Block Plan No. 97 dated November 29, 1960 in the office of the Assessors of the City of Cambridge, and containing 4,500 square feet.
Tax for 1974,75 $488.13

Edward D. Cacciola, No. 13-23 Suffolk Street; a parcel of land with the buildings thereon, being Lot No. 46 on Block Plan No. 84 dated January 1, 1976 in the office of the Assessors of the City of Cambridge, and containing 8,511 square feet.
Tax for 1973 $105.80

Reneau Soucy, No. 44-48 River Street; a parcel of land with the buildings thereon, being Lot No. 109 on Block Plan No. 105 dated February 25, 1974 in the office of the Assessors of the City of Cambridge, and containing 5,448 square feet.
Tax for 1971 $1,310.76

Edward A. Lehan
Treasurer and Collector
of Taxes

(C)Ap28

COMMONWEALTH OF MASSACHUSETTS

Middlesex ss. **Probate Court No.114797**

Summons by Publication
Anna Juvina Charles
Plaintiff
vs.
Jean Astrel Charles
Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, **Anna Juvina Charles,** seeking Divorce.

You are required to serve upon Samuel A. Bithoney, plaintiff's attorney, whose address is 54 Devonshire Street Boston, Mass. your answer on or before May 31, 1977. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

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

John V. Harvey
Register of Probate

(C)Ap.14,21,28

ORDINANCE NO. 879
Final Publication No. 1905.
First Publication in the
Boston Herald on March 18, 1977.
CITY OF CAMBRIDGE
In the Year One Thousand,
Nine Hundred Seventy-Seven
AN ORDINANCE

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

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

Chapter Twelve entitled: "Licenses and Permits" Section Eleven entitled: "Automatic Music Machines; Licenses; Exceptions; Reports" is hereby amended by striking out the present paragraph (c) and substituting in place thereof a new paragraph (c) which reads as follows:-

(c) Licenses granted for the maintenance, possession and operation of such automatic music machines shall be issued annually to expire on December Thirty-First of each year. The charge for such license shall be Twenty-Five ($25.00) Dollars for each machine. Any machine arranged for operation of more than one outlet shall, for the purpose of such license fee, be regarded as one machine.

In City Council April 25, 1977.

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

James L. Sullivan, City Manager.

Attest:- Paul E. Healy, City Clerk.

(C)Ap28

COMMONWEALTH OF MASSACHUSETTS

Middlesex,ss. **Probate Court**

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

A petition has been presented to said Court for probate of a certain instrument purporting to be the last will of said deceased by **Malden Trust Company** of Malden and **John C. Hurd** of Belmont in the County of Middlesex praying that they be appointed executors thereof without giving a surety on their bonds.

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge, before ten o'clock in the forenoon on the thirteenth day of May 1977, the return day of this citation.

Witness, Edward T. Martin, Esquire, First Judge of said Court, this sixth day of April 1977.

John V. Harvey
Register

(C)Ap14,21,28

COMMONWEALTH OF MASSACHUSETTS

Middlesex,ss. **Probate Court**

To Leo A. Cross of Cambridge in the County of Middlesex, and to his wife heirs apparent or presumptive and to the Massachusetts Department of Mental Health, and to the United States Veterans Administration.

A petition has been presented to said Court alleging that said Leo A. Cross has become incapacitated by reason of mental weakness to care properly for his property and praying that **Naumkeag Trust Company** of Salem in the County of Essex or some other suitable person, be appointed conservator of his property.

If you desire to object thereto, you or your attorney should file a written appearnace in said Court at Cambridge before ten o'clock in the forenoon on the sixteenth day of May 1977, the return day of this citation.

Witness, Edward T. Martin, Esquire, First Judge of said Court, this sixth day of April 1977.

John V. Harvey
Register

(C)Ap28,Ma5,12

COMMONWEALTH OF MASSACHUSETTS

Middlesex,ss. **Probate Court**

To all persons interested in the estate of **Herrman L. Blumgart** late of Cambridge, in said County, deceased.

A petition has been presented to said Court for probate of certain instruments purporting to be the last will and one codicil of said deceased by **Ann B. Gurewich** of Cambridge and **Benjamin Levin** of Newton in the County of Middlesex praying that they be appointed executors thereof without giving a surety on their bonds.

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge, before ten o'clock in the forenoon on the twenty-third day of May 1977, the return day of this citation.

Witness, Edward T. Martin, Esquire, First Judge of said Court, this twelfth day of April 1977.

John V. Harvey,
Register

(C)Ap21,28,Ma5

COMMONWEALTH OF MASSACHUSETTS

Middlesex ss. **Probate Court No.D117069**

Summons by Publication
Zimmatool Gomez
Plaintiff
vs.
Joseph B. Gomez
Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, **Zimmatool Gomez,** seeking to dissolve the bonds of matrimony.

You are required to serve upon Robert H. Costello, Jr., plaintiff's attorney, whose address is 421 Highland Avenue, Somerville, Mass. 02144 your answer on or before June 6, 1977. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness Edward T. Martin, Esq., First Judge of said Court at Cambridge.
April 15, 1977

John V. Harvey
Register of Probate

(C)Ap21,28,Ma5

COMMONWEALTH OF MASSACHUSETTS

Middlesex,ss. **Probate Court**

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

A petition has been presented to said Court for probate of a certain instrument purporting to be the last will of said deceased by **Peter R. Gareri** of Danvers in the County of Essex praying that he be appointed executor thereof without giving a surety on his bond.

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge, before ten o'clock in the forenoon on the twenty-third day of May, 1977, the return day of this citation.

Witness, Edward T. Martin, Esquire, First Judge of said Court, this twelfth day of April, 1977.

John V. Harvey
Register

(C)Ap28,Ma5,12

COMM

ORDINANCE NO. 880.

Final Publication No. 1910 . First Publication in the Chronicle Sun on April 28, 1977.

City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Seven

AN ORDINANCE

In amendment to an Ordinance entitled: "Zoning Ordinances of the City of Cambridge".

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

The Zone Map accompanying ordinance passed to be ordained on February 13, 1961 entitled: "Zoning Ordinances of the City of Cambridge" is hereby amended on the petitions of Craig Roth and Brian Kullman to amend the text of the Zoning Ordinance and the map accompanying the Zoning Ordinance for the area around Porter Square.

Text changes would add a new zoning district, Business C. Business C is a special district designation which combines the use characteristics of the Business B designation which allows retail business, office and residential uses, with a 2.0 floor area ratio, an off-street parking requirement, and an overall height limit of fifty-five (55) feet for business uses. Within fifty feet of a residential district, the height limit is thirty-five feet. For residential uses, this designation has the same dimensional requirements as Residential C-1, which are a floor area ratio of .75 and a height limit of thirty-five feet.

The Zoning Map would be amended partly by striking out the designation Business B and substituting in place thereof the designation Business C as shown on the attached map. The Zoning Map would also be amended by striking out the designation Industry B and Business B and substituting in place thereof the designation Residence C-1.

The area affected by the Craig Roth petition are the areas bounded by Cogswell Ave., Walden St., Creighton St., Regent St., Beech St., Blake St., Hadley St., Davenport St., and Porter Road area.

The area affected by the Brian Kullman petition are the areas bounded by Massachusetts Ave., Arlington St., Mt. Vernon St., White St., Somerville Ave., Upland Rd., Richdale Ave., Roseland St., Porter Road and Davenport Street area.

See accompanying map published with this notice for the areas included in the proposed zoning changes.

C. C. 106

City of Cambridge

In City Council May 9, 1977.

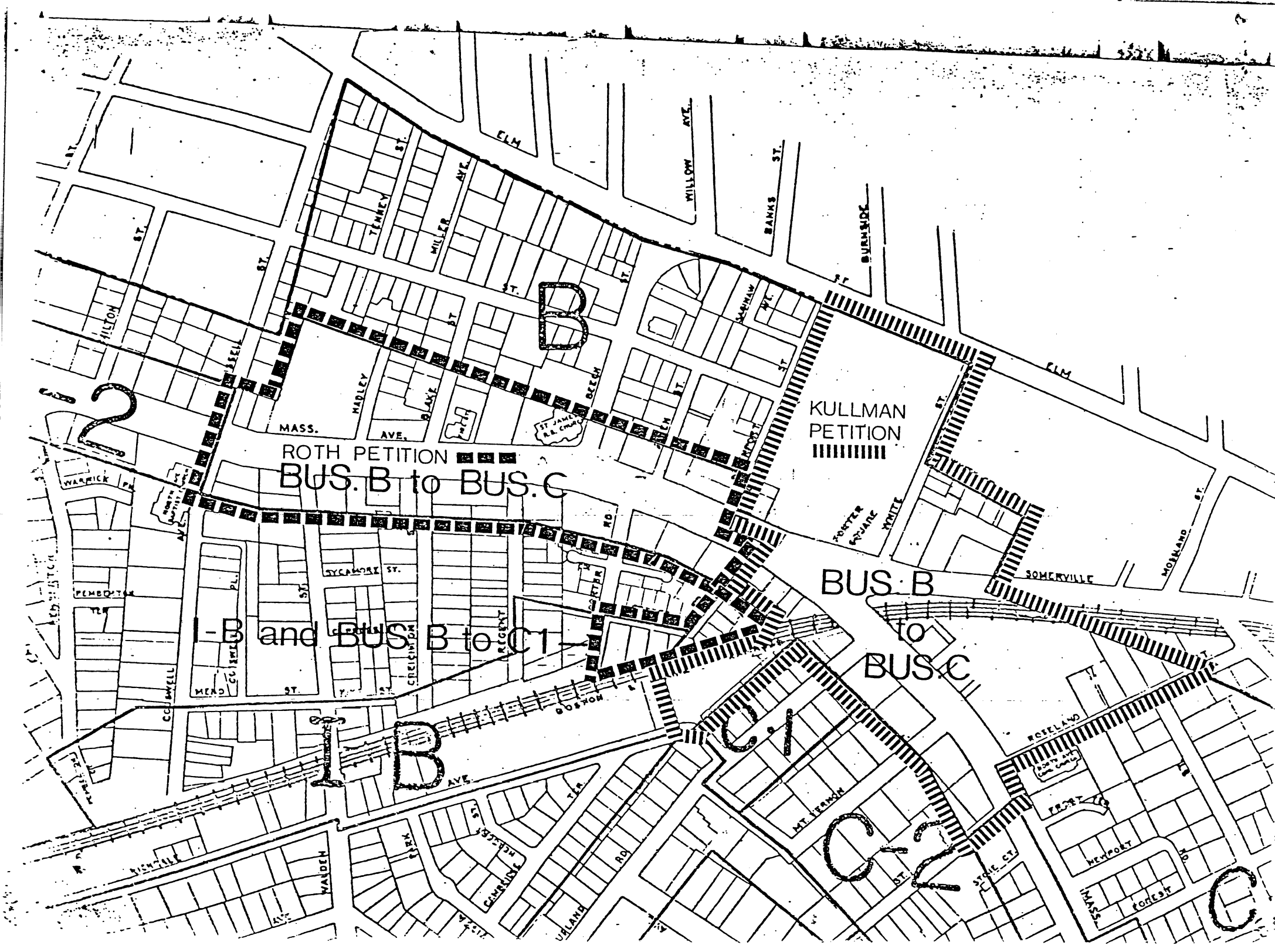
Passed to be ordained by a yea and nay vote:- Yeas 8 ; Nays 0; Absent 0; Present 1.

James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 43, Section 23, Tercentenary Edition, being a part of the City Charter, the Ordinances as aforesaid, which exceed in length eight octavo pages of ordinary book print may be examined at the office of the City Clerk in the form of a printed pamphlet during office hours on or after January 4, 1977.

ATTEST:- Paul E. Healy, City Clerk.



KULLMAN PETITION
ROTH PETITION
BUS. B to BUS. C
I-B and BUS. B to C1
BUS. B to BUS. C
B
2
1B
C1
C-2
C
ELM
WILLOW AVE.
BANKS ST.
BURNSIDE
TENNEY ST.
MILLER AVE.
MASS. AVE.
HADLEY
BLAKE
BEECH
SAGINAW AVE.
WHITE
SOMERVILLE
MOSELAND ST.
SYCAMORE ST.
MEAD ST.
COUSWELL
CREIGHTON
REGENT
BOSTON
MT. VERNON
ROSELAND
NEWPORT
FOREST
STONE CT.
WALDEN
PARK
CAMBRIDGE
HEDGES
WARRICK
PEMBERTON

ORDINANCE NO. 880.

Final Publication No. 1910 . First Publication in the Chronicle Sun on April 28, 1977.

City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Seven

AN ORDINANCE

In amendment to an Ordinance entitled: "Zoning Ordinances of the City of Cambridge".

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

The Zone Map accompanying ordinance passed to be ordained on February 13, 1961 entitled: "Zoning Ordinances of the City of Cambridge" is hereby amended on the petitions of Craig Roth and Brian Kullman to amend the text of the Zoning Ordinance and the map accompanying the Zoning Ordinance for the area around Porter Square.

Text changes would add a new zoning district, Business C. Business C is a special district designation which combines the use characteristics of the Business B designation which allows retail business, office and residential uses, with a 2.0 floor area ratio, an off-street parking requirement, and an overall height limit of fifty-five (55) feet for business uses. Within fifty feet of a residential district, the height limit is thirty-five feet. For residential uses, this designation has the same dimensional requirements as Residential C-1, which are a floor area ratio of .75 and a height limit of thirty-five feet.

The Zoning Map would be amended partly by striking out the designation Business B and substituting in place thereof the designation Business C as shown on the attached map. The Zoning Map would also be amended by striking out the designation Industry B and Business B and substituting in place thereof the designation Residence C-1.

The area affected by the Craig Roth petition are the areas bounded by Cogswell Ave., Walden St., Creighton St., Regent St., Beech St., Blake St., Hadley St., Davenport St., and Porter Road area.

The area affected by the Brian Kullman petition are the areas bounded by Massachusetts Ave., Arlington St., Mt. Vernon St., White St., Somerville Ave., Upland Rd., Richdale Ave., Roseland St., Porter Road and Davenport Street area.

See accompanying map published with this notice for the areas included in the proposed zoning changes.

C. C. 106

City of Cambridge

In City Council May 9, 1977.

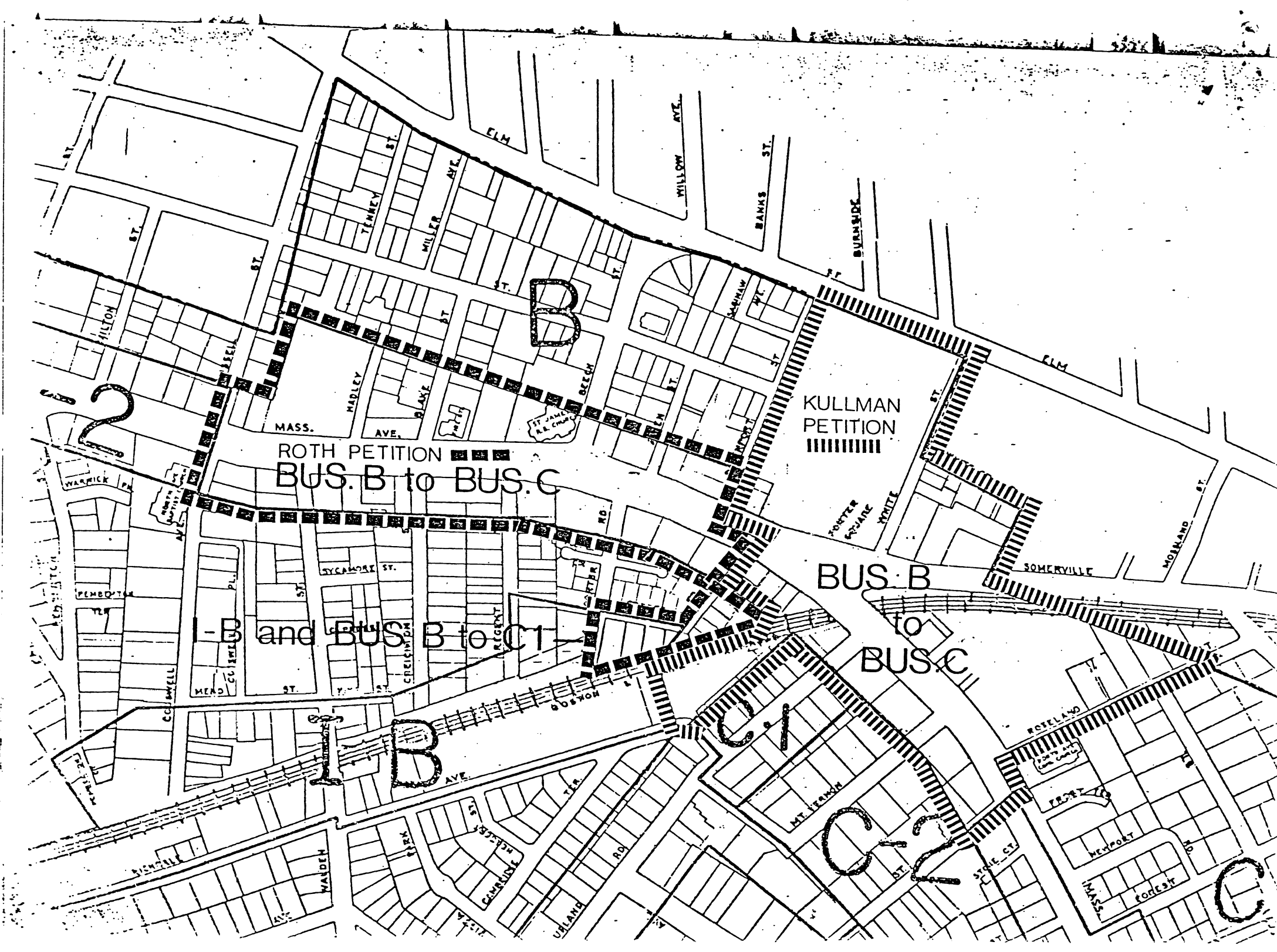
Passed to be ordained by a yea and nay vote:- Yeas 8 ; Nays 0; Absent 0; Present 1.

James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 43, Section 23, Tercentenary Edition, being a part of the City Charter, the Ordinances as aforesaid, which exceed in length eight octavo pages of ordinary book print may be examined at the office of the City Clerk in the form of a printed pamphlet during office hours on or after January 4, 1977.

ATTEST:- Paul E. Healy, City Clerk.



KULLMAN PETITION
ROTH PETITION
BUS. B to BUS. C
BUS. B to BUS. C
I-B and BUS. B to C1
B
2
1 B
C-1
C-2
C
ELM
WILLOW AVE.
BANKS ST.
BURNSIDE
TENNEY ST.
MILLER AVE.
MASS. AVE.
HADLEY
BLAKE
BEECH
SYCAMORE ST.
MEAD ST.
COUSWELL
WARWICK PK.
PEMBERTON TER.
SOMERVILLE
MOSSLAND ST.
ROSELAND
NEWPORT
FOREST
MT. VERNON
STONE CT.
WALDEN
CAMBRIDGE
RICHDALE

ORDINANCE NO. 880.

Final Publication No. 1910 . First Publication in the Chronicle Sun on April 28, 1977.

City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Seven

AN ORDINANCE

In amendment to an Ordinance entitled: "Zoning Ordinances of the City of Cambridge".

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

The Zone Map accompanying ordinance passed to be ordained on February 13, 1961 entitled: "Zoning Ordinances of the City of Cambridge" is hereby amended on the petitions of Craig Roth and Brian Kullman to amend the text of the Zoning Ordinance and the map accompanying the Zoning Ordinance for the area around Porter Square.

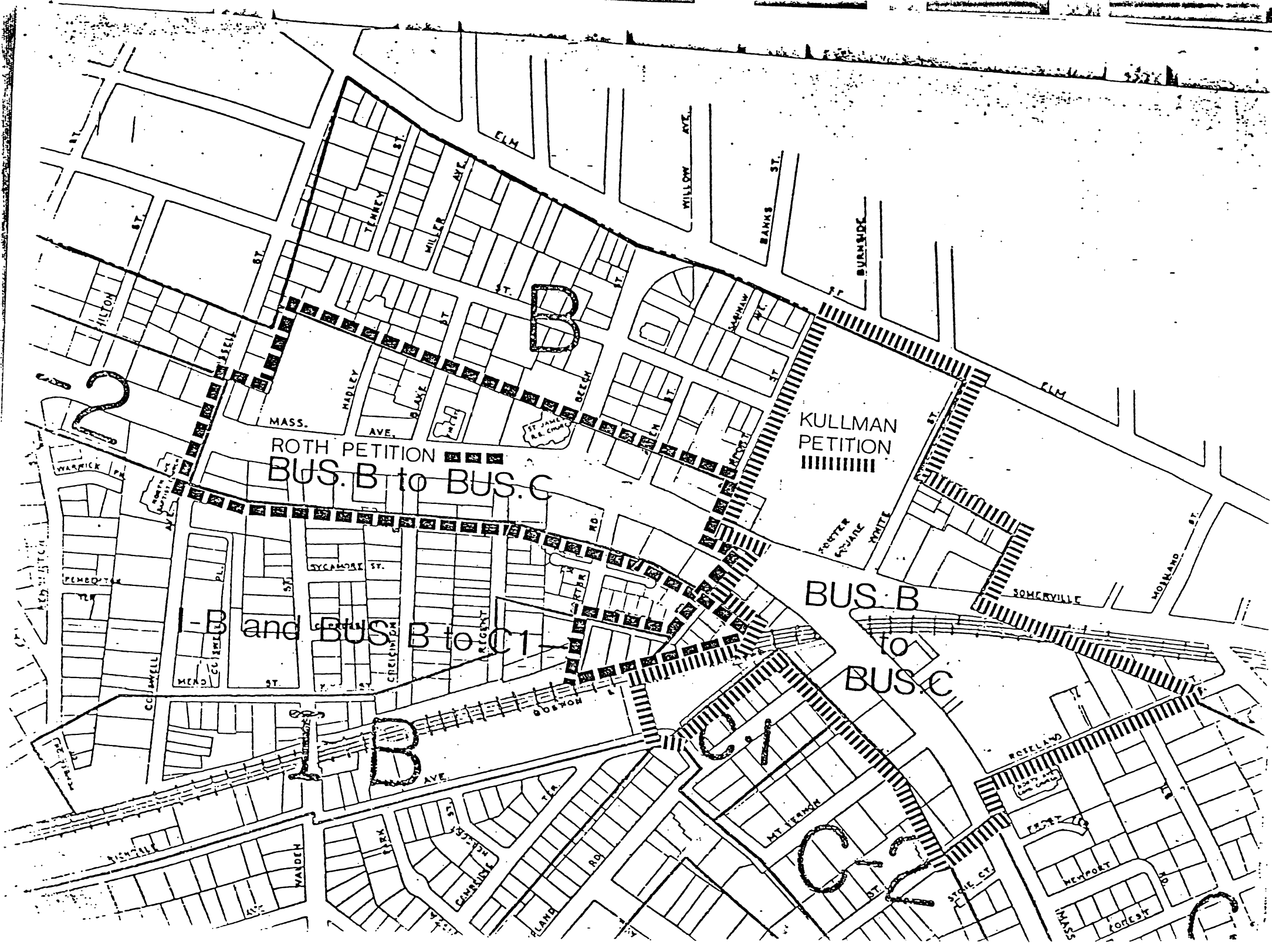
Text changes would add a new zoning district, Business C. Business C is a special district designation which combines the use characteristics of the Business B designation which allows retail business, office and residential uses, with a 2.0 floor area ratio, an off-street parking requirement, and an overall height limit of fifty-five (55) feet for business uses. Within fifty feet of a residential district, the height limit is thirty-five feet. For residential uses, this designation has the same dimensional requirements as Residential C-1, which are a floor area ratio of .75 and a height limit of thirty-five feet.

The Zoning Map would be amended partly by striking out the designation Business B and substituting in place thereof the designation Business C as shown on the attached map. The Zoning Map would also be amended by striking out the designation Industry B and Business B and substituting in place thereof the designation Residence C-1.

The area affected by the Craig Roth petition are the areas bounded by Cogswell Ave., Walden St., Creighton St., Regent St., Beech St., Blake St., Hadley St., Davenport St., and Porter Road area.

The area affected by the Brian Kullman petition are the areas bounded by Massachusetts Ave., Arlington St., Mt. Vernon St., White St., Somerville Ave., Upland Rd., Richdale Ave., Roseland St., Porter Road and Davenport Street area.

See accompanying map published with this notice for the areas included in the proposed zoning changes.



ROTH PETITION
BUS. B to BUS. C
KULLMAN PETITION
BUS. B to BUS. C
I-B and BUS. B to C1
B
2
B
C1
C-2
ELM
WILLOW AVE.
BANKS ST.
BURNSIDE
TENNEY ST.
MILLER AVE.
MASS. AVE.
HADLEY
BLAKE
BEECH
SYCAMORE ST.
MEAD ST.
COLSWELL
WARWICK
PEMBERTON
SOMERVILLE
MOSELAND ST.
ROSELAND
MT VERNON
WALDEN
CAMBRIDGE
NEWPORT
FOREST

C. C. 106

City of Cambridge

In City Council May 9, 1977.

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.

NOTE: Pursuant to the provisions of General Laws, Chapter 43, Section 23, Tercentenary Edition, being a part of the City Charter, the Ordinances as aforesaid, which exceed in length eight octavo pages of ordinary book print may be examined at the office of the City Clerk in the form of a printed pamphlet during office hours on or after January 4, 1977.

ATTEST:- Paul E. Healy, City Clerk.

Roth Petition

RECEIVED BY
OFFICE OF CITY CLERK
JUL 21 11 15 AM '76
CAMBRIDGE, MASS.

Cambridge, 7/21/76 19

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

The undersigned respectfully pray that the text of the zoning ordinance of the City of Cambridge be amended as follows:

In Article III, Section 1 Establishment of Districts;

by striking out the designation "fourteen classes" and substituting in place thereof the designation "fifteen classes."

by adding after "Business A-1 District . . . Local Business." the designation "12 Business Special District 1 . . . General business professional offices and multi-family dwellings."

by renumbering Business B, Industry A and Industry B, numbers 13, 14 and 15 respectively.

In Article IV, Section 2, Table of Use Regulations;

by striking out the entirety of Section 2 and substituting in place thereof the following; (See attached sheet Article IV, Section 2).

In Article V Section 2, Table of Dimensional Requirements (footnote), delete footnote (e) and substitute in place thereof the following:

(e) A dwelling in this district shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-1 District.

In Article V, Section 2, Table of Dimensional Requirements.

by striking out the entirety of Section 2 and substituting in place thereof the following: (See attached sheet Article V, Section 2)

In Article VI, Section 7 Transition Requirements after "2. Side Yard: . . ." add the designation "3. Height: In a Business Special District 1, within 50 feet of a residential zone, no building shall be erected that is greater than 35 feet in height."

In Article VII, Section 2, Table of Parking Requirements.

by striking out the entirety of Section 2 and substituting in place thereof the following: (See attached sheet Article VII, Section 2)

ARTICLE IV USE REGULATIONS

Sec. 1. District Uses

1. In each district the use of land, buildings, and structures shall be regulated as set forth in Section 2 of this Article, Table of Use Regulations, and as provided elsewhere in this ordinance.

2. A use listed in Section 2 is permitted as a right in any district under which it is denoted by the word "Yes". If designated in the Table by the letters "SP", the use may be permitted as a special exception only if the Board of Zoning Appeal so determines and grants a special permit therefor as provided in Article I, Section 5, subject to such restrictions as said Board may establish.

3. No building, structure or land in any district may be used, erected or designed to be used, in whole or in part, for any use not denoted in Section 2 by the word "Yes", or by the letters "SP" if the Board of Zoning Appeal so determines and grants a special permit therefor, except nonconforming uses which may be continued under the provisions of Article VI, Section 3.

4. Subject to the provisions of Section 2 of Chapter 40A of the General Laws, but only to the extent said Section 2 may from time to time require, the use regulations of this ordinance shall not prohibit or limit the use of land for any church or other religious purpose or for any educational purpose which is religious, sectarian, denominational or public.

Sec. 2. Table of Use Regulations

Residence	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
a. Detached dwelling occupied by not more than one family	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
b. Two-family or semi-detached dwelling	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
c. Multi-family dwelling	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No	No
d. Transient Accommodations										
1) Tourist house in an existing dwelling	No	No	Yes	Yes	SP	No	Yes	Yes	SP	SP
2) Hotel or motel C-2 and C-3 only No in C-1	No	No	Yes*	Yes	SP	No	Yes	Yes	SP	SP
e. Non-family accommodations: dormitory, resident fraternity, or lodging house *Lodging house in C-2 and C-3 only No in C-1 *No in O-1	No	No	Yes*	Yes*	Yes	Yes	Yes	Yes	SP	SP
f. Trailer park or mobile home park	No	No	No	No	SP	SP	No	No	No	No

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
2. Conversion of Dwelling, Structure										
a. Existing one-family detached dwelling converted for two families, provided that in Residence A districts the exterior design of the structure is not changed See also Section 7.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
b. Existing dwelling converted for more than two families. See also Section 7.										
3. Institutional, Transportation, and Utility Uses										
a. Place of worship	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
b. School of the public school system of the City of Cambridge, non-profit day school for the education of children in the elementary or high school grades	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
c. Non-profit college or university, non-profit boarding school, other non-profit educational institution, except for facilities hereinafter described *SP in O-1	No	SP	Yes	Yes*	Yes	Yes	Yes	Yes	Yes	Yes
d. Licensed day nursery school or kindergarten	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No
e. Library or museum	SP	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
f. 1) Hospital (may include related teaching facilities and offices for its medical staff not to exceed 25% of the gross floor area of the hospital); Infirmary. *No in O-1	No	No	Yes	Yes*	Yes	Yes	Yes	Yes	Yes	Yes
f. 2) Nursing home, convalescent home.	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
g. Cemetery	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
h. Public park or playground, public recreation building	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
i. Private non-profit community center building, settlement house	No	SP	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
j. Theatres, auditoriums, halls used for public gatherings, athletic facilities and other places of assembly of non-profit educational institutions where facilities are primarily used by faculty and students and where public is admitted on payment of a fee	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
k. Laboratory or research facilities of non-profit educational institutions which supply services for a fee for other than enrolled students, provided there is no manufacturing on the premises	No	No	SP	Yes	Yes	Yes	Yes	Yes	Yes	Yes
l. Private non-profit club or lodge operated for members only *No in O-1	No	SP	Yes	Yes*	Yes	Yes	Yes	Yes	Yes	Yes
m. Telephone exchange, transformer station, substation, gas regulator station, or pumping station *No in O-1	SP	SP	SP	Yes*	SP	SP	Yes	Yes	Yes	Yes
n. Fire or police station	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
o. Post office	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
p. Bus or railroad passenger station	No	No	No	No	Yes		Yes	Yes	Yes	Yes
q. Automobile parking lot or parking garage for private passenger cars, where not an accessory use, and no repairs, servicing, or sale of gasoline is carried on	No	SP	SP	Yes	SP	SP	Yes	Yes	Yes	Yes
4. Office and Laboratory Use										
a. Office building or office use, provided there is no retail business, manufacturing or processing on the premises	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
b. Place of business of a bank, trust company or similar financial institution	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
c. Radio or television studio	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
d. Laboratories or research facilities provided they are operated for research purposes and provided that any manufacturing is of a type authorized as a matter of right under Article IV, Section 2, paragraph 7 of this ordinance, is of an accessory nature and carried out entirely within the building, and does not exceed 50% of the gross floor area	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
e. Other laboratories, shops or research facilities	No	No	No	No	No	No	Yes	Yes	Yes	Yes
5. Retail Business and Consumer Service Establishment										
a. Store for retail sale of merchandise where all display and sales are conducted within a building and where no manufacturing, assembly, or packaging occur on the premises	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
b. Place for the manufacture, assembly or packaging of consumer goods, provided that at least fifty percent of such merchandise is sold at retail on the premises and that all display and sales are conducted within a building	No	No	No	No	SP	SP	Yes	Yes	Yes	Yes
c. Barber shop, beauty shop, laundry and dry-cleaning pickup agency, shoe repair, self-service laundry or other similar establishment	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S, D, 1	Ind. A	Ind. B
d. Hand laundry, dry-cleaning or tailoring shop, provided only non-flammable solvents are used for cleaning and not more than nine persons are employed	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
e. Lunchroom, restaurant, cafeteria, provided no alcoholic beverages are sold or consumed on the premises	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
f. Bar or other establishment where alcoholic beverages are sold and consumed and where no dancing or entertainment is permitted or provided	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
g. Bar or other establishment where alcoholic beverages are sold and consumed and where dancing or entertainment is provided, dance hall or similar place of entertainment	No	No	No	No	No	No	Yes	Yes	Yes	Yes
h. Theatre or hall for public gatherings	No	No	No	SP	SP	No	Yes	Yes	Yes	Yes
i. Bowling alley, skating rink or other recreation center	No	No	No	No	SP	SP	Yes	Yes	Yes	Yes
j. Mortuary, undertaking or funeral establishment	No	No	No	SP	Yes	Yes	Yes	Yes	Yes	Yes
k. Printing shop, photographer's studio	No	No	No	SP	Yes	Yes	Yes	Yes	Yes	Yes
l. Veterinary establishment, kennel, pet shop or similar establishment, provided in Business A and B zones all animals are kept indoors and there is no noise or oders perceptible from adjoining lots	No	No	No	No	SP	SP	Yes	Yes	Yes	Yes
m. School, college or other educational institution not conducted on a non-profit basis	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
n. Sales place for new or used cars conducted entirely within a building, rental agency for autos, trailers, motorcycles, conducted entirely within a building; provided no major repairs are made	No	No	No	No	SP	SP	Yes	Yes	Yes	Yes
o. Office, including display or sales space, of a wholesale, jobbing or similar establishment where not more than twenty-five percent of the	No	No	No	SP	SP	SP	Yes	Yes	Yes	Yes

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
floor area is used for assembling, packaging or storing merchandise										
p. Fast Order Food Establishments	No.	No	No	No	SP	No	SP	SP	SP	SP
6. Open-air or Drive-in Retail & Service										
a. Sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors, commercial greenhouse or garden	No	No	No	No	Yes	Yes	No	No	Yes	Yes
b. Automobile Oriented Food Service Establishments	No	No	No	No	SP	No	SP	SP	SP	SP
c. Drive-in bank and other retail or consumer service establishment where the motorist does not have to leave his car	No	No	No	No	SP	No	SP	SP	Yes	Yes
d. Outdoor amusement park, outdoor sports facility conducted for profit	No	No	No	No	SP	No	No	No	Yes	Yes
e. Open-air or drive-in theatre or other open-air place of entertainment	No	No	No	No	No	No	No	No	Yes	Yes
f. Sale of new or used cars conducted partly or wholly on open lots, or rental agency for automobiles, trailers, motorcycles, conducted partly or wholly outdoors	No	No	No	No	SP	No	No	No	SP	SP
g. Automobile service station where no major repairs are made, provided that in Business districts all lubrication and repairs are carried out within the building	No	No	No	No	SP	SP	SP	SP	Yes	Yes
h. Car washing establishment using mechanical equipment for the purpose of cleaning automobiles and other vehicles	No	No	No	No	SP	No	No	No	SP	SP
i. Place for exhibition, lettering or sale of gravestones	No	No	No	No	SP	SP	No	No	Yes	Yes
Light Industry, Wholesale Business and Storage										
a. Assembly or packaging of articles not exceeding two hundred pounds in weight, provided no manufacturing or processing is carried out	No	No	No	No	No	No	No	No	Yes	Yes
b. Auto body or paint shop, provided that all work is carried out inside the building	No	No	No	No	No	No	No	No	Yes	Yes

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus B	Bus. S.D. 1	Ind. A	Ind. B
c. Automotive repair garage (not including auto body or paint shop), provided that in Business districts all servicing and repairs are carried out inside the building	No	No	No	No	SP	SP	SP	SP	Yes	Yes
d. Bottling of beverages	No	No	No	No	No	No	No	No	Yes	Yes
e. Distribution center, parcel delivery center, delivery warehouse	No	No	No	No	No	No	No	No	Yes	Yes
f. Food commissary	No	No	No	No	No	No	No	No	Yes	Yes
g. Laundry, dry cleaning plant	No	No	No	No	No	No	No	No	Yes	Yes
h. Printing, binding, publishing and related arts and trades	No	No	No	No	No	No	No	No	Yes	Yes
i. Radio and television transmission station, including towers	No	No	No	No	No	No	No	No	Yes	Yes
j. Storage warehouse, cold storage plant, storage building, but not including storage or bailing of junk, scrap metal, rags, waste paper or used rubber	No	No	No	No	No	No	No	No	Yes	Yes
k. Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquids, gas or explosives	No	No	No	No	No	No	No	No	Yes	Yes
l. Manufacture, processing, assembly and packaging the following, provided that the following restrictions shall apply: (a) in Industry A districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight, (b) in Industry A districts no process shall involve coating with rubber, (c) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution and (d) any noise, vibration or flashing are not normally perceptible without instruments at a distance of one hundred feet from the premises in Industry A districts or at a distance of five hundred feet from the premises in Industry B districts	No	No	No	No	No	No	No	No	Yes	Yes

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
1) Clothing, but not the manufacture of the cloth or other material of which the clothing is made	(see previous page for districts permitted)									
2) Food products, including bakery, confectionery and dairy products										
3) Drugs										
4) Electrical, electronic and communication instruments										
5) Engineering, laboratory and scientific instruments, temperature controls										
6) Jewelry, insignia, emblems and badges, lapidary, scale models, dolls, costume jewelry and costume novelties										
7) Lamp shades except of glass or metal										
8) Leather goods, excluding footwear and saddlery										
9) Medical and dental instruments and supplies, optical instruments and lenses										
10) Paper and paperboard products, provided such products are made from purchased paper or purchased paperboard and there is no manufacture or processing of pulp, waste paper or waste paper products										
11) Pens, mechanical pencils										
12) Plaster of Paris or papier mache products										
13) Office machines, including cash registers, computing machines and typewriters, scales and balances										
14) Umbrellas, parasols and canes										
15) Watches, clocks, watch cases, clockwork mechanisms										

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
m. Open-lot storage of new building materials, machinery and new metals, but not including junk, scrap metal, rags, waste paper and similar materials, provided that the area so used is surrounded by a six-foot high wall or tight fence	No	No	No	No	No	No	No	No	SP	Yes
n. Open-lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers, provided that all dust incident to storage or handling is effectively confined to the premises or so disposed of as to avoid air pollution and that the area so used is surrounded by a six-foot high wall or tight fence	No	No	No	No	No	No	No	No	SP	Yes
5. Heavy Industry										
a. Dismantling or wrecking of used motor vehicles and storage or sale of dismantled, inoperative or wrecked vehicles or their parts, provided the area so used is surrounded by a six-foot high wall or tight fence	No	No	No	No	No	No	No	No	No	SP
b. Railroad freight terminal, railroad yards and shops	No	No	No	No	No	No	No	No	No	Yes
c. Rendering or preparation of grease, tallow, fats and oils, manufacture of shortening, table oils, margarine and other food oils, but not including garbage, dead animals, offal or refuse reduction	No	No	No	No	No	No	No	No	No	Yes
d. Stone cutting, shaping, and finishing, in completely enclosed buildings	No	No	No	No	No	No	No	No	No	Yes
e. Textile mill, except mill for processing of jute, burlap or sisal	No	No	No	No	No	No	No	No	No	Yes
f. Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or busses, parking lot for trucks	No	No	No	No	No	No	No	No.	SP	Yes

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
c. Manufacture, processing, assembly, packaging or other industrial operation, subject to Building Department and Health Department regulations without limit as to category or product except as otherwise listed in this paragraph 8 or as hereinafter prohibited, provided that (a) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution, and (b) any noise, vibration or flashing are not normally perceptible without instruments at a distance of five hundred feet from the premises, but the following are expressly prohibited:	No	No	No	No	No	No	No	No	No	Yes
1) Acid manufacture										
2) Cement, lime or gypsum manufacture										
3) Explosives or fireworks manufacture										
4) Glue manufacture										
5) Incineration or reduction of garbage, offal or dead animals, except such processing as may be conducted by the City of Cambridge										
6) Petroleum refining										
7) Smelting of zinc, copper, tin or iron ores										
8) Stockyard or abattoir										
b. Open-lot storage of second-hand lumber or other used building material, provided the area so used is surrounded by a six-foot high wall or tight fence; storage of flammable liquids or gas as permitted by the Building Code	No	No	No	No	No	No	No	No	No	Yes
i. Open-lot storage of junk, scrap, paper, rags, unrepaired or unclean containers or other salvage articles, provided the area so used is surrounded by a six-foot high wall or tight fence	No	No	No	No	No	No	No	No	No	SP

Cambridge, OCT/27/76 BY OFFICE OF CITY CLERK 1976

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

JUL 21 11 16 AM '76
CAMBRIDGE, MASS.

The undersigned respectfully pray

the zoning map accompanying the Zoning Ordinance of the City of Cambridge as follows:

By striking out the designation Business B and substituting in place thereof the designation Business SD 1, insofar as said Zoning Map relates the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat #199, even numbers 2 through 6 Cogswell Avenue, even numbers 2106 through 2186 Massachusetts Avenue, odd numbers 1 through 5 Walden Street and which includes all or parts of lots numbered 67, 85, 89 and 90 as designated on Assessors' Plat #199.

Premises of the following parcels as designated on Assessors' Plat #200, even numbers 2 through 12 Walden Street, even numbers 2044 through 2078 Massachusetts Avenue, odd numbers 3 and 13 Creighton Street, even numbers 2 through 14 Creighton Street, even numbers 2014 through 2038 Massachusetts Avenue, even number 6 Regent Street, odd number 13 Regent Street and which includes all or part of lots numbered 22, 45, 47, 48, 49, 50, 68, 69, 79, 84, 85, 86, 87 and 88 as designated on Assessors' Plat #200.

Premises of the following parcels as designated on Assessors' Plat #178, even number 10 Regent Street, even numbers 1968 through 2006 Massachusetts Avenue, even numbers 1904 through 1920 Massachusetts Avenue, even numbers 1924 through 1960 Massachusetts Avenue, odd number 77 Porter Road, even numbers 78 and 80 Porter Road, even numbers 6 through 10 Porter Road and which includes all or parts of lots numbered 1, 21, 31, 79, 80, 106, 107, 117 and 118 as designated on Assessors' Plat #178.

Premises of the following parcels as designated on Assessors' Plat #179, odd numbers 1933 through 1957 Massachusetts Avenue, odd numbers 1963 through 1979 Massachusetts Avenue, even numbers 4 and 6 Beech Street and which includes all or parts of lots numbered 42, 51, 52, 53, 54, 74 and 75 as designated on Assessors' Plat #179.

Premises of the following parcels as designated on Assessors' Plat #181, odd numbers 1 and 3 Beech Street, odd numbers 2003 through 2029 Massachusetts Avenue, odd number 21 Blake Street, even number 22 Blake Street, odd numbers 2045 and 2055 Massachusetts Avenue, even numbers 12 through 28 Hadley Street, odd numbers 9 through 25 Hadley Street, odd numbers 2071 through 2109 Massachusetts Avenue and which includes all or parts of lots numbered 22, 25, 27, 28, 29, 37, 38, 50, 52, 53, 54, 61, 62, 79, 80, 81, 85, 87, and 88 as designated on Assessors' Plat #181.

All the premises and lots or portions of lots hereinbefore mentioned being bounded and described as follows:

Beginning at a point said point being the intersection of the centerline of Cogswell Avenue and a line 100 feet distant from and parallel to the southern streetline of Massachusetts Avenue, thence running easterly 1520 feet more or less along a line 100 feet distant from and parallel to the southern streetline of Massachusetts Avenue to a point said point being the intersection of a line 100 feet distant from and parallel to the southern streetline of Massachusetts Avenue and a line 100 feet distant from and parallel to the eastern streetline of Porter Road.

Thence running northeasterly along a line 100 feet distant from and parallel to the eastern streetline of Porter Road 175 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the eastern streetline of Porter Road and the centerline of Massachusetts Avenue.

Thence running northwesterly along the centerline of Massachusetts Avenue 200 feet more or less to a point said point being the intersection of the centerline of Massachusetts Avenue and the centerline of Davenport Street and its extension.

Thence running northeasterly along the centerline of Davenport Street 100 feet more or less to a point said point being the intersection of the centerline of Davenport Street and a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue.

Thence running northwesterly along a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue at Davenport Street and its projection 1150 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue at Davenport Street and its projection and a line 100 feet distant from and parallel to the eastern streetline of Russell Street.

Thence running southwesterly along a line 100 feet distant from and parallel to the eastern streetline of Russell Street 230 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the eastern streetline of Russell Street and a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue.

Thence running westerly along a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue 120 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue and the centerline of Russell Street.

Thence running southwesterly along the centerlines of Russell Street and Cogswell Avenue 300 feet more or less to the point or origin and which comprises an area of 566,100 square feet more or less.

Further, by striking out the designations Business B and Industrial B and substituting in place thereof the designation Residence C-1 insofar as said zoning map relates to the following described areas of land:

premises of the following parcels as designated on Assessors' Plat #178, even numbers 12 through 46 Porter Road and which includes all or parts of lots numbered 31, 34, 35, 36, 37, 119, and 120 as designated on Assessors' Plat #178;

And which is bounded and described as follows:

Beginning at a point said point being the intersection of the easterly centerline and the northeasterly centerline of Porter Road.

Thence running southwesterly along the northeasterly centerline of Porter Road and its extension 200 feet more or less to a point said point being the intersection of the northeasterly centerline of Porter Road and its extension and the centerline of the Right of Way of the Fitchburg Branch of the Boston and Maine Railroad.

Thence running easterly along the centerline of the Right of Way of the Fitchburg Branch of the Boston and Maine Railroad 450 feet more or less to a point said point being the intersection of the centerline of the Right of Way of the Fitchburg Branch of the Boston and Maine Railroad and a line 100 feet distant from and parallel to the easterly streetline of Porter Road.

Thence running northeasterly along a line 100 feet distant from and parallel to the easterly streetline of Porter Road 100 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the easterly streetline of Porter Road and a line 100 feet distant from and parallel to the southwestern streetline of Massachusetts Avenue.

Thence running westerly along a line 100 feet distant from and parallel to the southern streetline of Massachusetts Avenue 120 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southern streetline of Massachusetts Avenue and the centerline of Porter Road.

Thence running southwesterly and westerly along the centerline of Porter Road 370 feet more or less back to the point of origin and which comprises an area of 57,200 square feet more or less.

E [illegible]
86 Porter Rd.
Cambridge

Sec. 2. Table of Parking Requirements

Off-street parking facilities shall be provided as follows:

Zoning District	Class of Allowed Use					
	Number Square Feet of Gross Floor Area Requiring 1 space, By Type of Use					
	Residence (a) Minimum Number spaces per group of dwelling units	Public Assembly (b) Number seats requiring 1 space	Institution (c)	Retail and Office Ground Floor	Retail and Office Other Level	Factory and Warehouse
Res. A-1 Res. A-2 Res. B	10 per 10	5	600	N.A.	N.A.	N.A.
Res. C-1 Res. C-2 Office-1 Office-2 Bus. A Ind. A Bus. A-1	10 per 10	8	1,000	500	1,000	1,600
Bus. S.D. -1 Res. C-3 Office-3 Ind. B	10 per 10	15	1,800	900	1,800	2,000
Bus. B	10 per 10	Parking is not required for these uses.				

Sec. 2. Table of Dimensional Requirements

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area For Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet[a] Front	Side	Rear	(6) Maximum Height in Feet	(7) Min. Ratio of Usable Open Space to Lot Area
Res. A-1	0.5	8,000	8,000	80	25	15(sum of 35)	25	35	35
Res. A-2	0.5	6,000	4,500	65	20	10(sum of 25)	20	35	25
Res. B	0.5	5,000	2,500	50	15	7'6"(sum of 20)	20	35	20
Res. C-1	0.75	5,000	1,200	50	$\frac{H+L}{4}$[b]	$\frac{H+L}{5}$	$\frac{H+L}{4}$[d]	35	35
Res. C-2	1.75	5,000	600	50				85	35
Res. C-3	3.0	5,000	300	50	$\frac{H+L}{5}$[c]	$\frac{H+L}{6}$	$\frac{H+L}{5}$[d]	none	10
Office -1	0.75	5,000	1,200	50	$\frac{H+L}{4}$[b]	$\frac{H+L}{5}$	$\frac{H+L}{4}$[d]	35	35
Office -2	1.75	5,000	600	50				85	35
Office -3	3.0	5,000	300	50	$\frac{H+L}{5}$[c]	$\frac{H+L}{6}$	$\frac{H+L}{5}$[d]	none	10
Bus. A[e]	1.0	none	---	none	none	none		35	none (g)
Bus. A-1[e]	1.0	none	---	none	none	none		35	none
Bus. B[f]	4.0	none	---	none	none	none	none	none	none (g)
Bus. S.D. 1[e]	2.0	none	---	none	none	none	none	55*	none
Ind. A	2.0	none	---	none	none	none	none	none	none
Ind. B	4.0	none	---	none	none	none	none	none	none

* 35 foot height limit within 50 feet of residential districts.

Kullman Petition

RECEIVED BY
OFFICE OF CITY CLERK
JUL 26 2 29 PM '76
CAMBRIDGE, MASS.

Cambridge, ... 19

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

The undersigned respectfully pray that the text of the zoning ordinance of the City of Cambridge be amended as follows:

In Article III, Section 1 Establishment of Districts;

by striking out the designation "fourteen classes" and substituting in place thereof the designation "fifteen classes."

by adding after "Business A-1 District . . . Local Business." the designation "12 Business Special District 1 . . . General business professional offices and multi-family dwellings."

by renumbering Business B, Industry A and Industry B, numbers 13, 14 and 15 respectively.

In Article IV, Section 2, Table of Use Regulations;

by striking out the entirety of Section 2 and substituting in place thereof the following; (See attached sheet Article IV, Section 2).

In Article V Section 2, Table of Dimensional Requirements (footnote), delete footnote (e) and substitute in place thereof the following;

(e) A dwelling in this district shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-1 District.

In Article V, Section 2, Table of Dimensional Requirements.

by striking out the entirety of Section 2 and substituting in place thereof the following: (See attached sheet Article V, Section 2)

In Article VI, Section 7 Transition Requirements after "2. Side Yard: . . ." add the designation "3. Height: In a Business Special District 1, within 50 feet of a residential zone, no building shall be erected that is greater than 35 feet in height."

In Article VII, Section 2, Table of Parking Requirements,

by striking out the entirety of Section 2 and substituting in place thereof the following: (See attached sheet Article VII, Section 2)

By striking out the designation Business B and substituting in place thereof the designation Business Special District 1 insofar as it relates to the following areas of land:

Premises of the following parcels as designated on Assessors' Plat #177. Odd number 1 Arlington Street. Even numbers 1810 through 1868 Massachusetts Avenue. Odd number 1 Mt. Vernon Street. Even number 2 Mt. Vernon Street. Even numbers 2 through 10 Upland Road and which includes all or parts of lots numbered 10, 34, 55, 56, and 64 as designated on Assessors' Plat #177.

Premises of the following parcels as designated on Assessors' Plat #152. Odd numbers 15 through 57 Roseland Street. Odd numbers 1815 through 1867 Massachusetts Avenue. Odd numbers 815 through 830 Somerville Avenue and odd number 835 Somerville Avenue. Even numbers 8 through 26 White Street. Even numbers 6 through 22 White Street Place; and which includes all or parts of lots numbered 1, 2, 6, 7, 8, 9, 17, 18, 19, 20, 21, 23, 25, 26, 27, 28, 33, 36, 37, 38, 39, 41 and 42 as designated on Assessors' Plat #152.

Premises of the following parcels as designated on Assessors' Plat #179. Odd numbers 1 through 55 White Street and which includes all or parts of lots numbered 68, 81 and 82, as designated on Assessors' Plat #179.

Premises of the following parcels as designated on Assessors' Plat #178. Odd numbers 3 through 11 Upland Road. Even numbers 1876 through 1902 Massachusetts Avenue. Odd numbers 7 through 11 Richdale Avenue. The Right of Way of the Fitchburg Branch of the B and M Railroad and which includes all or parts of lots numbered 32, 33, 91, 92, 103-52 and 122 as designated on Assessors' Plat #178.

which is bounded and described as follows:

Beginning at a point said point being the intersection of the Cambridge-Somerville City line and the centerline of Roseland Street;

Thence running westerly along the centerline of Roseland Street and its extension 600 feet more or less to a point said point being the intersection of the centerline of Roseland Street and its extension and the centerline of Massachusetts Avenue;

Thence running southerly along the centerline of Massachusetts Avenue 100 feet more or less to a point said point being the intersection of the centerline of Massachusetts Avenue and the centerline of Arlington Street and its extension;

Thence running southwesterly along the centerline of Arlington Street and its extension 150 feet more or less to a point said point being the intersection of the centerline of Arlington Street and its extension and a line 100 feet distant from and parallel to the Western streetline of Massachusetts Avenue;

Thence running northerly and northwesterly along a line 100 feet distant from and parallel to the Western streetline of Massachusetts Avenue 710 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the Western streetline of Massachusetts Avenue and a line 100 feet distant from and parallel to the northwestern streetline of Upland Road;

Thence running southwesterly along a line 100 feet distant from and parallel to the northwestern streetline of Upland Road 375 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northwestern streetline of Upland Road and the centerline of Richdale Avenue;

Thence running northeasterly along the centerline of Richdale Avenue 50 feet more or less to a point said point being the intersection of the centerline of Richdale Avenue and a line 50 feet distant from and parallel to the northwestern lot line of lot 103-52 as designated on Assessors' Plat #178;

Thence running northeasterly along a line 50 feet distant from and parallel to the northwestern lot line of lot 103-52 as designated on Assessors' Plat #178, 180 feet more or less to a point said point being the intersection of a line 50 feet distant from and parallel to the northwestern lot line of lot 103-52 as designated on Assessors' Plat #178 and the southeasterly centerline of Porter Road and its projection;

Thence running northeasterly along the southeasterly centerline of Porter Road and its projection 230 feet more or less to a point said point being the intersection of the southeasterly centerline of Porter Road and its projection and a line 100 feet distant from and parallel to the Western streetline of Massachusetts Avenue;

Thence running southerly along a line 100 feet distant from and parallel to the Western streetline of Massachusetts Avenue 120 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the Western streetline of Massachusetts Avenue and a line 100 feet distant from and parallel to the southeastern streetline of Porter Road and its extension;

Thence running northeasterly along a line 100 feet distant from and parallel to the southeastern streetline of Porter Road and its extension 150 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southeastern streetline of Porter Road and its extension and the centerline of Massachusetts Avenue;

Thence running northwesterly along the centerline of Massachusetts Avenue 225 feet more or less to a point said point being the intersection of the centerline of Massachusetts Avenue and the centerline of Davenport Street and its extension;

Thence running northeasterly along the centerline of Davenport Street and its extension 650 feet more or less to a point said point being the intersection of the centerline of Davenport Street and its extension and the Cambridge-Somerville City line;

Thence running southeasterly and southwesterly along the Cambridge-Somerville City line 1850 feet more or less back to the point or origin and which comprises an area of 810 700 square feet more or less.

ARTICLE IV USE REGULATIONS

Sec. 1. District Uses

1. In each district the use of land, buildings, and structures shall be regulated as set forth in Section 2 of this Article, Table of Use Regulations, and as provided elsewhere in this ordinance.

2. A use listed in Section 2 is permitted as a right in any district under which it is denoted by the word "Yes". If designated in the Table by the letters "SP", the use may be permitted as a special exception only if the Board of Zoning Appeal so determines and grants a special permit therefor as provided in Article 1, Section 5, subject to such restrictions as said Board may establish.

3. No building, structure or land in any district may be used, erected or designed to be used, in whole or in part, for any use not denoted in Section 2 by the word "Yes", or by the letters "SP" if the Board of Zoning Appeal so determines and grants a special permit therefor, except nonconforming uses which may be continued under the provisions of Article VI, Section 3.

4. Subject to the provisions of Section 2 of Chapter 40A of the General Laws, but only to the extent said Section 2 may from time to time require, the use regulations of this ordinance shall not prohibit or limit the use of land for any church or other religious purpose or for any educational purpose which is religious, sectarian, denominational or public.

Sec. 2. Table of Use Regulations

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
1. Residence										
a. Detached dwelling occupied by not more than one family	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
b. Two-family or semi-detached dwelling	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
c. Multi-family dwelling	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No	No
d. Transient Accommodations										
1) Tourist house in an existing dwelling	No	No	Yes	Yes	SP	No	Yes	Yes	SP	SP
2) Hotel or motel *C-2 and C-3 only No in C-1	No	No	Yes*	Yes	SP	No	Yes	Yes	SP	SP
e. Non-family accommodations: dormitory, resident fraternity, or lodging house *Lodging house in C-2 and C-3 only No in C-1 *No in O-1	No	No	Yes*	Yes*	Yes	Yes	Yes	Yes	SP	SP
f. Trailer park or mobile home park	No	No	No	No	SP	SP	No	No	No	No

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
2. Conversion of Dwelling, Structure										
a. Existing one-family detached dwelling converted for two families, provided that in Residence A districts the exterior design of the structure is not changed See also Section 7.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
b. Existing dwelling converted for more than two families. See also Section 7.										
3. Institutional, Transportation, and Utility Uses										
a. Place of worship	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
b. School of the public school system of the City of Cambridge, non-profit day school for the education of children in the elementary or high school grades	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
c. Non-profit college or university, non-profit boarding school, other non-profit educational institution, except for facilities hereinafter described *SP in 0-1	No	SP	Yes	Yes*	Yes	Yes	Yes	Yes	Yes	Yes
d. Licensed day nursery school or kindergarten	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No
e. Library or museum	SP	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
f. 1) Hospital (may include related teaching facilities and offices for its medical staff not to exceed 25% of the gross floor area of the hospital); Infirmary. *No in 0-1	No	No	Yes	Yes*	Yes	Yes	Yes	Yes	Yes	Yes
f. 2) Nursing home, convalescent home.	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
g. Cemetery	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
h. Public park or playground, public recreation building	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
i. Private non-profit community center building, settlement house	No	SP	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
j. Theatres, auditoriums, halls used for public gatherings, athletic facilities and other places of assembly of non-profit educational institutions where facilities are primarily used by faculty and students and where public is admitted on payment of fee	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
k. Laboratory or research facilities of non-profit educational institutions which supply services for a fee for other than enrolled students, provided there is no manufacturing on the premises	No	No	SP	Yes	Yes	Yes	Yes	Yes	Yes	Yes
l. Private non-profit club or lodge operated for members only *No in O-1	No	SP	Yes	Yes*	Yes	Yes	Yes	Yes	Yes	Yes
m. Telephone exchange, transformer station, substation, gas regulator station, or pumping station *No in O-1	SP	SP	SP	Yes*	SP	SP	Yes	Yes	Yes	Yes
n. Fire or police station	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
o. Post office	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes

	Res. A & A-2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	In B
p. Bus or railroad passenger station	No	No	No	No	Yes		Yes	Yes	Yes	Ye
q. Automobile parking lot or parking garage for private passenger cars, where not an accessory use, and no repairs, servicing, or sale of gasoline is carried on	No	SP	SP	Yes	SP	SP	Yes	Yes	Yes	Ye
4. Office and Laboratory Use										
a. Office building or office use, provided there is no retail business, manufacturing or processing on the premises	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
b. Place of business of a bank, trust company or similar financial institution	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
c. Radio or television studio	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
d. Laboratories or research facilities provided they are operated for research purposes and provided that any manufacturing is of a type authorized as a matter of right under Article IV, Section 2, paragraph 7 of this ordinance, is of an accessory nature and carried out entirely within the building, and does not exceed 50% of the gross floor area	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
e. Other laboratories, shops or research facilities	No	No	No	No	Nq	No	Yes	Yes	Yes	Yes
5. Retail Business and Consumer Service Establishment										
a. Store for retail sale of merchandise where all display and sales are conducted within a building and where no manufacturing, assembly, or packaging occur on the premises	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
b. Place for the manufacture, assembly or packaging of consumer goods, provided that at least fifty percent of such merchandise is sold at retail on the premises and that all display and sales are conducted within a building	No	No	No	No	SP	SP	Yes	Yes	Yes	Yes
c. Barber shop, beauty shop, laundry and dry-cleaning pickup agency, shoe repair, self-service laundry or other similar establishment	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
floor area is used for assembling, packaging or storing merchandise										
p. Fast Order Food Establishments	No.	No	No	No	SP	No	SP	SP	SP	SP
6. Open-air or Drive-in Retail & Service										
a. Sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors, commercial greenhouse or garden	No	No	No	No	Yes	Yes	No	No	Yes	Yes
b. Automobile Oriented Food Service Establishments	No	No	No	No	SP	No	SP	SP	SP	SP
c. Drive-in bank and other retail or consumer service establishment where the motorist does not have to leave his car	No	No	No	No	SP	No	SP	SP	Yes	Yes
d. Outdoor amusement park, outdoor sports facility conducted for profit	No	No	No	No	SP	No	No	No	Yes	Yes
e. Open-air or drive-in theatre or other open-air place of entertainment	No	No	No	No	No	No	No	No	Yes	Yes
f. Sale of new or used cars conducted partly or wholly on open lots, or rental agency for automobiles, trailers, motorcycles, conducted partly or wholly outdoors	No	No	No	No	SP	No	No	No	SP	SP
g. Automobile service station where no major repairs are made, provided that in Business districts all lubrication and repairs are carried out within the building	No	No	No	No	SP	SP	SP	SP	Yes	Yes
h. Car washing establishment using mechanical equipment for the purpose of cleaning automobiles and other vehicles	No	No	No	No	SP	No	No	No	SP	SP
i. Place for exhibition, lettering or sale of gravestones	No	No	No	No	SP	SP	No	No	Yes	Yes
7. Light Industry, Wholesale Business and Storage										
a. Assembly or packaging of articles not exceeding two hundred pounds in weight, provided no manufacturing or processing is carried out	No	No	No	No	No	No	No	No	Yes	Yes
b. Auto body or paint shop, provided that all work is carried out inside the building	No	No	No	No	No	No	No	No	Yes	Yes

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus B	Bus. S.D. 1	Ind. A	Ind. B
c. Automotive repair garage (not including auto body or paint shop), provided that in Business districts all servicing and repairs are carried out inside the building	No	No	No	No	SP	SP	SP	SP	Yes	Yes
d. Bottling of beverages	No	No	No	No	No	No	No	No	Yes	Yes
e. Distribution center, parcel delivery center, delivery warehouse	No	No	No	No	No	No	No	No	Yes	Yes
f. Food commissary	No	No	No	No	No	No	No	No	Yes	Yes
g. Laundry, dry cleaning plant	No	No	No	No	No	No	No	No	Yes	Yes
h. Printing, binding, publishing and related arts and trades	No	No	No	No	No	No	No	No	Yes	Yes
i. Radio and television transmission station, including towers	No	No	No	No	No	No	No	No	Yes	Yes
j. Storage warehouse, cold storage plant, storage building, but not including storage or bailing of junk, scrap metal, rags, waste paper or used rubber	No	No	No	No	No	No	No	No	Yes	Yes
k. Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquids, gas or explosives	No	No	No	No	No	No	No	No	Yes	Yes
l. Manufacture, processing, assembly and packaging the following, provided that the following restrictions shall apply: (a) in Industry A districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight, (b) in Industry A districts no process shall involve coating with rubber, (c) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution and (d) any noise, vibration or flashing are not normally perceptible without instruments at a distance of one hundred feet from the premises in Industry A districts or at a distance of five hundred feet from the premises in Industry B districts	No	No	No	No	No	No	No	No	Yes	Yes

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
1) Clothing, but not the manufacture of the cloth or other material of which the clothing is made	(see previous page for districts permitted)									
2) Food products, including bakery, confectionery and dairy products										
3) Drugs										
4) Electrical, electronic and communication instruments										
5) Engineering, laboratory and scientific instruments, temperature controls										
6) Jewelry, insignia, emblems and badges, lapidary, scale models, dolls, costume jewelry and costume novelties										
7) Lamp shades except of glass or metal										
8) Leather goods, excluding footwear and saddlery										
9) Medical and dental instruments and supplies, optical instruments and lenses										
10) Paper and paperboard products, provided such products are made from purchased paper or purchased paperboard and there is no manufacture or processing of pulp, waste paper or waste paper products										
11) Pens, mechanical pencils										
12) Plaster of Paris or papier mache products										
13) Office machines, including cash registers, computing machines and typewriters, scales and balances										
14) Umbrellas, parasols and canes										
15) Watches, clocks, watch cases, clockwork mechanisms										

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
m. Open-lot storage of new building materials, machinery and new metals, but not including junk, scrap metal, rags, waste paper and similar materials, provided that the area so used is surrounded by a six-foot high wall or tight fence	No	No	No	No	No	No	No	No	SP	Yes
n. Open-lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers, provided that all dust incident to storage or handling is effectively confined to the premises or so disposed of as to avoid air pollution and that the area so used is surrounded by a six-foot high wall or tight fence	No	No	No	No	No	No	No	No	SP	Yes
8. Heavy Industry										
a. Dismantling or wrecking of used motor vehicles and storage or sale of dismantled, inoperative or wrecked vehicles or their parts, provided the area so used is surrounded by a six-foot high wall or tight fence	No	No	No	No	No	No	No	No	No	SP
b. Railroad freight terminal, railroad yards and shops	No	No	No	No	No	No	No	No	No	Yes
c. Rendering or preparation of grease, tallow, fats and oils, manufacture of shortening, table oils, margarine and other food oils, but not including garbage, dead animals, offal or refuse reduction	No	No	No	No	No	No	No	No	No	Yes
d. Stone cutting, shaping, and finishing, in completely enclosed buildings	No	No	No	No	No	No	No	No	No	Yes
e. Textile mill, except mill for processing of jute, burlap or sisal	No	No	No	No	No	No	No	No	No	Yes
f. Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or busses, parking lot for trucks	No	No	No	No	No	No	No	No.	SP	Yes

Sec. 2. Table of Dimensional Requirements

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area For Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet[a] Front	Side	Rear	(6) Maximum Height in Feet	(7) Min. Ratio of Usable Open Space to Lot Area
Res. A-1	0.5	8,000	6,000	80	25	15(sum of 35)	25	35	25
Res. A-2	0.5	6,000	4,500	65	20	10(sum of 25)	20	35	25
Res. B	0.5	5,000	2,500	50	15	7'6"(sum of 20)	20	35	20
Res. C-1	0.75	5,000	1,200	50	$\frac{H+L}{4}$[b]	$\frac{H+L}{5}$	$\frac{H+L}{4}$[d]	35	15
Res. C-2	1.75	5,000	600	50				85	15
Res. C-3	3.0	5,000	300	50	$\frac{H+L}{5}$[c]	$\frac{H+L}{6}$	$\frac{H+L}{5}$[d]	none	10
Office -1	0.75	5,000	1,200	50	$\frac{H+L}{4}$[b]	$\frac{H+L}{5}$	$\frac{H+L}{4}$[d]	35	15
Office -2	1.75	5,000	600	50				85	15
Office -3	3.0	5,000	300	50	$\frac{H+L}{5}$[c]	$\frac{H+L}{6}$	$\frac{H+L}{5}$[d]	none	10
Bus. A[e]	1.0	none	---	none	none	none	none	35	none (g)
Bus. A-1[e]	1.0	none	---	none	none	none	none	35	none
Bus. B[f]	4.0	none	---	none	none	none	none	none	none (g)
Bus. S.D. 1[e]	2.0	none	---	none	none	none	none	55*	none
Ind. A	2.0	none	---	none	none	none	none	none	none
Ind. B	4.0	none	---	none	none	none	none	none	none

* 35 foot height limit within 50 feet of residential districts.

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
g. Manufacture, processing, assembly, packaging or other industrial operation, subject to Building Department and Health Department regulations without limit as to category or product except as otherwise listed in this paragraph 8 or as hereinafter prohibited, provided that (a) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution, and (b) any noise, vibration or flashing are not normally perceptible without instruments at a distance of five hundred feet from the premises, but the following are expressly prohibited:	No	No	No	No	No	No	No	No	No	Yes
1) Acid manufacture										
2) Cement, lime or gypsum manufacture										
3) Explosives or fireworks manufacture										
4) Glue manufacture										
5) Incineration or reduction of garbage, offal or dead animals, except such processing as may be conducted by the City of Cambridge										
6) Petroleum refining										
7) Smelting of zinc, copper, tin or iron ores										
8) Stockyard or abattoir										
h. Open-lot storage of second-hand lumber or other used building material, provided the area so used is surrounded by a six-foot high wall or tight fence; storage of flammable liquids or gas as permitted by the Building Code	No	No	No	No	No	No	No	No	No	Yes
i. Open-lot storage of junk, scrap, paper, rags, unrepaired or unclean containers or other salvage articles, provided the area so used is surrounded by a six-foot high wall or tight fence	No	No	No	No	No	No	No	No	No	SP

C. C. 106

City of Cambridge

Calendar #8

MASSACHUSETTS

In City Council May 9 1977

C. Duehay. Roth Petition

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clem	✓			
Mr. Clinton	✓			
Mr. Danehy	✓			
Mr. Duehay	✓			
Mrs. Graham	✓			
Mr. Russell	✓			
Mr. Sullivan				✓
Mayor Vellucci	✓			
	8	0	0	1

CDSN
RP
A

— Passed to be Ordained —

19,900
123,527
2,729
120,798
567
4,956
1,558
145
0
6,579
316,267

107,371
159,255
493
7,153
0
1,936
2,264
278,472
119,217
159,255
0
278,472
offices 12,640
0
916
0
981
293,009
0

value) .... None

value) 4,400
15,600
3,258
0
23,258
316,267

31,751
item 8
7,416
121,517

7,691
119,027

12,557
0
0

7,691
0

.... Book Value of
...Assets Pledged

0 9,848,437.50

6 6,200,485.75

24,881
16,675
74,687
650
238
0
1,858
1,631
5,474
122
21,746
147,962

146,331
1,631
0
0
147,962
ets 37,403
ets. 262
and belief, and are

n H. Dyer, Director
V. Cusick, Director
Fawcett, Director
Boyd, II, Director

City Manager

ATTEST:-

Paul E. Healy,
City Clerk

(C)Ap28

First Publication No. 1907
CITY OF CAMBRIDGE
In the Year One Thousand
Nine Hundred Seventy-Seven
AN ORDINANCE

In amendment to an Ordinance entitled: "Zoning Ordinances of the City of Cambridge."

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

The Zone Map accompanying ordinance passed to be ordained on February 13, 1961 entitled: "Zoning Ordinances of the City of Cambridge" is hereby amended on the petitions of **Craig Roth and Brian Kullman** to amend the text of the Zoning Ordinance and the map accompanying the Zoning Ordinance for the area around Porter Square.

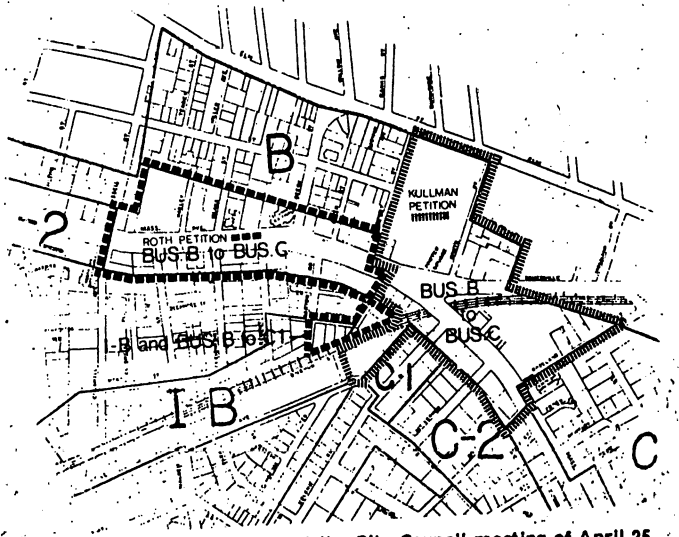
Text changes would add a new zoning district, Business C. Business C is a special district designation which combines the use characteristics of the Business B designation which allows retail business, office, and residential uses, with a 2.0 floor area ratio, an off-street parking requirement, and an overall height limit of fifty-five (55) feet for business uses. Within fifty feet of a residential district, the height limit is thirty-five feet. For residential uses, this designation has the same dimensional requirements as Residential C-1, which are a floor area ratio of .75 and a height limit of thirty-five feet.

The Zoning Map would be amended partly by striking out the designation Business B and substituting in place thereof the designation Business C as shown on the attached map. The Zoning Map would also be amended by striking out the designations Industry B and Business B and substituting in place thereof the designation Residence C-1.

The area affected by the Craig Roth petition are the areas bounded by Cogswell, Ave., Walden St., Creighton St., Regent St., Beech St., Blake St., Hadley St., Davenport St., and Porter Road area.

The area affected by the Brian Kullman petition are the areas bounded by Massachusetts Ave., Arlington St., Mt. Vernon St., White St., Somerville Ave., Upland Rd., Richdale Ave., Roseland St., Porter Road and Davenport Street area.

See accompanying map published with this notice for the areas included in the proposed zoning changes.



Passed to a second reading at the City Council meeting of April 25, 1977 and on or after May 9, 1977 the question may be on passing to be ordained.

Attest:- Paul E. Healy, City Clerk.

Note: Pursuant to the provisions of General Laws, Chapter 43, Section 23, Tercentenary Edition, being a part of the City Charter, the Ordinances as aforesaid, which exceed in length eight octavo pages or ordinary book print may be examined at the office of the City Clerk in the form of a printed pamphlet during office hours on or after January 4, 1977.

Attest: - Paul E. Healy, City Clerk.

(C)Ap28

James L. Sullivan
City Manager

ATTEST:-

Paul E. Healy,
City Clerk

(C)Ap28

First Publication No. 1907
CITY OF CAMBRIDGE
In the Year One Thousand
Nine Hundred Seventy-Seven
AN ORDINANCE

In amendment to an Ordinance entitled: "Zoning Ordinances of the City of Cambridge."

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

The Zone Map accompanying ordinance passed to be ordained on February 13, 1961 entitled: "Zoning Ordinances of the City of Cambridge" is hereby amended on the petitions of **Craig Roth and Brian Kullman** to amend the text of the Zoning Ordinance and the map accompanying the Zoning Ordinance for the area around Porter Square.

Text changes would add a new zoning district, Business C. Business C is a special district designation which combines the use characteristics of the Business B designation which allows retail business, office, and residential uses, with a 2.0 floor area ratio, an off-street parking requirement, and an overall height limit of fifty-five (55) feet for business uses. Within fifty feet of a residential district, the height limit is thirty-five feet. For residential uses, this designation has the same dimensional requirements as Residential C-1, which are a floor area ratio of .75 and a height limit of thirty-five feet.

The Zoning Map would be amended partly by striking out the designation Business B and substituting in place thereof the designation Business C as shown on the attached map. The Zoning Map would also be amended by striking out the designations Industry B and Business B and substituting in place thereof the designation Residence C-1.

The area affected by the Craig Roth petition are the areas bounded by Cogswell, Ave., Walden St., Creighton St., Regent St., Beech St., Blake St., Hadley St., Davenport St., and Porter Road area.

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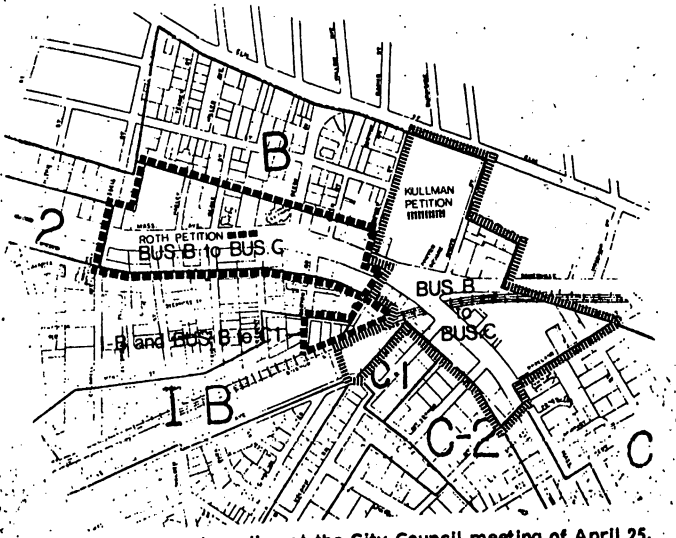
See accompanying map published with this notice for the areas included in the proposed zoning changes.



Passed to a second reading at the City Council meeting of April 25, 1977 and on or after May 9, 1977 the question may be on passing to be ordained.

Attest:- Paul E. Healy, City Clerk.

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Attest: - Paul E. Healy, City Clerk.

(C)Ap28

RECEIVED BY
OFFICE OF CITY CLERK

Cambridge 7/21/76 19

JUL 21 11 15 AM '76

CAMBRIDGE, MASS.

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

The undersigned respectfully pray that the text of the zoning ordinance of the City of Cambridge be amended as follows:

In Article III, Section 1 Establishment of Districts;

by striking out the designation "fourteen classes" and substituting in place thereof the designation "fifteen classes."

by adding after "Business A-1 District . . . Local Business." the designation "12 Business Special District 1 . . . General business professional offices and multi-family dwellings."

by renumbering Business B, Industry A and Industry B, numbers 13, 14 and 15 respectively.

In Article IV, Section 2, Table of Use Regulations;

by striking out the entirety of Section 2 and substituting in place thereof the following; (See attached sheet Article IV, Section 2).

In Article V Section 2, Table of Dimensional Requirements (footnote), delete footnote (e) and substitute in place thereof the following:

(e) A dwelling in this district shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-1 District.

In Article V, Section 2, Table of Dimensional Requirements.

by striking out the entirety of Section 2 and substituting in place thereof the following: (See attached sheet Article V, Section 2)

In Article VI, Section 7 Transition Requirements after "2. Side Yard: . . ." add the designation "3. Height: In a Business Special District 1, within 50 feet of a residential zone, no building shall be erected that is greater than 35 feet in height."

In Article VII, Section 2, Table of Parking Requirements.

by striking out the entirety of Section 2 and substituting in place thereof the following: (See attached sheet Article VII, Section 2)

ARTICLE IV USE REGULATIONS

Sec. 1. District Uses

1. In each district the use of land, buildings, and structures shall be regulated as set forth in Section 2 of this Article, Table of Use Regulations, and as provided elsewhere in this ordinance.

2. A use listed in Section 2 is permitted as a right in any district under which it is denoted by the word "Yes". If designated in the Table by the letters "SP", the use may be permitted as a special exception only if the Board of Zoning Appeal so determines and grants a special permit therefor as provided in Article 1, Section 5, subject to such restrictions as said Board may establish.

3. No building, structure or land in any district may be used, erected or designed to be used, in whole or in part, for any use not denoted in Section 2 by the word "Yes", or by the letters "SP" if the Board of Zoning Appeal so determines and grants a special permit therefor, except nonconforming uses which may be continued under the provisions of Article VI, Section 3.

4. Subject to the provisions of Section 2 of Chapter 40A of the General Laws, but only to the extent said Section 2 may from time to time require, the use regulations of this ordinance shall not prohibit or limit the use of land for any church or other religious purpose or for any educational purpose which is religious, sectarian, denominational or public.

Sec. 2. Table of Use Regulations

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
1. Residence										
a. Detached dwelling occupied by not more than one family	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
b. Two-family or semi-detached dwelling	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
c. Multi-family dwelling	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No	No
d. Transient Accommodations										
1) Tourist house in an existing dwelling	No	No	Yes	Yes	SP	No	Yes	Yes	SP	SP
2) Hotel or motel *C-2 and C-3 only No in C-1	No	No	Yes*	Yes	SP	No	Yes	Yes	SP	SP
e. Non-family accommodations: dormitory, resident fraternity, or lodging house *Lodging house in C-2 and C-3 only No in C-1 *No in O-1	No	No	Yes*	Yes*	Yes	Yes	Yes	Yes	SP	SP
f. Trailer park or mobile home park	No	No	No	No	SP	SP	No	No	No	No

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
2. Conversion of Dwelling, Structure										
a. Existing one-family detached dwelling converted for two families, provided that in Residence A districts the exterior design of the structure is not changed See also Section 7.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
b. Existing dwelling converted for more than two families. See also Section 7.										
3. Institutional, Transportation, and Utility Uses										
a. Place of worship	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
b. School of the public school system of the City of Cambridge, non-profit day school for the education of children in the elementary or high school grades	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
c. Non-profit college or university, non-profit boarding school, other non-profit educational institution, except for facilities hereinafter described *SP in O-1	No	SP	Yes	Yes*	Yes	Yes	Yes	Yes	Yes	Yes
d. Licensed day nursery school or kindergarten	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No
e. Library or museum	SP	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
f. 1) Hospital (may include related teaching facilities and offices for its medical staff not to exceed 25% of the gross floor area of the hospital); Infirmary. *No in O-1	No	No	Yes	Yes*	Yes	Yes	Yes	Yes	Yes	Yes
f. 2) Nursing home, convalescent home.	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
g. Cemetery	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
h. Public park or playground, public recreation building	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
i. Private non-profit community center building, settlement house	No	SP	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
j. Theatres, auditoriums, halls used for public gatherings, athletic facilities and other places of assembly of non-profit educational institutions where facilities are primarily used by faculty and students and where public is admitted on payment of a fee	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
k. Laboratory or research facilities of non-profit educational institutions which supply services for a fee for other than enrolled students, provided there is no manufacturing on the premises	No	No	SP	Yes	Yes	Yes	Yes	Yes	Yes	Yes
l. Private non-profit club or lodge operated for members only *No in O-1	No	SP	Yes	Yes*	Yes	Yes	Yes	Yes	Yes	Yes
m. Telephone exchange, transformer station, substation, gas regulator station, or pumping station *No in O-1	SP	SP	SP	Yes*	SP	SP	Yes	Yes	Yes	Yes
n. Fire or police station	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
o. Post office	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
p. Bus or railroad passenger station	No	No	No	No	Yes		Yes	Yes	Yes	Yes
q. Automobile parking lot or parking garage for private passenger cars, where not an accessory use, and no repairs, servicing, or sale of gasoline is carried on	No	SP	SP	Yes	SP	SP	Yes	Yes	Yes	Yes
4. Office and Laboratory Use										
a. Office building or office use, provided there is no retail business, manufacturing or processing on the premises	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
b. Place of business of a bank, trust company or similar financial institution	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
c. Radio or television studio	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
d. Laboratories or research facilities provided they are operated for research purposes and provided that any manufacturing is of a type authorized as a matter of right under Article IV, Section 2, paragraph 7 of this ordinance, is of an accessory nature and carried out entirely within the building, and does not exceed 50% of the gross floor area	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
e. Other laboratories, shops or research facilities	No	No	No	No	No	No	Yes	Yes	Yes	Yes
5. Retail Business and Consumer Service Establishment										
a. Store for retail sale of merchandise where all display and sales are conducted within a building and where no manufacturing, assembly, or packaging occur on the premises	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
b. Place for the manufacture, assembly or packaging of consumer goods, provided that at least fifty percent of such merchandise is sold at retail on the premises and that all display and sales are conducted within a building	No	No	No	No	SP	SP	Yes	Yes	Yes	Yes
c. Barber shop, beauty shop, laundry and dry-cleaning pickup agency, shoe repair, self-service laundry or other similar establishment	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S, D, 1	Ind. A	Ind. B
d. Hand laundry, dry-cleaning or tailoring shop, provided only non-flammable solvents are used for cleaning and not more than nine persons are employed	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
e. Lunchroom, restaurant, cafeteria, provided no alcoholic beverages are sold or consumed on the premises	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
f. Bar or other establishment where alcoholic beverages are sold and consumed and where no dancing or entertainment is permitted or provided	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
g. Bar or other establishment where alcoholic beverages are sold and consumed and where dancing or entertainment is provided, dance hall or similar place of entertainment	No	No	No	No	No	No	Yes	Yes	Yes	Yes
h. Theatre or hall for public gatherings	No	No	No	SP	SP	No	Yes	Yes	Yes	Yes
i. Bowling alley, skating rink or other recreation center	No	No	No	No	SP	SP	Yes	Yes	Yes	Yes
j. Mortuary, undertaking or funeral establishment	No	No	No	SP	Yes	Yes	Yes	Yes	Yes	Yes
k. Printing shop, photographer's studio	No	No	No	SP	Yes	Yes	Yes	Yes	Yes	Yes
l. Veterinary establishment, kennel, pet shop or similar establishment, provided in Business A and B zones all animals are kept indoors and there is no noise or odors perceptible from adjoining lots	No	No	No	No	SP	SP	Yes	Yes	Yes	Yes
m. School, college or other educational institution not conducted on a non-profit basis	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
n. Sales place for new or used cars conducted entirely within a building, rental agency for autos, trailers, motorcycles, conducted entirely within a building; provided no major repairs are made	No	No	No	No	SP	SP	Yes	Yes	Yes	Yes
o. Office, including display or sales space, of a wholesale, jobbing or similar establishment where not more than twenty-five percent of the	No	No	No	SP	SP	SP	Yes	Yes	Yes	Yes

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
floor area is used for assembling, packaging or storing merchandise										
P. Fast Order Food Establishments	No.	No	No	No	SP	No	SP	SP	SP	SP
6. Open-air or Drive-in Retail & Service										
a. Sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors, commercial greenhouse or garden	No	No	No	No	Yes	Yes	No	No	Yes	Yes
b. Automobile Oriented Food Service Establishments	No	No	No	No	SP	No	SP	SP	SP	SP
c. Drive-in bank and other retail or consumer service establishment where the motorist does not have to leave his car	No	No	No	No	SP	No	SP	SP	Yes	Yes
d. Outdoor amusement park, outdoor sports facility conducted for profit	No	No	No	No	SP	No	No	No	Yes	Yes
e. Open-air or drive-in theatre or other open-air place of entertainment	No	No	No	No	No	No	No	No	Yes	Yes
f. Sale of new or used cars conducted partly or wholly on open lots, or rental agency for automobiles, trailers, motorcycles, conducted partly or wholly outdoors	No	No	No	No	SP	No	No	No	SP	SP
g. Automobile service station where no major repairs are made, provided that in Business districts all lubrication and repairs are carried out within the building	No	No	No	No	SP	SP	SP	SP	Yes	Yes
h. Car washing establishment using mechanical equipment for the purpose of cleaning automobiles and other vehicles	No	No	No	No	SP	No	No	No	SP	SP
i. Place for exhibition, lettering or sale of gravestones	No	No	No	No	SP	SP	No	No	Yes	Yes
7. Light Industry, Wholesale Business and Storage										
a. Assembly or packaging of articles not exceeding two hundred pounds in weight, provided no manufacturing or processing is carried out	No	No	No	No	No	No	No	No	Yes	Yes
b. Auto body or paint shop, provided that all work is carried out inside the building	No	No	No	No	No	No	No	No	Yes	Yes

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus B	Bus. S.D. 1	Ind. A	Ind. B
c. Automotive repair garage (not including auto body or paint shop), provided that in Business districts all servicing and repairs are carried out inside the building	No	No	No	No	SP	SP	SP	SP	Yes	Yes
d. Bottling of beverages	No	No	No	No	No	No	No	No	Yes	Yes
e. Distribution center, parcel delivery center, delivery warehouse	No	No	No	No	No	No	No	No	Yes	Yes
f. Food commissary	No	No	No	No	No	No	No	No	Yes	Yes
g. Laundry, dry cleaning plant	No	No	No	No	No	No	No	No	Yes	Yes
h. Printing, binding, publishing and related arts and trades	No	No	No	No	No	No	No	No	Yes	Yes
i. Radio and television transmission station, including towers	No	No	No	No	No	No	No	No	Yes	Yes
j. Storage warehouse, cold storage plant, storage building, but not including storage or bailing of junk, scrap metal, rags, waste paper or used rubber	No	No	No	No	No	No	No	No	Yes	Yes
k. Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquids, gas or explosives	No	No	No	No	No	No	No	No	Yes	Yes
l. Manufacture, processing, assembly and packaging the following, provided that the following restrictions shall apply: (a) in Industry A districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight, (b) in Industry A districts no process shall involve coating with rubber, (c) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution and (d) any noise, vibration or flashing are not normally perceptible without instruments at a distance of one hundred feet from the premises in Industry A districts or at a distance of five hundred feet from the premises in Industry B districts	No	No	No	No	No	No	No	No	Yes	Yes

	Res. A 142	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
1) Clothing, but not the manufacture of the cloth or other material of which the clothing is made	(see previous page for districts permitted)									
2) Food products, including bakery, confectionery and dairy products										
3) Drugs										
4) Electrical, electronic and communication instruments										
5) Engineering, laboratory and scientific instruments, temperature controls										
6) Jewelry, insignia, emblems and badges, lapidary, scale models, dolls, costume jewelry and costume novelties										
7) Lamp shades except of glass or metal										
8) Leather goods, excluding footwear and saddlery										
9) Medical and dental instruments and supplies, optical instruments and lenses										
10) Paper and paperboard products, provided such products are made from purchased paper or purchased paperboard and there is no manufacture or processing of pulp, waste paper or waste paper products										
11) Pens, mechanical pencils										
12) Plaster of Paris or papier mache products										
13) Office machines, including cash registers, computing machines and typewriters, scales and balances										
14) Umbrellas, parasols and canes										
15) Watches, clocks, watch cases, clockwork mechanisms										

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,1,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
m. Open-lot storage of new building materials, machinery and new metals, but not including junk, scrap metal, rags, waste paper and similar materials, provided that the area so used is surrounded by a six-foot high wall or tight fence	No	No	No	No	No	No	No	No	SP	Yes
n. Open-lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers, provided that all dust incident to storage or handling is effectively confined to the premises or so disposed of as to avoid air pollution and that the area so used is surrounded by a six-foot high wall or tight fence	No	No	No	No	No	No	No	No	SP	Yes
8. Heavy Industry										
a. Dismantling or wrecking of used motor vehicles and storage or sale of dismantled, inoperative or wrecked vehicles or their parts, provided the area so used is surrounded by a six-foot high wall or tight fence	No	No	No	No	No	No	No	No	No	SP
b. Railroad freight terminal, railroad yards and shops	No	No	No	No	No	No	No	No	No	Yes
c. Rendering or preparation of grease, tallow, fats and oils, manufacture of shortening, table oils, margarine and other food oils, but not including garbage, dead animals, offal or refuse reduction	No	No	No	No	No	No	No	No	No	Yes
d. Stone cutting, shaping, and finishing, in completely enclosed buildings	No	No	No	No	No	No	No	No	No	Yes
e. Textile mill, except mill for processing of jute, burlap or sisal	No	No	No	No	No	No	No	No	No	Yes
f. Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or busses, parking lot for trucks	No	No	No	No	No	No	No	No.	SP	Yes

	Res. A 1&2	Res. B	Res. C 1,2,3	Off. 1,2,3	Bus. A	Bus. A1	Bus. B	Bus. S.D. 1	Ind. A	Ind. B
g. Manufacture, processing, assembly, packaging or other industrial operation, subject to Building Department and Health Department regulations without limit as to category or product except as otherwise listed in this paragraph 8 or as hereinafter prohibited, provided that (a) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution, and (b) any noise, vibration or flashing are not normally perceptible without instruments at a distance of five hundred feet from the premises, but the following are expressly prohibited:	No	No	No	No	No	No	No	No	No	Yes
1) Acid manufacture										
2) Cement, lime or gypsum manufacture										
3) Explosives or fireworks manufacture										
4) Glue manufacture										
5) Incineration or reduction of garbage, offal or dead animals, except such processing as may be conducted by the City of Cambridge										
6) Petroleum refining										
7) Smelting of zinc, copper, tin or iron ores										
8) Stockyard or abattoir										
h. Open-lot storage of second-hand lumber or other used building material, provided the area so used is surrounded by a six-foot high wall or tight fence; storage of flammable liquids or gas as permitted by the Building Code	No	No	No	No	No	No	No	No	No	Yes
i. Open-lot storage of junk, scrap, paper, rags, unrepaired or unclean containers or other salvage articles, provided the area so used is surrounded by a six-foot high wall or tight fence	No	No	No	No	No	No	No	No	No	SP

Sec. 2. Table of Dimensional Requirements

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area For Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet[a] Front	Side	Rear	(6) Maximum Height in Feet	(7) Min. Ratio of Usable Open Space to Lot Area
Res. A-1	0.5	8,000	6,000	80	25	15(sum of 35)	25	35	35
Res. A-2	0.5	6,000	4,500	65	20	10(sum of 25)	20	35	25
Res. B	0.5	5,000	2,500	50	15	7'6"(sum of 20)	20	35	20
Res. C-1	0.75	5,000	1,200	50	$\frac{H+L}{4}$[b]	$\frac{H+L}{5}$	$\frac{H+L}{4}$[d]	35	35
Res. C-2	1.75	5,000	600	50				85	15
Res. C-3	3.0	5,000	300	50	$\frac{H+L}{5}$[c]	$\frac{H+L}{6}$	$\frac{H+L}{5}$[d]	none	10
Office -1	0.75	5,000	1,200	50	$\frac{H+L}{4}$[b]	$\frac{H+L}{5}$	$\frac{H+L}{4}$[d]	35	15
Office -2	1.75	5,000	600	50				85	15
Office -3	3.0	5,000	300	50	$\frac{H+L}{5}$[c]	$\frac{H+L}{6}$	$\frac{H+L}{5}$[d]	none	10
Bus. A[e]	1.0	none	---	none	none	none		35	none (g)
Bus. A-1[e]	1.0	none	---	none	none	none		35	none
Bus. B[f]	4.0	none	---	none	none	none	none	none	none (g)
Bus. S.D. 1[e]	2.0	none	---	none	none	none	none	55*	none
Ind. A	2.0	none	---	none	none	none	none	none	none
Ind. B	4.0	none	---	none	none	none	none	none	none

* 35 foot height limit within 50 feet of residential districts.

Sec. 2. Table of Parking Requirements

Off-street parking facilities shall be provided as follows:

Class of Allowed Use

Zoning District	Residence (a) Minimum Number spaces per group of dwelling units	Public Assembly (b) Number seats requiring 1 space	Institution (c)	Retail and Office Number Square Feet of Gross Floor Area Requiring 1 space, By Type of Use: Ground Floor	Retail and Office: Other Level	Factory and Warehouse
Res. A-1 Res. A-2 Res. B	10 per 10	5	600	N.A.	N.A.	N.A.
Res. C-1 Res. C-2 Office -1 Office -2 Bus. A Ind. A Bus. A-1	10 per 10	8	1,000	500	1,000	1,600
Bus. S.D. -1 Res. C-3 Office -3 Ind. B	10 per 10	15	1,800	900	1,800	2,000
Bus. B	10 per 10	Parking is not required for these uses.				

Cambridge, REC'D/FILED BY OFFICE OF CITY CLERK 1976

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

JUL 21 11 16 AM '76

CAMBRIDGE, MASS.

The undersigned respectfully pray

the zoning map accompanying the Zoning Ordinance of the City of Cambridge as follows:

By striking out the designation Business B and substituting in place thereof the designation Business SD 1, insofar as said Zoning Map relates the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat #199, even numbers 2 through 6 Cogswell Avenue, even numbers 2106 through 2186 Massachusetts Avenue, odd numbers 1 through 5 Walden Street and which includes all or parts of lots numbered 67, 85, 89 and 90 as designated on Assessors' Plat #199.

Premises of the following parcels as designated on Assessors' Plat #200, even numbers 2 through 12 Walden Street, even numbers 2044 through 2078 Massachusetts Avenue, odd numbers 3 and 13 Creighton Street, even numbers 2 through 14 Creighton Street, even numbers 2014 through 2038 Massachusetts Avenue, even number 6 Regent Street, odd number 13 Regent Street and which includes all or part of lots numbered 22, 45, 47, 48, 49, 50, 68, 69, 79, 84, 85, 86, 87 and 88 as designated on Assessors' Plat #200.

Premises of the following parcels as designated on Assessors' Plat #178, even number 10 Regent Street, even numbers 1968 through 2006 Massachusetts Avenue, even numbers 1904 through 1920 Massachusetts Avenue, even numbers 1924 through 1960 Massachusetts Avenue, odd number 77 Porter Road, even numbers 78 and 80 Porter Road, even numbers 6 through 10 Porter Road and which includes all or parts of lots numbered 1, 21, 31, 79, 80, 106, 107, 117 and 118 as designated on Assessors' Plat #178.

Premises of the following parcels as designated on Assessors' Plat #179, odd numbers 1933 through 1957 Massachusetts Avenue, odd numbers 1963 through 1979 Massachusetts Avenue, even numbers 4 and 6 Beech Street and which includes all or parts of lots numbered 42, 51, 52, 53, 54, 74 and 75 as designated on Assessors' Plat #179.

Premises of the following parcels as designated on Assessors' Plat #181, odd numbers 1 and 3 Beech Street, odd numbers 2003 through 2029 Massachusetts Avenue, odd number 21 Blake Street, even number 22 Blake Street, odd numbers 2045 and 2055 Massachusetts Avenue, even numbers 12 through 28 Hadley Street, odd numbers 9 through 25 Hadley Street, odd numbers 2071 through 2109 Massachusetts Avenue and which includes all or parts of lots numbered 22, 25, 27, 28, 29, 37, 38, 50, 52, 53, 54, 61, 62, 79, 80, 81, 85, 87, and 88 as designated on Assessors' Plat #181.

All the premises and lots or portions of lots hereinbefore mentioned being bounded and described as follows:

Beginning at a point said point being the intersection of the centerline of Cogswell Avenue and a line 100 feet distant from and parallel to the southern streetline of Massachusetts Avenue, thence running easterly 1520 feet more or less along a line 100 feet distant from and parallel to the southern streetline of Massachusetts Avenue to a point said point being the intersection of a line 100 feet distant from and parallel to the southern streetline of Massachusetts Avenue and a line 100 feet distant from and parallel to the eastern streetline of Porter Road.

Thence running northeasterly along a line 100 feet distant from and parallel to the eastern streetline of Porter Road 175 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the eastern streetline of Porter Road and the centerline of Massachusetts Avenue.

Thence running northwesterly along the centerline of Massachusetts Avenue 200 feet more or less to a point said point being the intersection of the centerline of Massachusetts Avenue and the centerline of Davenport Street and its extension.

Thence running northeasterly along the centerline of Davenport Street 100 feet more or less to a point said point being the intersection of the centerline of Davenport Street and a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue.

Thence running northwesterly along a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue at Davenport Street and its projection 1150 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue at Davenport Street and its projection and a line 100 feet distant from and parallel to the eastern streetline of Russell Street.

Thence running southwesterly along a line 100 feet distant from and parallel to the eastern streetline of Russell Street 230 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the eastern streetline of Russell Street and a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue.

Thence running westerly along a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue 120 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northeasterly streetline of Massachusetts Avenue and the centerline of Russell Street.

Thence running southwesterly along the centerlines of Russell Street and Cogswell Avenue 300 feet more or less to the point or origin and which comprises an area of 566,100 square feet more or less.

Further, by striking out the designations Business B and Industrial B and substituting in place thereof the designation Residence C-1 insofar as said zoning map relates to the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat #178, even numbers 12 through 46 Porter Road and which includes all or parts of lots numbered 31, 34, 35, 36, 37, 119, and 120 as designated on Assessors' Plat #178;

And which is bounded and described as follows:

Beginning at a point said point being the intersection of the easterly centerline and the northeasterly centerline of Porter Road.

Thence running southwesterly along the northeasterly centerline of Porter Road and its extension 200 feet more or less to a point said point being the intersection of the northeasterly centerline of Porter Road and its extension and the centerline of the Right of Way of the Fitchburg Branch of the Boston and Maine Railroad.

Thence running easterly along the centerline of the Right of Way of the Fitchburg Branch of the Boston and Maine Railroad 450 feet more or less to a point said point being the intersection of the centerline of the Right of Way of the Fitchburg Branch of the Boston and Maine Railroad and a line 100 feet distant from and parallel to the easterly streetline of Porter Road.

Thence running northeasterly along a line 100 feet distant from and parallel to the easterly streetline of Porter Road 100 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the easterly streetline of Porter Road and a line 100 feet distant from and parallel to the southwestern streetline of Massachusetts Avenue.

Thence running westerly along a line 100 feet distant from and parallel to the southern streetline of Massachusetts Avenue 120 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southern streetline of Massachusetts Avenue and the centerline of Porter Road.

Thence running southwesterly and westerly along the centerline of Porter Road 370 feet more or less back to the point of origin and which comprises an area of 57,200 square feet more or less.

80 Porter Rd.
Peabody

20. O-29

Petition of William Roth with a proposed amendment to the Zoning Ordinance of the City of Cambridge by striking out the designation Business B and substituting in place thereof Business SD 1 in the Cogswell Ave., Walden St., Creighton St., Regent St., Beech St., Blake St., Hadley St., Davenport St., and Porter Rd. area.

9/13/76
Referred to the Planning Board for Hearing and Report
copies sent to Planning Board 9/15/76 dl

In City Council,

September 13, 1976

1/27/77 Hearing Held
Comm on Ordinances -
Tabled pending Reports
RC districts and B12.
Affected (Mayor Vellucci)
4/19/77 2nd Hearing
Reported favorably to City Council