

City of Cambridge

PETITION OF *Institutional Growth* *Control Ordinance*

Petition filed with the City Clerk

May 7, 1981

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

20 days May
30 days June
15 days July

65 days = July 15 - all hearings

In City Council

May 11, 1981

Referred to Planning Board for report

May 11, 1981

Planning Board Hearing

June 9, 1981

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be *Sept. 7, 1981*.)

21 days June
31 days July
31 days Aug
7 days Sept

90

City Council Hearing published

May 21, 1981 - Chronicle
May 28, 1981 - "

Hearing before the City Council

June 4, 1981 at 5306

Report to the City Council

June 9, 1981 - Favorable Report -

Passed to a second reading
Published

June 8, 1981
Chronicle - June 11, 1981

Ready for Ordination
Published

June 22, 1981
June 25, 1981 - Chronicle

COMPLETION DATE:

Sept. 7, 1981

Copy sent to: Building + Community Dev. Dept. 6/24/81
" " to DCA 6/24/81 (dl)

"48. This use designation shall include facilities for cultural and ethnic heritage appreciation."

12. In Article 4.000, Use Regulations, add the following new section:

4.50 INSTITUTIONAL USE REGULATION

4.51 Legal Authority. In accordance with Chapter 565 of the 1979 Acts of the General Court, and as amended by Chapter 387 of the Acts of 1980, the use of land for institutional purposes in residentially zoned districts which require a lot of one thousand, two hundred square feet or more per dwelling unit shall be governed by the provisions of this Section 4.50.

4.52 Purpose. It is the purpose of this Section 4.50 to protect lower density residential neighborhoods from unlimited expansion of institutional activities, to reduce pressures for conversion of the existing housing stock to non-residential uses, to minimize the development of activities which are different from and incompatible with activity patterns customarily found in lower density residential neighborhoods and to provide a framework for allowing those institutions which are compatible with residential neighborhoods to locate and expand there. This Section 4.50 is intended to accomplish these purposes in a manner consistent with the findings and objectives of the Community Development Department's Cambridge Institutional Growth Management Plan (1981).

4.53 Approach. This Section 4.50 establishes special use regulations for institutional activities in the Residence A-1, A-2, B and C-1 zoning districts. These regulations encompass the full range of institutional uses. Each use is regulated based on its expected physical impacts on nearby residences, on the existing or recent use of the lot or structure proposed for such use, and on the location of the lot either within or outside of an area in which there has already been extensive institutional development.

4.54 Institutional Overlay Districts. The designation Institutional Overlay District is hereby established on the Zoning Map as provided for in subsection 3.12 (editorial note: old subsection 3.13). An Institutional Overlay District delimits an area where there has been extensive contiguous development of institutional use types subject to regulation under this Section 4.50. Institutional Overlay Districts are defined in order to identify areas where prior development patterns create a precedent for more flexible institutional use regulation than in areas where non-institutional uses predominate. The conditions regarding development of new or expanded institutional uses under subsections 4.55 and 4.56 are determined in part by whether a lot is located inside or outside an Institutional

Overlay District. The boundaries of these districts are drawn based on several physical factors; consequently, for purposes of definitional clarity, they encompass areas both inside and outside zoning districts subject to use regulation under this Section 4.50. Regardless of the location of an Institutional Overlay District boundary, the special institutional use regulations of this Section 4.50 shall only apply within the Residence A-1, A-2, B and C-1 districts. The following Institutional Overlay Districts are hereby established on the Zoning Map.

- 4.541 The Harvard, Radcliffe, Lesley district.
- 4.542 The Episcopal Divinity School district.
- 4.543 The Observatory Hill district.
- 4.544 The Mount Auburn Hospital district.
- 4.545 The Shady Hill School, and Buckingham, Browne and Nichols School district.
- 4.546 The Matignon School district.
- 4.547 The Cambridge Street health center district.
- 4.548 The Massachusetts Institute of Technology district.
- 4.55 Existing Lot Status. The institutional use of land or structures for each category of institutional activity in a Residence A-1, A-2, B and C-1 district shall be governed by the Table of Institutional Use Regulations in subsection 4.56. The institutional use regulation in the table shall be the same in the aforementioned four zoning districts, but shall differ according to: (1) the applicable use category, (2) the location of the lot in relation to the Institutional Overlay Districts and (3) the status of the lot in relation to its existing or recent use. If two or more of the lot status types listed below would pertain to the proposed development of an institutional use, then the most restrictive designation among the types of lot status for that use would apply. The column heading in subsection 4.56 refers to the types of lot status listed in subsection 4.551 and applies to institutional development whether by conversion of an existing structure or lot or by new construction or new use of a lot.
- 4.551 The Existing Lot Status pertaining to the proposed institutional development shall be defined according to one of the following three types:

O.S.	Res. A-1, A-2, B	Res. C-1, C-2, C-3, C-3A	Off. 1,2, 3,3A	Bus. A-1	Bus. A	Bus. B, B-1, B-2	Bus. C	Ind. A-1, A-2	Ind. A	Ind. B-1, B-2	Ind. B	Ind. C
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h. Other Institutional Uses

1. Club, lodge or other fraternal or sororal meeting facility	NO	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	NO	Yes	PUD
2. Private library, museum or non-commercial gallery ⁴⁸	SP ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	NO	Yes	PUD
3. Cemetery	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	NO	Yes	Yes
4. Institutional use not listed in any other category.	NO	IUR	No ⁴³	SP	SP	SP	SP	SP	SP	SP	SP	SP

9. In Section 4.40, Footnotes to the Table of Use Regulations, change footnote 19 to read as follows:

"19. Unless explicitly stated to the contrary elsewhere in this ordinance, all bulk, height, yard, lot area, setback, open space, parking, sign and building coverage requirements shall be considered reasonable regulations under Section 3, Chapter 40A, G.L., and shall apply to the uses in this subsection 4.33a."
10. In Section 4.40, Footnotes to the Table of Use Regulations, change footnote 20 to read as follows:

"20. Non-commercial research facilities shall include laboratories and other research facilities of educational institutions which supply services for a fee to persons other than enrolled students. No manufacturing shall be permitted on the premises unless the non-commercial research facility is located within a district that would customarily permit such manufacturing under the provisions of subsections 4.37 or 4.38 of the Table of Use Regulations."
11. In Section 4.40, Footnotes to the Table of Use Regulations, add the following new footnotes:

"43. Except that in Residence C-1 districts this use shall be subject to the regulations of Section 4.50, Institutional Use Regulation."

"44. Unless explicitly stated to the contrary elsewhere in this Ordinance, all bulk, height, yard, lot area, setback, open space, parking, sign and building coverage requirements shall be considered reasonable regulations under Section 3, Chapter 40A, G.L., and shall apply to all uses and facilities which have educational purposes and which are protected by said statute."

"45. This use designation shall include all uses and facilities listed in subsection 4.56(c) 4, 5 and 6."

"46. Any dormitory, fraternity, or sorority which is not exempt by statute shall not be allowed in the O-1 district and shall require a special permit from the Board of Zoning Appeal in the O-2 and IB districts. Such uses shall only be permitted as part of a planned unit development (PUD) in the IC district."

"47. Local government shall include all non-residential facilities and activities of the City of Cambridge, the Cambridge Housing Authority, Cambridge Redevelopment Authority and their component agencies, but shall not include public schools."

O.S.	Res. A-1, A-2, B	Res. C-1, C-2, C-3, C-3A	Off. 1,2, 3,3A	Bus. A-1	Bus. A	Bus. B, B-1, B-2	Bus. C	Ind. A-1, A-2	Ind. A	Ind. B-1, B-2	Ind. B	Ind. C
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4.33 Institutional Uses

a. Religious Purposes¹⁹

1. Place of worship	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2. Rectory, parsonage	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3. Convent, monastery	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4. Social or recreation center	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
5. Other use with religious purposes	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

b. Educational Purposes

1. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic--by a religious sect or denomination, or by a non-profit educational corporation. ⁴⁴	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2. Pre-school, day care center, kindergarten, not exempt by statute.	No	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	SP	Yes	PUD
3. Primary school, not exempt by statute.	No	IUR	No ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	SP	Yes	PUD
4. Secondary school, not exempt by statute	No	IUR	No ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	SP	Yes	PUD
5. College or university not exempt by statute ⁴⁵	No	IUR	No ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	SP	Yes	PUD
6. Vocational or other schools not exempt by statute	No	IUR	No ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	SP	Yes	PUD
7. Dormitory, resident fraternity or sorority	No	IUR	Yes ⁴³	Yes ⁴⁶	Yes	Yes	Yes	Yes	No	SP	No	SP	PUD

Cambridge, May 4, 1981

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

June 22, 1981 (ordination)

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

A. AMEND THE TEXT OF THE ORDINANCE BY MAKING THE FOLLOWING CHANGES
AND ADDITIONS:

1. Add the following sentence at the end of the Section 1.20,
Authority:

"Certain provisions of this ordinance are also adopted pursuant to Chapter 565 of the Acts of 1979, as amended by Chapter 387 of the Acts of 1980."

2. In Section 1.30, Purpose, delete the portion of the sentence after the words "pollution of the environment," and replace it with the following:

"to encourage the most rational use of land throughout the city, including the encouragement of appropriate economic development, the protection of residential neighborhoods from incompatible activities and including consideration of plans and policies, if any, adopted by the Cambridge Planning Board, and to preserve and increase the amenities of the city.

3. In Article 2.000, Definitions, amend the definition of "Community Center" to read as follows:

"Community Center. A multi-purpose family center, community facility or other social service establishment not elsewhere classified in this ordinance where a variety of recreational, educational, social, health care or counseling services are provided under the aegis of a non-profit agency."

4. In Article 2.000, Definitions, add the following new definitions at their appropriate alphabetical location:

"Dormitory. Any dwelling (other than a sorority or fraternity house) owned or controlled by an educational institution and occupied primarily as a place of temporary residence for persons whose permanent residence is elsewhere and who are employed or enrolled at the educational institution."

"Governmental Facility, Other. Land or structure of the federal government, the Commonwealth of Massachusetts, Middlesex County or any other supra-local governmental body or agency."

"Institutional Use. The use of land or structures for the non-profit charitable, benevolent, spiritual, instructional or custodial activities of governmental, educational, religious, health care, social service, fraternal/sororal or similar organizations."

"Municipal Service Facility. Use of land or structures by the City of Cambridge or other municipality for maintenance operations, public utilities, public works and similar governmental functions."

"Social Service Center. A facility where counseling, limited short-term custodial care or similar special services are provided to persons on a walk-in or appointment basis under the aegis of a non-profit agency."

5. In Section 3.10, Division of the City into Zoning Districts, remove subsection 3.12, Temporary Residential Conversion Moratorium, in its entirety and recodify subsection 3.13 as subsection 3.12.
6. In Section 4.10, General Classification Rules, add the following sentence at the end of subsection 4.12:

"Uses in certain districts designated in the table by the letters 'IUR' shall be governed by the applicable provisions of Section 4.50, Institutional Use Regulation."
7. In Subsection 4.31, of the Table of Use Regulations (Residential Uses), delete lines i through l in their entirety and replace with the following:

"i. Transient and non-family accommodations
 1) Tourist house in an existing dwelling
 2) Hotel or motel
 3) Lodging house
j. Trailer park or mobile home park"
8. Delete subsection 4.33, Institutional Uses, of the Table of Use Regulations (Section 4.30) in its entirety and replace it with the following new subsection:

- (1) A lot which contains a residential use listed in subsection 4.31, or which is vacant and which within the twenty-four month period prior to the date of permit application, but subsequent to March 23, 1980, contained such residential use;
- (2) A lot which contains any use other than those residential and institutional uses listed in subsections 4.31 or 4.33, or which is vacant and did not within the twenty-four month period prior to the date of permit application, but subsequent to March 23, 1980, contain a use listed in subsections 4.31 or 4.33; or
- (3) A lot which contains an institutional use listed in subsection 4.33, or which is vacant and which within the twenty-four month period prior to the date of permit application, but subsequent to March 23, 1980, contained such institutional use.

4.56 Table of Institutional Use Regulations

Use Categories	Inside Institutional Overlay Districts			Outside Institutional Overlay Districts		
	Existing Lot Status			Existing Lot Status		
	(1)	(2)	(3)	(1)	(2)	(3)
a. Religious Purposes						
1. Place of worship	SP ⁴	Yes	Yes	NO	SP	Yes
2. Rectory, parsonage	SP ⁴	Yes	Yes	NO	SP	Yes
3. Convent, monastery	SP ⁴	Yes	Yes	NO	SP	Yes
4. Social or recreational center	SP ⁴	Yes	Yes	NO	SP	SP ⁵
5. Other use with religious purposes	SP ⁴	Yes	Yes	NO	SP	Yes
b. Use of Land or Structures for Educational Purposes on Land Owned or Leased by the Commonwealth or Any of its Agencies, Subdivisions or Bodies Politic	Yes	Yes	Yes	Yes	Yes	Yes
c. Use of Land or Structures for Educational Purposes on Land Owned or Leased by Entities Not Included in Subsection 4.56 b						
1. Pre-school, day care center or kindergarten	SP ⁴	Yes	Yes	NO	SP	Yes
2. Primary School	SP ⁴	SP	Yes	NO	SP	SP ⁵
3. Secondary School	SP ⁴	SP	SP	NO	NO	NO
4. College or university athletic facility, auditorium, theater or similar facility, any of which is customarily accessible to the general public on a paid admission fee or other basis	SP ⁴	SP	SP	NO	NO	NO ⁶
5. College or university laboratory or research facility customarily involving radioactive materials and other controlled substances, high intensity electromagnetic radiation or chemical or biological processes which could entail a high level of danger to the public health	SP ⁴	SP	SP	NO	NO	NO

4.56 Table of Institutional Use Regulations (continued)

Use Categories	Inside Institutional Overlay Districts			Outside Institutional Overlay Districts		
	(1)	(2)	(3)	(1)	(2)	(3)
6. Other college or university facility ¹	SP ⁴	SP	Yes	No	No	No ⁶
7. Vocational or other schools	SP ⁴	SP	Yes	No	SP	SP ⁵
8. Dormitory, resident fraternity or sorority	SP ⁴	SP	SP	No	No	No ⁶
d. Non-Commercial Research Facilities						
1. Laboratory or other research facility customarily involving research with radioactive materials, controlled substances, high intensity electromagnetic radiation or chemical or biological processes potentially entailing a high level of danger to the public health and safety	SP ⁴	SP	SP	No	No	No
2. Private library, study center or other research facility	SP ⁴	SP	Yes	No	SP	SP ⁵
e. Health Care Facilities						
1. Hospital	SP ⁴	SP	SP	No	No	No ⁵
2. Infirmary	SP ⁴	SP	Yes	No	SP	SP ⁵
3. Nursing or convalescent home	SP ⁴	SP	Yes	No	SP	SP ⁵
4. Clinic not affiliated with any other institution	SP ⁴	SP	Yes	No	SP	SP ⁵
5. Clinic affiliated with a hospital or an accredited university medical school	SP ⁴	SP	SP	No	No	No ⁶
6. Clinic connected to a community center	SP ⁴	SP	Yes	No	SP	SP ⁵
7. Other health care facility	SP ⁴	SP	Yes	No	SP	SP ⁵

Table of Institutional Use Regulations (continued)

Use Categories	Inside Institutional Overlay Districts			Outside Institutional Overlay Districts		
	Existing Lot Status			Existing Lot Status		
	(1)	(2)	(3)	(1)	(2)	(3)
f. Social Service Facilities						
1. Social service center	SP ⁴	Yes	Yes	NO	SP	SP ⁵
2. Community center	SP ⁴	SP	SP	NO	NO	NO ⁶
3. Community residence	SP ⁴	Yes	Yes	NO	SP	SP ⁵
4. Personal care lodging house	SP ⁴	Yes	Yes	NO	SP	SP ⁵
g. Local Government ²						
1. Administrative office	SP ⁴	SP	SP	NO	NO	NO ⁶
2. Fire or police station	SP ⁴	SP	Yes	NO	SP	SP ⁵
3. Library or museum	SP ⁴	SP	Yes	NO	SP	SP ⁵
4. Municipal service facility	SP ⁴	SP	SP	NO	NO	NO
5. Public park, playground or public recreation building	SP ⁴	Yes	Yes	SP ⁴	Yes	Yes
h. Other Governmental Facility	Yes	Yes	Yes	Yes	Yes	Yes
i. Other Institutional Uses						
1. Club, lodge or other fraternal or sororal meeting facility	SP ⁴	SP	Yes	NO	SP	SP ⁵
2. Museum or non-commercial gallery ³	SP ⁴	Yes	Yes	NO	SP	SP ⁵
3. Cemetery	SP ⁴	Yes	Yes	NO	Yes	Yes
4. Institutional use not listed in any other category	SP ⁴	SP	SP	NO	SP	SP ⁵



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

May 7, 1981

To the Honorable, the City Council:

SUBJECT: Institutional Growth Control Ordinance

The Planning Board is filing for your consideration an amendment to the Zoning Ordinance which will implement Cambridge's home rule legislation granting the City special authority to limit the growth of institutions in low density residential neighborhoods. Chapter 565 of the Acts of 1979 authorizes Cambridge to impose use restrictions on the use of land for religious and educational purposes in residentially zoned districts requiring at least 1,200 square feet of lot area per dwelling unit. In 1980, Chapter 387 of the Acts of the General Court extended this authority to apply to Harvard University, exempted from the original law. The state zoning act generally prohibits municipalities from regulating the use of land by religious and educational institutions. Cambridge is the first community in Massachusetts to be granted this power.

For the past eighteen months the Community Development Department has studied the problems and opportunities created by institutional expansion in residential neighborhoods. Early in the study it became clear that the growth control strategy should deal with the full range of religious, educational, social service, health care and charitable/benevolent organizations. This is true for at least two reasons: first, some of these have claimed exemption from zoning because they have an educational function within the scope of their activities and second, others have traditionally been allowed to locate in residential districts without much thought given as to whether or not they are compatible with residences. As the study of institutions progressed and a strategy for managing their expansion evolved, meetings were held with representatives of concerned neighborhood groups and institutions. Many of these individuals contributed positive suggestions which were incorporated into modifications of the staff's original proposal.

The proposal presented here is a direct outgrowth of this long research effort and the public discussions conducted during the last few months. It would result in regulations which are much more restrictive for institutions in about half the city--the Residence A-1, A-2, B and C-1 districts. Yet even within these districts it permits limited growth of some institutional uses. Two primary objectives are reflected in the proposed regulations: first, the protection of residential neighborhoods from incompatible uses (due to their physical form and/or activity patterns of their uses) and second, the displacement of resi-

May 7, 1981

dential units from the housing stock. The proposed regulations also address the displacement of neighborhood-serving non-residential activities for institutional development. The proposed institutional growth management strategy recognizes that existing zoning boundaries do not perfectly reflect physical realities and that, even within the Chapter 565 districts, there may be locations where somewhat more flexibility to accommodate future institutional growth may be appropriate.

The petition itself is essentially an elaborate modification of one portion of the table of use regulations. It establishes a much more extensive and explicit codification of categories of institutional use. This proposal would create a separate use table for institutional uses within the four zoning district categories subject to the home rule legislation. The proposed use regulations are identical within these districts but differ depending on whether an institutional use is proposed within or outside an area where there has already been extensive contiguous development by an institution (such areas are designated Institutional Overlay Districts). Development permissibility also varies depending on the prior use of the lot (residential, institutional or other). All other portions of the petition are codification, editorial and procedural modifications to accommodate these new use regulations.

The Planning Board believes that this is one of the most critical pieces of legislation that the Council has considered in several years. We urge prompt, favorable action on this proposal.

Respectfully submitted,

For the Planning Board



Arthur C. Parris
Chairman

ACP:jp

Cambridge,..... May 4,..... 1981

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

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

A. AMEND THE TEXT OF THE ORDINANCE BY MAKING THE FOLLOWING CHANGES
AND ADDITIONS:

1. Add the following sentence at the end of the Section 1.20,
Authority:

"Certain provisions of this ordinance are also adopted pursuant to Chapter 565 of the Acts of 1979, as amended by Chapter 387 of the Acts of 1980."

2. In Section 1.30, Purpose, delete the portion of the sentence after the words "pollution of the environment," and replace it with the following:

"to encourage the most rational use of land throughout the city, including the encouragement of appropriate economic development, the protection of residential neighborhoods from incompatible activities and including consideration of plans and policies, if any, adopted by the Cambridge Planning Board, and to preserve and increase the amenities of the city.

3. In Article 2.000, Definitions, amend the definition of "Community Center" to read as follows:

"Community Center. A multi-purpose family center, community facility or other social service establishment not elsewhere classified in this ordinance where a variety of recreational, educational, social, health care or counseling services are provided under the aegis of a non-profit agency."

4. In Article 2.000, Definitions, add the following new definitions at their appropriate alphabetical location:

"Governmental Facility, Other. Land or structure of the federal government, the Commonwealth of Massachusetts, Middlesex County or any other supra-local governmental body or agency."

"Institutional Use. The use of land or structures for the non-profit charitable, benevolent, spiritual, instructional or custodial activities of governmental, educational, religious, health care, social service, fraternal/ sororal or similar organizations."

"Municipal Service Facility. Use of land or structures by the City of Cambridge or other municipality for maintenance operations, public utilities, public works and similar governmental functions."

"Social Service Center. A facility where counseling, limited short-term custodial care or similar special services are provided to persons on a walk-in or appointment basis under the aegis of a non-profit agency."

5. In Section 3.10, Division of the City into Zoning Districts, remove subsection 3.12, Temporary Residential Conversion Moratorium, in its entirety and recodify subsection 3.13 as subsection 3.12.
6. In Section 4.10, General Classification Rules, add the following sentence at the end of subsection 4.12:

"Uses in certain districts designated in the table by the letters 'IUR' shall be governed by the applicable provisions of Section 4.50, Institutional Use Regulation."

7. In Subsection 4.31, of the Table of Use Regulations (Residential Uses), delete lines i through l in their entirety and replace with the following:

"i. Transient and non-family accommodations
 1) Tourist house in an existing dwelling
 2) Hotel or motel
 3) Lodging house

j. Trailer park or mobile home park"

8. Delete subsection 4.33, Institutional Uses, of the Table of Use Regulations (Section 4.30) in its entirety and replace it with the following new subsection:

O.S.	Res. A-1, A-2, B	Res. C-1, C-2, C-2A, C-3, C-3A	Off. 1,2, 3,3A	Bus. A-1	Bus. A	Bus. B, B-1, B-2	Bus. C	Ind. A-1, A-2	Ind. A	Ind. B-1, B-2	Ind. B	Ind. C
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4.33 Institutional Uses

a. Religious Purposes¹⁹

1. Place of worship	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2. Rectory, parsonage	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3. Convent, monastery	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4. Social or recreation center	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
5. Other use with religious purposes	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

b. Educational Purposes

1. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic--by a religious sect or denomination, or by a non-profit educational corporation. ⁴⁴	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2. Pre-school, day care center, kindergarten, not exempt by statute.	No	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	SP	Yes	PUD
3. Primary school, not exempt by statute.	No	IUR	No ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	SP	Yes	PUD
4. Secondary school, not exempt by statute	No	IUR	No ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	SP	Yes	PUD
5. College or university not exempt by statute ⁴⁵	No	IUR	No ⁴³	Yes ⁴⁶	Yes	Yes	Yes	Yes	SP ⁴⁶	Yes ⁴⁶	SP ⁴⁶	Yes ⁴⁶	PUD
6. Vocational or other schools not exempt by statute	No	IUR	No ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	SP	Yes	PUD
7. Dormitory, resident fraternity or sorority	No	IUR	Yes ⁴³	Yes ^{1,6}	Yes	Yes	Yes	Yes	No	SP	No	SP	PUD

	O.S.	Res. A-1, A-2, B	Res. C-1, C-2, C-2A, C-3, C-3A	Off. 1,2, 3,3A	Bus. A-1	Bus. A	Bus. B, B-1, B-2	Bus. C	Ind. A-1, A-2	Ind. A	Ind. B-1, B-2	Ind. B	Ind. C
c. Non-commercial Research Facility ²⁰	No	IUR	SP ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
d. Health Care Facilities													
1. Hospital	No	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No
2. Infirmary	No	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	SP	Yes	Yes
3. Nursing or convalescent home	No	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No
4. Clinic not affiliated with any other institution	No	IUR	No ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	No	Yes	PUD
5. Clinic affiliated with a hospital or an accredited university medical school	No	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	No	Yes	PUD
6. Clinic connected to a community center	No	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	No	Yes	PUD
7. Other health care facility	No	IUR	No ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	No	Yes	PUD
e. Social Service Facilities													
1. Social service center	No	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	PUD
2. Community center	No	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	PUD
3. Community residence	No	IUR	SP ⁴³	SP	SP	SP	SP	SP	SP	No	No	No	No
4. Personal care lodging house	No	IUR	SP ⁴³	SP	SP	SP	SP	SP	SP	SP	No	SP	No
f. Local Government ⁴⁷													
1. Administrative office	No ¹¹	IUR	No ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2. Fire or police station	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3. Library or museum	SP ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	PUD
4. Municipal service facility	SP ¹¹	IUR	No ⁴³	SP	No	SP	SP	SP	SP	Yes	Yes	Yes	PUD
5. Public park, playground or public recreation building	Yes	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
g. Other Governmental Facility	Yes	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

O.S.	Res. A-1, A-2, B	Res. C-1, C-2, C-3, C-3A	Off. 1,2, 3,3A	Bus. A-1	Bus. A	Bus. B, B-1, B-2	Bus. C	Ind. A-1, A-2	Ind. A	Ind. B-1, B-2	Ind. B	Ind. C
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h. Other Institutional Uses

1. Club, lodge or other fraternal or sororal meeting facility

No IUR Yes⁴³ Yes Yes Yes Yes Yes Yes Yes No Yes PUD

2. Private library, museum or non-commercial gallery⁴⁸

SP¹¹ IUR Yes⁴³ Yes Yes Yes Yes Yes Yes Yes No Yes PUD

3. Cemetery

Yes¹¹ IUR Yes⁴³ Yes Yes Yes Yes Yes Yes Yes No Yes Yes

4. Institutional use not listed in any other category.

No IUR No⁴³ SP SP SP SP SP SP SP SP SP SP

9. In Section 4.40, Footnotes to the Table of Use Regulations, change footnote 19 to read as follows:
 - "19. Unless explicitly stated to the contrary elsewhere in this ordinance, all bulk, height, yard, lot area, setback, open space, parking, sign and building coverage requirements shall be considered reasonable regulations under Section 3, Chapter 40A, G.L., and shall apply to the uses in this subsection 4.33a."
10. In Section 4.40, Footnotes to the Table of Use Regulations, change footnote 20 to read as follows:
 - "20. Non-commercial research facilities shall include laboratories and other research facilities of educational institutions which supply services for a fee to persons other than enrolled students. No manufacturing shall be permitted on the premises unless the non-commercial research facility is located within a district that would customarily permit such manufacturing under the provisions of subsections 4.37 or 4.38 of the Table of Use Regulations."
11. In Section 4.40, Footnotes to the Table of Use Regulations, add the following new footnotes:
 - "43. Except that in Residence C-1 districts this use shall be subject to the regulations of Section 4.50, Institutional Use Regulation."
 - "44. Unless explicitly stated to the contrary elsewhere in this Ordinance, all bulk, height, yard, lot area, setback, open space, parking, sign and building coverage requirements shall be considered reasonable regulations under Section 3, Chapter 40A, G.L., and shall apply to all uses and facilities which have educational purposes and which are protected by said statute."
 - "45. This use designation shall include all uses and facilities listed in subsection 4.56(c) 4, 5 and 6."
 - "46. Any dormitory, fraternity, or sorority which is not exempt by statute shall not be allowed in the O-1, IA-1, IB-1, or IB-2 district and shall require a special permit from the Board of Zoning Appeal in the O-2, IA, and IB districts. Such uses shall only be permitted as part of a planned unit development (PUD) in the IC district."
 - "47. Local government shall include all non-residential facilities and activities of the City of Cambridge, the Cambridge Housing Authority, Cambridge Redevelopment Authority and their component agencies, but shall not include public schools."

"48. This use designation shall include facilities for cultural and ethnic heritage appreciation."

12. In Article 4.000, Use Regulations, add the following new section:

4.50 INSTITUTIONAL USE REGULATION

- 4.51 Legal Authority. In accordance with Chapter 565 of the 1979 Acts of the General Court, and as amended by Chapter 387 of the Acts of 1980, the use of land for institutional purposes in residentially zoned districts which require a lot of one thousand, two hundred square feet or more per dwelling unit shall be governed by the provisions of this Section 4.50.
- 4.52 Purpose. It is the purpose of this Section 4.50 to protect lower density residential neighborhoods from unlimited expansion of institutional activities, to reduce pressures for conversion of the existing housing stock to non-residential uses, to minimize the development of activities which are different from and incompatible with activity patterns customarily found in lower density residential neighborhoods and to provide a framework for allowing those institutions which are compatible with residential neighborhoods to locate and expand there. This Section 4.50 is intended to accomplish these purposes in a manner consistent with the findings and objectives of the Community Development Department's Cambridge Institutional Growth Management Plan (1981).
- 4.53 Approach. This Section 4.50 establishes special use regulations for institutional activities in the Residence A-1, A-2, B and C-1 zoning districts. These regulations encompass the full range of institutional uses. Each use is regulated based on its expected physical impacts on nearby residences, on the existing or recent use of the lot or structure proposed for such use, and on the location of the lot either within or outside of an area in which there has already been extensive institutional development.
- 4.54 Institutional Overlay Districts. The designation Institutional Overlay District is hereby established on the Zoning Map as provided for in subsection 3.12 (editorial note: old subsection 3.13). An Institutional Overlay District delimits an area where there has been extensive contiguous development of institutional use types subject to regulation under this Section 4.50. Institutional Overlay Districts are defined in order to identify areas where prior development patterns create a precedent for more flexible institutional use regulation than in areas where non-institutional uses predominate. The conditions regarding development of new or expanded institutional uses under subsections 4.55 and 4.56 are determined in part by whether a lot is located inside or outside an Institutional

Overlay District. The boundaries of these districts are drawn based on several physical factors; consequently, for purposes of definitional clarity, they encompass areas both inside and outside zoning districts subject to use regulation under this Section 4.50. Regardless of the location of an Institutional Overlay District boundary, the special institutional use regulations of this Section 4.50 shall only apply within the Residence A-1, A-2, B and C-1 districts. The following Institutional Overlay Districts are hereby established on the Zoning Map.

- 4.541 The Harvard, Radcliffe, Lesley district.
- 4.542 The Episcopal Divinity School district.
- 4.543 The Observatory Hill district.
- 4.544 The Mount Auburn Hospital district.
- 4.545 The Shady Hill School, and Buckingham, Browne and Nichols School district.
- 4.546 The Matignon School district.
- 4.547 The Cambridge Street health center district.
- 4.548 The Massachusetts Institute of Technology district.
- 4.55 Existing Lot Status. The institutional use of land or structures for each category of institutional activity in a Residence A-1, A-2, B and C-1 district shall be governed by the Table of Institutional Use Regulations in subsection 4.56. The institutional use regulation in the table shall be the same in the aforementioned four zoning districts, but shall differ according to: (1) the applicable use category, (2) the location of the lot in relation to the Institutional Overlay Districts and (3) the status of the lot in relation to its existing or recent use. If two or more of the lot status types listed below would pertain to the proposed development of an institutional use, then the most restrictive designation among the types of lot status for that use would apply. The column heading in subsection 4.56 refers to the types of lot status listed in subsection 4.551 and applies to institutional development whether by conversion of an existing structure or lot or by new construction or new use of a lot.
- 4.551 The Existing Lot Status pertaining to the proposed institutional development shall be defined according to one of the following three types:

- (1) A lot which contains a residential use listed in subsection 4.31, or which is vacant and which within the twenty-four month period prior to the date of permit application, but subsequent to March 23, 1980, contained such residential use;
- (2) A lot which contains any use other than those residential and institutional uses listed in subsections 4.31 or 4.33, or which is vacant and did not within the twenty-four month period prior to the date of permit application, but subsequent to March 23, 1980, contain a use listed in subsections 4.31 or 4.33; or
- (3) A lot which contains an institutional use listed in subsection 4.33, or which is vacant and which within the twenty-four month period prior to the date of permit application, but subsequent to March 23, 1980, contained such institutional use.

4.56 Table of Institutional Use Regulations

Use Categories	Inside Institutional Overlay Districts Existing Lot Status			Outside Institutional Overlay Districts Existing Lot Status		
	(1)	(2)	(3)	(1)	(2)	(3)
a. Religious Purposes	SP ⁴	Yes	Yes	NO	SP	Yes
1. Place of worship	SP ⁴	Yes	Yes	NO	SP	Yes
2. Rectory, parsonage	SP ⁴	Yes	Yes	NO	SP	Yes
3. Convent, monastery	SP ⁴	Yes	Yes	NO	SP	Yes
4. Social or recreational center	SP ⁴	Yes	Yes	NO	SP	SP ⁵
5. Other use with religious purposes	SP ⁴	Yes	Yes	NO	SP	Yes
b. Use of Land or Structures for Educational Purposes on Land Owned or Leased by the Commonwealth or Any of its Agencies, Subdivisions or Bodies Politic	Yes	Yes	Yes	Yes	Yes	Yes
c. Use of Land or Structures for Educational Purposes on Land Owned or Leased by Entities Not Included in Subsection 4.56 b						
1. Pre-school, day care center or kindergarten	SP ⁴	Yes	Yes	NO	SP	Yes
2. Primary School	SP ⁴	SP	Yes	NO	SP	SP ⁵
3. Secondary School	SP ⁴	SP	SP	NO	NO	NO
4. College or university athletic facility, auditorium, theater or similar facility, any of which is customarily accessible to the general public on a paid admission fee or other basis	SP ⁴	SP	SP	NO	NO	NO ⁶
5. College or university laboratory or research facility customarily involving radioactive materials and other controlled substances, high intensity electromagnetic radiation or chemical or biological processes which could entail a high level of danger to the public health	SP ⁴	SP	SP	NO	NO	NO

4.56 Table of Institutional Use Regulations (continued)

Use Categories	Inside Institutional Overlay Districts Existing Lot Status			Outside Institutional Overlay Districts Existing Lot Status		
	(1)	(2)	(3)	(1)	(2)	(3)
6. Other college or university facility ¹	SP ⁴	SP	Yes	NO	NO	NO ⁶
7. Vocational or other schools	SP ⁴	SP	Yes	NO	SP	SP ⁵
8. Dormitory, resident fraternity or sorority	SP ⁴	SP	SP	NO	NO	NO ⁶
d. Non-Commercial Research Facilities						
1. Laboratory or other research facility customarily involving research with radioactive materials, controlled substances, high intensity electromagnetic radiation or chemical or biological processes potentially entailing a high level of danger to the public health and safety	SP ⁴	SP	SP	NO	NO	NO
2. Private library, study center or other research facility	SP ⁴	SP	Yes	NO	SP	SP ⁵
e. Health Care Facilities						
1. Hospital	SP ⁴	SP	SP	NO	NO	NO ⁵
2. Infirmary	SP ⁴	SP	Yes	NO	SP	SP ⁵
3. Nursing or convalescent home	SP ⁴	SP	Yes	NO	SP	SP ⁵
4. Clinic not affiliated with any other institution	SP ⁴	SP	Yes	NO	SP	SP ⁵
5. Clinic affiliated with a hospital or an accredited university medical school	SP ⁴	SP	SP	NO	NO	NO ⁶
6. Clinic connected to a community center	SP ⁴	SP	Yes	NO	SP	SP ⁵
7. Other health care facility	SP ⁴	SP	Yes	NO	SP	SP ⁵

Table of Institutional Use Regulations (continued)

Use Categories	Inside Institutional Overlay Districts Existing Lot Status			Outside Institutional Overlay Districts Existing Lot Status		
	(1)	(2)	(3)	(1)	(2)	(3)
f. Social Service Facilities						
1. Social service center	SP ⁴	Yes	Yes	NO	SP	SP ⁵
2. Community center	SP ⁴	SP	SP	NO	NO	NO ⁶
3. Community residence	SP ⁴	Yes	Yes	NO	SP	SP ⁵
4. Personal care lodging house	SP ⁴	Yes	Yes	NO	SP	SP ⁵
g. Local Government²						
1. Administrative office	SP ⁴	SP	SP	NO	NO	NO ⁶
2. Fire or police station	SP ⁴	SP	Yes	NO	SP	SP ⁵
3. Library or museum	SP ⁴	SP	Yes	NO	SP	SP ⁵
4. Municipal service facility	SP ⁴	SP	SP	NO	NO	NO
5. Public park, playground or public recreation building	SP ⁴	Yes	Yes	SP ⁴	Yes	Yes
h. Other Governmental Facility	Yes	Yes	Yes	Yes	Yes	Yes
i. Other Institutional Uses						
1. Club, lodge or other fraternal or sororal meeting facility	SP ⁴	SP	Yes	NO	SP	SP ⁵
2. Museum or non-commercial gallery ³	SP ⁴	Yes	Yes	NO	SP	SP ⁵
3. Cemetery	SP ⁴	Yes	Yes	NO	Yes	Yes
4. Institutional use not listed in any other category	SP ⁴	SP	SP	NO	SP	SP ⁵

Footnotes to Table of Institutional Use Regulations

1. Other college or university facility shall include administrative offices, faculty and staff offices, teaching and research facilities not included in subsection 4.56c(4) or c(5), libraries, museums, dining halls and service facilities including facilities listed in subsection 4.56c(4) which are not accessible to the general public. Family housing (i.e., non-group accommodations) such as faculty and married student housing shall be governed by the regulations of Section 4.31, regardless of the institutional affiliation of such housing provided that teaching or other institutional activities do not customarily occur there.
2. Local government shall include all non-residential facilities and activities of the City of Cambridge, the Cambridge Housing Authority, Cambridge Redevelopment Authority and their component agencies, but shall not include public schools.
3. This use designation shall include facilities for cultural and ethnic heritage appreciation.
4. The Board of Zoning Appeal shall grant a special permit for this use only if the applicant demonstrates that he will act to replace the dwelling units removed from the lot or converted to institutional use with an equivalent number of comparable units at another location or locations within the City of Cambridge. Comparability shall be determined by dwelling unit mix in terms of number of bedrooms, special facilities (such as handicapped access or common areas), amenities, including those existing in the surrounding neighborhood and range of price/rent levels. The Board of Zoning Appeal may request that the applicant submit whatever evidence that it deems necessary to determine that the replacement units will be comparable and that the applicant is bound to provide such units. Otherwise the special permit will not be issued. Replacement units shall be available for occupancy concurrently with the proposed institutional development and shall remain available as comparable units unless otherwise authorized by the Board of Zoning Appeal.
5. This use is allowed as-of-right if the pre-existing institutional use of the lot is in the same use table category in subsection 4.56, otherwise a special permit from the Board of Zoning Appeal shall be required. Such special permit shall be granted only if the Board determines that the use will have fewer adverse impacts on the neighborhood than the pre-existing institutional use. In making this determination, the Board shall consider and comment on the physical attributes of the use, including those evaluated in the Cambridge Institutional Growth Management Plan. The Board may require the applicant to submit whatever documentation it deems necessary, to assist it in making said determination.

6. This use may be allowed upon issuance of a special permit by the Board of Zoning Appeal if the pre-existing institutional use of the lot is in the same use table category in subsection 4.56 or if the Board determines that the use will have fewer adverse impacts on the neighborhood than the pre-existing institutional use. In making this determination, the Board shall consider and comment on the physical attributes of the use, including those evaluated in the Cambridge Institutional Growth Management Plan. The Board may require the applicant to submit whatever documentation it deems necessary to assist it in making said determination.

- 4.57 Special Permit Criteria. The Board of Zoning Appeal shall grant a special permit for a use in subsection 4.56 only if it determines that the benefits of the proposed use at that location will outweigh its detriments. In addition to any particular determinations which must be made under footnotes 4, 5 or 6 of said subsection and under subsection 10.43, "Special Permit Criteria", the Board shall consider and address the following factors as appropriate:

Benefits

1. The building design or site plan would be compatible with the neighborhood.
2. The institution would be accessible to or primarily oriented toward neighborhood residents.
3. The institution would fulfill an identified neighborhood need.
4. The institution would fulfill an identified city-wide need.
5. Institutional use would be particularly appropriate on the lot given previous use of the lot.
6. Institutional use would be particularly appropriate on the lot given institutional use of adjacent or nearby lots.
7. Residential development would not be feasible or reasonably practical on the site.
8. The proposed institutional use would create a stronger buffer or a more gentle transition between residential and non-residential areas.
9. The proposed institutional use would result in a net improvement to the neighborhood by being more compatible than the previous use of the lot.

Detriments

1. Development of the institutional use would substantially contravene the objectives of the Cambridge Institutional Growth Management Plan (1981).

2. The intensity of the institutional use would be substantially greater than the use intensity of residences in the neighborhood, including traffic, building bulk, parking demands, etc.
3. The activity patterns, including pedestrian and vehicle travel to and from the institution would differ from existing neighborhood activity patterns so as to adversely impact the neighborhood.
4. Development of an institutional use would eliminate existing dwelling units.
5. Development of an institutional use would eliminate non-residential services or activities which are beneficial to the neighborhood.

4.58 Special Permit Procedures. Applications for a special permit from the Board of Zoning Appeal under subsection 4.56 shall be subject to the general procedural requirements specified in Section 10.40.

4.581 Applications shall include all of the following and shall be submitted in triplicate:

1. A completed Special Permit Application form.
2. A completed Property Ownership Certificate.
3. An accurately scaled map showing existing conditions on the lot(s) on which the institutional development is proposed. Said map shall indicate property lines, existing structures, and major landscape features including trees in excess of three-inch caliper, parking areas and driveways.
4. A description of the current use of said lot(s) or of the use within the previous twenty-four months if the lot or structures are vacant.
5. A written description of the proposed use of the lot including the intensity of use, expected activity patterns, and probable users.
6. A statement of how the anticipated physical attributes of the use will be similar to or different from those predicted for that category of use generally in the Cambridge Institutional Growth Management Plan (1981).
7. If germane to the proposal, a plan for replacing dwelling units to be displaced by the institutional use as required by footnote 4 of subsection 4.56.
8. A list of any zoning violations which would customarily necessitate variances from the requirements of this Ordinance.

4.582 No application shall be accepted by the Board of Zoning Appeal until all of the information required in this subsection 4.57 is submitted. Any changes in the application following submittal, other than those requested by the Board of Zoning Appeal, or its agent, shall require resubmittal of an application for a special permit. During the course of the special permit application, the Board of Zoning Appeal may request the applicant to provide any additional information which it deems is necessary and reasonable to determine that criteria of subsection 4.57 will be satisfied.

13. In Section 6.30, Schedule of Parking and Loading Requirements make the following changes in subsection 6.361, Residential Uses:

- Change line 6.361i to read "Transient and non-family accommodations."
- Delete lines 6.361j, j(1), j(2) and j(4) in their entirety.
- Recodify line 6.361j(3) to be line 6.361i(4).
- Delete line 6.361k in its entirety.
- Recodify line 6.361l to be line 6.361j.

14. In Section 6.30 Schedule of Parking and Loading Requirements, delete subsection 6.363 in its entirety and replace with the following new section.

SCHEDULE OF PARKING AND LOADING REQUIREMENTS

<u>Land Use Category</u>	Open Space	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Bus B	<u>Loading Facility Category</u>
	Res. A-1, A-2 Res. B	O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	Ind. A-2	
		Bus. A (Comm)	Ind. C	Off. 2	Bus. A (res)	Off. 3-A	Ind. B	
		Bus. A-1		Res. C-2		Off. 3	Bus. B-1, B-2	
6.361 Residential Uses								
a. Detached dwelling occupied by not more than one family	1 per d.u.	1 per d.u.		1 per d.u.		1 per d.u.		n/a
b. Two family dwelling	1 per d.u.	1 per d.u.		1 per d.u.		1 per d.u.		n/a
c. Existing one-family detached dwelling converted for two families	1 per d.u.	1 per d.u. ⁽¹⁾		1 per d.u. ⁽¹⁾		1 per d.u. ⁽¹⁾		n/a
d. Townhouse development ⁽²⁾	1 per d.u. ⁽³⁾	1 per d.u. ⁽³⁾		1 per d.u.		1 per d.u.		n/a
e. Elderly oriented housing, elderly oriented congregate housing	1 per 2 d.u.'s ⁽⁴⁾	1 per 2 d.u.'s ⁽⁴⁾		1 per 2 d.u.'s ⁽⁴⁾		1 per 2 d.u.'s ⁽⁴⁾		n/a
f. Existing dwelling converted for elderly oriented congregate housing	1 per 2 d.u.'s ⁽⁴⁾	1 per 2 d.u.'s ⁽⁴⁾		1 per 2 d.u.'s ⁽⁴⁾		1 per 2 d.u.'s ⁽⁴⁾		n/a
g. Multi-family dwelling	n/a	1 per d.u. ⁽³⁾		1 per d.u.		1 per d.u.		n/a
h. Existing dwelling converted for more than two families	n/a	1 per d.u. ⁽¹⁾		1 per d.u. ⁽¹⁾		1 per d.u. ⁽¹⁾		n/a
i. Transient and non-family accommodations								
1) Tourist house in an existing dwelling	n/a	1 per d.u.+1 per 4 gst.rms.		1 per d.u.+1 per 4 gst.rms.		1 per d.u.+1 per 4 gst.rms.		n/a
2) Hotel	n/a	1 per 2 sleeping rooms ⁽⁵⁾		1 per 2 sleeping rooms ⁽⁵⁾		1 per 2 sleeping rooms ⁽⁵⁾		E
3) Motel	n/a	1 per motel unit ⁽⁵⁾		1 per motel unit ⁽⁵⁾		1 per motel unit ⁽⁵⁾		E
4) Lodging House	n/a	1 per 4 bedrooms + one		1 per 4 bedrooms + one		1 per 4 bedrooms + one		E

<u>Land Use Category</u>	<u>Open Space</u> Res.A-1,A-2 <u>Res.B</u>	<u>Res. C-1</u> O-1 <u>Bus. A (Comm)</u> <u>Bus. A-1</u>	<u>Bus. C (res)</u> Ind. A-1 <u>Ind. C</u>	<u>Bus. C (comm)</u> Ind. A Off. 2 <u>Res. C-2</u>	<u>Res. C-2A</u> Ind. B-2 <u>Bus. A (res)</u>	<u>Ind. B-1</u> Res. C-3 Res. C-3A Off. 3-A <u>Off. 3</u>	<u>Bus B</u> Ind. A-2 Ind. B <u>Bus. B-1, B-2</u>	<u>Loading</u> <u>Facility</u> <u>Category</u>
6.361 Residential Uses (continued)								
j. Trailer park or mobile home park	n/a	1 per d.u.		1 per d.u.		n/a		E n/a
6.362 Transportation, Communication & Utility Uses								
a. Bus or railroad passenger station	n/a	1 per 300 sq.ft.		1 per 500 sq.ft.		1 per 900 sq.ft.		n/a
b. Automobile parking lot or parking garage for private passenger cars	n/a	n/a		n/a		n/a		n/a
c. Railroad freight terminal, railroad yards and shops	n/a	n/a		n/a		1 per 2400sq.ft.		A
d. Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or buses, parking lot for trucks	n/a	n/a		1 per 2000 sq.ft.		1 per 2400 sq.ft.		A
e. Radio and television transmission station, including towers	n/a	1 per 600 sq.ft. of office space		1 per 800 sq.ft. of office space		1 per 1000 sq.ft. of office space		A
f. Radio and television studio	n/a	1 per 600 sq.ft.		1 per 800 sq.ft.		1 per 1000 sq.ft.		D
g. Telephone exchange, transformer station, substation, gas regulator station, or pumping station	n/a ⁽⁶⁾	1 per 600 sq.ft. of office space		1 per 800 sq.ft. of office space		1 per 1000 sq.ft. of office space		A

Land Use Category	Open Space Res. A-1,A-2 Res. B	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-1	Bus B	Loading Facility Category
		O-1	Ind. A-1	Ind. A		Res. C-3	Ind. A-2	
6.363 Institutional Uses		Bus. A (Comm)	Ind. C	Off. 2		Off. 3-A	Ind. B Bus. B-1,B-2	
a. Religious Purposes								
1. Place of worship	1 per 5 seats or 100 sq.ft. of public floor area ⁽⁷⁾	1 per 8 seats or 100 sq.ft. of public floor area ⁽⁷⁾		1 per 15 seats or 300 sq.ft. of public floor area ⁽⁷⁾		1 per 20 seats or 400 sq.ft. of public floor area ⁽⁷⁾		F
2. Rectory, parsonage	1 per dwelling unit	1 per dwelling unit		1 per dwelling unit		1 per dwelling unit		n/a
3. Convent, monastery	1 per 4 sleeping rooms	1 per 4 sleeping rooms		1 per 4 sleeping rooms		1 per 4 sleeping rooms		n/a
4. Social or recreation center	1 per 1000 sq.ft.	1 per 1000 sq.ft.		1 per 1500 sq.ft.		1 per 2000 sq.ft.		F
5. Other use with religious purposes	1 per 1000 sq.ft.	1 per 1000 sq.ft.		1 per 1500 sq.ft.		1 per 2000 sq.ft.		F
b. Educational Purposes								
1. Pre-school, day care center, kindergarten								F
2. Primary School								F
3. Secondary School								F
4. College or university athletic facility, auditorium, theater or similar facility, any of which is customarily accessible to the general public on a paid admission fee or other basis.	n/a	1 per 5 seats or 100 sq.ft. public floor area		1 per 15 seats or 300 sq.ft. public floor area		1 per 20 seats or 400 sq.ft. public floor area		F
5. College or university laboratory or research facility customarily involving radioactive materials and other controlled substances, high intensity electromagnetic radiation or chemical or biological processes which could entail a high level of danger to the public health.	n/a	1 per 600 sq.ft. - 1 per 300 sq.ft.		1 per 1000 sq.ft. - 1 per 500 sq.ft.		1 per 1800 sq.ft. - 1 per 1200 sq.ft.		F

Land Use Category	Open Space Res. A-1,A-2 Res. B	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. 2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-1 Res. C-3 Res. C-3A Off. 3-A Off. 3	Bus B Ind. A-2 Ind. B Bus. B-1,B-2	Loading Facility Category
6.363 Institutional Uses								
6. Other college or university facility								
(a) Dining halls, canteens and similar eating facilities	1 per 20 seats		1 per 20 seats		1 per 40 seats		1 per 60 seats	E
(b) Administrative facility and staff offices, teaching facilities, libraries, museums, service facilities and facilities not specified in 6.363-4, 5, or 8.	1 per 600 sq.ft.- 1 per 300 sq.ft.	1 per 600 sq.ft. - 1 per 300 sq.ft. -		1 per 1000 sq.ft. - 1 per 500 sq.ft.		1 per 1800 sq.ft. - 1 per 1200 sq.ft.		F
7. Vocational or other schools	n/a		6 per instructional room	6 per instructional room		6 per instructional room		F
8. Group residential and related facilities								
(a) Dormitories	n/a		1 per 4 beds + one	1 per 8 beds + one		1 per 8 beds + one		E
(b) Fraternities and sororities	n/a		1 per 2 beds	1 per 4 beds		1 per 4 beds		E
c. Non-Commercial Research Facilities								
1. Laboratory or other research facility customarily involving research with radioactive materials, controlled substances, radiation or chemical or biological processes potentially entailing a high level of danger to the public health and safety	n/a		1 per 600 sq.ft. - 1 per 300 sq.ft.	1 per 800 sq.ft. - 1 per 400 sq.ft.		1 per 1000 sq.ft. - 1 per 670 sq.ft.		F
2. Private library, or study center	1 per 300 sq.ft.		1 per 300 sq.ft.	1 per 600 sq.ft.		1 per 1200 sq.ft.		F
3. Other Non-Commercial Research facility	n/a		1 per 600 sq.ft. - 1 per 300 sq.ft.	1 per 800 sq.ft. - 1 per 400 sq.ft.		1 per 1000 sq.ft. - 1 per 670 sq.ft.		F

Land Use Category

6.363 Institutional Uses (continued)

d. Health Care Facilities

	Open Space Res. A-1, A-2 <u>Res. B</u>	Res. C-1 O-1 Bus. A (Comm) <u>Bus. A-1</u>	Bus. C (res) Ind. A-1 <u>Ind. C</u>	Bus. C (comm) Ind. A Off. -2 <u>Res. C-2</u>	Res. C-2A Ind. B-1 Bus. A (res)	Ind. B-1 Res. C-3 Res. C-3A Off. 3-A <u>Off. 3</u>	Bus B Ind. A-2 Ind. B Bus. B-1, B-2	Loading Facility Category
1. Hospital	n/a	1 per 3 beds plus 1 per emergency or outpatient examining table, bed or facility		1 per 4 beds plus 1 per emergency or outpatient examining table, bed or facility		1 per 5 beds plus 1 per emergency or outpatient examining table, bed or facility		E
2. Infirmary	n/a	1 per 6 beds		1 per 8 beds		1 per 10 beds		E
3. Nursing home, convalescent home	n/a	1 per 6 beds		1 per 8 beds		1 per 10 beds		E
4. Clinic not affiliated with any other institution	n/a	1 per 300 sq.ft.		1 per 400 sq.ft.		1 per 500 sq.ft.		E
5. Clinic affiliated with a hospital or accredited university medical school	n/a	1 per 300 sq.ft.		1 per 400 sq.ft.		1 per 500 sq.ft.		E
6. Clinic connected to a community center	1 per 300 sq.ft.	1 per 300 sq.ft.		1 per 400 sq.ft.		1 per 500 sq.ft.		F
7. Other health care facilities	n/a	1 per 300 sq.ft.		1 per 400 sq.ft.		1 per 500 sq.ft.		E

e. Social Service Facilities

1. Social service center	1 per 600 sq.ft.	1 per 600 sq.ft.		1 per 1000 sq.ft.		1 per 1800 sq.ft.		F
2. Community center	1 per 600 sq.ft.	1 per 600 sq.ft.		1 per 1000 sq.ft.		1 per 1800 sq.ft.		F
3. Community Residence	n/a ⁽⁶⁾	n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a ⁽⁶⁾		E
4. Personal Care Lodging House	n/a	n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a ⁽⁶⁾		E

Land Use Category

6.363 Institutional Uses (continued)

Open Space
Res.A-1,A-2
Res.B

Res. C-1 Bus. C (res)
O-1 Ind. A-1
Bus. A (Comm)
Bus. A-1 Ind. C

Bus. C (comm)
Ind. A
Off. -2
Res. C-2

Res. C-2A
Ind. B-2
Bus. A (res)

Ind. B-1
Res. C-3 Bus B
Res. C-3A Ind. A-2
Off. 3-A Ind. B
Off. 3 Bus. B-1, B-2

Loading
Facility
Category

f. Local government

1. Administrative office	n/a	1 per 600 sq.ft.- 1 per 300 sq.ft.	1 per 800 sq.ft.- 1 per 400 sq.ft.	1 per 1000 sq.ft.- 1 per 670 sq.ft.	F
2. Fire or police station	2 per engine company for fire; 1 per 600 sq.ft.- 1 per 300 sq.ft. for police	2 per engine company for fire; 1 per 600 sq.ft.- 1 per 300 sq.ft. for police	2 per engine company for fire; 1 per 800 sq.ft.- 1 per 400 sq.ft. for police	2 per engine company for fire; 1 per 1000 sq.ft.- 1 per 670 sq.ft. for police	n/a
3. Library or museum	1 per 600 sq.ft.	1 per 600 sq.ft.	1 per 1000 sq.ft.	1 per 1000 sq.ft.	F
4. Municipal service facilities	1 per 2 employ.	1 per 2 employees	1 per 2 employees	1 per 2 employees	A
5. Public parks, playgrounds, or public recreation building	0	0	0	0	n/a
g. Other Governmental Facilities	n/a	n/a	n/a	n/a	n/a

h. Other Institutional Uses

1. Club, lodge or other fraternal or sororal meeting facility	1 per 6 members based on maxi- mum rated capac.	1 per 6 members based on maximum rated capacity	1 per 8 members based on maximum rated capacity	1 per 10 members based on on maximum rated capacity	F
2. Museum or non-commercial gal- lery (including facilities for cultural and ethnic heri- tage appreciation)	600 sq. ft.	600 sq. ft.	1000 sq. ft.	1800 sq. ft.	F
3. Cemetery	0	0	0	0	n/a
4. Other institutional use	n/a (6)	n/a (6)	n/a (6)	n/a (6)	F

B. AMEND THE ZONING MAP BY DESIGNATING THE FOLLOWING AREAS AS INSTITUTIONAL OVERLAY DISTRICTS:

Harvard, Radcliffe, Lesley District

- 1.0 Beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the westerly projection of the centerline of Wendell Street;
- 1.1 Thence proceeding in an easterly direction along the centerline of Wendell Street and its projection for approximately 930 feet to its intersection with the centerline of Oxford Street;
- 1.2 Thence turning and proceeding in a southerly direction along the centerline of Oxford Street for approximately 260 feet to its intersection with the westerly projection of the centerline of Hammond Street;
- 1.3 Thence turning and proceeding in an easterly direction along the centerline of Hammond Street and its projection for approximately 500 feet to its intersection with the centerline of Gorham Street as shown on Assessor's Plat #149;
- 1.4 Thence turning and proceeding in a southerly direction along the centerline of Gorham Street and its projection for approximately 200 feet to its intersection with the centerline of Museum Street, as shown on Assessor's Plat #149;
- 1.5 Thence turning and proceeding in an easterly direction along the centerline of Museum Street for approximately 410 feet to its intersection with the northerly projection of the westerly sideline of lot 12 on Assessor's Plat #147;
- 1.6 Thence turning and proceeding in a southerly direction along the westerly sideline of lot 12 on Assessor's Plat #147 and its projection for approximately 180 feet to its intersection with the westerly projection of the centerline of Francis Avenue.
- 1.7 Thence turning and proceeding in an easterly direction along the centerline of Francis Avenue and its projection for approximately 380 feet to its intersection with the northwesterly projection of the centerline of Irving Street as shown on Assessor's Plat #147;
- 1.8 Thence turning and proceeding in a southeasterly direction along the centerline of Irving Street and its projection for approximately 200 feet to its intersection with the southwesterly projection of the northwesterly sideline of lot 41 on Assessor's Plat #147;

- 1.9 Thence turning and proceeding in a northeasterly direction along the northwesterly sideline of lot 41 on Assessor's Plat #147 for approximately 320 feet to its intersection with the Somerville and Cambridge City line;
- 1.10 Thence turning and proceeding in a southeasterly direction along the Somerville and Cambridge City line for approximately 625 feet to its intersection with the northeasterly projection of the centerline of Scott Street;
- 1.11 Thence turning and proceeding in a southwesterly direction along the centerline of Scott Street and its projection for approximately 280 feet to its intersection with the southeasterly projection of the centerline of Bryant Street;
- 1.12 Thence turning and proceeding in a westerly direction along the centerline of Bryant Street and its projection and extension for approximately 760 feet to its intersection with the centerline of Francis Avenue;
- 1.13 Thence turning and proceeding in a southerly direction along the centerline of Francis Avenue and its extension for approximately 930 feet to its intersection with the centerline of Kirkland Street, as shown on Assessor's Plat #146;
- 1.14 Thence turning and proceeding in a westerly direction along the centerline of Kirkland Street for approximately 220 feet to its intersection with the northerly projection of the centerline of Sumner Road, as shown on Assessor's Plat #143;
- 1.15 Thence turning and proceeding in a southerly direction along the centerline of Sumner Road and its projection and extension for approximately 600 feet to its intersection with the centerline of Cambridge Street;
- 1.16 Thence turning and proceeding in an easterly direction along the centerline of Cambridge Street for approximately 140 feet to its intersection with the northerly projection of the centerline of Felton Street, as shown on Assessor's Plat #137;
- 1.17 Thence turning and proceeding in a southerly direction along the centerline of Felton Street and its projection and extension for approximately 480 feet to its intersection with the centerline of Broadway, as shown on Assessor's Plat #137;
- 1.18 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway for approximately 105 feet to its intersection with the northerly projection of the centerline of Ware Street, as shown on Assessor's Plat's 137 and 135;

- 1.19 Thence turning and proceeding in a southerly direction along the centerline of Ware Street and its projection and extension for approximately 780 feet to its intersection with the centerline of Harvard Street, as shown on Assessor's Plat #135;
- 1.20 Thence turning and proceeding in a westerly direction along the centerline of Harvard Street for approximately 100 feet to its intersection with the northeasterly projection of the eastern sideline of lot 2 on Assessor's Plat #134;
- 1.21 Thence turning and proceeding in a southwesterly direction along the eastern sideline of lot 2 on Assessor's Plat #134 and its projection for approximately 155 feet to its intersection with the northeasterly sideline of said lot;
- 1.22 Thence turning and proceeding in a southeasterly direction along the northeasterly sideline of lot 2 on Assessor's Plat #134 for approximately 94 feet to its intersection with southeastern sideline of said lot;
- 1.23 Thence turning and proceeding in a southwesterly direction along the southeastern sideline of lot 2 on Assessor's Plat #134 and its extension for approximately 220 feet to its intersection with the southeasterly projection of the centerline of Arrow Street;
- 1.24 Thence turning and proceeding in a northwesterly direction along the centerline of Arrow Street and its projection for approximately 60 feet to its intersection with the northeasterly projection of the easterly sideline of lot 23 on Assessor's Plat #133;
- 1.25 Thence turning and proceeding in a southwesterly direction along the eastern sideline of lot 23 on Assessor's Plat #133 and its projection and extension for approximately 200 feet to its intersection with the centerline of Mt. Auburn Street;
- 1.26 Thence turning and proceeding in a northwesterly direction along the centerline of Mt. Auburn Street for approximately 380 feet to its intersection with the centerline of DeWolfe Street;
- 1.27 Thence turning and proceeding in a southwesterly direction along the centerline of DeWolfe Street for approximately 480 feet to its intersection with the northwesterly projection of the centerline of Grant Street, as shown on Assessor's Plat #132;

- 1.28 Thence turning and proceeding in a southeasterly direction along the centerline of Grant Street and its projection for approximately 630 feet to its intersection with the centerline of Banks Street, as shown on Assessor's Plat #132;
- 1.29 Thence turning and proceeding in a southerly direction along the centerline of Banks Street for approximately 760 feet to its intersection with the westerly projection of the northerly sideline of lot 144 on Assessor's Plat #130;
- 1.30 Thence turning and proceeding in a easterly direction along the northerly sideline of lot 144 on Assessor's Plat #130 and its projection and extension for approximately 320 feet to its intersection with the centerline of Putnam Avenue;
- 1.31 Thence turning and proceeding in a southerly direction along the centerline of Putnam Avenue for approximately 380 feet to its intersection with the easterly projection of the northerly sideline of lot 128 on Assessor's Plat #130;
- 1.32 Thence turning and proceeding in a westerly direction along the northerly sideline of lot 128 on Assessor's Plat #130 and its projection and extension for approximately 320 feet to its intersection with the centerline of Banks Street;
- 1.33 Thence turning and proceeding in a southerly direction along the centerline of Banks Street for approximately 185 feet to its intersection with the easterly projection of the centerline of Akron Street, as shown on Assessor's Plat #130;
- 1.34 Thence turning and proceeding in a westerly direction along the centerline of Akron Street and its projection and extension for approximately 300 feet to its intersection with the centerline of Memorial Drive;

- 1.35 Thence turning and proceeding in a northerly then westerly direction along the centerline of Memorial Drive for approximately 2800 feet to its intersection with the centerline of Boylston Street;
- 1.36 Thence turning and proceeding in a northeasterly direction along the centerline of Boylston Street for approximately 370 feet to its intersection with the southeasterly projection of the southwesterly sideline of lot 6 on Assessor's Plat #164;
- 1.37 Thence turning and proceeding in a northwesterly direction along the southwesterly sideline of lot 6 on Assessor's Plat #164 for approximately 370 feet to its intersection with the northwestern sideline of said lot;
- 1.38 Thence turning and proceeding in a northeasterly direction along the northwestern sideline of lots 6, 5, 2 and its extension for approximately 500 feet to its intersection with the southeasterly projection of the centerline of Bennett Street;
- 1.39 Thence turning and proceeding in a southeasterly direction along the centerline of Bennett Street and its projection for approximately 60 feet to its intersection with the centerline of Eliot Street, as shown on Assessor's Plat #164;
- 1.40 Thence turning and proceeding in a southerly direction along the centerline of Eliot Street and its extension for approximately 370 feet to its intersection with the centerline of Boylston Street;
- 1.41 Thence turning and proceeding in a northeasterly direction along the centerline of Boylston Street for approximately 330 feet to its intersection with the centerline of Winthrop Street, as shown on Assessor's Plat #162;
- 1.42 Thence turning and proceeding in a southeasterly direction along the centerline of Winthrop Street for approximately 275 feet to its intersection with the centerline of Dunster Street;
- 1.43 Thence turning and proceeding in a northeasterly direction along the centerline of Dunster Street and its extension for approximately 630 feet to its intersection with the centerline of Massachusetts Avenue;
- 1.44 Thence turning and proceeding in a westerly then northerly direction along the centerline of Massachusetts Avenue for approximately 400 feet to its intersection with the southerly projection of the centerline of Peabody Street;

- 1.45 Thence turning and proceeding in a northeasterly direction along the centerline of Peabody Street and its projection and extension for approximately 620 feet to its intersection with the centerline of Cambridge Street;
- 1.46 Thence turning and proceeding in a northwesterly direction along the centerline of Cambridge Street and its extension for approximately 440 feet to its intersection with the centerline of Massachusetts Avenue;
- 1.47 Thence turning and proceeding in a northerly direction along the centerline of Massachusetts Avenue for approximately 1900 feet to its intersection with the westerly projection of the centerline of Wendell Street, the point of origin.
- 1.00 Said area included all or parts of the following parcels of land:
- 1.01 Premises shown on Assessor's Plat #130:
Odd numbers 129 through 213 Banks Street, even numbers 146 through 196 Banks Street, odd numbers 93 through 129 Putnam Avenue and which includes all or parts of lots numbered 144, 121 and 131.
- 1.02 Premises shown on Assessor's Plat #131:
Odd numbers 89 through 123 Banks Street, even numbers 6 through 24 Cowperthwaite Street (private way), odd numbers 31 through 59 Flagg Street, odd numbers 935 through 945 Memorial Drive and which includes all or parts of lots numbered 70 and 65.
- 1.03 Premises shown on Assessor's Plat #132:
Even numbers 2 through 50 Grant Street, odd numbers 1 through 39 Cowperthwaite Street, odd numbers 59 through 73 Banks Street, 42 DeWolfe Street and which include lots numbered 138, 137, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, and 73.
- 1.04 Premises shown on Assessor's Plat #133:
Numbers 8 through 25 Arrow Street, odd numbers 23 through 53 Mt. Auburn Street, numbers 1 through 45 Bow Street, even numbers 1154 through 1256 Massachusetts Avenue and which includes all or parts of lots numbered 23, 39, 40, 47, 50, 20, 42, 41, 43, 21, 15, 14, 49, 48, 12, 11, 4, 5, 6, 7, 8, 3, 55, 9, 10, 51, 52, 53, 54, 56.
- 1.05 Premises shown on Assessor's Plat #134:
Odd numbers 1145 through 1201 Massachusetts Avenue, 400 Harvard Street and which includes all or parts of lots numbered 2 and 1.

- 1.06 Premises shown on Assessor's Plat #136:
Even numbers 464 through 484 Broadway, even numbers 10 through 34 Quincy Street, numbers 1 through 25 Prescott Street, odd numbers 7 through 29 Ware Street and which includes all or parts of lots numbered 30, 31, 32, 33, 29, 18, 19, 37, 38, 20, 21, 39, 9, 34, 11, 12, 13, 22, 23, 15, 36, 4, 3, 2, 27, 26.
- 1.07 Premises shown on Assessor's Plat #137:
Odd numbers 1 through 17 Felton Street, even numbers 1710 through 1760 Cambridge Street, odd numbers 469 through 485 Broadway, numbers 38 through 43 Quincy Street, numbers 79 through 96 Prescott Street and which includes all or parts of lots numbered 13, 16, 17, 27, 41, 38, 36, 35, 4, 3, 42, 1 and a 10 foot common passageway.
- 1.08 Premises shown on Assessor's Plat #143:
Odd numbers 3 through 17 Sumner Road, odd numbers 1727 through 1785 Cambridge Street, even numbers 14 through 38 Kirkland Street, numbers 41 through 47 Quincy Street and which includes all or parts of lots numbered 10, 11, 20, 16, 15, 8, 7, 6, 5, 4, 13, 19, 17.
- 1.09 Premises shown on Assessor's Plat #144:
Odd numbers 17 through 25 Kirkland Street, even numbers 10 through 38 Oxford Street, odd numbers 7 through 17 Divinity Avenue, numbers 3 through 10 Frisbie Place and which includes all or parts of lots numbered 22, 23, 14, 19, 20, 17, 16, 21, 8, 1, 6, 18, 15, 10.
- 1.010 Premises shown on Assessor's Plat #145:
Odd numbers 5 through 45 Francis Avenue, numbered 1 through 14 Divinity Avenue (private way), numbers 3 through 14 Kirkland Place (private way) and which includes all or parts of lots numbered 41, 40, 43, 42, 14, 15, 16, 46, 36, 30, 29, 28, 9, 10, 11, 44, 33, 45, 39, 3, 38, 37, 21, 19, 2.
- 1.011 Premises shown on Assessor's Plat #147:
Odd numbers 11 through 25 Bryant Street, odd number 25 Scott Street, numbers 127 through 138 Irving Street, even numbers 56 through 64 Francis Avenue, 62 Museum Street and which includes all or parts of the following lots numbered 41, 42, 24, 35, 36, 46, 54, 47, 58, 57, 50, 55, 56, 11.
- 1.012 Premises shown on Assessor's Plat #148:
Even numbers 2 through 48 Hammond Street, even numbers 40 through 50 Oxford Street, and which includes all or parts of lot number 2 and a portion of Museum Street.

- 1.013 Premises shown on Assessor's Plat #156:
Even numbers 8 through 34 Wendell Street, odd numbers 7 through 37 Mellen Street, odd numbers 61 through 69 Oxford Street and which includes all or parts of lots numbered 92, 91, 90, 80, 82, 87, 45, 46, 47, 48, 49, 50, 51, 52, 53, 82, 55, 56, 57, 26, 86, 60, 61, 29, 30, 31, 32, 33, 83, 36, 37, 38, 39, 40, 41.
- 1.014 Premises shown on Assessor's Plat #157:
Numbers 35 through 58 Oxford Street, even numbers 6 through 24 Mellen Street, numbers 2 through 37 Everett Street, odd numbers 1581 through 1627 Massachusetts Avenue and which includes all or parts of lots numbered 30, 58, 57, 33, 48, 47, 38, 35, 36, 28, 62, 63, 61, 19, 20, 51, 23, 54, 53, 52, 26, 39, 1, 49, 50, 3, 4, 5, 6, 7, 8, 68, 64, 66, 65, 67.
- 1.015 Premises shown on Assessor's Plat #158:
Odd numbers 5 through 25 Oxford Street, odd numbers 1525 through 1569 Massachusetts Avenue and which includes all or parts of lots numbered 24, 23, 26, 28, 11, 12, 14, 15, 21, 6, 5, 4, 3, 19.
- 1.016 Premises shown on Assessor's Plat #159:
Odd number 1341 Massachusetts Avenue, odd numbers 11 through 37 Quincy Street and which includes all or parts of lot numbered 1.
- 1.017 Premises shown on Assessor's Plat #160:
Even numbers 2 through 36 Dunster Street, even numbers 1268 through 1362 Massachusetts Avenue, numbers 2 through 26 Holyoke Street, numbers 3 through 14 Linden Street, odd numbers 1 through 35 Plympton Street, Bow Street, odd numbers 57 through 79A Mt. Auburn Street which includes all or parts of lots numbered 61, 60, 46, 48, 30, 55, 54, 27, 26, 25, 24, 23, 74, 78, 79, 38, 37, 36, 83, 84, 76, 77, 53, 81, 80, 51, 52, 16, 15, 14, 82, 22, 21, 75.
- 1.018 Premises shown on Assessor's Plat #161:
Odd numbers 5 through 29 DeWolfe Street, even numbers 38 through 72 Mt. Auburn Street, even numbers 28 through 44 Holyoke Street (public and private way portions), numbers 52 through 110 Plympton Street, Mill Street (private way), Riverview Avenue (private way), and which includes all or parts of lots numbered 90, 73, 89, 85, 81, 83, 84, 82, 1, 2, 3, 4, 5, 76, 87, 77, 57, 58.

Episcopal Divinity School District

- 2.0 Beginning at a point, said point being the intersection of the centerline of Berkeley Street and the extension of the centerline of Hastings Avenue, as shown on Assessors' Plat #217;
- 2.1 Thence proceeding in a generally southeasterly direction along the centerline of Berkeley Street and its extension for a distance of approximately 455 feet to its point of intersection with the northwestern boundary of lot numbered 34 on Assessors' Plat #170;
- 2.2 Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary of lot numbered 34 on Assessors' Plat #170 for a distance of approximately 10 feet to the point of intersection of the northwestern boundary of lot numbered 34 and the northeastern boundary of said lot on Assessors' Plat #170;
- 2.3 Thence turning and proceeding in a generally southeasterly direction along the northeasterly boundary of lot #34 on Assessor's Plat #170 for a distance of approximately 100 feet to its intersection with the northwesterly sideline of lot #37;
- 2.4 Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary of lot #37 on Assessor's Plat #170 for a distance of approximately 48 feet to the point of intersection of the northwestern boundary of lot #37 and the northeastern boundary of said lot on Assessor's Plat #170.
- 2.5 Thence turning and proceeding in a generally southeasterly direction along the northeastern boundaries of lots numbered 36 and 37 on Assessors' Plat #170 for a distance of approximately 121 feet to the point of intersection with the northwestern boundary of lot numbered 4 on Assessors' Plat #170;
- 2.6 Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary of lot numbered 4 on Assessors' Plat #170 for a distance of approximately 85 feet to the point of intersection of the extension of the northwestern boundary of said lot and the centerline of Garden Street, on Assessors' Plat #170;
- 2.7 Thence turning and proceeding in a generally southeasterly direction along the centerline of Garden Street for a distance of approximately 895 feet to its point of intersection with the extension of the northwesterly boundary of lot numbered 5 on Assessors' Plat #169;
- 2.8 Thence turning and proceeding in a generally southwesterly direction along the northwesterly boundary of lot numbered 5 on Assessors' Plat #169 for a distance of approximately 200 feet to the intersection of the southwestern boundary of said lot and the northeastern boundary of lot numbered 19 on Assessors' Plat #169;

1.019 Premises shown on Assessor's Plat #162:

Even numbers 44 through 72 Dunster Street, even numbers 74 through 80 Mt. Auburn Street, odd numbers 11 through 25 Holyoke Street, odd numbers 39 through 45 Winthrop Street, even numbers 38 through 76 Winthrop Street, odd numbers 61 through 77 Dunster Street, odd numbers 17 through 21 South Street, even numbers 50 through 60 Boylston Street and which includes all or parts of lots numbered 61, 63, 62, 14, 50, 11, 10, 49, 31, 32, 53, 51, 52, 35, 36, 73, 71, 16, 72.

1.020 Premises shown on Assessor's Plat #163:

Even numbers 64 through 116 Boylston Street, numbers 962 through 970 Memorial Drive, even numbers 14 through 24 South Street (private way), Holyoke Street (private way), Mill Street (private way), 84 and 85 Dunster Street and which includes all or parts of lots numbered 41, 39, 40, 11.

1.021 Premises shown on Assessor's Plat #164:

69 Boylston Street, odd numbers 15 through 29 Eliot Street and which includes all or parts of lots numbered 2, 5, and 6.

- 2.9 Thence turning and proceeding in a generally northwesterly direction along the northeastern boundary of lot numbered 19 on Assessors' Plat #169 for a distance of approximately 19 feet to the point of intersection of the northeastern boundary of said lot and the southeastern sideline of Farwell Place;
- 2.10 Thence turning and proceeding in a generally southwesterly direction along the southeastern sideline of Farwell Place for a distance of approximately 415 feet to its point of intersection with the centerline of Brattle Street;
- 2.11 Thence turning and proceeding in a generally northwesterly direction along the centerline of Brattle Street for a distance of approximately 200 feet to its intersection with the extension of the centerline of Hilliard Street as shown on Assessors' Plat #168;
- 2.12 Thence turning and proceeding in a generally southwesterly direction along the centerline of Hilliard Street and its extension for a distance of approximately 250 feet to its point of intersection with the extension of the northeastern sideline of Fuller Place, as shown on Assessors' Plat #167;
- 2.13 Thence turning and proceeding in a generally northwesterly direction along the northeastern sideline of Fuller Place, and its extension, the northeastern boundaries of lots numbered 94 and 95 and the northeastern sideline of Ash Street Place and its extension for a distance of approximately 644 feet the point of intersection of the extension of the northeastern sideline of Ash Street Place and the centerline of Ash Street, as shown on Assessors' Plat #167;
- 2.14 Thence turning and proceeding in a generally northeasterly direction along the centerline of Ash Street and its extension for a distance of approximately 320 feet to its intersection with the centerline of Brattle Street as shown on Assessors' Plat #167;
- 2.15 Thence turning and proceeding in a generally northwesterly direction along the centerline of Brattle Street for a distance of approximately 490 feet to its intersection with the extension of the northwestern boundary of lot numbered 17 on Assessors' Plat #217;
- 2.16 Thence turning and proceeding in a generally northeasterly direction along the northwestern boundaries of lots numbered 17 and its extension and 16 on Assessors' Plat #217 for a distance of approximately 385 feet the point of intersection of the northwestern boundary of lot numbered 16 and the northeastern boundary of said lot on Assessors' Plat #217;
- 2.17 Thence turning and proceeding in a generally southeasterly direction along the northeastern boundary of lot numbered 16 on Assessors' Plat #217 for a distance of approximately 15 feet to the intersection of the northeastern boundary of said lot and the southwesterly extension of the centerline of St. John's Road;
- 2.18 Thence turning and proceeding in a generally northeasterly direction along the centerline of St. John's Road and its extension for a distance of approximately 140 feet to its intersection with the centerline of Hastings Avenue;
- 2.19 Thence turning and proceeding in a generally northwesterly direction for a distance of approximately 15 feet, then turning and proceeding in a generally northeasterly direction for a distance of approximately 170 feet along the centerline of Hastings Avenue to its point of intersection with the centerline of Berkeley Street, the point of origin.

2.00 Said area includes all or parts of lots:

2.01 As designated on Assessors' Plat #170:
all or parts of lots numbered 34, 37, 36, 4, 5, 35, 22, 20, 19,
27, 28, 29 and 30;

2.02 As designated on Assessors' Plat #169:
lots numbered 69, 70, 53, 3, 20, 31, 30, 87, 91, 92, 22, 22A,
23, 24, 25, 26, 27 and 28;

2.03 As designated on Assessors' Plat #167:
lots numbered 12, 13, 11 and 91;

2.04 As designated on Assessors' Plat #217:
lots numbered 17, 16, 8, 6, 7, 9, 3, 4 and 5.

Observatory Hill District

- 3.0 Beginning at a point, said point being the intersection of the centerline of Garden Street and the extension of the centerline of Shepard Street;
- 3.1 Thence turning and proceeding in a generally northeasterly direction for a distance of approximately 650 feet along the centerline of Shepard Street to the point of intersection of the extension of the centerline of Shepard Street with the centerline of Walker Street;
- 3.2 Thence turning and proceeding in a generally northwesterly direction along the centerline of Walker Street for a distance of approximately 870 feet to its point of intersection with the centerline of Linnaean Street;
- 3.3 Thence turning and proceeding in a generally southwesterly direction along the centerline of Linnaean Street for a distance of approximately 655 feet to the point of intersection of the extension of the centerline of Linnaean Street with the centerline of Garden Street;
- 3.4 Thence, turning and proceeding in a generally northwesterly direction along the centerline of Garden Street for a distance of approximately 200 feet to its point of intersection with the extension of the southeastern boundary of lot numbered 41 on Assessors' Plat #227;
- 3.5 Thence turning and proceeding in a generally southwesterly direction along the southeastern boundaries of lots numbered 41 and its extension, 40 and 39 on Assessors' Plat #227 for a distance of approximately 330 feet to the point of intersection of the southeastern boundary of lot numbered 39 and the southwestern boundary of said lot;
- 3.6 Thence turning and proceeding in a generally northwesterly direction along the southwestern boundaries of lots numbered 39 and 91 on Assessors' Plat #227 for a distance of approximately 155 feet to the point of intersection of lot numbered 91 and the southeastern boundary of lot numbered 76 on said plat;
- 3.7 Thence turning and proceeding in a generally southwesterly direction along the southeastern boundaries of lots numbered 76, 46, 45, 44, 43 on Assessors' Plat #227 for a distance of approximately 360 feet to the point of intersection of the extension of the southeastern boundary of lot numbered 43 on said plat and the centerline of Concord Avenue;
- 3.8 Thence turning and proceeding in a generally southeasterly direction along the centerline of Concord Avenue for a distance of approximately 675 feet to its intersection with the extension of the centerline of Bond Street;

- 3.9 Thence turning and proceeding in a generally northeasterly direction along the centerline of Bond Street and its extension for a distance of approximately 540 feet to the point of intersection of the extension of the centerline of Bond Street and the centerline of Garden Street;
- 3.10 Thence turning and proceeding in a generally southeasterly direction along the centerline of Garden Street for a distance of approximately 550 feet to its intersection with the extension of the centerline of Shepard Street, the point of origin.
- 3.00 Said area includes all or parts of the following parcels of land:
- 3.01 As described on Assessors' Plat #213: all of lots numbered 16, 3, 2A, 15, 14, 12, 11, 10, 9, 8, 17 and 18;
- 3.02 As described on Assessors' Plat #227: All of lot numbered 90.

Mt. Auburn Hospital District

- 4.0 Beginning at a point, said point being the point of intersection of the extension of the centerline of Mount Auburn Street, and the extension of the western boundary of lot numbered 13 on Assessors' Plat #241;
- 4.1 Thence turning and proceeding in a generally southeasterly direction along the centerline of Mount Auburn Street for a distance of approximately 1640 feet to its point of intersection with the extension of the eastern boundary of lot numbered 10 on Assessors' Plat #241;
- 4.2 Thence turning and proceeding in a generally southerly direction along the eastern boundary of lot numbered 10 on Assessors' Plat #241 for a distance of approximately 115 feet to the point of intersection of said eastern boundary and the southeastern boundary of said lot on Assessors' Plat #241;
- 4.3 Thence turning and proceeding in a generally southwesterly direction along the southeastern boundaries of lots numbered 10 and 14 on Assessors' Plat #241 for a distance of approximately 660 feet to the point of intersection of the southwestern boundary of lot numbered 14 on Assessors' Plat #241;
- 4.4 Thence turning and proceeding in a generally northwesterly direction along the southwestern boundary of lot numbered 14 for a distance of approximately 585 feet to the point of intersection of the southwestern boundary of said lot and the southwestern boundary of lot numbered 13 on Assessors' Plat #241;
- 4.5 Thence turning and proceeding in a generally northwesterly direction along the southwestern boundary of lot numbered 13 on Assessors' Plat #241 for a distance of approximately 553 feet to the point of intersection of the southwestern boundary of said lot and the western boundary of lot numbered 13 on Assessors' Plat #241;
- 4.6 Thence turning and proceeding in a generally northerly direction along the western boundary of lot numbered 13 on Assessors' Plat #241 for a distance of approximately 97 feet to the point of intersection of the western boundary of lot numbered 13 and the centerline of Mount Auburn Street, the point of origin.
- 4.00 Said area includes all or parts of the following parcels of land:
 - 4.01 Premises shown on Assessors' Plat #241:
Including all or parts of lots numbered 10, 13, 11 and 12.

38

Shady-Hill School and Buckingham, Browne and Nichols School District

- 5.0 Beginning at a point, said point being the point of intersection of the westerly sideline of Fresh Pond Parkway Extension and the extension of the northern boundary of lot numbered 34 on Assessor's Plat #242-B;
- 5.1 Thence turning and proceeding in a generally southerly direction along the western sideline of Fresh Pond Parkway Extension for a distance of approximately 940 feet to its point of intersection with the extension of the southern boundary of lot numbered 44 on Assessor's Plat #242B;
- 5.2 Thence turning and proceeding in a generally westerly direction along the southern boundaries of lots numbered 44 (and its extension) and 43 on Assessor's Plat #242-B for a distance of approximately 330 feet to its intersection with the eastern boundary of lot number 36 on Assessor's Plat #242;
- 5.3 Thence turning and proceeding in a southerly direction along the eastern boundary of lots numbered 36 and 37 on Assessor's Plat #242 for approximately 245 feet to its intersection with the southern boundary of lot 37;
- 5.4 Thence turning and proceeding in a generally westerly direction along the southern boundary of lots 37, 39 and 38 on Assessor's Plat 242 for approximately 783 feet to its intersection with the western boundary of lot 38 on said plat;
- 5.5 Thence turning and proceeding in a generally northerly direction along the western boundary of lot 38 on Assessor's Plat #242 for approximately 299 feet to its intersection with the northwesterly boundary of said lot;
- 5.6 Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary of lot 38 on Assessor's Plat #242 for approximately 95 feet to its intersection with the northern boundary of said lot;
- 5.7 Thence turning and proceeding in a generally easterly direction along the northern boundary of lot 38 on Assessor's Plat #242 for approximately 116 feet to its intersection with the western boundary of said lot;
- 5.8 Thence turning and proceeding in a generally northerly direction along the western boundary of lot 38 and its extension across Shady Hill Road for approximately 241 feet to its intersection with the southern boundary of lot 115 on Assessor's Plat #242A;

- 5.9 Thence turning and proceeding in a generally northeasterly direction along the southern bounds of lots 115 and 116 on Assessor's Plat #242A for approximately 195 feet to its intersection with the northeastern boundary of lot 116;
- 5.10 Thence turning and proceeding in a generally northwesterly direction along the northeastern boundary of lot 116 on Assessor's Plat #242A for approximately 175 feet to its intersection with the centerline of Coolidge Hill;
- 5.11 Thence turning and proceeding in a generally easterly and northeasterly direction along the centerline of Coolidge Hill for approximately 640 feet to its intersection with the western boundary of lot #43 on Assessor's Plat #242B;
- 5.12 Thence turning and proceeding in a generally northerly direction along the western boundary of lot 43 on Assessor's Plat #242B for approximately 15 feet to its intersection with the northern boundary of said lot;
- 5.13 Thence turning and proceeding in a generally easterly direction along the northern boundaries of lots 43, 34 and its extension on Assessor's Plat #242B for approximately 470 feet to its intersection with the western sideline of Fresh Pond Parkway Extension, the point of origin.
- 5.00 Said area includes all or parts of the following parcels of land:
- 5.01 Premises shown on Assessor's Plat #242:
Numbers 178 Coolidge Hill and which includes lot numbered 38.
- 5.02 Premises shown on Assessor's Plat #242B:
Lots numbered 44, 43, 34, 25, 41, 50.

Matignon School District

- 6.0 Beginning at a point, said point being the intersection of the eastern sideline of Alewife Brook Parkway and the Cambridge-Somerville city-line;
- 6.1 Proceeding in a generally south-easterly direction along the Cambridge-Somerville city-line for a distance of approximately 1315 feet to the point of intersection of the ~~Cambridge-Somerville~~ city-line and the northern boundary of lot numbered 1 on Assessor's Plat #184;
- 6.2 Thence turning and proceeding in a generally southwesterly direction along the northern boundaries of lots numbered 1, 2, 3, 4 and 193 on Assessor's Plat #184 for a distance of approximately 240 feet to the point of intersection of the northern boundary of lot numbered 193 and the eastern boundary of said lot on Assessor's Plat #184;
- 6.3 Thence turning and proceeding in a generally northerly direction along the eastern boundary of lot numbered 193 on Assessor's Plat #184 for a distance of approximately 128 feet to the point of intersection of the eastern boundary of said lot and the centerline of Churchill Avenue;
- 6.4 Thence turning and proceeding in a generally northeasterly direction along the centerline of Churchill Avenue for a distance of approximately 73 feet to its point of intersection with the centerline of Matignon Road;
- 6.5 Thence turning and proceeding in a generally northwesterly direction along the centerline of Matignon Road for a distance of approximately 740 feet to its point of intersection with the eastern sideline of Alewife Brook Parkway;
- 6.6 Thence turning and proceeding in a generally northwesterly direction along the eastern sideline of Alewife Brook Parkway for a distance of approximately 443 feet to its point of intersection with the Cambridge-Somerville city-line, the point of origin.
- 6.00 Said area includes all or parts of the following parcels of land:
 - 6.01 Premises shown on Assessor's Plat #185:
Lot numbers 52 and 53.

Cambridge Street Health Center District

- 7.0 Beginning at the point, said point being the intersection of the centerline of Cambridge Street and the centerline of Warren F. Roberts Road;
- 7.1 Thence proceeding in a generally northeasterly direction along the centerline of Warren F. Roberts Road for a distance of approximately 600 feet to the point of intersection of the centerline of Warren F. Roberts Road with the extension of the northeastern boundary of lot numbered 72 on Assessor's Plat #140;
- 7.2 Thence turning and proceeding in a generally southeasterly direction along the northeastern boundaries of lots numbered 72 and 73 on Assessor's Plat #140 for a distance of approximately 185 feet to the point of intersection of the northeastern boundary of lot numbered 73 and the northwestern boundary of lot numbered 74 on Assessor's Plat #140;
- 7.3 Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary of lot numbered 74 on Assessor's Plat #140 for a distance of approximately 5 feet to the point of intersection of said boundary with the northeastern boundary of said lot;
- 7.4 Thence turning and proceeding in a generally northeasterly direction along the northeastern boundary and its extension of lot numbered 74 on Assessor's Plat #140 for a distance of approximately 76 feet to the point of intersection of said boundary and its extension with the centerline of Hovey Avenue;
- 7.5 Thence turning and proceeding in a generally northeasterly direction along the centerline of Hovey Avenue for a distance of approximately 95 feet to the point of intersection of the centerline of Hovey Avenue with the extension of the southwestern boundary of lot numbered 133 on Assessor's Plat #140;
- 7.6 Thence turning and proceeding in a generally southeasterly direction along the southwestern boundaries of lots numbered 133 and its extension, 82, 83, 37, 38, 39, 97, 98, 126, 128 and 129 for a distance of approximately 445 feet to the point of intersection of the southwestern boundary of lot numbered 129 and the northwestern boundary of lot numbered 149 on said plat;

- 7.7 Thence turning and proceeding in a generally southwesterly direction along the northwestern boundaries of lots numbered 149, 148, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, and 59 on Assessor's Plat #140 for a distance of approximately 700 feet to the point of intersection of the extension of the northwestern boundary of lot numbered 59 on said plat and the centerline of Cambridge Street;
- 7.8 Thence turning and proceeding in a generally northwesterly direction along the centerline of Cambridge Street for a distance of approximately 715 feet to the point of intersection of the centerline of Cambridge Street and the centerline of Warren F. Roberts Road, the point of origin.
- 7.00 Said area includes all or parts of the following parcels of land:
- 7.01 Premises shown on Assessor's Plat #140:
Odd numbers 1575 through 1611 Cambridge Street, even numbers 10 through 24 Warren F. Roberts Road, 35 Hovey Avenue and which includes all or parts of lots numbered 134, 61, 62, 63, 117, 118, 66, 67, 68, 69, 70, 124, 74, 73, 72.

Massachusetts Institute of Technology District

- 8.0 Beginning at a point, said point being the intersection of the centerline of Main Street and the northeasterly projection of the centerline of Albany Street;
- 8.1 Thence proceeding in an easterly direction along the centerline of Main Street for approximately 3,300 feet to its intersection with the northeasterly projection of the centerline of the southwest bound lane of Memorial Drive;
- 8.2 Thence turning and proceeding in a southwesterly direction along the centerline of the southwest bound lane of Memorial Drive and its projection for approximately 7,800 feet to its intersection with southerly projection of the centerline of Amesbury Street;
- 8.3 Thence turning and proceeding in a northerly direction along the centerline of Amesbury Street and its projection and extension for approximately 570 feet to its intersection with the centerline of Vassar Street;
- 8.4 Thence turning and proceeding in an easterly direction along the centerline of Vassar Street for approximately 25 feet to its intersection with the southerly projection of the western sideline of lot 31 on Assessor's Plat #62;
- 8.5 Thence turning and proceeding in a northerly direction along the western sideline of lot 31 on Assessor's Plat #62 and its projection and extension for approximately 150 feet to its intersection with the centerline of the Boston and Albany Railroad right-of-way;
- 8.6 Thence turning and proceeding in an easterly direction along the centerline of the Boston and Albany Railroad right-of-way for approximately 1800 feet to its intersection with the northerly projection of the eastern sideline of lot 26 on Assessor's Plat #54;
- 8.7 Thence turning and proceeding in a northerly direction along the northerly projection of the eastern sideline of lot 26 on Assessor's Plat #54 for approximately 275 feet to its intersection with the centerline of Albany Street;
- 8.8 Thence turning and proceeding in an easterly direction along the centerline of Albany Street and its extension for approximately 3060 feet to its intersection with the centerline of Main Street, the point of origin.
- 8.00 Said area includes all or parts of the following parcels of land.
- 8.01 Premises shown on Assessor's Plat #46:
Even numbers 50 through 140 Main Street and odd numbers 1 through 30 Memorial Drive, which includes all or parts of lots numbered 11, 12, 10, 15 and 14.

8.02 Premises shown on Assessor's Plat #47:

Numbers 36 through 89 Memorial Drive, even numbers 148 through 232 Main Street, numbers 2 through 84 Wadsworth Street, numbers 1 through 28 Amherst Street, even numbers 2 through 64 Hayward Street, which includes all or parts of lots numbered 74, 80, 81, 4, 87, 86, 85, 83, 84, 78, 71, 18, 19, 20, 21, 22 and 67.

8.03 Premises located on Assessor's Plat #48:

Even numbers 4 through 60 Ames Street, numbers 95 through 111 Memorial Drive, numbers 25 through 83 Amherst Street, numbers 1 through 81 Carlton Street, numbers 1 through 17 Dock Street, numbers 2 through 26 Deacon Street, even numbers 264 through 400 Main Street, odd numbers 1 through 57 Hayward Street and which includes all or parts of lots numbered 107, 108, 151, 62, 120, 142, 146, 147, 143, 150, 123, 20, 21, 22, 19, 12, 33, 16, 15, 26, 155, 112, 113, 97, 153, 128, 127, 137, 131, 129, 94, 152, 149, 138, 13, 14, 148 and 154.

8.04 Premises located on Assessor's Plat #52A:

Odd numbers 125 through 139 Massachusetts Avenue, numbers 111 through 245 Memorial Drive, 64 Amherst Street, 1 through 59 Ames Street, even numbers 414 through 458 Main Street, 2 through 88 Vassar Street and which includes all or parts of lots numbered 19, 7, 28, 17, 29, 22, 33, 32, 34, 5, 12, 20, 21, and a 20 foot passageway.

8.05 Premises located on Assessor's Plat #53:

530 and 538 Main Street, numbers 2 through 100 Albany Street, odd numbers 71 through 85 Vassar Street, odd numbers 133 through 169 Massachusetts Avenue and which includes all or parts of lots numbered 70, 60, 58, 57, 56, 55, 54, 59, 71, 72, 73, 64, 11, 12, 63, 61, 68, 69.

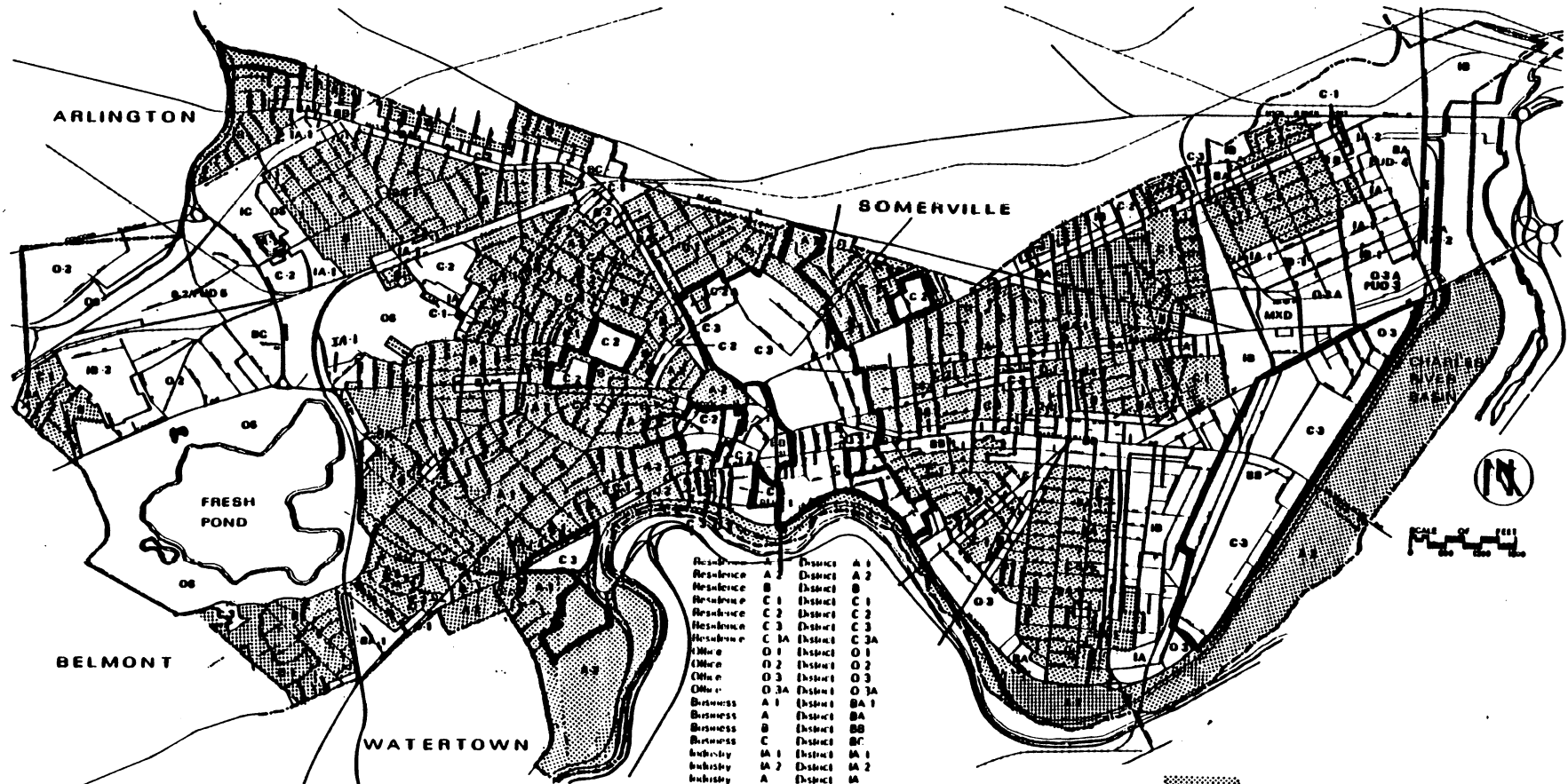
8.06 Premises located on Assessor's Plat #54:

Even numbers 240 through 254 Albany Street, odd numbers 201 through 257 Vassar Street and which includes all or parts of lots numbered 7, 16, 24, 25, 26, 28 and the Boston and Albany Railroad right-of-way.

8.07 Premises located on Assessor's Plat #55:

Even numbers 150 through 234 Albany Street, odd numbers 121 through 201 Vassar Street and which includes all or parts of lots numbered 9, 21, 20, 7, 19, 18, 23, 22, 16, 17, 10, 14, 13, 25, a 20 foot right-of-way and the Boston and Albany Railroad right-of-way.

- 8.08 Premises located on Assessor's Plat #56:
Even numbers 114 through 144 Albany Street, even numbers 134 through 168 Massachusetts Avenue, odd numbers 93 through 119 Vassar Street and which includes all or parts of lots numbered 4, 9, 7, 5, 8, 2, 1 and the Boston and Albany Railroad right-of-way.
- 8.09 Premises located on Assessor's Plat #57:
Even numbers 92 through 102 Vassar Street, even numbers 76 through 120 Massachusetts Avenue, all of Princeton Avenue (private way) and which includes all or parts of lots numbered 170, 169, 171, 131.
- 8.010 Premises located on Assessor's Plat #58:
Even numbers 2 through 52 Massachusetts Avenue, numbers 305 through 372 Memorial Drive, all of Endicott Street, Danforth Street (private way), Amherst Street and Princeton Avenue (private way) and which includes all or parts of lots numbered 161, 160, 109, 111, 112, 159, 164, 95-107, 74-76, 162, 157, 142-154, 120-138, 163.
- 8.011 Premises located on Assessor's Plat #59:
Numbers 400 through 428 Memorial Drive, all of Endicott Street, Fowler Street and Vassar Street and which includes all or parts of lots numbered 32, 37, 38, 39, 40, 34, 35.
- 8.012 Premises located on Assessor's Plat #60:
Numbers 450 through 500 Memorial Drive, all of Fowler Street, Greenhalge Street and Vassar Street and which includes all or parts of lot numbered 6.
- 8.013 Premises located on Assessor's Plat #61:
Even numbers 540 through 554 Memorial Drive, 270 through 293 Vassar Street and Audrey Street (private way) and which includes all or parts of lots numbered 14, 17, 9, 13, 12, 11.
- 8.014 Premises located on Assessor's Plat #62:
Numbers 527 through 570 Memorial Drive, odd numbers 295 through 315 Vassar Street, all of Audrey Street and Amesbury Street which includes all or parts of lots numbered 32, 30, 25, 26, 31, 1, 34, 36, 37, 20, 21, 12, 22 and the Boston and Albany Railroad right-of-way.



Residence	A 1	District	A 1
Residence	A 2	District	A 2
Residence	B	District	B
Residence	C 1	District	C 1
Residence	C 2	District	C 2
Residence	C 3	District	C 3
Residence	C 3A	District	C 3A
Office	O 1	District	O 1
Office	O 2	District	O 2
Office	O 3	District	O 3
Office	O 3A	District	O 3A
Business	A 1	District	BA 1
Business	A	District	BA
Business	B	District	BB
Business	C	District	BC
Industry	IA 1	District	IA 1
Industry	IA 2	District	IA 2
Industry	A	District	IB
Industry	B 1	District	IB 1
Industry	B	District	IB
Industry	C	District	IC
Special Use District	MXD	District	MXD
Open Space	OS	District	OS
PUD (Industry)	PUD	District	PUD

*Note: This map does not include the Parkway Overlay District or the Harvard Square Overlay District.

 CHAPTER 565 AREAS

 PROPOSED INSTITUTIONAL OVERLAY DISTRICTS

Robert J. La Trémouille
Six McLean Place
Cambridge, MA. 02140
June 16, 1981

City Council
City of Cambridge

The proposed "Institutional Growth Control Ordinance" is defective because it significantly expands uses permitted in our residential neighborhoods, and because its housing replacement provisions do not provide adequate safeguards.

The regulation permits "for-profit" educational institutions in any residential neighborhood of the city. These institutions are currently treated as businesses and are barred from residential districts unless on state-owned land.

A and B districts are upzoned to permit a number of uses presently prohibited. These would include Draper-style facilities for genetic and other research, dormitories, all types of health care facilities, fraternal organizations, museums, and other institutional uses not listed.

Many new uses would be made easier should the developer raze existing buildings and leave the land vacant for 24 months, an extremely short period.

Replacement housing can be satisfied by faculty housing; there is no requirement that "replacement" housing be offered to existing tenants; nor is there any requirement to pay moving expenses for affected tenants.

Following is a detailed summary of the new uses permitted under "IUR" regulations where presently prohibited. At the conclusion is located new language to clean up the replacement housing deficiencies, and the short transition period.

Present Section	Proposed Section	
		All residential districts
4.33.b.3	4.33.b.3; 4,5 & 6	Presently "other schools, colleges or educational institutions" are listed as "no". "Other" in the ordinance contrasts these uses with the two preceding subsections: "Educational institutions" "exempt by statute" (4.33.b.1 in both); and "Educational institutions" "other nursery schools, day care centers or kindergartens" (4.33.b.2 in both). Now permitted would be "Primary school, not exempt by statute" (4.33.b.3); "secondary school not exempt by statute" (4.33.b.4); "College or university not exempt by statute" (4.33.b.5) and "vocational school not exempt by statute" (4.33.b.6). The last is the key. Secretarial and vocational schools are businesses which are extremely common. Until this upzoning they are restricted to non-residential areas. Residence A and B districts - except where otherwise stated all uses are changed from "no" to "IUR"
4.31.j.1	4.33.b.7	Dormitory, resident fraternity or sorority (last added)
4.33.c	4.33.c	"Non-commercial research facility" defined by footnote as "which provide services for a fee for other than enrolled students providing there is no manufacturing on the premises". THIS IS DRAPER AND ANY OTHER SIMILARLY INCORPORATED EXPERIMENTAL/R&D FACILITY, INCLUDING GENETIC RESEARCH. The wording is an apparent expansion of the present "Labora-

Present Section	Proposed Section	
		tory or research facilities of non-profit educational institutions" with the same definition.
4.33.d.1-6	4.33.d.1-7	All health care facilities from hospitals down. Exceptions: "clinic connected to a community center", presently SP in res. B. "clinic not affiliated with any other institution" presently prohibited also in C-1 is now permitted there as well. 4.33.d.7, other is new.
4.33.e.1	4.33.e.2	Community Center (presently SP in B)
4.31.j.3	4.33.e.4	Personal Care Lodging House
4.33.h	4.33.h.1	Club, lodge or other fraternal or sororal meeting facility (presently SP in B).
4.33.f	4.33.h.2	Library or museum (now SP in B) (present wording) 4.33.f is new cite for "Private library, museum or non-commercial gallery". University related would now be permitted as well, since treated as university.
-----	4.33.h.4	Institutional use not listed in any other category --- new listing.

The following modification would make the promise of protection of the city's housing stock more meaningful:

Amend page 13 in the proposal dated May 4, 1981 and attached to the planning board's letter dated May 7, 1981 by amending footnote 4 by substituting the following for the first sentence:

The Board of Zoning Appeal shall grant a special permit for this use only if the applicant demonstrates the following:

"a." That he will act to replace the dwelling units removed from the lot or converted to institutional use with an equivalent number of comparable units at another location or locations within the City of Cambridge.

"b." that he shall offer a comparable unit in the replacement housing to each person relocated by the replacement of said housing;

"c." that the applicant shall pay all moving costs of said relocated persons; and

"d." that all units in said replacement housing shall otherwise be available to all residents of the City of Cambridge regardless of institutional affiliation or lack thereof.

The provisions which simplify university and other institutional expansion by the device of holding land vacant for 24 months has been proven by M.I.T.'s massive land speculation (including razings) to be inadequately short. More appropriate would be to replace "24 months" wherever it appears in the proposed section 4.551 by a period of time which would have meaning to these bodies. The shortest reasonable substitution would be "12 years". Another period which would have meaning would be "20 years".

Robert L. S. Smoother

Comm. from Robert J. LaTremouille, 6 McLean
Pl., relative to the Institutional Growth
Control Amendment.

In City Council,

June 22, 1981

6/22/81

*Filed with the
PETITION-*

RECEIVED
OFFICE OF CITY CLERK
JUN 19 10 35 AM '81
CAMBRIDGE, MASS.

City of Cambridge

In City Council June 8, 1981

The Ordinance

Committee

to which was referred the petition of the Planning Board on a proposed amendment to the Zoning Ordinance regarding Institutional Growth Control met on Thursday, June 4, 1981 at 5:45 p.m. to conduct a public hearing on the proposal.

Councillor David A. Wylie presided and requested the proponents to appear and be heard.

The Committee heard from Kathy Spiegelman of the Community Development Department who outlined the proposed amendment. Ms. Spiegelman stated that the proposal was designed to implement the Home Rule Legislation which authorized the City of Cambridge to limit the growth of institutions in low density residential neighborhoods to protect residential neighborhoods from incompatible uses, to limit the displacement of residential units from the housing stock and to discourage institutional development in four existing zoning district categories subject to the Home Rule legislation in Res. A-1, A-2, B and C-1 by the creation of a separate use table for institutional uses within those districts by the use of Institutional Overlay Districts.

Ms. Spiegelman traced the legislative history of Chapter 565 of the Acts of 1969 and Chapter 387 of the Acts of 1980. She stated that Chapter 565 authorized the city to impose use restrictions on the use of land for religious and educational purposes in residential zoned districts requiring at least 1200 square feet of lot area per dwelling unit and that subsequent legislation under Chapter 387 extended this authority to include Harvard University which had been exempted from the original law.

The Committee heard from David Vickery, Assistant City Manager for Community Development who outlined with the aid of an area map of Cambridge the districts affected by the proposal. Mr. Vickery outlined the procedures to be followed and the special authority given to the Board of Zoning Appeal who would conduct a case by case approach and issue special permits in accordance with restrictions and conditions outlined in the ordinance.

A discussion followed regarding the application of the proposal to specific areas.

71.

REPORT

Committee on Ordinances

INSTITUTIONAL GROWTH CONTROLS

In City Council,

June 8, 1981

*Passed to second
reading
Motion of Laurence Hylle*

The Committee was in receipt of a favorable report from the Planning Board dated May 7, 1981 urging favorable prompt action in the proposal.

The Committee heard from R.A. Lewis, Executive Vice-President of Lesley College who read a statement recording that institution in favor of the proposed amendment stated that although the Regulations were highly restrictive, they do provide a measure of flexibility through the Special Permit process and that the Regulations through the Zoning Overlay Districts provide a clear cut definition as to where the Special Permit process will be allowed.

The Committee received a communication from Lewis A. Armistead, representing Harvard University indicating their intent to comment in writing at the Planning Board hearing on June 9, 1981 at which time copies of their position letter would be sent to the City Council.

Both communications were made part of the record of the hearing.

The committee heard from Robert LaTremouille of 6 McLean Place who recorded himself in favor stated that he was concerned with changes on page 4-8 that would allow uses now prohibited.

William Cavalini of 274 Brookline Street recorded himself in favor and expressed concern regarding district line along the railroad near M.I.T.

Kenneth Basler of 14 Sacramento Street recorded himself in favor.

Sandra Hudson of 271 Harvard Street, representing the Mid-Cambridge Association recorded that group in favor.

Mary Ellen Preusser of 2 Wesley Court recorded herself in favor and recited her efforts to develop legislation at the state level and declared that no opposition had been recorded.

Walter Milne, representing M.I.T. was present in the Chamber and indicated that M.I.T. opposed the amendment but did not submit a formal position paper at the hearing.

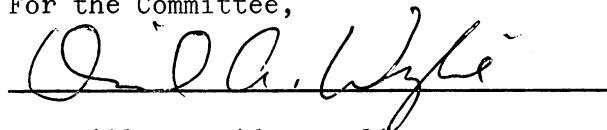
The Chair declared the hearing for the proponents closed and called for the opposition to appear.

No one appeared in opposition at the call of the Chair who then declared the hearing closed at 6:46 p.m.

Councillor David Sullivan moved that the proposed amendment be reported favorably to the City Council

There being no objections, the motion - carried.

For the Committee,



Councillor David A. Wylie,
Chairman,
Committee on Ordinances.



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

June 16, 1981

To the Honorable, the City Council:

SUBJECT: Planning Board Recommendation on the Petition to Amend
the Zoning Ordinance by Adoption of Institutional Use
Growth Control Regulations

In accordance with Chapter 40-A of the General Laws, the Planning Board held a public hearing on Tuesday, June 9, 1981 on the above petition which was filed by the Planning Board.

The Petition

This petition would impose use restrictions on religious and educational institutions in Residence A-1, A-2, B and C-1 districts as authorized by Cambridge's home rule legislation, Chapter 565 of the Acts of 1979 as amended by Chapter 387 of the Acts of 1980. The objectives of the petition include the following: the protection of residential neighborhoods from uses which are incompatible by virtue of their physical form, activity patterns or overall impact on the character of a neighborhood, preventing the displacement of residential units from the housing stock, and consideration of the benefits of non-residential activities which are neighborhood-serving. The strategy of the proposed institutional use regulations also identifies areas of existing institutional concentration as Institutional Overlay Districts. The regulations for institutional development in 565 affected areas are more flexible within these overlay districts than outside.

The focus of the petition is an elaborate modification of the Table of Use Regulations as it relates to institutional uses. A special Table of Institutional Use Regulations sets forth the restrictions for all kinds of institutional uses in districts affected by the authority of Chapter 565. (This includes religious, educational, health care, social service, charitable and benevolent institutions.) The institutional use regulations are the same in each of the four affected zoning districts but vary according to location inside or outside of an Institutional Overlay District, existing use of the proposed development site--residential, institutional or other--and the degree of compatibility of the proposed institutional activity with low and moderate density residential uses.

Other components of the petition include procedural and editorial changes to clarify the new institutional use regulations and provide consistency throughout the ordinance.

The Hearing

At the June 9th Planning Board public hearing, Kathy Spiegelman, Deputy Director of the Community Development Department, presented a summary of the petition and answered questions from the Board and the audience. Councillor David Sullivan spoke in favor of the petition and also recommended the following two changes: first, strengthening the criteria for replacement housing in the special permit process for conversion of residential property inside the Institutional Overlay Districts, and second, consideration for adding another institutional use category for housing that is restricted to institutional affiliates. Councillor Sullivan also noted that the petition had been passed to a second reading by the City Council and would be ready for ordination by June 22, 1981. Mary Ellen Preusser also spoke in favor of the petition, in particular supporting the process of bringing representatives from neighborhood groups and institutions together in the formulation of the proposed regulations. Lewis Armistead of Harvard University and Reynolds Thompson of M.I.T. both stated their opposition to the petition. Both of these institutions also submitted letters to the Board expressing the basis of their opposition.

Findings

Having considered the proposed regulations and their probable impact and having reviewed the suggestions and comments of supporters and opponents to the petition, the Board has made the following findings:

1. The proposed regulations for institutional growth management reflect the intent and purpose of the authorizing home rule legislation and allow for institutional growth that does not conflict with neighborhood and housing protection.
2. The boundaries of the proposed Institutional Overlay Districts are appropriately drawn around existing concentrations of institutional land use without regard to zoning districts. This is the most effective way to delineate institutional concentration areas since so many institutions have traditionally been exempted from zoning use regulations. The institutional regulations are only operative in those areas of the overlay districts which are also zoned for low- and moderate-density residential development. This overlap involves 3% of all the land so zoned. More flexibility is afforded in the overlap areas than outside of the overlay districts in recognition of the infrastructure and development patterns which such institutional concentration has already established.
3. The protection of the City's housing stock is an important objective of this petition. The proposal prohibits the conversion of dwelling units for institutional uses in the affected areas outside the overlay districts and requires replacement housing as a condition for approval of such conversions inside of Institutional

Overlay Districts. The areas affected by Chapter 565 which are located within the overlay districts include 134 dwelling units. It is in the public interest to assure that if any or all of these units are replaced, some provision is made for low- and moderate-income households whose housing needs are critical in Cambridge at this time. Therefore, the replacement housing provision for approval of residential to institutional use conversions in the overlay districts should include a requirement for low- and moderate-income units.

4. A question was raised as to whether housing which is not considered dormitory but which is accessible only to institutional affiliates should be considered an institutional rather than a residential use. The issue of "affiliation" with regard to housing which is not available on the "open market" is a factor in the general housing situation in Cambridge.

However, this affiliation is not limited to housing owned by institutions; it frequently applies to housing controlled by private individuals as well. Therefore, affiliated housing should only be classified as an institutional use if such housing is operated as a temporary residence for persons enrolled or employed at an institution.

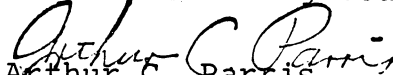
5. Technical corrections to the original petition are required.

Based on the above findings, the Board recommends that the petition be APPROVED with the amendments noted below:

1. Add a definition of "dormitory" under item #4 on page 1 of the petition.
2. Clarify the recodification in item #7 on page 2 of the petition.
3. Correct the footnote references in the Table of Use Regulations on page 3 and page 4 of the petition.
4. Correct footnote #46 on page 6 of the petition.
5. Correct duplication of information in the Table of Institutional Use Regulations on page 10 of the petition.
6. Revise footnote #4 on page 13 of the petition to include requirement for low- and moderate-income units as part of replacement housing.
7. Make necessary corrections in the description of the Shady Hill School and Buckingham, Browne and Nichols School District on pages 38 and 39 of the petition.

Respectfully submitted,

For the Planning Board


Arthur C. Parris
Chairman

Please insert the amended pages in the appropriate order within the original petition.

HARVARD UNIVERSITY

OFFICE OF CITY PLANNING

JUN 10 8 21 PM '81

CAMBRIDGE, MASS.

2 GARDEN STREET

CAMBRIDGE, MASSACHUSETTS 02138

617-495-4955

OFFICE OF GOVERNMENT AND
COMMUNITY AFFAIRS

June 8, 1981

Mr. Arthur Parris, Chairman
Cambridge Planning Board
City Hall Annex
57 Inman Street
Cambridge, MA 02139

RE: Institutional Zoning; Proposed Zoning Amendments to
Implement Chapter 565 of the Acts of 1979, as amended
("Chapter 565")

Dear Mr. Parris:

As you may know, Harvard representatives have participated in all of the meetings arranged by the Community Development Department (the "Department") as it has worked to reconcile the understandably disparate objectives of the City, the neighborhoods and the institutions and to develop a workable proposal for implementing Chapter 565. That none of Harvard's thinking has been embraced and none of its suggestions adopted simply reflects political realities but by no means demeans the value of the quality of the Department's efforts.

It cannot be seriously disputed that the proposal before you effectively prohibits virtually all legitimate university uses in the residential A, B-1, B-2 and C-1 zoning districts affected by Chapter 565 ("Chapter 565 Districts"). Those university uses not prohibited outright are allowable only under special permits which can be granted only upon findings which cannot be supported and pursuant to standards which cannot be met. Chapter 565 accords Cambridge the power to "regulate and restrict" the use of land for educational purposes in Chapter 565 Districts. If this authority includes the power to prohibit all educational uses altogether, which we think it does not, then it is not a profitable exercise for us to belabor in this letter all of the specific provisions of the proposal which have this effect. If Chapter 565 does not authorize the prohibition of educational uses, then the proposed amendments in our view exceed the authority granted by Chapter 565.

Our principal objective in this letter is to urge strongly that the boundaries of the proposed institutional overlay area not be drawn to include any properties outside Chapter 565 Districts. It should be enough to point out that Chapter 565 is the only authority for the regulation of educational uses, which are otherwise protected from use regulation by Section 3 of Chapter 40A of the General Laws. When we raised this concern in discussions with the Department, it was suggested that it is necessary to draw the line outside Chapter 565 Districts as a "long range planning" matter. The only conceivable objective of drawing the institutional overlay boundaries outside

Chapter 565 Districts is to anticipate future down-zonings, against which the proposal affords no protections, or future amendments to Chapter 565 making it applicable in other districts. We submit that any determination of whether or not properties affected by such a down-zoning or legislation are properly included in the overlay can only be properly made at the time. One concern is that someone might argue, in connection with future down-zonings or legislation, that affected areas not now included within the institutional overlay area, have been determined to be unsuitable for institutional development. And to say that this determination is being made as a long range planning matter is disingenuous at best, since the overlay is by definition being unfairly drawn simply with reference to areas of at least five acres currently owned and used for institutional purposes.

Two examples should suffice to illustrate that the institutional overlay boundary is being unfairly drawn. As now proposed, all commercial and industrial areas of Cambridge, including Harvard Square, would be excluded from the institutional overlay district; this would subject institutional developments there to the most rigorous regulation in Cambridge, "protection" which under Chapter 565 was to be afforded only to low-density residential areas. Even worse, some areas long owned by Harvard, zoned for institutional use and in no sense residential, like the Treeland Bindery site on Memorial Drive, have been excluded from the proposed institutional overlay area. The effect will be to penalize Harvard for having relied on existing zoning and deferred applying its land to its own purposes. One explanation which has been expressed for drawing the institutional overlay boundary beyond Chapter 565 Districts and in such a fashion is the desire to use zoning to prevent additional properties from becoming exempt from real estate taxation. While the exemption for institutions such as Harvard from real estate taxation may be a problem for the City, it is a problem separate from zoning, which is intended to regulate the use and development of land. We have been advised by counsel that zoning rights should not be based upon the tax status of the land owner.

Harvard has learned from its experience with the so-called "Red Line" to which it committed in its 1972 Community Report and reiterated in the 1976 Community Report that a line drawn for one purpose inevitably comes to be perceived to have significance not originally intended. The institutional overlay boundary is already being misrepresented as the product of some long range planning.

The proposal to draw the institutional overlay boundary outside Chapter 565 Districts clearly exceeds the authority of Chapter 565. Further, as now drawn it would conflict with the stated objectives of the Department by unfairly restricting institutional developments in the areas where they ought to be encouraged or at least less regulated.

Harvard is opposed to the proposed amendments. We think that with few exceptions our legitimate concerns could be resolved without at all compromising those of the City or the affected neighborhoods. Among the exceptions, however, is the proposal to draw an institutional overlay boundary outside Chapter 565 Districts, to which we would appreciate your giving particular attention.

Sincerely,



Lewis A. Armistead

HARVARD UNIVERSITY

RECEIVED BY
OFFICE OF CITY CLERK

JUN 10 6 20 PM '81

CAMBRIDGE, MASS.

OFFICE OF GOVERNMENT AND
COMMUNITY AFFAIRS

2 GARDEN STREET
CAMBRIDGE, MASSACHUSETTS 02138
617-495-4955

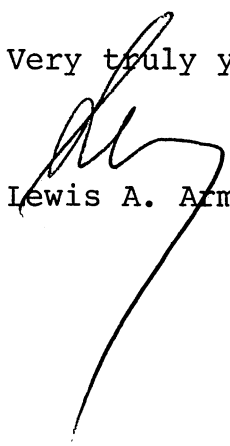
June 10, 1981

Mr. Paul Healy, City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Paul:

I enclose copies of our letter to the Planning Board expressing our opposition to the proposed Institutional Zoning Amendments to the Zoning Ordinance. These are for the members of the Ordinance Committee.

Very truly yours,



Lewis A. Armistead

Comm. from Lewis A. Armistead, Office of
Government & Community Affairs, Harv. Univ.,
recording their opposition to the proposed
Institutional Growth Controls Ordinance.

In City Council,

June 15, 1981

6/15/1981

Referred to the

PETITION-

Proposed Amendment to the
Institutional Growth Zoning Petition

On page 13 of the petition as amended, strike out footnote 4 to section 4.56, the Table of Institutional Use Regulations, and insert in place thereof the following footnote:

4. The Board of Zoning Appeal shall grant a special permit for this use only if the applicant demonstrates that he will act to replace indefinitely the dwelling units removed from the lot or converted to institutional use with an equivalent number of units, not previously on the housing market, at another location or locations within the City of Cambridge, before the units are removed or converted, and only if the applicant adequately provides at his own expense for the relocation of the occupants of the existing units to comparable units within the City of Cambridge. In every case, this replacement housing shall include units suitable for and available to low- and moderate-income households in an amount equal to ten (10) percent of the total number of units to be replaced. The remaining replacement units shall be comparable to the units removed. Comparability shall be determined by dwelling unit mix in terms of number of bedrooms, special facilities (such as handicapped access or common areas), amenities, including those existing in the surrounding neighborhood and range of price/rent levels. The Board of Zoning Appeal may require that the applicant submit whatever evidence it deems necessary to determine that the replacement units will be comparable and that the applicant is bound to provide such units. Otherwise the special permit will not be issued. Replacement units shall be available for occupancy before the existing dwelling units are removed or converted and shall remain available as low- and moderate-income and comparable units unless otherwise authorized by the Board of Zoning Appeal. No building or demolition permit for the proposed institutional development shall issue until the replacement units are available for occupancy and the occupants of the existing units have been relocated.

(Underlining indicates language added to or changed in the zoning petition, as amended by the Planning Board report, by the proposed amendment.)

D. Sullivan

Clarifying Amendment to
Rent Control Committee Report on
Rental Housing Removal Ordinance Amendments

Amend the proposed ordinance by adding at the end of subsection (c $\frac{1}{2}$) the following sentence:

Nothing in this subsection shall prevent an owner of a building or any portion thereof from conveying his entire interest in the building in good faith to one purchaser, who shall then be subject to the provisions of this subsection to the same extent as the original owner.

This language makes it clear that a rent-controlled landlord will continue to be able to sell his property to a successor landlord without a removal permit, even after a master deed is recorded or units in the building are sold to condominium purchasers. But the successor landlord is subject to the same ordinance provisions about sales to condominium unit purchasers as the original landlord.

Proposed Amendment to the
Institutional Growth Zoning Petition

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D. Sullivan

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4. The Board of Zoning Appeal shall grant a special permit for this use only if the applicant demonstrates that he will act to replace indefinitely the dwelling units removed from the lot or converted to institutional use with an equivalent number of units, not previously on the housing market, at another location or locations within the City of Cambridge, before the units are removed or converted, and only if the applicant adequately provides at his own expense for the relocation of the occupants of the existing units to comparable units within the City of Cambridge. In every case, this replacement housing shall include units suitable for and available to low- and moderate-income households in an amount equal to ten (10) percent of the total number of units to be replaced. The remaining replacement units shall be comparable to the units removed. Comparability shall be determined by dwelling unit mix in terms of number of bedrooms, special facilities (such as handicapped access or common areas), amenities, including those existing in the surrounding neighborhood and range of price/rent levels. The Board of Zoning Appeal may require that the applicant submit whatever evidence it deems necessary to determine that the replacement units will be comparable and that the applicant is bound to provide such units. Otherwise the special permit will not be issued. Replacement units shall be available for occupancy before the existing dwelling units are removed or converted and shall remain available as low- and moderate-income and comparable units unless otherwise authorized by the Board of Zoning Appeal. No building or demolition permit for the proposed institutional development shall issue until the replacement units are available for occupancy and the occupants of the existing units have been relocated.

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D. Sullivan

RECEIVED BY
CITY OF CAMBRIDGE
Proposed Amendment to the
Institutional Growth Zoning Petition

On page 213 of the petition as amended, ^{July 22, 81} strike out footnote 4 to section 4.56, the Table of Institutional Use Regulations, and insert in its place thereof the following footnote:

4. The Board of Zoning Appeal shall grant a special permit for this use only if the applicant demonstrates that he will act to replace indefinitely the dwelling units removed from the lot or converted to institutional use with an equivalent number of units, not previously on the housing market, at another location or locations within the City of Cambridge, before the units are removed or converted, and only if the applicant adequately provides at his own expense for the relocation of the occupants of the existing units to comparable units within the City of Cambridge. In every case, this replacement housing shall include units suitable for and available to low- and moderate-income households in an amount equal to ten (10) percent of the total number of units to be replaced. The remaining replacement units shall be comparable to the units removed. Comparability shall be determined by dwelling unit mix in terms of number of bedrooms, special facilities (such as handicapped access or common areas), amenities, including those existing in the surrounding neighborhood and range of price/rent levels. The Board of Zoning Appeal may require that the applicant submit whatever evidence it deems necessary to determine that the replacement units will be comparable and that the applicant is bound to provide such units. Otherwise the special permit will not be issued. Replacement units shall be available for occupancy before the existing dwelling units are removed or converted and shall remain available as low- and moderate-income and comparable units unless otherwise authorized by the Board of Zoning Appeal. No building or demolition permit for the proposed institutional development shall issue until the replacement units are available for occupancy and the occupants of the existing units have been relocated.

(Underlining indicates language added to or changed in the zoning petition, as amended by the Planning Board report, by the proposed amendment.)

Footnotes to Table of Institutional Use Regulations

1. Other college or university facility shall include administrative offices, faculty and staff offices, teaching and research facilities not included in subsection 4.56c(4) or c(5), libraries, museums, dining halls and service facilities including facilities listed in subsection 4.56c(4) which are not accessible to the general public.
2. Local government shall include all non-residential facilities and activities of the City of Cambridge, the Cambridge Housing Authority, Cambridge Redevelopment Authority and their component agencies, but shall not include public schools.
3. This use designation shall include facilities for cultural and ethnic heritage appreciation.
4. The Board of Zoning Appeal shall grant a special permit for this use only if the applicant demonstrates that he will act to replace indefinitely the dwelling units removed from the lot or converted to institutional use with an equivalent number of units, not previously on the housing market, at another location or locations within the City of Cambridge, before the units are removed or converted, and only if the applicant adequately provides at his own expense for the relocation of the occupants of the existing units to comparable units within the City of Cambridge. In every case, this replacement housing shall include units suitable for and available to low- and moderate-income households in an amount equal to ten (10) percent of the total number of units to be replaced. The remaining replacement units shall be comparable to the units removed. Comparability shall be determined by dwelling unit mix in terms of number of bedrooms, special facilities (such as handicapped access or common areas), amenities, including those existing in the surrounding neighborhood and range of price/rent levels. The Board of Zoning Appeal may require that the applicant submit whatever evidence it deems necessary to determine that the replacement units will be comparable and that the applicant is bound to provide such units. Otherwise the special permit will not be issued. Replacement units shall be available for occupancy before the existing dwelling units are removed or converted and shall remain available as low- and moderate-income and comparable units unless otherwise authorized by the Board of Zoning Appeal. No building or demolition permit for the proposed institutional development shall be issued until the replacement units are available for occupancy and the occupants of the existing units have been relocated.
5. This use is allowed as-of-right if the pre-existing institutional use of the lot is in the same use table category in subsection 4.56, otherwise a special permit from the Board of Zoning Appeal shall be required. Such special permit shall be granted only if the Board determines that the use will have fewer adverse impacts on the neighborhood than the pre-existing institutional use. In making this determination, the Board shall consider and comment on the physical attributes of the use, including those evaluated in the Cambridge Institutional Growth Management Plan. The Board may require the applicant to submit whatever documentation it deems necessary, to assist it in making said determination.

6. This use may be allowed upon issuance of a special permit by the Board of Zoning Appeal if the pre-existing institutional use of the lot is in the same use table category in subsection 4.56 or if the Board determines that the use will have fewer adverse impacts on the neighborhood than the pre-existing institutional use. In making this determination, the Board shall consider and comment on the physical attributes of the use, including those evaluated in the Cambridge Institutional Growth Management Plan. The Board may require the applicant to submit whatever documentation it deems necessary to assist it in making said determination.

- 4.57 Special Permit Criteria. The Board of Zoning Appeal shall grant a special permit for a use in subsection 4.56 only if it determines that the benefits of the proposed use at that location will outweigh its detriments. In addition to any particular determinations which must be made under footnotes 4, 5 or 6 of said subsection and under subsection 10.43, "Special Permit Criteria", the Board shall consider and address the following factors as appropriate:

Benefits

1. The building design or site plan would be compatible with the neighborhood.
2. The institution would be accessible to or primarily oriented toward neighborhood residents.
3. The institution would fulfill an identified neighborhood need.
4. The institution would fulfill an identified city-wide need.
5. Institutional use would be particularly appropriate on the lot given previous use of the lot.
6. Institutional use would be particularly appropriate on the lot given institutional use of adjacent or nearby lots.
7. Residential development would not be feasible or reasonably practical on the site.
8. The proposed institutional use would create a stronger buffer or a more gentle transition between residential and non-residential areas.
9. The proposed institutional use would result in a net improvement to the neighborhood by being more compatible than the previous use of the lot.

Detriments

1. Development of the institutional use would substantially contravene the objectives of the Cambridge Institutional Growth Management Plan (1981).

2. The intensity of the institutional use would be substantially greater than the use intensity of residences in the neighborhood, including traffic, building bulk, parking demands, etc.
 3. The activity patterns, including pedestrian and vehicle travel to and from the institution would differ from existing neighborhood activity patterns so as to adversely impact the neighborhood.
 4. Development of an institutional use would eliminate existing dwelling units.
 5. Development of an institutional use would eliminate non-residential services or activities which are beneficial to the neighborhood.
- 4.58 Special Permit Procedures. Applications for a special permit from the Board of Zoning Appeal under subsection 4.56 shall be subject to the general procedural requirements specified in Section 10.40..
- 4.581 Applications shall include all of the following and shall be submitted in triplicate:
1. A completed Special Permit Application form.
 2. A completed Property Ownership Certificate.
 3. An accurately scaled map showing existing conditions on the lot(s) on which the institutional development is proposed. Said map shall indicate property lines, existing structures, and major landscape features including trees in excess of three-inch caliper, parking areas and driveways.
 4. A description of the current use of said lot(s) or of the use within the previous twenty-four months if the lot or structures are vacant.
 5. A written description of the proposed use of the lot including the intensity of use, expected activity patterns, and probable users.
 6. A statement of how the anticipated physical attributes of the use will be similar to or different from those predicted for that category of use generally in the Cambridge Institutional Growth Management Plan (1981).
 7. If germane to the proposal, a plan for replacing dwelling units to be displaced by the institutional use as required by footnote 4 of subsection 4.56.
 8. A list of any zoning violations which would customarily necessitate variances from the requirements of this Ordinance.

4.582 No application shall be accepted by the Board of Zoning Appeal until all of the information required in this subsection 4.57 is submitted. Any changes in the application following submittal, other than those requested by the Board of Zoning Appeal, or its agent, shall require resubmittal of an application for a special permit. During the course of the special permit application, the Board of Zoning Appeal may request the applicant to provide any additional information which it deems is necessary and reasonable to determine that criteria of subsection 4.57 will be satisfied.

13. In Section 6.30, Schedule of Parking and Loading Requirements make the following changes in subsection 6.361, Residential Uses:

- Change line 6.361i to read "Transient and non-family accommodations."
- Delete lines 6.361j, j(1), j(2) and j(4) in their entirety.
- Recodify line 6.361j(3) to be line 6.361i(4).
- Delete line 6.361k in its entirety.
- Recodify line 6.361l to be line 6.361j.

14. In Section 6.30 Schedule of Parking and Loading Requirements, delete subsection 6.363 in its entirety and replace with the following new section.

SCHEDULE OF PARKING AND LOADING REQUIREMENTS

<u>Land Use Category</u>	<u>Open Space</u>	<u>Res. C-1</u>	<u>Bus. C (res)</u>	<u>Bus. C (comm)</u>	<u>Res. C-2A</u>	<u>Ind. B-1</u>	<u>Bus B</u>	<u>Loading Facility Category</u>
	<u>Res. A-1, A-2</u>	<u>O-1</u>	<u>Ind. A-1</u>	<u>Ind. A</u>	<u>Ind. B-2</u>	<u>Res. C-3</u>	<u>Ind. A-2</u>	
	<u>Res. B</u>	<u>Bus. A (Comm)</u>	<u>Ind. C</u>	<u>Off. 2</u>	<u>Bus. A (res)</u>	<u>Off. 3-A</u>	<u>Ind. B</u>	
		<u>Bus. A-1</u>		<u>Res. C-2</u>		<u>Off. 3</u>	<u>Bus. B-1, B-2</u>	
6.361 Residential Uses								
a. Detached dwelling occupied by not more than one family	1 per d.u.	1 per d.u.		1 per d.u.		1 per d.u.		n/a
b. Two family dwelling	1 per d.u.	1 per d.u.		1 per d.u.		1 per d.u.		n/a
c. Existing one-family detached dwelling converted for two families	1 per d.u.	1 per d.u. ⁽¹⁾		1 per d.u. ⁽¹⁾		1 per d.u. ⁽¹⁾		n/a
d. Townhouse development ⁽²⁾	1 per d.u. ⁽³⁾	1 per d.u. ⁽³⁾		1 per d.u.		1 per d.u.		n/a
e. Elderly oriented housing, elderly oriented congregate housing	1 per 2 d.u.'s ⁽⁴⁾	1 per 2 d.u.'s ⁽⁴⁾		1 per 2 d.u.'s ⁽⁴⁾		1 per 2 d.u.'s ⁽⁴⁾		n/a
f. Existing dwelling converted for elderly oriented congregate housing	1 per 2 d.u.'s ⁽⁴⁾	1 per 2 d.u.'s ⁽⁴⁾		1 per 2 d.u.'s ⁽⁴⁾		1 per 2 d.u.'s ⁽⁴⁾		n/a
g. Multi-family dwelling	n/a	1 per d.u. ⁽³⁾		1 per d.u.		1 per d.u.		n/a
h. Existing dwelling converted for more than two families	n/a	1 per d.u. ⁽¹⁾		1 per d.u. ⁽¹⁾		1 per d.u. ⁽¹⁾		n/a
i. Transient and non-family accommodations								
1) Tourist house in an existing dwelling	n/a	1 per d.u.+1 per 4 gst.rms.		1 per d.u.+1 per 4 gst.rms.		1 per d.u.+1 per 4 gst.rms.		n/a
2) Hotel	n/a	1 per 2 sleeping rooms ⁽⁵⁾		1 per 2 sleeping rooms ⁽⁵⁾		1 per 2 sleeping rooms ⁽⁵⁾		E
3) Motel	n/a	1 per motel unit ⁽⁵⁾		1 per motel unit ⁽⁵⁾		1 per motel unit ⁽⁵⁾		E
4) Lodging House	n/a	1 per 4 bedrooms + one		1 per 4 bedrooms + one		1 per 4 bedrooms + one		E

<u>Land Use Category</u>	<u>Open Space</u> Res.A-1,A-2 <u>Res.B</u>	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. 2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-1 Res. C-3 Res. C-3A Off. 3-A Off. 3	Bus B Ind. A-2 Ind. B Bus. B-1, B-2	<u>Loading Facility Category</u>
6.361 Residential Uses (continued)								
j. Trailer park or mobile home park	n/a	1 per d.u.		1 per d.u.		n/a		E n/a
6.362 Transportation, Communication & Utility Uses								
a. Bus or railroad passenger station	n/a	1 per 300 sq.ft.		1 per 500 sq.ft.		1 per 900 sq.ft.		n/a
b. Automobile parking lot or parking garage for private passenger cars	n/a	n/a		n/a		n/a		n/a
c. Railroad freight terminal, railroad yards and shops	n/a	n/a		n/a		1 per 2400sq.ft.		A
d. Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or buses, parking lot for trucks	n/a	n/a		1 per 2000 sq.ft.		1 per 2400 sq.ft.		A
e. Radio and television transmission station, including towers	n/a	1 per 600 sq.ft. of office space		1 per 800 sq.ft. of office space		1 per 1000 sq.ft. of office space		A
f. Radio and television studio	n/a	1 per 600 sq.ft.		1 per 800 sq.ft.		1 per 1000 sq.ft.		D
g. Telephone exchange, transformer station, substation, gas regulator station, or pumping station	n/a (6)	1 per 600 sq.ft. of office space		1 per 800 sq.ft. of office space		1 per 1000 sq.ft. of office space		A

Land Use Category	Open Space Res. A-1,A-2 Res. B	Res. C-1	Bus. C (res)	Bus. C (comm)	Ind. B-1	Bus B	Loading Facility Category
		O-1	Ind. A-1	Ind. A	Res. C-2A	Res. C-3	
6.363 Institutional Uses		Bus. A (Comm)	Ind. C	Off. 2	Ind. B-2	Off. 3-A	
		Bus. A-1		Res. C-2	Bus. A (res)	Off. 3	
a. Religious Purposes							
1. Place of worship	1 per 5 seats or 100 sq.ft. of public floor area ⁽⁷⁾	1 per 8 seats or 100 sq.ft. of public floor area ⁽⁷⁾		1 per 15 seats or 300 sq.ft. of public floor area ⁽⁷⁾		1 per 20 seats or 400 sq.ft. of public floor area ⁽⁷⁾	F
2. Rectory, parsonage	1 per dwelling unit	1 per dwelling unit		1 per dwelling unit		1 per dwelling unit	n/a
3. Convent, monastery	1 per 4 sleeping rooms	1 per 4 sleeping rooms		1 per 4 sleeping rooms		1 per 4 sleeping rooms	n/a
4. Social or recreation center	1 per 1000 sq.ft.	1 per 1000 sq.ft.		1 per 1500 sq.ft.		1 per 2000 sq.ft.	F
5. Other use with religious purposes	1 per 1000 sq.ft.	1 per 1000 sq.ft.		1 per 1500 sq.ft.		1 per 2000 sq.ft.	F
b. Educational Purposes							
1. Pre-school, day care center, kindergarten		3 per 2 instructional rooms, or 1 per 5 seats in the main auditorium, whichever is greater					F
2. Primary School		3 per 2 instructional rooms, or 1 per 5 seats in the main auditorium, whichever is greater					F
3. Secondary School		5 per instructional room or 1 per 5 seats in the main auditorium, whichever is greater					F
4. College or university athletic facility, auditorium, theater or similar facility, any of which is customarily accessible to the general public on a paid admission fee or other basis.	n/a	1 per 5 seats or 100 sq.ft. public floor area		1 per 15 seats or 300 sq.ft. public floor area		1 per 20 seats or 400 sq.ft. public floor area	F
5. College or university laboratory or research facility customarily involving radioactive materials and other controlled substances, high intensity electromagnetic radiation or chemical or biological processes which could entail a high level of danger to the public health.	n/a	1 per 600 sq.ft. - 1 per 300 sq.ft.		1 per 1000 sq.ft. - 1 per 500 sq.ft.		1 per 1800 sq.ft. - 1 per 1200 sq.ft.	F

Land Use Category

6.363 Institutional Uses

	Open Space Res. A-1,A-2 Res. B	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. 2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-1 Res. C-3 Res. C-3A Off. 3-A Off. 3	Bus B Ind. A-2 Ind. B Bus. B-1,B-2	Loading Facility Category
6. Other college or university facility								
(a) Dining halls, canteens and similar eating facilities	1 per 20 seats	1 per 20 seats		1 per 40 seats		1 per 60 seats		E
(b) Administrative facility and staff offices, teaching facilities, libraries, museums, service facilities and facilities not specified in 6.363-4, 5, or 8.	1 per 600 sq.ft.- 1 per 300 sq.ft.	1 per 600 sq.ft. - 1 per 300 sq.ft. -		1 per 1000 sq.ft. - 1 per 500 sq.ft.		1 per 1800 sq.ft. - 1 per 1200 sq.ft.		F
7. Vocational or other schools	n/a	6 per instructional room		6 per instructional room		6 per instructional room		F
8. Group residential and related facilities								
(a) Dormitories	n/a	1 per 4 beds + one		1 per 8 bds + one		1 per 8 beds + one		E
(b) Fraternities and sororities	n/a	1 per 2 beds		1 per 4 beds		1 per 4 beds		E
c. Non-Commercial Research Facilities								
1. Laboratory or other research facility customarily involving research with radioactive materials, controlled substances, radiation or chemical or biological processes potentially entailing a high level of danger to the public health and safety	n/a	1 per 600 sq.ft. - 1 per 300 sq.ft.		1 per 800 sq.ft. - 1 per 400 sq.ft.		1 per 1000 sq.ft. - 1 per 670 sq.ft.		F
2. Private library, or study center	1 per 300 sq.ft.	1 per 300 sq.ft.		1 per 600 sq.ft.		1 per 1200 sq.ft.		F
3. Other Non-Commercial Research facility	n/a	1 per 600 sq.ft. - 1 per 300 sq.ft.		1 per 800 sq.ft. - 1 per 400 sq.ft.		1 per 1000 sq.ft. - 1 per 670 sq.ft.		F

Land Use Category

6.363 Institutional Uses (continued)

Open Space Res. A-1, A-2 Res. B	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. -2 Res. C-2	Res. C-2A Ind. B-1 Bus. A (res)	Ind. B-1 Res. C-3 Res. C-3A Off. 3-A Off. 3	Bus B Ind. A-2 Ind. B Bus. B-1, B-2	Loading Facility Category
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d. Health Care Facilities

1. Hospital	n/a	1 per 3 beds plus 1 per emergency or outpatient examining table, bed or facility	1 per 4 beds plus 1 per emergency or outpatient examining table, bed or facility	1 per 5 beds plus 1 per emergency or outpatient examining table, bed or facility			E
2. Infirmary	n/a	1 per 6 beds	1 per 8 beds	1 per 10 beds			E
3. Nursing home, convalescent home	n/a	1 per 6 beds	1 per 8 beds	1 per 10 beds			E
4. Clinic not affiliated with any other institution	n/a	1 per 300 sq.ft.	1 per 400 sq.ft.	1 per 500 sq.ft.			E
5. Clinic affiliated with a hospital or accredited university medical school	n/a	1 per 300 sq.ft.	1 per 400 sq.ft.	1 per 500 sq.ft.			E
6. Clinic connected to a community center	1 per 300 sq.ft.	1 per 300 sq.ft.	1 per 400 sq.ft.	1 per 500 sq.ft.			F
7. Other health care facilities	n/a	1 per 300 sq.ft.	1 per 400 sq.ft.	1 per 500 sq.ft.			E

e. Social Service Facilities

1. Social service center	1 per 600 sq.ft.	1 per 600 sq.ft.	1 per 1000 sq.ft.	1 per 1800 sq.ft.			F
2. Community center	1 per 600 sq.ft.	1 per 600 sq.ft.	1 per 1000 sq.ft.	1 per 1800 sq.ft.			F
3. Community Residence	n/a ⁽⁶⁾	n/a ⁽⁶⁾	n/a ⁽⁶⁾	n/a ⁽⁶⁾			E
4. Personal Care Lodging House	n/a	n/a ⁽⁶⁾	n/a ⁽⁶⁾	n/a ⁽⁶⁾			E

Land Use Category

6.363 Institutional Uses (continued)

Open Space Res. A-1, A-2 Res. B	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. -2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-1 Res. C-3 Res. C-3A Off. 3	Bus B Ind. A-2 Ind. B Bus. B-1, B-2	Loading Facility Category
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f. Local government

1. Administrative office

n/a

1 per 600 sq.ft.-
1 per 300 sq.ft.

1 per 800 sq.ft.-
1 per 400 sq.ft.

1 per 1000 sq.ft.-
1 per 670 sq.ft.

F

2. Fire or police station

2 per engine
company for
fire;
1 per 600 sq.ft.-
1 per 300 sq.ft.
for police

2 per engine company
for fire;
1 per 600 sq.ft.-
1 per 300 sq.ft.
for police

2 per engine company
for fire;
1 per 800 sq.ft.-
1 per 400 sq.ft.
for police

2 per engine company
for fire;
1 per 1000 sq.ft.-
1 per 670 sq.ft.
for police

n/a

3. Library or museum

1 per 600 sq.ft. 1 per 600 sq.ft.

1 per 1000 sq.ft.

1 per 1000 sq.ft.

F

4. Municipal service facilities

1 per 2 employ. 1 per 2 employees

1 per 2 employees

1 per 2 employees

A

5. Public parks, playgrounds,
or public recreation building

0 0

0

0

n/a

g. Other Governmental Facilities

n/a n/a

n/a

n/a

n/a

h. Other Institutional Uses

1. Club, lodge or other fraternal
or sororal meeting facility

1 per 6 members
based on maxi-
mum rated capac. 1 per 6 members based on
maximum rated capacity

1 per 8 members based on
maximum rated capacity

1 per 10 members based on
on maximum rated capacity

F

2. Museum or non-commercial gal-
lery (including facilities
for cultural and ethnic heri-
tage appreciation)

600 sq. ft. 600 sq. ft.

1000 sq. ft.

1800 sq. ft.

F

3. Cemetery

0 0

0

0

n/a

4. Other institutional use

n/a (6) n/a (6)

n/a (6)

n/a (6)

F

B. AMEND THE ZONING MAP BY DESIGNATING THE FOLLOWING AREAS AS INSTITUTIONAL OVERLAY DISTRICTS:

Harvard, Radcliffe, Lesley District

- 1.0 Beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the westerly projection of the centerline of Wendell Street;
- 1.1 Thence proceeding in an easterly direction along the centerline of Wendell Street and its projection for approximately 930 feet to its intersection with the centerline of Oxford Street;
- 1.2 Thence turning and proceeding in a southerly direction along the centerline of Oxford Street for approximately 260 feet to its intersection with the westerly projection of the centerline of Hammond Street;
- 1.3 Thence turning and proceeding in an easterly direction along the centerline of Hammond Street and its projection for approximately 500 feet to its intersection with the centerline of Gorham Street as shown on Assessor's Plat #149;
- 1.4 Thence turning and proceeding in a southerly direction along the centerline of Gorham Street and its projection for approximately 200 feet to its intersection with the centerline of Museum Street, as shown on Assessor's Plat #149;
- 1.5 Thence turning and proceeding in an easterly direction along the centerline of Museum Street for approximately 410 feet to its intersection with the northerly projection of the westerly sideline of lot 12 on Assessor's Plat #147;
- 1.6 Thence turning and proceeding in a southerly direction along the westerly sideline of lot 12 on Assessor's Plat #147 and its projection for approximately 180 feet to its intersection with the westerly projection of the centerline of Francis Avenue.
- 1.7 Thence turning and proceeding in an easterly direction along the centerline of Francis Avenue and its projection for approximately 380 feet to its intersection with the northwesterly projection of the centerline of Irving Street as shown on Assessor's Plat #147;
- 1.8 Thence turning and proceeding in a southeasterly direction along the centerline of Irving Street and its projection for approximately 200 feet to its intersection with the southwesterly projection of the northwesterly sideline of lot 41 on Assessor's Plat #147;

- 1.9 Thence turning and proceeding in a northeasterly direction along the northwesterly sideline of lot 41 on Assessor's Plat #147 for approximately 320 feet to its intersection with the Somerville and Cambridge City line;
- 1.10 Thence turning and proceeding in a southeasterly direction along the Somerville and Cambridge City line for approximately 625 feet to its intersection with the northeasterly projection of the centerline of Scott Street;
- 1.11 Thence turning and proceeding in a southwesterly direction along the centerline of Scott Street and its projection for approximately 280 feet to its intersection with the southeasterly projection of the centerline of Bryant Street;
- 1.12 Thence turning and proceeding in a westerly direction along the centerline of Bryant Street and its projection and extension for approximately 760 feet to its intersection with the centerline of Francis Avenue;
- 1.13 Thence turning and proceeding in a southerly direction along the centerline of Francis Avenue and its extension for approximately 930 feet to its intersection with the centerline of Kirkland Street, as shown on Assessor's Plat #146;
- 1.14 Thence turning and proceeding in a westerly direction along the centerline of Kirkland Street for approximately 220 feet to its intersection with the northerly projection of the centerline of Sumner Road, as shown on Assessor's Plat #143;
- 1.15 Thence turning and proceeding in a southerly direction along the centerline of Sumner Road and its projection and extension for approximately 600 feet to its intersection with the centerline of Cambridge Street;
- 1.16 Thence turning and proceeding in an easterly direction along the centerline of Cambridge Street for approximately 140 feet to its intersection with the northerly projection of the centerline of Felton Street, as shown on Assessor's Plat #137;
- 1.17 Thence turning and proceeding in a southerly direction along the centerline of Felton Street and its projection and extension for approximately 480 feet to its intersection with the centerline of Broadway, as shown on Assessor's Plat #137;
- 1.18 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway for approximately 105 feet to its intersection with the northerly projection of the centerline of Ware Street, as shown on Assessor's Plat's 137 and 135;

- 1.19 Thence turning and proceeding in a southerly direction along the centerline of Ware Street and its projection and extension for approximately 780 feet to its intersection with the centerline of Harvard Street, as shown on Assessor's Plat #135;
- 1.20 Thence turning and proceeding in a westerly direction along the centerline of Harvard Street for approximately 100 feet to its intersection with the northeasterly projection of the eastern sideline of lot 2 on Assessor's Plat #134;
- 1.21 Thence turning and proceeding in a southwesterly direction along the eastern sideline of lot 2 on Assessor's Plat #134 and its projection for approximately 155 feet to its intersection with the northeasterly sideline of said lot;
- 1.22 Thence turning and proceeding in a southeasterly direction along the northeasterly sideline of lot 2 on Assessor's Plat #134 for approximately 94 feet to its intersection with southeastern sideline of said lot;
- 1.23 Thence turning and proceeding in a southwesterly direction along the southeastern sideline of lot 2 on Assessor's Plat #134 and its extension for approximately 220 feet to its intersection with the southeasterly projection of the centerline of Arrow Street;
- 1.24 Thence turning and proceeding in a northwesterly direction along the centerline of Arrow Street and its projection for approximately 60 feet to its intersection with the northeasterly projection of the easterly sideline of lot 23 on Assessor's Plat #133;
- 1.25 Thence turning and proceeding in a southwesterly direction along the eastern sideline of lot 23 on Assessor's Plat #133 and its projection and extension for approximately 200 feet to its intersection with the centerline of Mt. Auburn Street;
- 1.26 Thence turning and proceeding in a northwesterly direction along the centerline of Mt. Auburn Street for approximately 380 feet to its intersection with the centerline of DeWolfe Street;
- 1.27 Thence turning and proceeding in a southwesterly direction along the centerline of DeWolfe Street for approximately 480 feet to its intersection with the northwesterly projection of the centerline of Grant Street, as shown on Assessor's Plat #132;

- 1.28 Thence turning and proceeding in a southeasterly direction along the centerline of Grant Street and its projection for approximately 630 feet to its intersection with the centerline of Banks Street, as shown on Assessor's Plat #132;
- 1.29 Thence turning and proceeding in a southerly direction along the centerline of Banks Street for approximately 760 feet to its intersection with the westerly projection of the northerly sideline of lot 144 on Assessor's Plat #130;
- 1.30 Thence turning and proceeding in a easterly direction along the northerly sideline of lot 144 on Assessor's Plat #130 and its projection and extension for approximately 320 feet to its intersection with the centerline of Putnam Avenue;
- 1.31 Thence turning and proceeding in a southerly direction along the centerline of Putnam Avenue for approximately 380 feet to its intersection with the easterly projection of the northerly sideline of lot 128 on Assessor's Plat #130;
- 1.32 Thence turning and proceeding in a westerly direction along the northerly sideline of lot 128 on Assessor's Plat #130 and its projection and extension for approximately 320 feet to its intersection with the centerline of Banks Street;
- 1.33 Thence turning and proceeding in a southerly direction along the centerline of Banks Street for approximately 185 feet to its intersection with the easterly projection of the centerline of Akron Street, as shown on Assessor's Plat #130;
- 1.34 Thence turning and proceeding in a westerly direction along the centerline of Akron Street and its projection and extension for approximately 300 feet to its intersection with the centerline of Memorial Drive;

- 1.35 Thence turning and proceeding in a northerly then westerly direction along the centerline of Memorial Drive for approximately 2800 feet to its intersection with the centerline of Boylston Street;
- 1.36 Thence turning and proceeding in a northeasterly direction along the centerline of Boylston Street for approximately 370 feet to its intersection with the southeasterly projection of the southwesterly sideline of lot 6 on Assessor's Plat #164;
- 1.37 Thence turning and proceeding in a northwesterly direction along the southwesterly sideline of lot 6 on Assessor's Plat #164 for approximately 370 feet to its intersection with the northwestern sideline of said lot;
- 1.38 Thence turning and proceeding in a northeasterly direction along the northwestern sideline of lots 6, 5, 2 and its extension for approximately 500 feet to its intersection with the southeasterly projection of the centerline of Bennett Street;
- 1.39 Thence turning and proceeding in a southeasterly direction along the centerline of Bennett Street and its projection for approximately 60 feet to its intersection with the centerline of Eliot Street, as shown on Assessor's Plat #164;
- 1.40 Thence turning and proceeding in a southerly direction along the centerline of Eliot Street and its extension for approximately 370 feet to its intersection with the centerline of Boylston Street;
- 1.41 Thence turning and proceeding in a northeasterly direction along the centerline of Boylston Street for approximately 330 feet to its intersection with the centerline of Winthrop Street, as shown on Assessor's Plat #162;
- 1.42 Thence turning and proceeding in a southeasterly direction along the centerline of Winthrop Street for approximately 275 feet to its intersection with the centerline of Dunster Street;
- 1.43 Thence turning and proceeding in a northeasterly direction along the centerline of Dunster Street and its extension for approximately 630 feet to its intersection with the centerline of Massachusetts Avenue;
- 1.44 Thence turning and proceeding in a westerly then northerly direction along the centerline of Massachusetts Avenue for approximately 400 feet to its intersection with the southerly projection of the centerline of Peabody Street;

1.45 Thence turning and proceeding in a northeasterly direction along the centerline of Peabody Street and its projection and extension for approximately 620 feet to its intersection with the centerline of Cambridge Street;

1.46 Thence turning and proceeding in a northwesterly direction along the centerline of Cambridge Street and its extension for approximately 440 feet to its intersection with the centerline of Massachusetts Avenue;

1.47 Thence turning and proceeding in a northerly direction along the centerline of Massachusetts Avenue for approximately 1900 feet to its intersection with the westerly projection of the centerline of Wendell Street, the point of origin.

1.00 Said area included all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #130:

Odd numbers 129 through 213 Banks Street, even numbers 146 through 196 Banks Street, odd numbers 93 through 129 Putnam Avenue and which includes all or parts of lots numbered 144, 121 and 131.

1.02 Premises shown on Assessor's Plat #131:

Odd numbers 89 through 123 Banks Street, even numbers 6 through 24 Cowperthwaite Street (private way), odd numbers 31 through 59 Flagg Street, odd numbers 935 through 945 Memorial Drive and which includes all or parts of lots numbered 70 and 65.

1.03 Premises shown on Assessor's Plat #132:

Even numbers 2 through 50 Grant Street, odd numbers 1 through 39 Cowperthwaite Street, odd numbers 59 through 73 Banks Street, 42 DeWolfe Street and which include lots numbered 138, 137, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, and 73.

1.04 Premises shown on Assessor's Plat #133:

Numbers 8 through 25 Arrow Street, odd numbers 23 through 53 Mt. Auburn Street, numbers 1 through 45 Bow Street, even numbers 1154 through 1256 Massachusetts Avenue and which includes all or parts of lots numbered 23, 39, 40, 47, 50, 20, 42, 41, 43, 21, 15, 14, 49, 48, 12, 11, 4, 5, 6, 7, 8, 3, 55, 9, 10, 51, 52, 53, 54, 56.

1.05 Premises shown on Assessor's Plat #134:

Odd numbers 1145 through 1201 Massachusetts Avenue, 400 Harvard Street and which includes all or parts of lots numbered 2 and 1.

1.06 Premises shown on Assessor's Plat #136:

Even numbers 464 through 484 Broadway, even numbers 10 through 34 Quincy Street, numbers 1 through 25 Prescott Street, odd numbers 7 through 29 Ware Street and which includes all or parts of lots numbered 30, 31, 32, 33, 29, 18, 19, 37, 38, 20, 21, 39, 9, 34, 11, 12, 13, 22, 23, 15, 36, 4, 3, 2, 27, 26.

1.07 Premises shown on Assessor's Plat #137:

Odd numbers 1 through 17 Felton Street, even numbers 1710 through 1760 Cambridge Street, odd numbers 469 through 485 Broadway, numbers 38 through 43 Quincy Street, numbers 79 through 96 Prescott Street and which includes all or parts of lots numbered 13, 16, 17, 27, 41, 38, 36, 35, 4, 3, 42, 1 and a 10 foot common passageway.

1.08 Premises shown on Assessor's Plat #143:

Odd numbers 3 through 17 Sumner Road, odd numbers 1727 through 1785 Cambridge Street, even numbers 14 through 38 Kirkland Street, numbers 41 through 47 Quincy Street and which includes all or parts of lots numbered 10, 11, 20, 16, 15, 8, 7, 6, 5, 4, 13, 19, 17.

1.09 Premises shown on Assessor's Plat #144:

Odd numbers 17 through 25 Kirkland Street, even numbers 10 through 38 Oxford Street, odd numbers 7 through 17 Divinity Avenue, numbers 3 through 10 Frisbie Place and which includes all or parts of lots numbered 22, 23, 14, 19, 20, 17, 16, 21, 8, 1, 6, 18, 15, 10.

1.010 Premises shown on Assessor's Plat #145:

Odd numbers 5 through 45 Francis Avenue, numbered 1 through 14 Divinity Avenue (private way), numbers 3 through 14 Kirkland Place (private way) and which includes all or parts of lots numbered 41, 40, 43, 42, 14, 15, 16, 46, 36, 30, 29, 28, 9, 10, 11, 44, 33, 45, 39, 3, 38, 37, 21, 19, 2.

1.011 Premises shown on Assessor's Plat #147:

Odd numbers 11 through 25 Bryant Street, odd number 25 Scott Street, numbers 127 through 138 Irving Street, even numbers 56 through 64 Francis Avenue, 62 Museum Street and which includes all or parts of the following lots numbered 41, 42, 24, 35, 36, 46, 54, 47, 58, 57, 50, 55, 56, 11.

1.012 Premises shown on Assessor's Plat #148:

Even numbers 2 through 48 Hammond Street, even numbers 40 through 50 Oxford Street, and which includes all or parts of lot number 2 and a portion of Museum Street.

1.013 Premises shown on Assessor's Plat #156:

Even numbers 8 through 34 Wendell Street, odd numbers 7 through 37 Mellen Street, odd numbers 61 through 69 Oxford Street and which includes all or parts of lots numbered 92, 91, 90, 80, 82, 87, 45, 46, 47, 48, 49, 50, 51, 52, 53, 82, 55, 56, 57, 26, 86, 60, 61, 29, 30, 31, 32, 33, 83, 36, 37, 38, 39, 40, 41.

1.014 Premises shown on Assessor's Plat #157:

Numbers 35 through 58 Oxford Street, even numbers 6 through 24 Mellen Street, numbers 2 through 37 Everett Street, odd numbers 1581 through 1627 Massachusetts Avenue and which includes all or parts of lots numbered 30, 58, 57, 33, 48, 47, 38, 35, 36, 28, 62, 63, 61, 19, 20, 51, 23, 54, 53, 52, 26, 39, 1, 49, 50, 3, 4, 5, 6, 7, 8, 68, 64, 66, 65, 67.

1.015 Premises shown on Assessor's Plat #158:

Odd numbers 5 through 25 Oxford Street, odd numbers 1525 through 1569 Massachusetts Avenue and which includes all or parts of lots numbered 24, 23, 26, 28, 11, 12, 14, 15, 21, 6, 5, 4, 3, 19.

1.016 Premises shown on Assessor's Plat #159:

Odd number 1341 Massachusetts Avenue, odd numbers 11 through 37 Quincy Street and which includes all or parts of lot numbered 1.

1.017 Premises shown on Assessor's Plat #160:

Even numbers 2 through 36 Dunster Street, even numbers 1268 through 1362 Massachusetts Avenue, numbers 2 through 26 Holyoke Street, numbers 3 through 14 Linden Street, odd numbers 1 through 35 Plympton Street, Bow Street, odd numbers 57 through 79A Mt. Auburn Street which includes all or parts of lots numbered 61, 60, 46, 48, 30, 55, 54, 27, 26, 25, 24, 23, 74, 78, 79, 38, 37, 36, 83, 84, 76, 77, 53, 81, 80, 51, 52, 16, 15, 14, 82, 22, 21, 75.

1.018 Premises shown on Assessor's Plat #161:

Odd numbers 5 through 29 DeWolfe Street, even numbers 38 through 72 Mt. Auburn Street, even numbers 28 through 44 Holyoke Street (public and private way portions), numbers 52 through 110 Plympton Street, Mill Street (private way), Riverview Avenue (private way), and which includes all or parts of lots numbered 90, 73, 89, 85, 81, 83, 84, 82, 1, 2, 3, 4, 5, 76, 87, 77, 57, 58.

1.019 Premises shown on Assessor's Plat #162:

Even numbers 44 through 72 Dunster Street, even numbers 74 through 80 Mt. Auburn Street, odd numbers 11 through 25 Holyoke Street, odd numbers 39 through 45 Winthrop Street, even numbers 38 through 76 Winthrop Street, odd numbers 61 through 77 Dunster Street, odd numbers 17 through 21 South Street, even numbers 50 through 60 Boylston Street and which includes all or parts of lots numbered 61, 63, 62, 14, 50, 11, 10, 49, 31, 32, 53, 51, 52, 35, 36, 73, 71, 16, 72.

1.020 Premises shown on Assessor's Plat #163:

Even numbers 64 through 116 Boylston Street, numbers 962 through 970 Memorial Drive, even numbers 14 through 24 South Street (private way), Holyoke Street (private way), Mill Street (private way), 84 and 85 Dunster Street and which includes all or parts of lots numbered 41, 39, 40, 11.

1.021 Premises shown on Assessor's Plat #164:

69 Boylston Street, odd numbers 15 through 29 Eliot Street and which includes all or parts of lots numbered 2, 5, and 6.

Episcopal Divinity School District

- 2.0 Beginning at a point, said point being the intersection of the centerline of Berkeley Street and the extension of the centerline of Hastings Avenue, as shown on Assessors' Plat #217;
- 2.1 Thence proceeding in a generally southeasterly direction along the centerline of Berkeley Street and its extension for a distance of approximately 455 feet to its point of intersection with the northwestern boundary of lot numbered 34 on Assessors' Plat #170;
- 2.2 Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary of lot numbered 34 on Assessors' Plat #170 for a distance of approximately 10 feet to the point of intersection of the northwestern boundary of lot numbered 34 and the northeastern boundary of said lot on Assessors' Plat #170;
- 2.3 Thence turning and proceeding in a generally southeasterly direction along the northeasterly boundary of lot #34 on Assessor's Plat #170 for a distance of approximately 100 feet to its intersection with the northwesterly sideline of lot #37;
- 2.4 Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary of lot #37 on Assessor's Plat #170 for a distance of approximately 48 feet to the point of intersection of the northwestern boundary of lot #37 and the northeastern boundary of said lot on Assessor's Plat #170.
- 2.5 Thence turning and proceeding in a generally southeasterly direction along the northeastern boundaries of lots numbered 36 and 37 on Assessors' Plat #170 for a distance of approximately 121 feet to the point of intersection with the northwestern boundary of lot numbered 4 on Assessors' Plat #170;
- 2.6 Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary of lot numbered 4 on Assessors' Plat #170 for a distance of approximately 85 feet to the point of intersection of the extension of the northwestern boundary of said lot and the centerline of Garden Street, on Assessors' Plat #170;
- 2.7 Thence turning and proceeding in a generally southeasterly direction along the centerline of Garden Street for a distance of approximately 895 feet to its point of intersection with the extension of the northwesterly boundary of lot numbered 5 on Assessors' Plat #169;
- 2.8 Thence turning and proceeding in a generally southwesterly direction along the northwesterly boundary of lot numbered 5 on Assessors' Plat #169 for a distance of approximately 200 feet to the intersection of the southwestern boundary of said lot and the northeastern boundary of lot numbered 19 on Assessors' Plat #169;

- 2.9 Thence turning and proceeding in a generally northwesterly direction along the northeastern boundary of lot numbered 19 on Assessors' Plat #169 for a distance of approximately 19 feet to the point of intersection of the northeastern boundary of said lot and the southeastern sideline of Farwell Place;
- 2.10 Thence turning and proceeding in a generally southwesterly direction along the southeastern sideline of Farwell Place for a distance of approximately 415 feet to its point of intersection with the centerline of Brattle Street;
- 2.11 Thence turning and proceeding in a generally northwesterly direction along the centerline of Brattle Street for a distance of approximately 200 feet to its intersection with the extension of the centerline of Hilliard Street as shown on Assessors' Plat #168;
- 2.12 Thence turning and proceeding in a generally southwesterly direction along the centerline of Hilliard Street and its extension for a distance of approximately 250 feet to its point of intersection with the extension of the northeastern sideline of Fuller Place, as shown on Assessors' Plat #167;
- 2.13 Thence turning and proceeding in a generally northwesterly direction along the northeastern sideline of Fuller Place, and its extension, the northeastern boundaries of lots numbered 94 and 95 and the northeastern sideline of Ash Street Place and its extension for a distance of approximately 644 feet the point of intersection of the extension of the northeastern sideline of Ash Street Place and the centerline of Ash Street, as shown on Assessors' Plat #167;
- 2.14 Thence turning and proceeding in a generally northeasterly direction along the centerline of Ash Street and its extension for a distance of approximately 320 feet to its intersection with the centerline of Brattle Street as shown on Assessors' Plat #167;
- 2.15 Thence turning and proceeding in a generally northwesterly direction along the centerline of Brattle Street for a distance of approximately 490 feet to its intersection with the extension of the northwestern boundary of lot numbered 17 on Assessors' Plat #217;
- 2.16 Thence turning and proceeding in a generally northeasterly direction along the northwestern boundaries of lots numbered 17 and its extension and 16 on Assessors' Plat #217 for a distance of approximately 385 feet the point of intersection of the northwestern boundary of lot numbered 16 and the northeastern boundary of said lot on Assessors' Plat #217;
- 2.17 Thence turning and proceeding in a generally southeasterly direction along the northeastern boundary of lot numbered 16 on Assessors' Plat #217 for a distance of approximately 15 feet to the intersection of the northeastern boundary of said lot and the southwesterly extension of the centerline of St. John's Road;
- 2.18 Thence turning and proceeding in a generally northeasterly direction along the centerline of St. John's Road and its extension for a distance of approximately 140 feet to its intersection with the centerline of Hastings Avenue;
- 2.19 Thence turning and proceeding in a generally northwesterly direction for a distance of approximately 15 feet, then turning and proceeding in a generally northeasterly direction for a distance of approximately 170 feet along the centerline of Hastings Avenue to its point of intersection with the centerline of Berkeley Street, the point of origin.

2.00 Said area includes all or parts of lots:

- 2.01 As designated on Assessors' Plat #170:
all or parts of lots numbered 34, 37, 36, 4, 5, 35, 22, 20, 19,
27, 28, 29 and 30;
- 2.02 As designated on Assessors' Plat #169:
lots numbered 69, 70, 53; 3, 20, 31, 30, 87, 91, 92, 22, 22A,
23, 24, 25, 26, 27 and 88;
- 2.03 As designated on Assessors' Plat #167:
lots numbered 12, 13, 11 and 91;
- 2.04 As designated on Assessors' Plat #217:
lots numbered 17, 16, 8, 6, 7, 9, 3, 4 and 5.

Observatory Hill District

- 3.0 Beginning at a point, said point being the intersection of the centerline of Garden Street and the extension of the centerline of Shepard Street;
- 3.1 Thence turning and proceeding in a generally northeasterly direction for a distance of approximately 650 feet along the centerline of Shepard Street to the point of intersection of the extension of the centerline of Shepard Street with the centerline of Walker Street;
- 3.2 Thence turning and proceeding in a generally northwesterly direction along the centerline of Walker Street for a distance of approximately 870 feet to its point of intersection with the centerline of Linnaean Street;
- 3.3 Thence turning and proceeding in a generally southwesterly direction along the centerline of Linnaean Street for a distance of approximately 655 feet to the point of intersection of the extension of the centerline of Linnaean Street with the centerline of Garden Street;
- 3.4 Thence, turning and proceeding in a generally northwesterly direction along the centerline of Garden Street for a distance of approximately 200 feet to its point of intersection with the extension of the southeastern boundary of lot numbered 41 on Assessors' Plat #227;
- 3.5 Thence turning and proceeding in a generally southwesterly direction along the southeastern boundaries of lots numbered 41 and its extension, 40 and 39 on Assessors' Plat #227 for a distance of approximately 330 feet to the point of intersection of the southeastern boundary of lot numbered 39 and the southwestern boundary of said lot;
- 3.6 Thence turning and proceeding in a generally northwesterly direction along the southwestern boundaries of lots numbered 39 and 91 on Assessors' Plat #227 for a distance of approximately 155 feet to the point of intersection of lot numbered 91 and the southeastern boundary of lot numbered 76 on said plat;
- 3.7 Thence turning and proceeding in a generally southwesterly direction along the southeastern boundaries of lots numbered 76, 46, 45, 44, 43 on Assessors' Plat #227 for a distance of approximately 360 feet to the point of intersection of the extension of the southeastern boundary of lot numbered 43 on said plat and the centerline of Concord Avenue;
- 3.8 Thence turning and proceeding in a generally southeasterly direction along the centerline of Concord Avenue for a distance of approximately 675 feet to its intersection with the extension of the centerline of Bond Street;

- 3.9 Thence turning and proceeding in a generally northeasterly direction along the centerline of Bond Street and its extension for a distance of approximately 540 feet to the point of intersection of the extension of the centerline of Bond Street and the centerline of Garden Street;
- 3.10 Thence turning and proceeding in a generally southeasterly direction along the centerline of Garden Street for a distance of approximately 550 feet to its intersection with the extension of the centerline of Shepard Street, the point of origin.
- 3.00 Said area includes all or parts of the following parcels of land:
 - 3.01 As described on Assessors' Plat #213: all of lots numbered 16, 3, 2A, 15, 14, 12, 11, 10, 9, 8, 17 and 18;
 - 3.02 As described on Assessors' Plat #227: All of lot numbered 90.

Mt. Auburn Hospital District

- 4.0 Beginning at a point, said point being the point of intersection of the extension of the centerline of Mount Auburn Street, and the extension of the western boundary of lot numbered 13 on Assessors' Plat #241;
- 4.1 Thence turning and proceeding in a generally southeasterly direction along the centerline of Mount Auburn Street for a distance of approximately 1640 feet to its point of intersection with the extension of the eastern boundary of lot numbered 10 on Assessors' Plat #241;
- 4.2 Thence turning and proceeding in a generally southerly direction along the eastern boundary of lot numbered 10 on Assessors' Plat #241 for a distance of approximately 115 feet to the point of intersection of said eastern boundary and the southeastern boundary of said lot on Assessors' Plat #241;
- 4.3 Thence turning and proceeding in a generally southwesterly direction along the southeastern boundaries of lots numbered 10 and 14 on Assessors' Plat #241 for a distance of approximately 660 feet to the point of intersection of the southwestern boundary of lot numbered 14 on Assessors' Plat #241;
- 4.4 Thence turning and proceeding in a generally northwesterly direction along the southwestern boundary of lot numbered 14 for a distance of approximately 585 feet to the point of intersection of the southwestern boundary of said lot and the southwestern boundary of lot numbered 13 on Assessors' Plat #241;
- 4.5 Thence turning and proceeding in a generally northwesterly direction along the southwestern boundary of lot numbered 13 on Assessors' Plat #241 for a distance of approximately 553 feet to the point of intersection of the southwestern boundary of said lot and the western boundary of lot numbered 13 on Assessors' Plat #241;
- 4.6 Thence turning and proceeding in a generally northerly direction along the western boundary of lot numbered 13 on Assessors' Plat #241 for a distance of approximately 97 feet to the point of intersection of the western boundary of lot numbered 13 and the centerline of Mount Auburn Street, the point of origin.
- 4.00 Said area includes all or parts of the following parcels of land:
- 4.01 Premises shown on Assessors' Plat #241:
Including all or parts of lots numbered 10, 13, 11 and 12.

Shady-Hill School and Buckingham, Browne and Nichols School District

- 5.0 Beginning at a point, said point being the point of intersection of the westerly sideline of Fresh Pond Parkway Extension and the extension of the northern sideline of lot numbered 34 on Assessor's Plat #242B;
- 5.1 Thence proceeding in a southerly direction along the westerly sideline of Fresh Pond Parkway Extension for approximately 940 feet to its intersection with the easterly projection of the southerly sideline of lot #44 on Assessor's Plat #242B;
- 5.2 Thence turning and proceeding in a westerly direction along the southerly sideline of lots 44 and 43 for approximately 300 feet to its intersection with the easterly sideline of lot 36 on Assessor's Plat #242;
- 5.3 Thence turning and proceeding in a southerly direction along the eastern sideline of lots 36 and 37 on Assessor's Plat #242 for approximately 245 feet to its intersection with the southerly sideline of lot 37;
- 5.4 Thence turning and proceeding in a westerly direction along the southern sideline of lots 37, 39 and 38 on Assessor's Plat 242 for approximately 785 feet to its intersection with the westerly sideline of lot 38;
- 5.5 Thence turning and proceeding in a northerly direction along the western sideline of lot 38 on Assessor's Plat 242 for approximately 395 feet to its intersection with the northerly sideline of said lot;
- 5.6 Thence turning and proceeding in an easterly direction along the northern sideline of lot 38 for approximately 116 feet to its intersection with the western sideline of said lot;
- 5.7 Thence turning and proceeding in a northerly direction along the western sideline of lot 38 for approximately 96 feet to its intersection with the southern sideline of lot 33;
- 5.8 Thence turning and proceeding in a westerly direction along the southern sideline of lot 33 on Assessor's Plat 242 for approximately 120 feet to its intersection with a line 120 feet west of and parallel to the eastern sideline of lot 33;
- 5.9 Thence turning and proceeding in a northerly direction along a line 120 feet west of and parallel to the eastern sideline of lot 33 on Assessor's Plat #242 and its extension for approximately 145 feet to its intersection with the northerly sideline of Shady Hill Road;

- 5.10 Thence turning and proceeding in an easterly direction along the northerly sideline of Shady Hill Road for approximately 120 feet to its intersection with the northerly sideline of lot 38, as shown on Assessor's Plat #242;
- 5.11 Thence proceeding in an easterly direction along the northerly sideline of lot 38 for approximately 360 feet to its intersection with the western sideline of said lot;
- 5.12 Thence turning and proceeding in a northeasterly direction along the western sideline of lot 38 and its extension for approximately 140 feet to its intersection with the centerline of Coolidge Hill as shown on Assessor's Plat #242;
- 5.13 Thence turning and proceeding in an easterly direction then northeasterly direction along the centerline of Coolidge Hill for approximately 350 feet to its intersection with the westerly sideline of lot 43 on Assessor's Plat 242B;
- 5.14 Thence turning and proceeding in a northerly direction along the westerly sideline of lot 43 for approximately 15 feet to its intersection with the northerly sideline of lot 43;
- 5.15 Thence turning and proceeding in an easterly direction along the northern sideline of lot 43 on Assessor's Plat #242B for approximately 392 feet to its intersection with the northerly sideline of lot 34 on said plat;
- 5.16 Thence proceeding in an easterly direction along the northerly sideline of lot 34 on Assessor's Plat 242B and its extension for approximately 75 feet to its intersection with the western sideline of Fresh Pond Parkway Extension, the point of origin.
- 5.00 Said area includes all or parts of the following parcels of land:
 - 5.01 Premises shown on Assessor's Plat #242:
178 Coolidge Hill and which includes lot numbered 38,36,37,39 and a portion of 33.
 - 5.02 Premises shown on Assessor's Plat #242B:
Lots numbered 43, 34 and 44.

Matignon School District

- 6.0 Beginning at a point, said point being the intersection of the eastern sideline of Alewife Brook Parkway and the Cambridge-Somerville city-line;
- 6.1 Proceeding in a generally south-easterly direction along the Cambridge-Somerville city-line for a distance of approximately 1315 feet to the point of intersection of the Cambridge-Somerville city-line and the northern boundary of lot numbered 1 on Assessor's Plat #184;
- 6.2 Thence turning and proceeding in a generally southwesterly direction along the northern boundaries of lots numbered 1, 2, 3, 4 and 193 on Assessor's Plat #184 for a distance of approximately 240 feet to the point of intersection of the northern boundary of lot numbered 193 and the eastern boundary of said lot on Assessor's Plat #184;
- 6.3 Thence turning and proceeding in a generally northerly direction along the eastern boundary of lot numbered 193 on Assessor's Plat #184 for a distance of approximately 128 feet to the point of intersection of the eastern boundary of said lot and the centerline of Churchill Avenue;
- 6.4 Thence turning and proceeding in a generally northeasterly direction along the centerline of Churchill Avenue for a distance of approximately 73 feet to its point of intersection with the centerline of Matignon Road;
- 6.5 Thence turning and proceeding in a generally northwesterly direction along the centerline of Matignon Road for a distance of approximately 740 feet to its point of intersection with the eastern sideline of Alewife Brook Parkway;
- 6.6 Thence turning and proceeding in a generally northwesterly direction along the eastern sideline of Alewife Brook Parkway for a distance of approximately 443 feet to its point of intersection with the Cambridge-Somerville city-line, the point of origin.
- 6.00 Said area includes all or parts of the following parcels of land:
- 6.01 Premises shown on Assessor's Plat #185:
Lot numbers 52 and 53.

Cambridge Street Health Center District

- 7.0 Beginning at the point, said point being the intersection of the centerline of Cambridge Street and the centerline of Warren F. Roberts Road;
- 7.1 Thence proceeding in a generally northeasterly direction along the centerline of Warren F. Roberts Road for a distance of approximately 600 feet to the point of intersection of the centerline of Warren F. Roberts Road with the extension of the northeastern boundary of lot numbered 72 on Assessor's Plat #140;
- 7.2 Thence turning and proceeding in a generally southeasterly direction along the northeastern boundaries of lots numbered 72 and 73 on Assessor's Plat #140 for a distance of approximately 185 feet to the point of intersection of the northeastern boundary of lot numbered 73 and the northwestern boundary of lot numbered 74 on Assessor's Plat #140;
- 7.3 Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary of lot numbered 74 on Assessor's Plat #140 for a distance of approximately 5 feet to the point of intersection of said boundary with the northeastern boundary of said lot;
- 7.4 Thence turning and proceeding in a generally northeasterly direction along the northeastern boundary and its extension of lot numbered 74 on Assessor's Plat #140 for a distance of approximately 76 feet to the point of intersection of said boundary and its extension with the centerline of Hovey Avenue;
- 7.5 Thence turning and proceeding in a generally northeasterly direction along the centerline of Hovey Avenue for a distance of approximately 95 feet to the point of intersection of the centerline of Hovey Avenue with the extension of the southwestern boundary of lot numbered 133 on Assessor's Plat #140;
- 7.6 Thence turning and proceeding in a generally southeasterly direction along the southwestern boundaries of lots numbered 133 and its extension, 82, 83, 37, 38, 39, 97, 98, 126, 128 and 129 for a distance of approximately 445 feet to the point of intersection of the southwestern boundary of lot numbered 129 and the northwestern boundary of lot numbered 149 on said plat;

- 7.7 Thence turning and proceeding in a generally southwesterly direction along the northwestern boundaries of lots numbered 149, 148, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, and 59 on Assessor's Plat #140 for a distance of approximately 700 feet to the point of intersection of the extension of the northwestern boundary of lot numbered 59 on said plat and the centerline of Cambridge Street;
- 7.8 Thence turning and proceeding in a generally northwesterly direction along the centerline of Cambridge Street for a distance of approximately 715 feet to the point of intersection of the centerline of Cambridge Street and the centerline of Warren F. Roberts Road, the point of origin.
- 7.00 Said area includes all or parts of the following parcels of land:
- 7.01 Premises shown on Assessor's Plat #140:
Odd numbers 1575 through 1611 Cambridge Street, even numbers 10 through 24 Warren F. Roberts Road, 35 Hovey Avenue and which includes all or parts of lots numbered 134, 61, 62, 63, 117, 118, 66, 67, 68, 69, 70, 124, 74, 73, 72.

Massachusetts Institute of Technology District

- 8.0 Beginning at a point, said point being the intersection of the centerline of Main Street and the northeasterly projection of the centerline of Albany Street;
- 8.1 Thence proceeding in an easterly direction along the centerline of Main Street for approximately 3,300 feet to its intersection with the northeasterly projection of the centerline of the southwest bound lane of Memorial Drive;
- 8.2 Thence turning and proceeding in a southwesterly direction along the centerline of the southwest bound lane of Memorial Drive and its projection for approximately 7,800 feet to its intersection with southerly projection of the centerline of Amesbury Street;
- 8.3 Thence turning and proceeding in a northerly direction along the centerline of Amesbury Street and its projection and extension for approximately 570 feet to its intersection with the centerline of Vassar Street;
- 8.4 Thence turning and proceeding in an easterly direction along the centerline of Vassar Street for approximately 25 feet to its intersection with the southerly projection of the western sideline of lot 31 on Assessor's Plat #62;
- 8.5 Thence turning and proceeding in a northerly direction along the western sideline of lot 31 on Assessor's Plat #62 and its projection and extension for approximately 150 feet to its intersection with the centerline of the Boston and Albany Railroad right-of-way;
- 8.6 Thence turning and proceeding in an easterly direction along the centerline of the Boston and Albany Railroad right-of-way for approximately 1800 feet to its intersection with the northerly projection of the eastern sideline of lot 26 on Assessor's Plat #54;
- 8.7 Thence turning and proceeding in a northerly direction along the northerly projection of the eastern sideline of lot 26 on Assessor's Plat #54 for approximately 275 feet to its intersection with the centerline of Albany Street;
- 8.8 Thence turning and proceeding in an easterly direction along the centerline of Albany Street and its extension for approximately 3060 feet to its intersection with the centerline of Main Street, the point of origin.
- 8.00 Said area includes all or parts of the following parcels of land.
- 8.01 Premises shown on Assessor's Plat #46:
Even numbers 50 through 140 Main Street and odd numbers 1 through 30 Memorial Drive, which includes all or parts of lots numbered 11, 12, 10, 15 and 14.

8.02 Premises shown on Assessor's Plat #47:

Numbers 36 through 89 Memorial Drive, even numbers 148 through 232 Main Street, numbers 2 through 84 Wadsworth Street, numbers 1 through 28 Amherst Street, even numbers 2 through 64 Hayward Street, which includes all or parts of lots numbered 74, 80, 81, 4, 87, 86, 85, 83, 84, 78, 71, 18, 19, 20, 21, 22 and 67.

8.03 Premises located on Assessor's Plat #48:

Even numbers 4 through 60 Ames Street, numbers 95 through 111 Memorial Drive, numbers 25 through 83 Amherst Street, numbers 1 through 81 Carlton Street, numbers 1 through 17 Dock Street, numbers 2 through 26 Deacon Street, even numbers 264 through 400 Main Street, odd numbers 1 through 57 Hayward Street and which includes all or parts of lots numbered 107, 108, 151, 62, 120, 142, 146, 147, 143, 150, 123, 20, 21, 22, 19, 12, 33, 16, 15, 26, 155, 112, 113, 97, 153, 128, 127, 137, 131, 129, 94, 152, 149, 138, 13, 14, 148 and 154.

8.04 Premises located on Assessor's Plat #52A:

Odd numbers 125 through 139 Massachusetts Avenue, numbers 111 through 245 Memorial Drive, 64 Amherst Street, 1 through 59 Ames Street, even numbers 414 through 458 Main Street, 2 through 88 Vassar Street and which includes all or parts of lots numbered 19, 7, 28, 17, 29, 22, 33, 32, 34, 5, 12, 20, 21, and a 20 foot passageway.

8.05 Premises located on Assessor's Plat #53:

530 and 538 Main Street, numbers 2 through 100 Albany Street, odd numbers 71 through 85 Vassar Street, odd numbers 133 through 169 Massachusetts Avenue and which includes all or parts of lots numbered 70, 60, 58, 57, 56, 55, 54, 59, 71, 72, 73, 64, 11, 12, 63, 61, 68, 69.

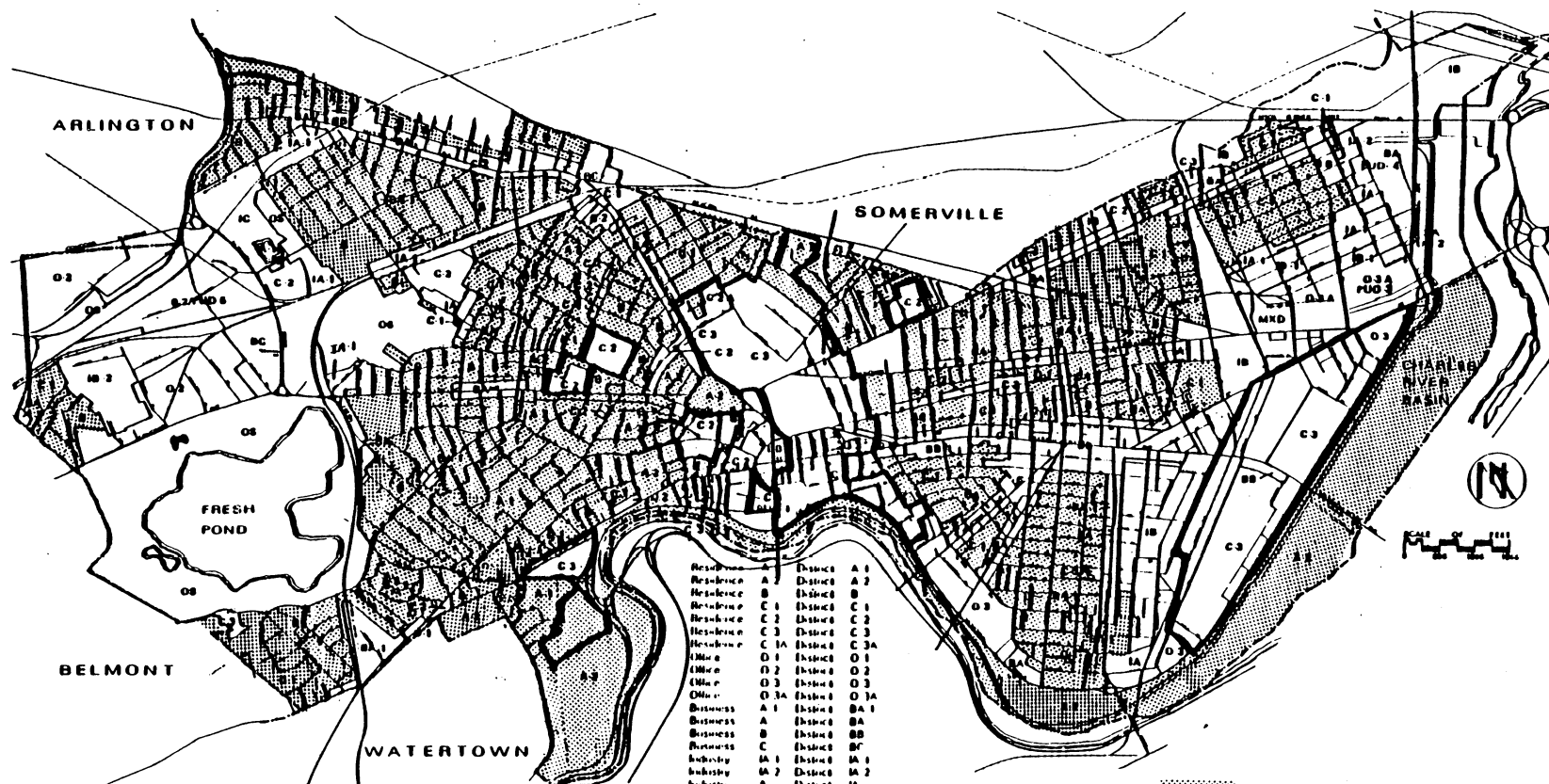
8.06 Premises located on Assessor's Plat #54:

Even numbers 240 through 254 Albany Street, odd numbers 201 through 257 Vassar Street and which includes all or parts of lots numbered 7, 16, 24, 25, 26, 28 and the Boston and Albany Railroad right-of-way.

8.07 Premises located on Assessor's Plat #55:


Even numbers 150 through 234 Albany Street, odd numbers 121 through 201 Vassar Street and which includes all or parts of lots numbered 9, 21, 20, 7, 19, 18, 23, 22, 16, 17, 10, 14, 13, 25, a 20 foot right-of-way and the Boston and Albany Railroad right-of-way.


- 8.08 Premises located on Assessor's Plat #56:
Even numbers 114 through 144 Albany Street, even numbers 134 through 168 Massachusetts Avenue, odd numbers 93 through 119 Vassar Street and which includes all or parts of lots numbered 4, 9, 7, 5, 8, 2, 1 and the Boston and Albany Railroad right-of-way.
- 8.09 Premises located on Assessor's Plat #57:
Even numbers 92 through 102 Vassar Street, even numbers 76 through 120 Massachusetts Avenue, all of Princeton Avenue (private way) and which includes all or parts of lots numbered 170, 169, 171, 131.
- 8.010 Premises located on Assessor's Plat #58:
Even numbers 2 through 52 Massachusetts Avenue, numbers 305 through 372 Memorial Drive, all of Endicott Street, Danforth Street (private way), Amherst Street and Princeton Avenue (private way) and which includes all or parts of lots numbered 161, 160, 109, 111, 112, 159, 164, 95-107, 74-76, 162, 157, 142-154, 120-138, 163.
- 8.011 Premises located on Assessor's Plat #59:
Numbers 400 through 428 Memorial Drive, all of Endicott Street, Fowler Street and Vassar Street and which includes all or parts of lots numbered 32, 37, 38, 39, 40, 34, 35.
- 8.012 Premises located on Assessor's Plat #60:
Numbers 450 through 500 Memorial Drive, all of Fowler Street, Greenhalge Street and Vassar Street and which includes all or parts of lot numbered 6.
- 8.013 Premises located on Assessor's Plat #61:
Even numbers 540 through 554 Memorial Drive, 270 through 293 Vassar Street and Audrey Street (private way) and which includes all or parts of lots numbered 14, 17, 9, 13, 12, 11.
- 8.014 Premises located on Assessor's Plat #62:
Numbers 527 through 570 Memorial Drive, odd numbers 295 through 315 Vassar Street, all of Audrey Street and Amesbury Street which includes all or parts of lots numbered 32, 30, 25, 26, 31, 1, 34, 36, 37, 20, 21, 12, 22 and the Boston and Albany Railroad right-of-way.



Residence A	District A 1
Residence B	District A 2
Residence C 1	District B
Residence C 2	District C 1
Residence C 3	District C 2
Residence C 3A	District C 3
Office O 1	District C 3A
Office O 2	District O 1
Office O 3	District O 2
Office O 3A	District O 3
Office O 3A	District O 3A
Business A 1	District BA 1
Business A	District BA
Business B	District BB
Business C	District BC
Industry IA 1	District IA 1
Industry IA 2	District IA 2
Industry A	District A
Industry B	District B
Industry C	District C
Hotel District	District MND
Open Space	District OS
Public Utility	District PND

*Note: This map does not include the Parkway Overlay District or the Howard Square Overlay District.

 CHAPTER 565 AREAS

 PROPOSED INSTITUTIONAL OVERLAY DISTRICTS



**PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS**

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on Thursday, June 4, 1981 at 5:30 P.M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a proposed amendment to the Zoning Ordinances concerning Institutional Growth Controls. The proposed ordinance amendment consists mainly of institutional use regulations which would implement Cambridge's home rule legislation authorizing the City to limit the growth of institutions in low-density residential neighborhoods. The proposed regulations are intended to protect residential neighborhoods from incompatible uses, to limit the displacement of residential units from the housing stock and to discourage removal of neighborhood-serving non-residential activities for institutional development.

The proposal, which was filed by the Planning Board, would create a separate use table for institutional uses in the four existing zoning district categories subject to the home rule legislation: Residence A-1, A-2, B and C-1. Within these zoning districts, institutional use regulations would differ depending on whether on institutional use is proposed within or outside an area where there has already been extensive contiguous development by an institution. Such areas are designated Institutional Overlay Districts and are described in the text of the petition.

Copies of this petition are on file in the City Clerk's Office, City Hall, Cambridge, MA.

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

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

FOR THE COMMITTEE,

Councillor David A. Wylie
Chairman, Committee on
Ordinances.

(C) May 21, 28



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FOR THE COMMITTEE,

Councilor David A. Wylie
Chairman, Committee on
Ordinances.

(C) May 21, 28

1. Please change the definition of "dormitory" in the Planning Board's recommended amendments to the Institutional Use Regulations petition (page one) to read as follows:

"Dormitory. Any dwelling (other than a sorority or fraternity house) owned or controlled by an educational institution and occupied primarily as a place of temporary residence for persons whose permanent residence is elsewhere and who are employed or enrolled at the educational institution."

(This clarifies that not every apartment occupied by a student or faculty person on an annual lease is to be considered a dormitory.)

2. Also, the definition of dormitory shall include some faculty and married student living arrangements. Therefore the last sentence of Footnote #1 for the Table of Institutional Use Regulations on page 13 of the petition should be deleted. (This sentence read: Family housing (i.e., non-group accommodations) such as faculty and married student housing shall be governed by the regulations of Section 4.31, regardless of the institutional affiliation of such housing provided that teaching or other institutional activities do not customarily occur there.)

Institutional
City of Cambridge

Township # 9
Amended
Budget

MASSACHUSETTS

In City Council June 22 1981

1145
pay

P.B. Rec Amended Position
+ one change -
Note from sheet

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

6 3 0

CWJH
RF
A

Passed to be Ordained
As amended

Cambridge, May 4, 1981
As amended June 16, 1981

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

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

A. AMEND THE TEXT OF THE ORDINANCE BY MAKING THE FOLLOWING CHANGES
AND ADDITIONS:

1. Add the following sentence at the end of the Section 1.20,
Authority:

"Certain provisions of this ordinance are also adopted pursuant to Chapter 565 of the Acts of 1979, as amended by Chapter 387 of the Acts of 1980."

2. In Section 1.30, Purpose, delete the portion of the sentence after the words "pollution of the environment," and replace it with the following:

"to encourage the most rational use of land throughout the city, including the encouragement of appropriate economic development, the protection of residential neighborhoods from incompatible activities and including consideration of plans and policies, if any, adopted by the Cambridge Planning Board, and to preserve and increase the amenities of the city.

3. In Article 2.000, Definitions, amend the definition of "Community Center" to read as follows:

"Community Center. A multi-purpose family center, community facility or other social service establishment not elsewhere classified in this ordinance where a variety of recreational, educational, social, health care or counseling services are provided under the aegis of a non-profit agency."

4. In Article 2.000, Definitions, add the following new definitions at their appropriate alphabetical location:

"Dormitory. Any dwelling (other than a fraternity or sorority house) occupied primarily as a place of temporary residence for persons enrolled or employed at an educational institution."

"Governmental Facility, Other. Land or structure of the federal government, the Commonwealth of Massachusetts, Middlesex County or any other supra-local governmental body or agency."

"Institutional Use. The use of land or structures for the non-profit charitable, benevolent, spiritual, instructional or custodial activities of governmental, educational, religious, health care, social service, fraternal/sororal or similar organizations."

"Municipal Service Facility. Use of land or structures by the City of Cambridge or other municipality for maintenance operations, public utilities, public works and similar governmental functions."

"Social Service Center. A facility where counseling, limited short-term custodial care or similar special services are provided to persons on a walk-in or appointment basis under the aegis of a non-profit agency."

5. In Section 3.10, Division of the City into Zoning Districts, remove subsection 3.12, Temporary Residential Conversion Moratorium, in its entirety and recodify subsection 3.13 as subsection 3.12.
6. In Section 4.10, General Classification Rules, add the following sentence at the end of subsection 4.12:

"Uses in certain districts designated in the table by the letters 'IUR' shall be governed by the applicable provisions of Section 4.50, Institutional Use Regulation."

7. In Subsection 4.31, of the Table of Use Regulations (Residential Uses), delete lines i through l in their entirety and replace with the following:
 - "i. Transient and non-family accommodations
 - 1) Tourist house in an existing dwelling
 - 2) Hotel or motel
 - 3) Lodging house
 - j. Trailer park or mobile home park"
8. Delete subsection 4.33, Institutional Uses, of the Table of Use Regulations (Section 4.30) in its entirety and replace it with the following new subsection:

O.S.	Res. A-1, A-2, B	Res. C-1, C-2, C-2A, C-3, C-3A	Off. 1,2, 3,3A	Bus. A-1	Bus. A	Bus. B, B-1, B-2	Bus. C	Ind. A-1, A-2	Ind. A	Ind. B-1, B-2	Ind. B	Ind. C
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4.33 Institutional Uses

a. Religious Purposes¹⁹

1. Place of worship	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2. Rectory, parsonage	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3. Convent, monastery	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4. Social or recreation center	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
5. Other use with religious purposes	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

b. Educational Purposes

1. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic--by a religious sect or denomination, or by a non-profit educational corporation. ⁴⁴	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2. Pre-school, day care center, kindergarten, not exempt by statute.	No	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	SP	Yes	PUD
3. Primary school, not exempt by statute.	No	IUR	No ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	SP	Yes	PUD
4. Secondary school, not exempt by statute	No	IUR	No ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	SP	Yes	PUD
5. College or university not exempt by statute ⁴⁵	No	IUR	No ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	SP	Yes	PUD
6. Vocational or other schools not exempt by statute	No	IUR	No ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	SP	Yes	PUD
7. Dormitory, resident fraternity or sorority	No	IUR	Yes ⁴³	Yes ⁴⁶	Yes	Yes	Yes	Yes	No	SP	No	SP	PUD

	O.S.	Res. A-1, A-2, B	Res. C-1, C-2, C-2A, C-3, C-3A	Off. 1,2, 3,3A	Bus. A-1	Bus. A	Bus. B, B-1, B-2	Bus. C	Ind. A-1, A-2	Ind. A	Ind. B-1, B-2	Ind. B	Ind. C
c. Non-commercial Research Facility ²⁰	No	IUR	SP ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
d. Health Care Facilities													
1. Hospital ²¹	No	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No
2. Infirmary	No	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	SP	Yes	Yes
3. Nursing or convalescent home	No	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No
4. Clinic not affiliated with any other institution	No	IUR	No ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	No	Yes	PUD
5. Clinic affiliated with a hospital or an accredited university medical school	No	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	No	Yes	PUD
6. Clinic connected to a community center	No	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	No	Yes	PUD
7. Other health care facility	No	IUR	No ⁴³	Yes	Yes	Yes	Yes	Yes	SP	Yes	No	Yes	PUD
e. Social Service Facilities													
1. Social service center	No	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	PUD
2. Community center	No	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	PUD
3. Community residence	No	IUR	SP ⁴³	SP	SP	SP	SP	SP	SP	No	No	No	No
4. Personal care lodging house	No	IUR	SP ⁴³	SP	SP	SP	SP	SP	SP	SP	No	SP	No
f. Local Government ⁴⁷													
1. Administrative office	No ¹¹	IUR	No ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2. Fire or police station	Yes ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3. Library or museum	SP ¹¹	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	PUD
4. Municipal service facility	SP ¹¹	IUR	No ⁴³	SP	No	SP	SP	SP	SP	Yes	Yes	Yes	PUD
5. Public park, playground or public recreation building	Yes	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
g. Other Governmental Facility	Yes	IUR	Yes ⁴³	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

9. In Section 4.40, Footnotes to the Table of Use Regulations, change footnote 19 to read as follows:

"19. Unless explicitly stated to the contrary elsewhere in this ordinance, all bulk, height, yard, lot area, setback, open space, parking, sign and building coverage requirements shall be considered reasonable regulations under Section 3, Chapter 40A, G.L., and shall apply to the uses in this subsection 4.33a."
10. In Section 4.40, Footnotes to the Table of Use Regulations, change footnote 20 to read as follows:

"20. Non-commercial research facilities shall include laboratories and other research facilities of educational institutions which supply services for a fee to persons other than enrolled students. No manufacturing shall be permitted on the premises unless the non-commercial research facility is located within a district that would customarily permit such manufacturing under the provisions of subsections 4.37 or 4.38 of the Table of Use Regulations."
11. In Section 4.40, Footnotes to the Table of Use Regulations, add the following new footnotes:

"43. Except that in Residence C-1 districts this use shall be subject to the regulations of Section 4.50, Institutional Use Regulation."

"44. Unless explicitly stated to the contrary elsewhere in this Ordinance, all bulk, height, yard, lot area, setback, open space, parking, sign and building coverage requirements shall be considered reasonable regulations under Section 3, Chapter 40A, G.L., and shall apply to all uses and facilities which have educational purposes and which are protected by said statute."

"45. This use designation shall include all uses and facilities listed in subsection 4.56(c) 4, 5 and 6."

"46. Any dormitory, fraternity, or sorority which is not exempt by statute shall not be allowed in the O-1 district and shall require a special permit from the Board of Zoning Appeal in the O-2 and IB districts. Such uses shall only be permitted as part of a planned unit development (PUD) in the IC district."

"47. Local government shall include all non-residential facilities and activities of the City of Cambridge, the Cambridge Housing Authority, Cambridge Redevelopment Authority and their component agencies, but shall not include public schools."

4.56 Table of Institutional Use Regulations

Use Categories	Inside Institutional Overlay Districts			Outside Institutional Overlay Districts		
	Existing Lot Status			Existing Lot Status		
	(1)	(2)	(3)	(1)	(2)	(3)
a. Religious Purposes						
1. Place of worship	SP ⁴	Yes	Yes	No	SP	Yes
2. Rectory, parsonage	SP ⁴	Yes	Yes	No	SP	Yes
3. Convent, monastery	SP ⁴	Yes	Yes	No	SP	Yes
4. Social or recreational center	SP ⁴	Yes	Yes	No	SP	SP ⁵
5. Other use with religious purposes	SP ⁴	Yes	Yes	No	SP	Yes
b. Use of Land or Structures for Educational Purposes on Land Owned or Leased by the Commonwealth or Any of its Agencies, Subdivisions or Bodies Politic	Yes	Yes	Yes	Yes	Yes	Yes
c. Use of Land or Structures for Educational Purposes on Land Owned or Leased by Entities Not Included in Subsection 4.56b						
1. Pre-school, day care center or kindergarten	SP ⁴	Yes	Yes	No	SP	Yes
2. Primary School	SP ⁴	SP	Yes	No	SP	SP ⁵
3. Secondary School	SP ⁴	SP	SP	No	NO	No
4. College or university athletic facility, auditorium, theater or similar facility, any of which is customarily accessible to the general public on a paid admission fee or other basis	SP ⁴	SP	SP	No	NO	No ⁶
5. College or university laboratory or research facility customarily involving radioactive materials and other controlled substances, high intensity electromagnetic radiation or chemical or biological processes which could entail a high level of danger to the public health	SP ⁴	SP	SP	No	NO	No

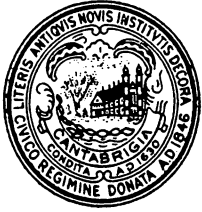
Footnotes to Table of Institutional Use Regulations

1. Other college or university facility shall include administrative offices, faculty and staff offices, teaching and research facilities not included in subsection 4.56c(4) or c(5), libraries, museums, dining halls and service facilities including facilities listed in subsection 4.56c(4) which are not accessible to the general public.
2. Local government shall include all non-residential facilities and activities of the City of Cambridge, the Cambridge Housing Authority, Cambridge Redevelopment Authority and their component agencies, but shall not include public schools.
3. This use designation shall include facilities for cultural and ethnic heritage appreciation.
4. The Board of Zoning Appeal shall grant a special permit for this use only if the applicant demonstrates that he will act to replace the dwelling units removed from the lot or converted to institutional use with an equivalent number of units at another location or locations within the City of Cambridge. In every case, this replacement housing shall include units suitable for and available to low-and moderate-income households in an amount equal to at least ten (10) percent of the total number of units to be replaced. The remaining replacement units shall be comparable to the units being removed. Comparability shall be determined by dwelling unit mix in terms of number of bedrooms, special facilities (such as handicapped access or common areas), amenities, including those existing in the surrounding neighborhood and range of price/rent levels. The Board of Zoning Appeal may request that the applicant submit whatever evidence that it deems necessary to determine that the replacement units will be comparable and that the applicant is bound to provide such units. Otherwise the special permit will not be issued. Replacement units shall be available for occupancy concurrently with the proposed institutional development and shall remain available as low- and moderate-income and comparable units unless otherwise authorized by the Board of Zoning Appeal.
5. This use is allowed as-of-right if the pre-existing institutional use of the lot is in the same use table category in subsection 4.56, otherwise a special permit from the Board of Zoning Appeal shall be required. Such special permit shall be granted only if the Board determines that the use will have fewer adverse impacts on the neighborhood than the pre-existing institutional use. In making this determination, the Board shall consider and comment on the physical attributes of the use, including those evaluated in the Cambridge Institutional Growth Management Plan. The Board may require the applicant to submit whatever documentation it deems necessary, to assist it in making said determination.

Shady-Hill School and Buckingham, Browne and Nichols School District

- 5.0 Beginning at a point, said point being the point of intersection of the westerly sideline of Fresh Pond Parkway Extension and the extension of the northern sideline of lot numbered 34 on Assessor's Plat #242B;
- 5.1 Thence proceeding in a southerly direction along the westerly sideline of Fresh Pond Parkway Extension for approximately 940 feet to its intersection with the easterly projection of the southerly sideline of lot #44 on Assessor's Plat #242B;
- 5.2 Thence turning and proceeding in a westerly direction along the southerly sideline of lots 44 and 43 for approximately 300 feet to its intersection with the easterly sideline of lot 36 on Assessor's Plat #242;
- 5.3 Thence turning and proceeding in a southerly direction along the eastern sideline of lots 36 and 37 on Assessor's Plat #242 for approximately 245 feet to its intersection with the southerly sideline of lot 37;
- 5.4 Thence turning and proceeding in a westerly direction along the southern sideline of lots 37, 39 and 38 on Assessor's Plat 242 for approximately 785 feet to its intersection with the westerly sideline of lot 38;
- 5.5 Thence turning and proceeding in a northerly direction along the western sideline of lot 38 on Assessor's Plat 242 for approximately 395 feet to its intersection with the northerly sideline of said lot;
- 5.6 Thence turning and proceeding in an easterly direction along the northern sideline of lot 38 for approximately 116 feet to its intersection with the western sideline of said lot;
- 5.7 Thence turning and proceeding in a northerly direction along the western sideline of lot 38 for approximately 96 feet to its intersection with the southern sideline of lot 33;
- 5.8 Thence turning and proceeding in a westerly direction along the southern sideline of lot 33 on Assessor's Plat 242 for approximately 120 feet to its intersection with a line 120 feet west of and parallel to the eastern sideline of lot 33;
- 5.9 Thence turning and proceeding in a northerly direction along a line 120 feet west of and parallel to the eastern sideline of lot 33 on Assessor's Plat #242 and its extension for approximately 145 feet to its intersection with the northerly sideline of Shady Hill Road;

- 5.10 Thence turning and proceeding in an easterly direction along the northerly sideline of Shady Hill Road for approximately 120 feet to its intersection with the northerly sideline of lot 38, as shown on Assessor's Plat #242;
- 5.11 Thence proceeding in an easterly direction along the northerly sideline of lot 38 for approximately 360 feet to its intersection with the western sideline of said lot;
- 5.12 Thence turning and proceeding in a northeasterly direction along the western sideline of lot 38 and its extension for approximately 140 feet to its intersection with the centerline of Coolidge Hill as shown on Assessor's Plat #242;
- 5.13 Thence turning and proceeding in an easterly direction then northeasterly direction along the centerline of Coolidge Hill for approximately 350 feet to its intersection with the westerly sideline of lot 43 on Assessor's Plat 242B;
- 5.14 Thence turning and proceeding in a northerly direction along the westerly sideline of lot 43 for approximately 15 feet to its intersection with the northerly sideline of lot 43;
- 5.15 Thence turning and proceeding in an easterly direction along the northern sideline of lot 43 on Assessor's Plat #242B for approximately 392 feet to its intersection with the northerly sideline of lot 34 on said plat;
- 5.16 Thence proceeding in an easterly direction along the northerly sideline of lot 34 on Assessor's Plat 242B and its extension for approximately 75 feet to its intersection with the western sideline of Fresh Pond Parkway Extension, the point of origin.
- 5.00 Said area includes all or parts of the following parcels of land:
 - 5.01 Premises shown on Assessor's Plat #242:
178 Coolidge Hill and which includes lot numbered 38,36,37,39 and a portion of 33.
 - 5.02 Premises shown on Assessor's Plat #242B:
Lots numbered 43, 34 and 44.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

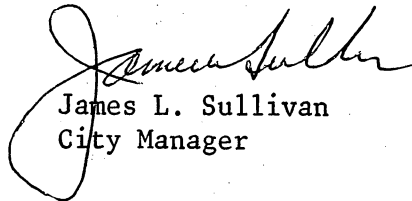
EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

June 22, 1981

To the Honorable, the City Council:

Enclosed please find copy of the Planning Board's Recommendation on the Petition to amend the Zoning Ordinance by adoption of Institutional Use Growth Control Regulations.

Very truly yours,



James L. Sullivan
City Manager

JLS/mbf

Agenda # 3

Planning Board's recommendation re: Institutional Growth Controls.

In City Council,

June 22, 1981

*Referred to the
- PETITION -
to # 9
Unfinished
Business*



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zoning Map accompanying the ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended providing for Institutional Growth Controls. The proposed ordinance amendment consists mainly of institutional use regulations which would implement Cambridge's home rule legislation authorizing the City to limit the growth of institutions in low-density residential neighborhoods. The proposed regulations are intended to protect residential neighborhoods from incompatible uses, to limit the displacement of residential units from the housing stock and to discourage removal of neighborhood-serving non-residential activities for institutional development.

The proposal, which was filed by the Planning Board, would create a separate use table for institutional uses in the four existing zoning district categories subject to the home rule legislation: Residence A-1, A-2, B and C-1. Within these zoning districts, institutional use regulations would differ depending on whether an institutional use is proposed within or outside an area where there has already been extensive contiguous development by an institution. Such areas are designated Institutional Overlay Districts and are described in the text of the petition.

Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, MA.

In City Council June 22, 1981.

Passed to be ordained as amended by a yeas and nays vote:- Yeas 6;

Nays 3; Absent 0.

James L. Sullivan, City Manager.

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

ATTEST:- Paul E. Healy, City Clerk.

PUBLIC NOTICE
RELATIVE TO ZONING**City of Cambridge**

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on Thursday, June 4, 1981 at 5:30 P.M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a proposed amendment to the Zoning Ordinances concerning Institutional Growth Controls. The proposed ordinance amendment consists mainly of institutional use regulations which would implement Cambridge's home rule legislation authorizing the City to limit the growth of institutions in low-density residential neighborhoods. The proposed regulations are intended to protect residential neighborhoods from incompatible uses, to limit the displacement of residential units from the housing stock and to discourage removal of neighborhood-serving non-residential activities for institutional development.

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

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FOR THE COMMITTEE,

Councillor David A. Wylie
Chairman, Committee on
Ordinances.

City of Cambridge

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

FOR THE COMMITTEE,

Councillor David A. Wylie
Chairman, Committee on
Ordinances.

PUBLIC NOTICE
RELATIVE TO ZONING**City of Cambridge**

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on Thursday, June 4, 1981 at 5:30 P.M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a proposed amendment to the Zoning Ordinances concerning Institutional Growth Controls. The proposed ordinance amendment consists mainly of institutional use regulations which would implement Cambridge's home rule legislation authorizing the City to limit the growth of institutions in low-density residential neighborhoods. The proposed regulations are intended to protect residential neighborhoods from incompatible uses, to limit the displacement of residential units from the housing stock and to discourage removal of neighborhood-serving non-residential activities for institutional development.

The proposal, which was filed by the Planning Board, would create a separate use table for institutional uses in the four existing zoning district categories subject to the home rule legislation: Residence A-1, A-2, B and C-1. Within these zoning districts, institutional use regulations would differ depending on whether an institutional use is proposed within or outside an area where there has already been extensive contiguous development by an institution. Such areas are designated Institutional Overlay Districts and are described in the text of the petition.

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FOR THE COMMITTEE,

Councillor David A. Wylie
Chairman, Committee on
Ordinances.



City of Cambridge

IN CITY COUNCIL

1.

Comm. from the Planning Board transmitting a proposed amendment to the Zoning Ordinances relative to Institutional Growth Control Ordinances.

5-11-81

E. David Sullivan
Proposed to Planning
Board & Ord Committee
FOR

In City Council,

May 11, 1981

Hearing & Report

As soon as possible -

Copy sent to Ord Comm &
Planning Board 5/12/81 (cl)



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zoning Map accompanying the ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended providing for Institutional Growth Controls. The proposed ordinance amendment consists mainly of institutional use regulations which would implement Cambridge's home rule legislation authorizing the City to limit the growth of institutions in low-density residential neighborhoods. The proposed regulations are intended to protect residential neighborhoods from incompatible uses, to limit the displacement of residential units from the housing stock and to discourage removal of neighborhood-serving non-residential activities for institutional development.

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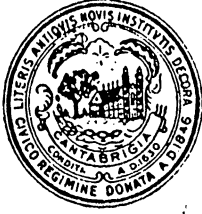
Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, MA.

Passed to a second reading at the City Council meeting held on June 8, 1981 and on or after June 22, 1981 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy.

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ATTEST:- Paul E. Healy, City Clerk.



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USE YOUR TECHNICAL OFFICE SKILLS
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Regular scheduled hours are Tuesday-Saturday, 8:30 am - 5:00 pm. Will verify the quality of data being processed by the computer. Good clerical skills are a must; prior experience in the data processing function is a plus.

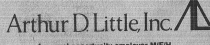
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Excellent starting salaries and company benefits plus a pleasant, congenial office environment.

For further information please call Norma J. Holmes, Personnel Representative, Arthur D. Little, Inc., ACCOR Park, Cambridge, MA 02140, 864-5770, ext. 2203.

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Exciting part time sales positions selling fine quality merchandise. Various day and evening schedules available.

Enjoy the privilege of a generous store discount.

Friday, June 26th, please apply at Jordan Marsh, Mall Entrance. Accessible by MBTA bus from Sullivan Sq.

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Typists

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Equal Opportunity Employer M/F



PERFECT TIMING

Join the friendly crew at McDonald's and you can work most often when it works for you.

We have several shifts available:

6 am - 2 pm, 11 am - 3 pm, 3 pm - 7 pm.

And we offer:

- Job Training
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McDonald's
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Boston, MA 02110

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- FLEXIBLE WORKING HOURS

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623-0300

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Somerville, MA

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MENTAL HEALTH OPPORTUNITIES

Harvard Medical School affiliated inpatient Psychiatric unit in Waltham administered by Mass. Department of Mental Health and Cambridge Hospital, excellent in-service program, opportunities for outpatient and community work. Multi-disciplinary treatment team approach. Excellent salary and benefits. Full and part time. Advancement opportunities.

- Mental Health Workers - A.B., new Ed. M. preferred.
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Please specify shift preferences.

Send resumes to:

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Dept. of Psychiatry
Cambridge Hospital
1483 Cambridge Street
Cambridge, MA 02139
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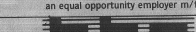
ACCOUNTING CLERK

We are currently seeking an enthusiastic person to join our Accounting Department in the billing and receivable areas. The ideal candidate will be self-motivated, possess an aptitude for numbers and have prior bookkeeping experience, preferably in the area of cash accounting. The job will also include statistical and report typing, client invoicing and file maintenance.

BBN offers a competitive salary and excellent benefits, including 3 weeks vacation, tuition reimbursement. We are conveniently located in the Fresh Pond area of Cambridge on the Harvard Square-Belmont Center bus line. Qualified candidates should forward a letter or resume to:

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BOLT BERANEK AND NEWMAN INC.
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Cambridge, MA 02139
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We have openings for clerks and a bookkeeper in the mortgage and consumer loan departments. Light typing, pleasant disposition and figure aptitude required for all. For bookkeeper, bookkeeping training and/or experience are essential. We offer an excellent benefits package and an on-site health club.

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Position of Executive Director available late Summer, early Fall for large urban Day Care Center. 3 years experience necessary in early childhood education, personnel management, fiscal management and building maintenance. Master Degree in related field preferred. Salary negotiable. Send resume to:

SEARCH COMMITTEE
KLH Child Development Center
138 Magazine Street
Cambridge, MA 02139

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Individual to work with delinquent youth. Year round position, some travel required. Must have own car, Mass. driver's license. Special education preferred; teaching certification accepted. \$11,000 - \$12,500. Somerville residents preferred. Send resumes to: Tom Carney, 128 North Teacher Drive, 128 Cross St., Somerville, MA 02145 Equal Opportunity Employer

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BayBanks Data Services Inc. is looking for individuals interested in the Data Processing Operations field.

We have openings on the following shifts: Part Time:

- Reconciliation Clerk - 2nd shift, hours 6 p.m. - finish, an average of 6 hours, 3 evenings/week.
 - Sorter Operators - 2nd shift, hours 6 p.m. - 12 midnight, 3 nights.
 - Transit Clerk - 2nd shift, hours 6 p.m. - finish, 3 nights
- Full Time:
- Sorter Operators - 1st shift, hours 8:30 a.m. - 5 p.m., 5 days.
 - Transit Clerk - 2nd shift, hours 7 p.m. - finish, 5 days.

Our new facilities are conveniently located at 1025 Main Street in the Banks Square area of Waltham - 3 minutes from Exit 49E, Route 128.

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BayBanks Data Services

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An Equal Opportunity Employer

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GAS STATION ATTEND.	All Shifts, 15 hours per week	18 to 21	Cambridge
FACTORY WORK	2nd & 3rd Shifts	18 to 21	Somerville
Packing & Production	Part Time Weekends	18 to 21	Somerville
SECURITY GUARDS	Part & Full Time	18 to 21	Somerville
GENERAL RETAIL HELP	24 hours per week	16 to 21	Arlington
JANITOR			

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Male and Female. Apply Monday thru Friday, 9AM to 5PM. GREEN CAB CO., INC. 33 Kensington Ave. Somerville

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D. Sullivan

RECEIVED BY
OFFICE OF THE CITY CLERK
Proposed Amendment to the
Institutional Growth Zoning Petition

On page 213 of the petition as amended, strike out footnote 4 to section 4.56, the Table of Institutional Use Regulations, and insert in its place at the following footnote:

4. The Board of Zoning Appeal shall grant a special permit for this use only if the applicant demonstrates that he will act to replace indefinitely the dwelling units removed from the lot or converted to institutional use with an equivalent number of units, not previously on the housing market, at another location or locations within the City of Cambridge, before the units are removed or converted, and only if the applicant adequately provides at his own expense for the relocation of the occupants of the existing units to comparable units within the City of Cambridge. In every case, this replacement housing shall include units suitable for and available to low- and moderate-income households in an amount equal to ten (10) percent of the total number of units to be replaced. The remaining replacement units shall be comparable to the units removed. Comparability shall be determined by dwelling unit mix in terms of number of bedrooms, special facilities (such as handicapped access or common areas), amenities, including those existing in the surrounding neighborhood and range of price/rent levels. The Board of Zoning Appeal may require that the applicant submit whatever evidence it deems necessary to determine that the replacement units will be comparable and that the applicant is bound to provide such units. Otherwise the special permit will not be issued. Replacement units shall be available for occupancy before the existing dwelling units are removed or converted and shall remain available as low- and moderate-income and comparable units unless otherwise authorized by the Board of Zoning Appeal. No building or demolition permit for the proposed institutional development shall issue until the replacement units are available for occupancy and the occupants of the existing units have been relocated.

(Underlining indicates language added to or changed in the zoning petition, as amended by the Planning Board report, by the proposed amendment.)

12. 0-26 B

Comm. from C. D. Sullivan transmitting a
proposed amendment to the Institutional Growth
Zoning Petition.

In City Council,

June 22, 1981

6/22/1981

Referred to the
Petition-

6/22/81 Passed to be
Ordained as amended.

6-3+0