



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

(617) 876-6800
EXTENSION 344

EAST CAMBRIDGE REZONING

September 18, 1978

Implementation of the City's plan for restoration and economic development of the East Cambridge riverfront and Lechmere area will involve an extensive rezoning of this part of the city. Most of the area is now zoned for heavy industry with very few restrictions on how development occurs. For example, there is no limitation on building height. Rezoning is necessary for a variety of reasons: (1) to achieve the mix of uses specified in the East Cambridge Riverfront Plan and in the urban development action grant (UDAG) application; (2) to accomplish the urban design objectives specified in the plan; (3) to protect the residential neighborhood from any potential adverse impacts of new development in the UDAG project area; and (4) to protect the substantial public and private investments in the area from undesirable land uses that could locate in an area zoned for heavy industry.

The Community Development Department has drafted a rezoning petition for nearly all of the industrially zoned land in East Cambridge. Six new districts are created on the zoning map. Three of these districts would be districts not presently existing in the ordinance and would require changes in the text of the zoning ordinance such as new dimensional regulations. Three of the areas shown on the map would also have optional planned unit development (PUD) overlay controls. In these districts a property owner could develop his land according to the base zoning district regulations or follow the planned unit development controls. Under the PUD option a wider range of uses, greater building bulk or taller buildings might be permitted in exchange for public review and approval of the development plans by the Cambridge Planning Board.

A district-by-district summary of the proposed rezoning petition follows.

AREA 1: RIVERFRONT

Existing Zoning: Office 3 and Industry B

Proposed Rezoning: Residence C-3A with a PUD-2 overlay district.

Allowed Uses:

- a) Res. C-3A - residential and limited office
- b) PUD-2 - residential, office and limited commercial

Maximum Bulk: Floor Area Ratio (FAR) of 3.0 for both Res. C-3A and PUD-2; however, office uses under the base zoning are limited to FAR 1.25. Floor area ratio is the total floor area of a building (all floors), divided by the area of the lot.

Maximum Residential Density: 144 dwelling units/acre

Height Limit: 120' (base and overlay zoning)

AREA 2: DERAN CONFECTIONARY/IRVING & CAISSON

Existing Zoning: Industry B

Proposed Rezoning: Industry A-2

Allowed Uses: Light industry (existing uses would not be made non-conforming), office, commercial and residential; many uses would require a special permit.

Bulk: FAR 4.0

Maximum Residential Density: 48 dwelling units/acre

Height Limit: 70'

AREA 3: CARTER INK/NEGEA AREA

Existing Zoning: Industry B

Proposed Rezoning: Office 3A with a PUD-3 overlay district

Allowed Uses:

- a) Office 3A - same as Office 3 (offices and high density residential)
- b) PUD-3 - residential, office, limited commercial

Bulk: FAR 3.0 for both base and overlay zoning

Maximum: Residential Density:

- a) Office 3A: 144 dwelling units/acre
- b) PUD-3: 144 dwelling units per acre

Height Limit:

- a) Office 3A - 120 feet
- b) PUD-3 - 120 feet for 75% of the lot area
200 feet for 25% of the lot area
230 feet for 15% of the lot area

AREA 4: CHARLES/ROGERS/BINNEY/MONROE AREA

Existing Zoning: Industry B

Proposed Rezoning: Industry A-1

Allowed Uses: light industry, limited business, office, limited residential (many uses would require a special permit)

Bulk: FAR 1.0

Maximum Residential Density: 48 dwelling units/acre

Height Limit: 45 feet

AREA 5: LECHMERE AREA

Existing Zoning: Industry B

Proposed Rezoning: Business A with a PUD-4 overlay district

Allowed Uses: residential, office, commercial

Bulk:

a) Business A - FAR 1.0

b) PUD-4 - FAR 2.0

Maximum Residential Density:

a) Business A - 72 d.u.'s/acre

b) PUD-4 - 72 d.u.'s/acre

Height Limit:

a) Business A - 35'

b) PUD-4 - 85'

AREA 6: SECOND STREET

Existing Zoning: Business A, Industry B

Proposed Rezoning: Business A-1

Allowed Uses: commercial, office, residential

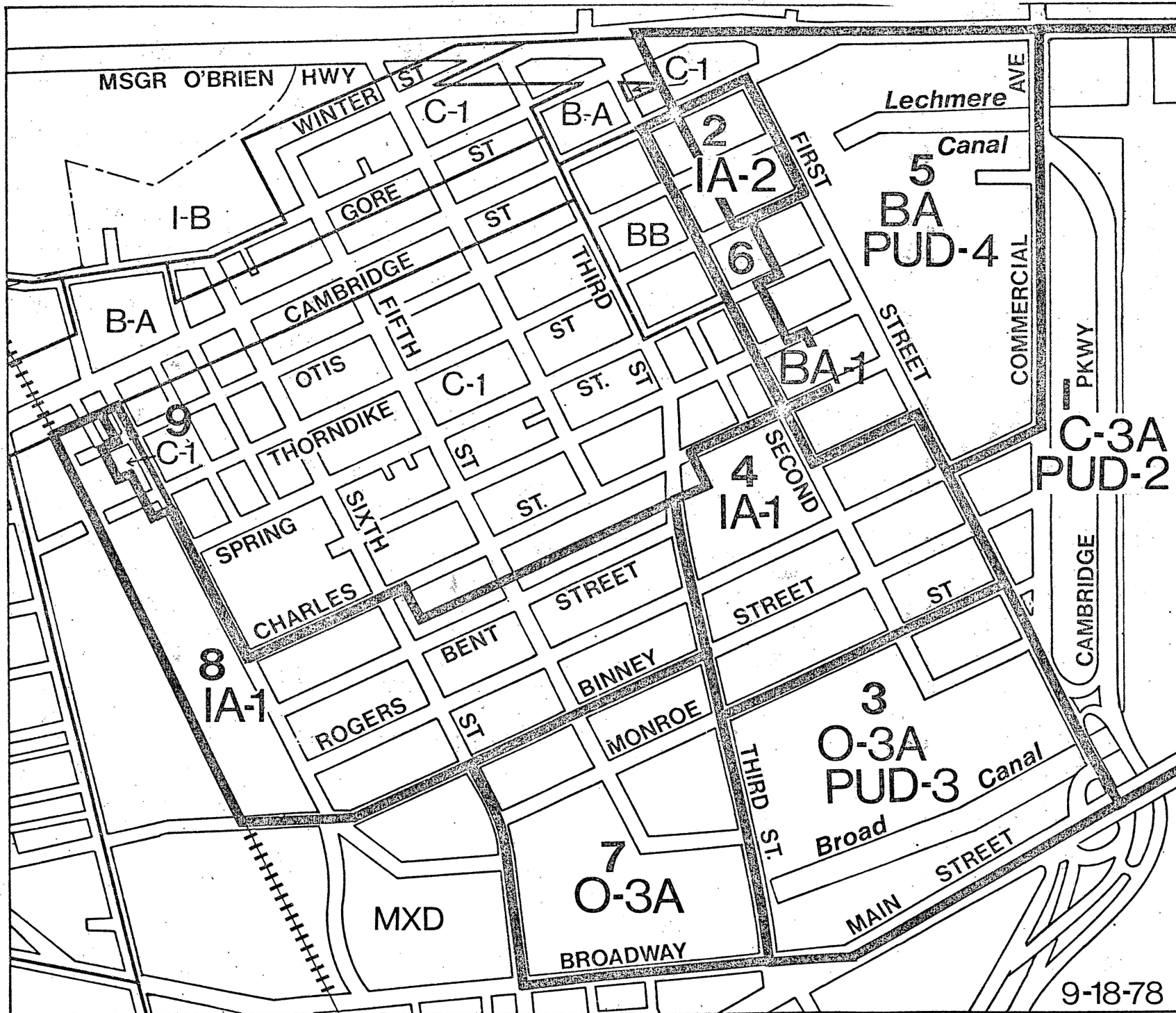
Bulk: FAR 1.0

Maximum Residential Density: 36 d.u.'s/acre

Height Limit: 35'

The East Cambridge rezoning petition includes two major sections. The first part contains legal descriptions of the six areas which would be changed on the zoning map. The second part contains the changes in the text of the ordinance necessary to incorporate the regulations for the new base zoning districts and the PUD overlay districts.

PROPOSED EAST CAMBRIDGE REZONING



9-18-78

Cambridge,.....September 18,.....1978

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

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

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

1. Rezone to Residence C-3A with a PUD-2 overlay district designation that area presently zoned Office 3 and Industry B circumscribed by a line beginning at a point, said point being the point of intersection of the centerline of Monsignor O'Brien Highway and the Cambridge-Boston city line;

Thence, turning and proceeding in a generally southwesterly direction along the Cambridge/Boston city line for a distance of approximately 2220 feet to the intersection with the centerline of the Longfellow Bridge;

Thence, turning and proceeding in a generally southwesterly direction along the centerline of the Longfellow Bridge and the centerline of Main Street for a distance of approximately 930 feet to the point of intersection with the vertical projection of the centerline of First Street;

Thence, turning and proceeding in a generally northwesterly direction along the centerline of First Street for a distance of approximately 1170 feet to the point of intersection with the centerline of Rogers Street;

Thence, turning and proceeding in a generally northeasterly direction along the centerline of Rogers Street and its extension for a distance of approximately 420 feet to the point of intersection with the centerline of Commercial Avenue;

Thence, proceeding in a generally northeasterly direction along the centerline of Commercial Avenue for a distance of approximately 1869 feet to the point of intersection with the centerline of Monsignor O'Brien Highway;

Thence, turning and proceeding in a generally southeasterly direction along the centerline of Monsignor O'Brien Highway for a distance of approximately 835 feet to the point of intersection with the Cambridge-Boston city line, the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat #9: Odd numbers 9 through 33 Cambridge Parkway and even numbers 2 through 14 Commercial Avenue and which includes all or parts of lots numbered 4, 15, 31 and 32 as shown on Assessors' Plat #9;

Parcels of land as designated on Assessors' Plat #11: Odd numbers 65, 69, 73, 75, 79, 81, 89, 91 and 101, and even numbers 46, 52, 58, 62, 66 and 76 Commercial Avenue; even numbers 4, 8, and 22 Rogers Street; even numbers 166, 180, 184, 192, 200, 206, 260, 242, and 244 First Street; odd numbers 1 and 23, even numbers 6, 14, 16 and 22 Binney Street; and odd numbers 47, 57, and 67 Cambridge Parkway and which includes all or parts of lots numbered 14, 17, 18, 19, 20, 34, 35 and 36 as shown on Assessors' Plat #11.

Parcels of land as designated on Assessors' Plat #12: Even numbers 84, 86, 90, 92, 102, 104, 106 Commercial Avenue and odd numbers 75, 83, 81, 95, 97 and 109 Cambridge Parkway and which includes all or parts of lots numbered 17, 18, 19, 20, and 14 as shown on Assessors' Plat #12.

2. Rezone to Ind. A-2 that area presently zoned Industry B circumscribed by a line beginning at a point, said point being the intersection of the centerline of Cambridge Street and the extension of the centerline of First Street, and continuing in a generally southwesterly direction along the centerline of First Street for a distance of approximately 505 feet to its point of intersection with the extension of the centerline of Thorndike Street;

Thence turning and proceeding in a generally northwesterly direction along the centerline of Thorndike Street for a distance of approximately 325 feet to its point of intersection with the extension of the northwesterly boundary line of lot #52 on Assessors' Plat #18;

Thence turning and proceeding in a generally northeasterly direction along the northwesterly boundary lines of lots #52 and 51 on Assessors' Plat #18 and their extension for a distance of approximately 375 feet to the point of intersection with the southwesterly boundary line of lot #30 on said Plat;

Thence turning and proceeding in a generally northwesterly direction along the northwesterly boundary line of lot #30 on Assessors' Plat #18 for a distance of approximately 50 feet to its point of intersection with the southeasterly boundary line of lot #57 on said plat;

Thence turning and proceeding in a generally northeasterly direction along the northwesterly boundary line of lot #30 on Assessors' Plat #18 and its extension for a distance of approximately 130 feet to its point of intersection with the centerline of Cambridge Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Cambridge Street for a distance of approximately 385 feet to its point of intersection with the extension of the centerline of First Street, which is the point of origin.

Said Area includes all or parts of the following parcels of land as designated on Assessors' Plat #18: Odd numbers 15 and 21 Thorndike Street; odd numbers 1 through 19 and 25 through 43 First Street; even numbers 20, 26, 28 and odd numbers 17, 21, 23, 27 and 29 Otis Street and even numbers 82, 84, 88, 108, 132, 134 and 138 Cambridge Street and which includes all or parts of lots numbered 31, 32, 37, 38, 39, 47, 48, 49, 50, 51 and 52 as shown on Assessors' Plat #18.

3. Rezone to Office 3A with a PUD-3 overlay district designation that area presently zoned Industry B circumscribed by a line beginning at a point, said point being the intersection of the centerline of Munroe Street and its projection and the centerline of First Street;

Thence proceeding in a generally southwesterly direction along the centerline of First Street for a distance of approximately 1022 feet to the point of intersection with the centerline of Main Street;

Thence turning and proceeding in a generally northwesterly direction along the centerline of Main Street for a distance of approximately 1115 feet to the point of intersection with the centerline of Broadway;

Thence turning and proceeding in a generally northwesterly direction along the centerline of Broadway for a distance of approximately 380 feet to the point of intersection with the centerline of Third Street;

Thence turning and proceeding in a generally northeasterly direction along the centerline of Third Street for a distance of approximately 1218 feet to the point of intersection with the centerline of Munroe Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Munroe Street for a distance of approximately 1000 feet to the point of intersection with the centerline of First Street, the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat #13: Odd numbers 231, 239, 249, 265 and 273 First Street and which includes all or parts of lots numbered 7, 16, 19, 21 and 22 as shown on Assessors' Plat #13;

Premises designated on Assessors' Plat #14: Even numbers 330, 354, 364, 368, 370 and 378 Third Street; odd numbers 3 through 11 Broadway; odd numbers 67, 71 through 75, 87, 93, 99, 101, 111, 131, 137, 139, 141, 143, 145, 157, 163, and 173 Main Street and which includes all or parts of lots numbered 4, 5, 6, 7, 9, 25, 26, 28, 29, 30, 31, 33 and 34 as shown on Assessors' Plat #14;

Premises designated on Assessors' Plat #15: Even numbers 4, 6, 10, 40, 42, 84 through 98, 104 and 110 Munroe Street; even numbers 302, 304, 310 and 312 Third Street; odd numbers 225 through 249, even numbers 224 through 242 Second Street and odd numbers 205 through 225 First Street and which includes all or parts of lots numbered 3, 4, 5, 6, 7, and 8 as shown on Assessors' Plat #15.

4. Rezone to Industry A-1 that area presently zoned Industry B circumscribed by a line beginning at a point, said point being the intersection of the centerline of Second Street and the centerline of Charles Street;

Thence proceeding in a generally southwesterly direction along the centerline of Second Street for a distance of approximately 250 feet to the point of intersection with the centerline of Bent Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Bent Street for a distance of approximately 455 feet to the point of intersection with the centerline of First Street;

Thence turning and proceeding in a generally southwesterly direction along the centerline of First Street for a distance of approximately 755 feet to the point of intersection with the centerline of Munroe Street;

Thence turning and proceeding in a generally northwesterly direction along the centerline of Munroe Street for a distance of approximately 1210 feet to the point of intersection with the centerline of Third Street;

Thence turning and proceeding in a generally northeasterly direction along the centerline of Third Street for a distance of approximately 910 feet to the point of intersection with the extension of the southwestern boundary line of lot number 52 on Assessors' Plat #17;

Thence turning and proceeding in a generally southeasterly direction along the southwestern boundary line and its extension of lot numbered 52 on Assessors' Plat #17 for a distance of approximately 105 feet to the point of intersection with the southeastern boundary line of said lot;

Thence turning and proceeding in a generally northeasterly direction along the southeastern boundary lines and their extension of lots numbered 52, 53, 54, 55, 71 and 76 on Assessors' Plat #17 for a distance of approximately 140 feet to the point of intersection with the centerline of Charles Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Charles Street for a distance of approximately 400 feet to the point of intersection with the centerline of Second Street and the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat #15: Even numbers 32-70 and 80-142 Binney Street; odd numbers 181 through 199 First Street; odd numbers 1 through 41, 55, 57, 63, 65, 77, 85, 91, 95, and 107 Munroe Street; odd numbers 205 through 223 and even numbers 204 through 222 Second Street and even numbers 286 and 300 Third Street, and which includes all or parts of lots numbered 9, 11, 12, 15, 16, 17, 19, 20 and 21 as shown on Assessors' Plat #15;

Premises designated on Assessors' Plat #16: Odd numbers 141 through 179 First Street; even numbers 182 through 202 and odd numbers 167 through 203 Second Street; even numbers 240 through 248 and 252 through 280 Third Street; even numbers 56 through 92 Bent Street; odd numbers 25 through 87 and even numbers 26 through 88 Rogers Street and odd numbers 33, 71, 87, 95, 101, 107, 109, 129, 133 and 143 Binney Street and which includes all or parts of lots numbered 1, 6, 10, 11, 15, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 29 as shown on Assessors' Plat #16;

Premises designated on Assessors' Plat #17: even numbers 202 through 214, 224 and 238 Third Street; even numbers 52, 58, 78, 82, 90, 92 and 94 Charles Street and odd numbers 139 and 155 Second Street and which includes all or parts of lots numbered 44, 46, 50, 72, 74, 75 and 78 as shown on Assessors' Plat #17.

5. Rezone to Business A with a PUD-4 overlay district designation that area presently zoned Industry B circumscribed by a line beginning at a point said point being the intersection of the centerline of Monsignor O'Brien Highway and the centerline of Commercial Avenue;

Thence proceeding in a generally southwesterly direction along the centerline of Commercial Avenue for a distance of approximately 1460 feet to the point of intersection with the centerline of Rogers Street and its projection;

Thence turning and proceeding in a generally northwesterly direction along the centerline of Rogers Street and its projection for a distance of approximately 427 feet to the point of intersection with the centerline of First Street;

Thence turning and proceeding in a generally northeasterly direction along the centerline of First Street for a distance of approximately 245 feet to the point of intersection with the centerline of Bent Street and its projection;

Thence turning and proceeding in a generally northwesterly direction along the centerline of Bent Street and its projection for a distance of approximately 460 feet to the point of intersection with the centerline of Second Street;

Thence turning and proceeding in a generally northeasterly direction along the centerline of Second Street for a distance of approximately 250 feet to the intersection with the projection of the centerline of Charles Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Charles Street and its projection for a distance of approximately 230 feet to the point of intersection with the extension of the northwestern boundary line of lot number 35 on Assessors' Plat #10;

Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary lines of lots number 35 and 34 and their extensions on Assessors' Plat #10 for a distance of approximately 275 feet to the point of intersection with the southwestern boundary line of lot number 61 on Assessors' Plat #18;

Thence turning and proceeding in a generally southwesterly direction along the southwestern boundary line of lot number 61 on Assessors' Plat #18 for a distance of approximately 45 feet to the point of intersection with the northwestern boundary line of said lot;

Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary line of lot number 61 on Assessors' Plat #18 for a distance of approximately 200 feet to the point of intersection with the northeastern boundary of said lot;

Thence turning and proceeding in a generally southeasterly direction along the northeastern boundary line of lot number of 61 on Assessors' Plat #18 for a distance of approximately 40 feet to the point of intersection with the extension of the northwestern boundary line of lot number 13 on said plat;

Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary lines of lots number 13 and 10 on Assessors' Plat #18 and their extensions for a distance of approximately 275 feet to the point of intersection with the centerline of Thorndike Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Thorndike Street and its projection for a distance of approximately 230 feet to the point of intersection with the centerline of First Street;

Thence turning and proceeding in a generally northeasterly direction along the centerline of First Street and its projection for a distance of approximately 508 feet to the point of intersection with the centerline of Cambridge Street;

Thence turning and proceeding in a generally southwesterly direction along the centerline of Cambridge Street for a distance of approximately 345 feet to the point of intersection with the extension of northwestern boundary line of lot number 86 on Assessors' Plat #20;

Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary line of lot number 86 and its extension on Assessors' Plat #20 for a distance of approximately 303 feet to the point of intersection with the centerline of Monsignor O'Brien Highway;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Monsignor O'Brien Highway for a distance of approximately 2000 feet to the point of intersection with the projection of the centerline of Commercial Avenue, the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat # 8: Even numbers 66, 68, 84, 90, 94, 96, 98 and 100 Monsignor O'Brien Highway; even numbers 4, 8, 16, 24, 48, 56, 58 and 66 Cambridge Street and even numbers 2, 10, 12, 30, 32, 40, 66 and 88 First Street and which includes all or parts of the lots numbered 1, 2, 3, 4, 6, 7, 16, 17, 20, 21, 26, 28, 31, 32 and 33 as shown on Assessors' Plat #8;

Parcels of land designated on Assessors' Plat #9: Odd numbers 1 through 41 Commercial Avenue; even numbers 28, 30, 42 and 46 through 58 Monsignor O'Brien Highway and which includes all or parts of lots numbered 9, 13, 26, 27, 28, 29, 34 and 42 as shown on Assessors' Plat #9;

Parcels of land as designated on Assessors' Plat #10: Odd numbers 43 through 51 Commercial Avenue; even numbers 88, 106, 120, 122, 130, 140 and odd numbers 101 through 139 First Street; even numbers 2 and 14 Hurley Street; odd numbers 1, 11, 13 and even numbers 2, 12, 14, 36 and 50 Charles Street; even numbers 138, 140 and 156 Second Street and odd numbers 55, 63, 65, 69, 77 and 91 Bent Street and which includes all or parts of lots numbered 10, 13, 16, 22, 23, 26, 29, 30, 31, 34, 35, 36, 37, 38, 39, 41 and 42 as shown on Assessors' Plat #10;

Parcels of land as designated on Assessors' Plat #11: Odd numbers 1, 3, 13 and 19 Rogers Street and odd numbers 57 and 65 Commercial Avenue and which includes all or parts of lots numbered 20, 21 and 26 as shown on Assessors' Plat #11;

Parcels of land as designated on Assessors' Plat #18: Even numbers 6 and 14 Thorndike Street; even numbers 2 and 14, odd numbers 1 and 11 Spring Street; odd numbers 1 and 5 Hurley Street and odd numbers 51 through 69 and 75 through 95 First Street and which includes all or parts of the lots numbered 10, 11, 12, 13, 61, 64 and 65 as shown on Assessors' Plat #18;

Parcels of land as designated on Assessors' Plat #20: odd numbers 143 Cambridge Street which includes all or part of lot number 86 as shown on Assessors' Plat #20.

6. Rezone to Business A-1 that area presently zoned Business A and Industry B circumscribed by a line beginning at a point, said point being the intersection of the centerline of Second Street and the centerline of Cambridge Street;

Thence proceeding in a southeasterly direction along the centerline of Cambridge Street for a distance of approximately 125 feet to the point of intersection with the extension of the southeastern boundary line of lot number 30 on Assessors' Plat #18;

Thence turning and proceeding in a generally southwesterly direction along the southeastern boundary lines of lots number 30, 27, 21, 20, 19, 18 and 17 on Assessors' Plat #18 for a distance of approximately 510 feet to the point of intersection with the centerline of Thorndike Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Thorndike Street for a distance of approximately 100 feet to the point of intersection with the extension of the southeastern boundary line of lot number 72 on Assessors' Plat #18;

Thence turning and proceeding in a generally southwesterly direction along the southeastern boundary lines and their extensions of lots numbers 72 and 71 on Assessors' Plat #18 for a distance of approximately 276 feet to the point of intersection with the northeastern boundary line of lot number 61 on Assessors' Plat #18;

Thence turning and proceeding in a generally northwesterly direction along the northeastern boundary line of lot number 61 on Assessors' Plat #18 for a distance of approximately 40 feet to the point of intersection with the southeastern boundary line of lot number 2 on said plat;

Thence turning and proceeding in a generally southwesterly direction along the southeastern boundary lines of lots numbers 2 and 62 on Assessors' Plat #18 for a distance of approximately 201 feet to the point of intersection with the southwestern boundary line of lot number 61 on Assessors' Plat #18;

Thence turning and proceeding in a generally southeasterly direction along the southwestern boundary line of lot number 61 on Assessors' Plat #18 for a distance of approximately 40 feet to the point of intersection with the extension of the southeastern boundary line of lot number 33 on Assessors' Plat #10;

Thence turning and proceeding in a generally southwesterly direction along the southeastern boundary line of lot number 33 and its extension for a distance of approximately 275 feet to the point of intersection with the centerline of Charles Street;

Thence turning and proceeding in a generally northwesterly direction along the centerline of Charles Street for a distance of approximately 225 feet to the point of intersection with the centerline of Second Street;

Thence turning and proceeding in a generally northeasterly direction along the centerline of Second Street for a distance of approximately 1260 feet to the point of intersection with the centerline of Cambridge Street, the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat #10: Odd numbers 25, 29 and 49 Charles Street and even numbers 102, 118 and 136 Second Street and which includes all or parts of lots numbered 32 and 33 as shown on Assessors' Plat #10;

Parcels of land designated on Assessors' Plat #18: Even numbers 26 and 50, odd numbers 31, 33, 35 and 49 Hurley Street; even numbers 20, 26 and odd numbers 17 and 25 Spring Street; even numbers 20 and 22 Thorndike Street; odd numbers 31 and 35 Otis Street; even numbers 146 through 152 and 160 Cambridge Street and even numbers 18 through 50, 56 through 72 and 78 through 96 Second Street and which includes all or parts of lots numbered 2, 17, 18, 19, 20, 21, 25, 26, 27, 30, 45, 53, 54, 55, 56, 57, 62, 66, 67, 68, 69, 70, 71 and 72 as shown on Assessors' Plat #18.

7. Rezone to Office 3A that area presently zoned Industry B circumscribed by a line beginning at a point, said point being the intersection of the centerline of Broadway and the projection of the centerline of Third Street, thence proceeding in a generally northwesterly direction along the centerline of Broadway for approximately 1880 feet to its point of intersection with the existing zoning district boundary separating the Mixed Use Development and Industry B districts which boundary is the northwestern lot line of lot number 41 on Assessors' Plat #44 and its extension;

Thence turning and proceeding in a northeasterly direction for approximately 550' along the northwestern boundary of lot number 41 on Assessors' Plat #44 and lot number 4 on Assessors' Plat #29 and its projection to the western corner of lot number 27 on Assessors' Plat #28, thence continuing for 275 feet in a northeasterly direction along the northwestern boundary of said lot and its projection to its point of intersection with the centerline of Binney Street;

Thence turning and proceeding in a southeasterly direction along the centerline of Binney Street for approximately 980 feet to its point of intersection with the centerline of Third Street;

Thence turning and proceeding in a southwesterly direction for approximately 1260 feet along the centerline of Third Street and its projection to the centerline of Broadway which point is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat #28: Even numbers 152 through 250 Binney Street, 242 and odd numbers 243 through 247 Fifth Street, even numbers 160 through 178 Sixth Street and odd numbers 283 through 299 Third Street and which includes all or parts of lots numbered 27, 28, 29, 30, 9, 39, and 40;

Premises designated on Assessors' Plat #29: Odd numbers 303 through 363 Third Street; even numbers 112 through 194 Munroe Street; odd numbers 271 through 299 Fifth Street; and even numbers 184 through 194 Sixth Street and which includes all or parts of lots numbered 41, 44, 34, 42, 43, 13, 35, 38, 40, 39, 4 and 45.

Premises designated on Assessors' Plat #44: Odd numbers 367 through 385 Third Street and odd numbers 13 through 97 Broadway, which includes all or parts of lots numbered 41, 5, 6, 71, 72, and the former Broad Canal.

8. Rezone to Industry A-1 that area presently zoned Industry B circumscribed by a line beginning at a point being the intersection of the centerline of Binney Street with the centerline of Third Street and proceeding northwesterly along the centerline of Binney Street for approximately 1930 feet to its intersection with the centerline of the Boston and Albany Branch railroad right-of-way;

Thence turning and proceeding in a northerly direction along the centerline of the Boston and Albany Branch railroad right-of-way for approximately 1750 feet to its point of intersection with a line that is parallel to and 100 feet south of the southern side line of Cambridge Street;

Thence turning and proceeding in an easterly direction along a line that is parallel to and 100 feet south of the southern sideline of Cambridge Street for approximately 190 feet to its point of intersection with the westerly lot line of lot number 5 on Assessors' Plat #34;

Thence turning and proceeding in a generally southerly direction for approximately 510 feet along the western lot lines of lots numbered 5, 121, 122 and 123 on Assessors' Plat #34, their projection across Otis Street, the western lot lines of lots numbered 93, 94, 95, 96, 97 and 98 on Assessors' Plat #34, their projection across Thorndike Street, and the western lot lines of lots numbered 5, 6, 7 and 8 on Assessors' Plat #33 to their point of intersection with the northern boundary of lot number 9 on Assessors' Plat #33;

Thence turning and proceeding easterly for approximately 75 feet along the northern boundary of lot number 9 on Assessors' Plat #33 and its projection to the centerline of Fulkerson Street;

Thence turning and proceeding in a southerly direction along the centerline of Fulerkson Street for approximately 635 feet to its point of intersection with the projection of the centerline of Charles Street;

Thence turning and proceeding in an easterly direction along the centerline of Charles Street for approximately 710 feet to its point of intersection with the northerly projection of the western boundary of lot number 4 on Assessors' Plat #27;

Thence turning and proceeding in a southerly direction along the western boundary of lot number 4 on Assessors' Plat #27 and its northerly projection for 125 feet to its point of intersection with the northwestern corner of lot number 75 on Assessors' Plat #27;

Thence turning and proceeding for approximately 1050 feet in an easterly direction along a line which is parallel to and 100 feet south of the southern sideline of Charles Street to its point of intersection with the centerline of Third Street;

Thence turning and proceeding in a southwesterly direction along the centerline of Third Street for approximately 665 feet to its point of intersection with the centerline of Binney Street which is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat #27: Even numbers 238 through 248 Charles Street; even numbers 100 through 138 Sixth Street; odd numbers 183 through 217 Fifth Street; even numbers 180 through 216 Fifth Street; odd numbers 221 through 257 Third Street; odd numbers 157 through 263 Bent Street; even numbers 160 through 264 Bent Street; and odd numbers 119 through 149 Rogers Street and which includes all or parts of lots numbered 1, 2, 5, 14, 83, 84, 12, 11, 10, 75, 7, 6, 70, 86, 85, 32, 33, 34, 35, 49, 55, 56, 58, 59, 81, 80, 79, 78, 82, 76, 77, and 68 as shown on Assessors' Plat #27;

Said area also includes all or parts of the following parcels of land as designated on Assessors' Plat #28: Even numbers 126 through 150 Rogers Street; even numbers 140 through 158 Sixth Street; odd numbers 219 through 241 Fifth Street; even numbers 218 through 240 Fifth Street; odd numbers 259 through 279 Third Street; and odd numbers 153 through 251 Binney Street; and which includes all or parts of lots numbered 23, 22, 15, 33, 34, and 31 on Assessors' Plat #28;

Said area also includes all or parts of the following parcels of land as designated on Assessors' Plat #31: Even numbers 272 through 322 Bent Street; odd numbers 119 through 157 Sixth Street; odd numbers 151 through 185 Rogers Street; even numbers 152 through 186 Rogers Street; even numbers 176 through 192 Fulkerson Street; odd numbers 175 through 191 Fulkerson Street and odd numbers 263 through 345 Binney Street and which includes all or parts of lots numbered 15, 14, 8, 13, 12, 18, 17, 4 and 19 on Assessors' Plat #31;

Said area also includes all or parts of the following parcels of land as designated on Assessors' Plat #32: Even numbers 252 through 320 Charles Street; odd numbers 99 through 145 Fulkerson Street; even numbers 126 through 144 Fulkerson Street; odd numbers 101 through 117 Sixth Street; and odd numbers 271 through 321 Bent Street; and which includes all or parts of lots numbered 89, 51, 52, 49 and 53 on Assessors' Plat #32;

Said area also includes all or parts of the following parcels of land as designated on Assessors' Plat #33: Even numbers 218 through 228 Thorndike Street and odd numbers 51 through 79 Fulkerson Street; and which includes all or parts of lots numbered 61, 1, 2, 3, 4, 9 and 88 on Assessors' Plat #33;

Said area also includes all or parts of the following parcels of land as designated on Assessors' Plat #34: Even numbers 644 through 648 Cambridge Street; 197 Otis Street; even numbers 6 through 14 Max Avenue; even numbers 98 through 212 Otis Street; and odd numbers 209 through 227 Thorndike Street; and which includes all or parts of lots numbered 136, 137, 115, 116, 5, 121, 122, 123, 133, 107, 108, 99, 100, 101, 102 and 109 on Assessors' Plat #34.

9. Rezone to Residence C-1 that area presently zoned Industry B which is circumscribed by a line beginning at the point of intersection of the centerline of Fulkerson Street and a line 100 feet south of and parallel to the southern sideline of Cambridge Street and proceeding in a southerly direction along the centerline of Fulkerson Street for approximately 500 feet to its point of intersection with the easterly projection of the southern boundary of lot number 8 on Assessors' Plat #33;

Thence turning and proceeding in a westerly direction for approximately 75 feet along the southern boundary of lot number 8 on Assessors' Plat #33 to its point of intersection with the eastern boundary of lot number 4 on said plat;

Thence turning and proceeding in a generally northerly direction for approximately 150' along the eastern boundary of lot number 4 on Assessors' Plat #33 and its projection across Fulkerson Street, thence continuing northerly for approximately 250 feet along the eastern boundaries of lots numbered 99 and 108 on Assessors' Plat #34 and their projection across Otis Street, thence continuing generally northerly for approximately 110 feet along the eastern boundaries of lots numbered 137 and 116 on Assessors' Plat #34 to their point of intersection with a line that is parallel to and 100 feet south of the southern street line of Cambridge Street;

Thence turning and proceeding in an easterly direction for approximately 125 feet along a line which is 100 feet south of and parallel to the southern side line of Cambridge Street;

Said area includes all or parts of the following parcels of land as designated on Assessors' Plats #33 and #34: Odd numbers 11 through 59 Fulkerson Street and 204 Thorndike Street which includes all or parts of lots numbered 5, 6, 7 and 8 on Assessors' Plat #33 and all or parts of lots numbered 5, 121, 122, 123, 93, 94, 95, 96, 97 and 98 on Assessors' Plat #34.

B. AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Article 12.00, Planned Unit Development Districts, replace subsection 12.52 with the following new subsection:

"12.52 PUD Development Parcel Size. The minimum size of a development parcel for a planned unit development shall be one acre (43,560 square feet); however, the Planning Board may, at its discretion, allow development parcels containing less than one acre but at least five times the minimum required area for a lot in the base zoning district in which the development would be located. The Planning Board shall permit a development parcel containing less than one acre only upon its written determination that public review and approval of such a smaller development is necessary for accomplishing the planning objectives of the PUD district in which the development is located.

2. In Article 12.000, Planned Unit Development Districts, add the following new section establishing regulations for a PUD overlay district along the East Cambridge riverfront.

"12.80 PUD-2 DISTRICT DEVELOPMENT CONTROLS

12.81 Purpose. The PUD-2 district is intended to encourage a medium density residential and office development with some supporting retail uses along the riverfront in East Cambridge. It is also intended to encourage an active, high quality development substantially in accordance with the Development Policies outlined in the 1978 East Cambridge Riverfront Plan.

12.82 Uses Allowed in a PUD-2 District. The uses listed in this Section 12.82 alone or in combination with each other shall be allowed upon permission of the Planning Board. Residential uses are preferred. Development of about 400 new dwelling units in this district is encouraged.

12.821 Residential Uses

- (1) Multi-family dwellings.
- (2) Hotels or motels.

12.822 Institutional Uses. All uses listed in Section 4.33.

12.823 Office and Laboratory Uses. All uses listed in Section 4.34.

12.824 Retail Business and Consumer Service Establishments.

- (1) Store for retail sale of merchandise located in a structure primarily containing non-retail uses, provided that no such establishment shall exceed 2500 square feet gross floor area and that no manufacturing, assembly or packaging occur on the premises.
- (2) Barber shop, beauty shop, laundry and drycleaning pick-up agency, shop repair, self-service laundry or other similar service establishment.
- (3) Restaurants or other eating and drinking establishments listed in subsection 4.35e, f and g.
- (4) Theater or hall for public gatherings.
- (5) Printing shop, photographer's studio.

12.825 Other Uses. Any use not listed in subsection 12.821-12.824 shall be allowed only upon the written determination by the Planning Board that such use is compatible with the development policies for "The Front" district specified in the East Cambridge Riverfront Plan and is necessary to support the predominant uses in the PUD-2 district.

12.83 District Dimensional Regulations

12.831 The maximum ratio of floor area to total area of the development parcel shall be 3.0.

12.832 The minimum size of a development parcel shall be 43,560 square feet. There shall be no minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel.

12.833 For the purpose of computing residential density, the minimum land area for each dwelling unit shall be 300 square feet. Residential density shall be computed based on the entire development parcel.

12.834 There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. Buildings on parcels abutting the Cambridge Parkway should be setback from the Parkway Street line. There shall be no minimum required front, rear, and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such building setbacks. A variety of setbacks along Cambridge Parkway and crenelated facades are encouraged along the riverfront rather than a continuous, unbroken building mass.

12.84 Height

12.841 The maximum height of any building shall be 120 feet.

12.842 A variety of building heights ranging between 5 and 12 stories are encouraged within the district.

12.843 In order to assure that adequate sunlight reaches public open space along the riverfront, building planes facing or generally oriented toward the riverfront should be stepped back in such a way as to minimize the shadows that are cast on the river side of the Cambridge Parkway.

- 12.85 Usable Open Space. The minimum ratio of usable open space to the total area of the development parcel as defined in Article 2.000, Section 5.22 shall be 25% except as modified below.
- 12.851 The Planning Board may reduce the usable open space requirement if the development is located adjacent to a public open space and if the development is physically and functionally integrated with the open space by means of building orientation, location of building entrances, pedestrian linkages between major activity centers, or similar factors.
- 12.852 Usable open space shall include parks, plazas, landscaped areas open to the sky, playgrounds, balconies, roofs developed for recreational or leisure usage, and pedestrian ways such as bridges, decks, arcades, loggias, and gallerias as specified by the Planning Board.
- 12.853 Private open space at the ground level should be located and designed to complement and to be connected with existing and planned public open space in the district. Usable open space oriented toward Cambridge Parkway and the riverfront park between Cambridge Parkway and Commercial Avenue is preferred for development parcels abutting those areas. In approving a final development plan, the Planning Board may specify certain landscaping and other site design details to assure that the development will be compatible with public improvements in the PUD-2 district and with the development policies outlined in the East Cambridge Riverfront Plan.
- 12.86 Parking and Loading Requirements. Development in a PUD-2 district shall conform to the off-street Parking and Loading Requirements set forth in Article 6.000, except as modified by this Section 12.86.
- 12.861 Off-street parking facilities shall be provided as follows:
- (1) Residence: Minimum number of spaces per group of dwelling units: 10 per 10.
 - (2) Public Assembly: Number of seats requiring one space: 15.
- 12.862 Institutional, Retail and Office: Number of Square Feet of Gross Floor Area Requiring One Space:
- (1) Institutional: 1,800 square feet
 - (2) Retail and Office: Ground Floor: 900 square feet
Other Level: 1,800 square feet

12.863 On-grade parking, not enclosed in a structure, may be constructed in the PUD-2 District only under the following conditions:

- (1) On an interim basis in anticipation of later construction of structured parking provided that there is compliance with each of the following:
 - (a) the future parking structure will be constructed within the District but it may be located either on or off of the lot;
 - (b) construction of the future parking structure will commence within three years of the date of permit application for development on the lot;
 - (c) such future parking structure may be constructed and/or operated by the applicant or by any public or private entity;
 - (d) the future parking structure will contain sufficient spaces reserved for users of the lot to meet the parking requirements for the lot specified in subsections 12.861 and 12.862; and
 - (e) binding commitments shall exist to guarantee, to the reasonable satisfaction of the Planning Board that requirements (a) through (d) above shall be satisfied. Such commitments shall be made by negotiated lease agreement, deed restriction, covenant, performance bond, or comparable legal instrument.
- (2) On a permanent basis on the lot for visitors parking or for such other limited uses as the user of the lot deems appropriate provided that no more than 10% of the spaces required by Subsections 12.861 and 12.862 or 20 spaces, whichever is greater, shall be allowed on-grade under this Section 12.863(2).

12.864 The parking requirements specified in this Section 12.86 may be satisfied in total or in part by a lease agreement between the developer and the City, other public entity, or private consortium for use of parking spaces in a public or pooled private parking facility located within the District. The total number of parking spaces leased and constructed for the planned unit development shall be at least equivalent to the requirements specified in subsections 12.861 and 12.862.

3. In Article 12.000, Planned Unit Development Districts, add the following new section establishing regulations for a PUD overlay district between Kendall Square and the East Cambridge riverfront.

"12.90 PUD-3 DISTRICT DEVELOPMENT CONTROLS

- 12.91 Purpose. The PUD-3 district is intended to provide for the creation of a quality general and technical office which permits larger scale development and supporting commercial activities and which encourages strong linkages between new development at Kendall Square and along the East Cambridge riverfront.
- 12.92 Uses Allowed in a PUD-3 District. The uses listed in this Section 12.92, alone or in combination with each other, shall be allowed upon permission of the Planning Board. Office uses are preferred.
- 12.921 Residential Uses.
- (1) Townhouse Development. Any special permits for parking arrangements for townhouse development required by Sec. 11.10 shall be granted by the Planning Board in a planned unit development in a PUD-3 district.
 - (2) Multi-family dwellings.
 - (3) Hotels or motels.
- 12.922 Institutional Uses. All uses listed in Section 4.33.
- 12.923 Office and Laboratory Uses. All uses listed in Section 4.34.
- 12.924 Retail Business and Consumer Service Establishments.
- (1) Stationery and office supply store.
 - (2) Printing and reproduction service establishment, photography studio.
 - (3) Other store for retail sale of merchandise located in a structure primarily containing non-retail uses, provided that no such establishment shall exceed 2500 square feet gross floor area and that no manufacturing, assembly or packaging occur on the premises.
 - (4) Barber shop, beauty shop, laundry and drycleaning pick-up agency, shoe repair, self service laundry or other similar establishments.
 - (5) Restaurants or other eating and drinking establishments listed in subsection 4.35 e, f and g.
 - (6) Theater or hall for public gatherings.
 - (7) Bowling alley, skating rink, tennis center or other commercial recreation establishments.

12.925 Other uses. Any use not listed in subsections 12.921-12.925 shall be allowed only upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-3 district and is necessary to support the predominant uses in the district.

12.93 District Dimensional Regulations.

12.931 The maximum ratio of floor area to total area of the development parcel shall be 3.0.

12.932 The minimum size of the development parcel for PUD shall be two (2) acres. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel.

12.933 For the purpose of computing residential density, the minimum land area for each dwelling unit shall be 300 square feet. Residential density shall be computed based on the entire development parcel.

12.934 There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no other minimum required front, rear, and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such building setbacks. Any building on a parcel abutting the Broad Canal should be setback or so designated as to provide a pedestrian pathway along the canal's edge.

12.94 Height.

12.941 The maximum height of any building shall be 230 feet, except as modified in Section 12.942.

12.942 The Planning Board shall not approve any Final Development Plan in which 25% or more of the land area of the development parcel is covered with buildings or parts of buildings not exempted by Section 5.23 in excess of 120 feet in height or in which 15% or more of the land area of the development parcel is covered with such buildings or parts thereof in excess of 200 feet in height. Notwithstanding the foregoing, the Planning Board, in its discretion, may accept for review an application for a Special Permit based on a Development Proposal which deviates from the aforesaid provisions of this Section 12.942, provided that the Final Development Plan is in conformity with such provisions. Lower buildings or building elements are encouraged closer to the Charles River while taller buildings or building elements are encouraged closer to Kendall Square.

12.943 In evaluating a Development Proposal providing building height in excess of 120 feet, the Planning Board shall give consideration to evidence presented on the following:

- a. that increased height will not cast shadows or alter air currents in ways that will unreasonably limit the amount of light and air reaching other buildings in the vicinity to a significantly greater extent than if the building height did not exceed 120 feet;
- b. that increased height would mitigate detrimental environmental impacts such as excessive ground coverage, diminution of open space, and monotonous development;
- c. that increased height would not adversely affect and would result in increased sensitivity to the visual and physical characteristics of the particular location through more harmonious relationships to the terrain and to proposed and existing buildings in the vicinity that have functional or visual relationships to the proposed building;
- d. that increased height would result from actions taken to lessen the impact of traffic and parking on the surrounding area; and
- e. that the orientation and location of the proposed structure would not otherwise diminish the health and safety of the area around the development parcel.

12.95 Usable Open Space. The minimum ratio of usable open space to the total area of the development parcel as defined in Article 2.000, Section 5.22 shall be 15% except as modified below.

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

12.952 Usable open space shall include parks, plazas, landscaped areas open to the sky, playgrounds, balconies, roofs developed for recreational or leisure usage, and pedestrian ways such as bridges, decks, arcades, loggias, and gallerias as specified by the Planning Board.

12.96 Perimeter and Transition. Any part of the perimeter of a PUD which fronts on an existing street or public open space should be so designed as to complement and harmonize with adjacent land uses with respect to scale, density, setback, bulk, height, landscaping, and screening. Developments in the PUD-3 district should provide integrated pedestrian circulation systems, particularly strong linkages between the riverfront and Kendall Square.

12.97 Parking and Loading Requirements. Development in the PUD-3 district shall conform to the off-street Parking and Loading Requirements set forth in Article 6.000, except as modified by this Section 12.67.

12.971 Off-street parking facilities shall be provided as follows:

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

(2) Public Assembly: Number of seats requiring one space: 15.

12.972 Institutional, Retail, and Office: Number of Square Feet of Gross Floor Area Requiring One Space:

(1) Institutional: 1,800

(2) Retail and Office: Ground Floor: 900 square feet
Other Level: 1,800 square feet"

4. In Article 12.000, Planned Unit Development Districts, add the following new section establishing regulations for a PUD overlay district around the Lechmere Canal.

"12.100 PUD-4 DISTRICT DEVELOPMENT CONTROLS

12.101 Purpose. The PUD-4 district is intended to provide the opportunity for creation of a highly active, medium density commercial area with a mix of retail, office and residential uses. It is also intended to encourage development which is substantially in accordance with the Development Policies outlined in the 1978 East Cambridge Riverfront Plan.

12.102 Uses Allowed in a PUD-4 District. The uses listed in this section 12.102, alone or in combination with each other, shall be allowed upon permission of the Planning Board. Commercial uses are preferred.

12.1021 Residential Uses.

(1) Townhouse Development. Any special permits for parking arrangements for townhouse development required by Sec. 11.10 shall be granted by the Planning Board as part of a planned unit development in a PUD-2 district.

(2) Multi-family dwellings.

12.1022 Institutional Uses. All uses listed in Section 4.33.

12.1023 Office and Laboratory Uses. All uses listed in Section 4.34.

12.1024 Retail Business and Consumer Service Establishments. All uses listed in Section 4.35. It is the intent of this Ordinance to encourage an active urban setting around the Lechmere Canal both during and after customary business hours. Ground floor building spaces oriented toward the Canal should primarily contain retail uses. Extensive ground level building frontage along the Canal devoted to institutional or office uses should be avoided.

12.1025 Open-Air or Drive-In Retail and Service Uses.

- (1) sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors; commercial greenhouse or warehouse;
- (2) drive-in bank and other retail or consumer service where the motorist does not have to leave his car;
- (3) open-air place of entertainment;
- (4) automobile service station where no major repairs are made provided that all lubrication and repairs are carried out within the building and further provided the service station will be located within or attached to a parking garage or other structure as an accessory use.

12.1026 Other Uses. Any use not listed in subsections 12.1021-12.1025 shall be allowed only upon the written determination by the Planning Board that such use is compatible with the Lechmere Canal and Square district in the East Cambridge Riverfront Plan and that it is necessary to support the predominant uses in the PUD-4 district.

12.103 District Dimensional Regulations

12.1031 The maximum ratio of floor area to total area of the development parcel shall be 2.0.

12.1032 The minimum size of the development parcel for PUD shall be 43,560 square feet. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel.

12.1033 For the purpose of computing residential density, the minimum land area for each dwelling unit shall be 600 square feet. Residential density shall be computed based on the entire development parcel.

12.1034 There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no minimum required front, rear, and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such building setbacks.

12.104 Height. The maximum height of any building shall be 85 feet.

- 12.105 Usable Open Space. The minimum ratio of usable open space to the total area of the development parcel as defined in Article 2.000, Section 5.22 shall be 20%, except as modified below.
- 12.1051 The Planning Board may reduce the usable open space requirement if the development is located adjacent to a public open space and if the development is physically and functionally integrated with the open space by means of building orientation, location of building entrances, pedestrian linkages between major activity centers, or similar factors.
- 12.1052 Usable open space shall include parks, plazas, landscaped areas open to the sky, playgrounds, balconies, roofs developed for recreational or leisure usage, and pedestrian ways such as bridges, decks, arcades, loggias, and gallerias as specified by the Planning Board.
- 12.1053 Private open space at the ground level should be located and designed to complement and to be connected with existing and planned public open space in the district. In approving a final development plan, the Planning Board may specify certain landscaping and other site design details to assure that the PUD will be compatible with public improvements in the district and with the development policies outlined in the East Cambridge Riverfront Plan.
- 12.106 Perimeter and Transition. Any part of the perimeter of a planned unit development which fronts on an existing street or public open space shall be so designed as to complement and harmonize with adjacent land uses with respect to scale, density, setback, bulk, height, landscaping, and screening.
- 12.107 Parking and Loading Requirements. Development in a PUD-4 district shall conform to the off-street Parking and Loading Requirements set forth in Article 6.000, except as modified by this Section 12.107.
- 12.1071 Off-Street parking facilities shall be provided as follows:
- (1) Residence: Minimum number of spaces per group of dwelling units: 10 per 10.
 - (2) Public Assembly: Number of seats requiring one space: 15.
- 12.1072 Institutional, Retail, and Office: Number of Square Feet of Gross Floor Area Requiring One Space:
- (1) Institutional: 1,800 square feet
 - (2) Retail and Office: Ground Floor: 900 square feet
Other Level: 1,800 square feet

12.1073 On-grade parking, not enclosed in a structure, may be constructed in the PUD-4 District only under the following conditions:

(1) On an interim basis in anticipation of later construction of structured parking provided that there is compliance with each of the following:

- (a) the future parking structure will be constructed within the District but it may be located either on or off of the lot;
- (b) construction of the future parking structure will commence within three years of the date of permit application for development on the lot;
- (c) such future parking structure may be constructed and/or operated by the applicant or by any public or private entity;
- (d) the future parking structure will contain sufficient spaces reserved for users of the lot to meet the parking requirements for the lot specified subsections 12.1071 and 12.1072; and
- (e) binding commitments shall exist to guarantee, to the reasonable satisfaction of the Superintendent of Buildings, that requirements (a) through (d) above shall be satisfied. Such commitments shall be made by negotiated lease agreement, deed restriction, covenant, performance bond, or comparable legal instrument.

(2) On a permanent basis on the lot for visitors parking or for such other limited uses as the user of the lot deems appropriate, provided that no more than 10% of the spaces required by subsections 12.1071 and 12.1072 or 25 spaces, whichever is greater, shall be allowed on-grade under this Section 12.1073(2).

12.1074 The parking requirements specified in this Section 12.107 may be satisfied in total or in part by a lease agreement between the developer and the City, other public entity, or private consortium for use of parking spaces in a public or pooled private parking facility located within the District. The total number of parking spaces leased and constructed for the planned unit development shall be at least equivalent to the requirements specified in subsections 12.1071 and 12.1072.

5. In subsection 3.11 of Section 3.10, Division of the City into Zoning Districts, change "nineteen" to "twenty-two" in the first sentence. Renumber items 7, 8 and 9 in the list of zoning district designations as 8, 9 and 10 respectively, renumber items 10 through 14 as 12 through 16 respectively, and renumber items 15 through 19 as 18 through 22 respectively. Insert the following new district designations at their proper numerical location:

"7. Residence C-3A District.....Multi-family dwellings and limited office"

"11. Office 3A District.....Business and professional offices and multi-family dwellings."

"17. Industry A-2 District.....limited impact business and industry."

6. Amend Section 4.22, Offices in Residences, by adding the following new sentence:

"In a Residence C-3A district up to forty percent of the gross floor area of a residential building may be devoted to business and professional offices, but not technical offices."

7. In Section 4.30, Table of Use Regulations, change the fourth column headings from "Res. C-1, 2, 3" to "Res. C-1, 2, 3, 3A," change the fifth column headings from "Off. 1, 2, 3" to "Off. 1, 2, 3, 3A," and change the tenth column headings from "Ind. A-1" to "Ind. A-1 and Ind. A-2."
8. In Section 4.30, Table of Use Regulations, amend the footnotes for the rows labelled "Hotel or motel," "Dormitory or resident fraternity" and "Lodging house" by striking the words "C-2 and C-3 only" so that they read "*No in C-1 and O-1."
9. Amend subsection 4.34, Office and Laboratory Use," by placing asterisks beside the "no" designations in the Residence C column and add the following footnote to said designations:

"*Yes in a Residence C-3A district subject to the limitations specified in Section 5.31."

10. Amend the use listing in subsection 4.371 so that it reads as follows:

1. Manufacture, processing, assembly and packaging the following provided that the following restrictions shall apply: (a) in Industry A, A-1 and A-2 districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight, (b) in Industry A, A-1, A-2 and C districts no process shall involve coating with rubber, (c) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or disposed of as to avoid air pollution and (d) any noise, vibration or flashing are not normally perceptible without instruments at a distance of fifty feet from the premises in Industry A-1 districts, at a distance of one hundred feet from the premises in Industry A, A-2 and Industry C districts or at a distance of five hundred feet from the premises in Industry B districts.

11. Amend the use listing in subsection 4.38g so that it reads as follows:

"g. Manufacture, processing, assembly, packaging or other industrial operation, subject to Building Department and Health Department regulations without limit as to category or product except as otherwise listed in this paragraph (4.38) or as hereinafter prohibited, provided (a) all dust, fumes, odors, smoke or vapor are effectively confined to the premises or so disposed of as to avoid air pollution, and (b) any noise, vibration or flashing are not normally perceptible without instruments at a distance of five hundred feet from the premises, fifty feet from the premises in an Industry A-1 district or one hundred feet from the premises in an Industry A-2 or an Industry C district, but the following are expressly prohibited:....."

12. Amend Section 5.31, Residential Districts by adding the following new regulations to Table 5-1:

District	(1)	(2)	(3)	(4)	(5)			(6)	(7)
	Max. Ratio of Floor Area to Lot Area	Minimum Lot Size in Sq. Ft.	Min. Lot Area for Each D.U. in Sq. Ft.	Minimum Lot Width in Feet	Minimum Yard in Feet			Maximum Height in Feet	Min. Ratio of Usable Op. Sp. to Lot Area
					Front	Side	Rear		
Res. C-3A	3.0(d)	5,000	300	50	$\frac{H+L}{5}$ (b)	$\frac{H+L}{6}$	$\frac{H+L}{5}$ (c)	120	10

(d)

The maximum ratio of floor area to lot area for buildings containing principal uses specified in Section 4.34 shall not exceed 1.25.

13. In subsection 5.31, Residential Districts, amend the first clause of the first sentence of paragraph 3c so that it reads as follows:

"In a Residence C-1, C-2, C-3, or C-3A district if a building is hereafter erected on a lot adjacent to a building having a blank wall directly on the side lot line,....."

14. Amend Section 5.32, Office Districts, by adding the following new regulations to Table 5-4:

District	(1)	(2)	(3)	(4)	(5)			(6)	(7)
	Max. Ratio of Floor Area to Lot Area	Minimum Lot Size in Sq. Ft.	Min. Lot Area for Each D.U. in Sq. Ft.	Minimum Lot Width in Feet	Minimum Yard in Feet			Maximum Height in Feet	Min. Ratio of Usable Op. Sp. to Lot Area
					Front	Side	Rear		
Office 3-A	3.0	5,000	300	50	$\frac{H+L}{5}$ (b)	$\frac{H+L}{6}$	$\frac{H+L}{5}$ (c)	120	10

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

District	(1)	(2)	(3)	(4)	(5)			(6)	(7)
	Max. Ratio of Floor Area to Lot Area	Minimum Lot Size in Sq. Ft.	Min. Lot Area for Each D.U. in Sq. Ft.	Minimum Lot Width in Feet	Minimum Yard in Feet			Maximum Height in Feet	Min. Ratio of Usable Op. Sp. to Lot Area
					Front	Side	Rear		
Ind. A-2	4.0	5000	1200(a)	50	0	0(b)	0(b)	75	none

16. Amend the first column of Section 6.30, Table of Parking Requirements, by inserting "Res. C-3A" after "Res. C-3" and by inserting "Office 3A" and "Ind. A-2" after "Office 3".

17. In Section 6.50, Location and Layout of Parking Facilities, amend the second sentence of subsection 6.51(2) so that it reads as follows:

"In Industry A-1, Industry A-2 and Industry C districts, the required parking facilities may be provided on lots not more than one thousand feet away from the building to be served."

18. In Section 5.10, General Regulations, replace the first two sentences of subsection 5.15 with the following: "No lot or development parcel shall be changed in size, shape or ownership so that the dimensional requirements or off-street parking and loading requirements prescribed in this Ordinance are no longer satisfied. This paragraph shall not apply where a portion of the lot or development parcel is acquired for a public purpose."



CITY OF CAMBRIDGE

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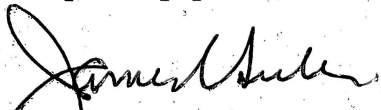
EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

September 18, 1978

To the Honorable, the City Council:

I transmit herewith material received from the
Community Development Department pertaining to
rezoning in the East Cambridge area.

Very truly yours,


James L. Sullivan
City Manager

JLS/b

Agenda # 14.

0-65

Material from the Community Development Dept. pertaining to rezoning in the East Cambridge area.

*LF
C. Ball*

In City Council,

September 18, 1978

*Also Referred to
The Planning Board
For Hearing and
Report*

*Also Referred to
Committee on Ordinances
For Hearing & Report*