

NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, December 5, 2006, at 7:40 p.m., at the City Hall Annex, 344 Broadway, Second Floor Meeting Room, Cambridge, Massachusetts on a City Council petition to amend the zoning ordinance of the City of Cambridge by the following additions and deletions in Section 19.20 - Project Review Special Permit; [additions to the text are indicated thus: additions; and deletions are indicated thus: ~~deletion~~]

19.23 *Special District Threshold.* A Project Review Special Permit shall be required for new building construction of fifty thousand (50,000) gross floor area or more in all applicable zoning districts [except that in Business A, Business A-1, and Business A-2 district a Project Review Special Permit shall be required for new building construction of twenty thousand (20,000) gross square feet or more], or for building construction of less than fifty thousand square feet [or twenty thousand square feet in BA, BA-1, and BA-2 Districts] where a Table 1 threshold has been met, on a lot or combination of contiguous lots held in common ownership at any time after September 15, 2000. Where a mix of uses is proposed the threshold shall be determined by the application of the Mixed Use Formula set forth in Table 1.

Notwithstanding the provisions of this Section 19.23 set forth above, the Project Review Special Permit requirement shall not apply to existing gross floor area on a lot built and occupied prior to the effective date of this Article 19.000 that is demolished and subsequently rebuilt as part of a building project, provided (1) there is no change of use, (2) the reconstruction commences within two years of the start of demolition of the building, and (3) the standards of Section 19.50 are met.

Where reference is made in this Section 19.23 to Gross Floor Area thresholds as set forth in Table 1, the term shall also encompass any other measure of quantity enumerated in the Table (e.g. dwelling units, beds, acres, parking spaces).

Also amendments are made to Section 5.33 Business Districts, which impose more restrictive side yard requirements and height restrictions in Business A-2 districts where a lot abuts a residence district.

5.33 *Business Districts*

1. The following dimensional requirement, set forth in Table 5-3 and modified elsewhere in this Ordinance, shall be applicable to development in business districts: [Note: *The height limitations set forth in the following table are subject to exceptions for mechanical equipment and certain architectural features as outlined in Section 5.23. Reference should be made to Section*

5.23 for a complete understanding of the actual height of building elements permitted in the Zoning Ordinance.]

Table 5-3 Table of Dimensional Requirements - Business Districts

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Usable Op. Sp. to Lot Area
					Front	Side	Rear		
Bus. A	1.0/1.75	none	600	none	none	none	$\frac{H+L^{(a)}}{5}$	35/45 to 65 ^(b)	none
Bus. A-1	1.0/0.75	none	1200	none	none	none	$\frac{H+L^{(a)}}{5}$	35	none
Bus. A-2	1.0/1.75	none	600	none	5 ^(m)	10 ⁽ⁱ⁾	20 ⁽ⁱ⁾	45 ^(k)	none
Bus. A-3	0.75 ⁽ⁿ⁾	5,000	1,500	50	H+L ^(h) /4	H+L/5	H+L ^(a) /4	35	30%
Bus. B	2.75/3.0	none	300	none	none	none	none	80	none
Bus. B-1	1.50/3.25	none	300	none	none	none ^(e)	none ^(e)	55/90 ^(c)	(d)
Bus. B-2	1.50/3.0	none	300	none	none	none ^(e)	none ^(e)	45	(d)
Bus. C	1.25/2.0	none	500	none	none	none	20 ⁽ⁱ⁾	55 ^(g)	none
Bus. C-1	2.75/3.0 ⁽ⁿ⁾	none	450 ⁽ⁿ⁾	none	none	none ^(o)	20 ⁽ⁱ⁾	50 ^{(g)(l)}	none

2. Footnotes

(i) If a building is hereafter erected on a lot adjacent to a building having a blank wall directly on the side lot line, the new building may be so designed and erected that it will be flush with that portion of the blank wall of the former building which extends along the lot line; otherwise no less than the required side yard setback shall be provided. In the case that any portion of a side wall of the existing building contains windows or is set back from the property line, then a building hereafter erected on the lot adjacent to such an existing building shall be set back from the side lot line as required.

No building shall be erected within twenty (20) feet of the side lot line of any abutting lot, all or a majority of which is located in a residential district.

(k) Provided however that any portion of a building having a height greater than thirty-five (35) feet shall be set back of a bulk control plane rising at an angle of forty-five (45) degree from the plane of the principal front wall and rear wall planes beginning at a height of thirty-five (35) feet.

Where the parcel has frontage on two or more streets, this setback plane provision shall apply only to the front wall plane facing the principal abutting arterial street and to the opposite wall plane facing either a side or front property line.

In addition to the above provisions, that portion of a building within fifty (50) feet of a residential zoning district line shall be limited to thirty-five (35) feet where the maximum height permitted in the residential district is thirty-five (35) feet or less.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts. Questions concerning the petition may be addressed to Lester Barber at voice: 617- 349-4657 or Liza Paden at voice: 617-349-4647, TTY: 617-349-4621, or email at lpaden@ci.cambridge.ma.us.