



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, October 27, 2015 at 8:00 p.m. in the City Hall Annex, Second Floor, 344 Broadway, Cambridge, Massachusetts on a petition by Patrick Barrett, et al. to amend the Cambridge Zoning Ordinance as described below.

“Part A, Expanded Accessory Housing” would amend the definition of Accessory Apartment in Article 2.000 and the provisions for Accessory Apartments in Article 4.000, Section 4.22 to effect the following changes:

- to permit accessory apartments in two-family dwellings as well as single-family dwellings;
- to permit accessory apartments in all zoning districts and not only in Residence A districts;
- to permit accessory apartments in dwellings that were built on or after June 1, 1940 and not only in dwellings built prior to that date;
- to permit accessory apartments in dwellings containing at least 1,800 square feet of Gross Floor Area rather than in dwellings containing at least 3,500 square feet;
- to permit accessory apartments on lots containing at least 5,000 square feet of lot area in total, rather than on lots containing at least 3,000 square feet of lot area per dwelling unit on the lot;
- to delete the provision requiring that “Any alteration which would increase the floor area ratio beyond that permitted in the district or which would further increase an existing violation of the applicable floor area ratio shall not be permitted”;
- to add a provision stating that “The owner( s) of the residence in which the accessory dwelling unit is created must continue to occupy at least one of the dwelling units as their primary residence. Prior to issuance of a building permit, the owner(s) must submit a notarized letter stating that the owner will occupy one of the dwelling units on the premises as the owner's primary residence”;
- to add a provision stating that “Any existing two-family home may be converted to a single family home with accessory unit by right, without need for a Special Permit”;
- to retain the current provision that a special permit from the Board of Zoning Appeal is otherwise required to create an accessory dwelling unit; and
- to eliminate the requirement to provide off-street parking for new accessory apartments.

“Part B, Added Living Space” would amend the definition of Gross Floor Area (GFA) in Article 2.000 to effectively exclude all basement or cellar areas in a single-family or two-family home from GFA and to allow basement or cellar areas in other structures to be excluded from GFA by special permit.

Copies of the full petition are on file in the Office of the City Clerk, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway, and online at [www.cambridgema.gov/cdd/zoninganddevelopment/zoning/amendments](http://www.cambridgema.gov/cdd/zoninganddevelopment/zoning/amendments).

Questions concerning the petition may be addressed to Liza Paden at 617/349-4647 or [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).

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The City of Cambridge does not discriminate on the basis of disability. The City of Cambridge will provide reasonable accommodations to people with disabilities upon request. Please make requests for alternative formats at least two weeks in advance by contacting Liza Paden, Planning Board staff, at 617/349-4647, [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).