

7.20 ILLUMINATION ~~X~~

In Residence A, B, C, and C-1 districts no outdoor floodlighting or decorative lighting, except lighting primarily designed to illuminate walks, driveways, outdoor living areas, or outdoor recreational facilities, and except temporary holiday lighting in use for not longer than a four week period in any calendar year, shall be permitted. Any permanent lighting permitted by the preceding sentence shall be continuous, indirect, and installed in a manner that will prevent direct light from shining onto any street or adjacent property.

7.30 SEVERABILITY

The City by enacting this Article intends to regulate signs in order to carry out and achieve the findings and purposes of this Article. The City also wishes to require removal of certain non conforming signs to the maximum extent lawfully possible and in accordance with the effective date and removal schedule set forth in Section 7.18.1. Therefore, should any part of the City's Ordinance be declared invalid by a court of competent jurisdiction, then it is the specific intent of the City that the remainder of the Ordinance not specifically declared invalid shall continue in full force and effect as if and when originally enacted by the City.

6.37 *Bicycle Parking. Refer to Section 6.100.*

6.40 DESIGN AND MAINTENANCE OF OFF STREET PARKING FACILITIES

6.41 *Purpose.* The regulations governing the design and maintenance of off street parking facilities are intended to protect the health, safety and welfare of the users of the parking facility and of abutting properties, including pedestrians and motorists. Therefore, the regulations herein provide for internal and perimeter landscaping, planting, walls, fences and other improvements to reduce noise, glare or reflection from autos, lights, fumes and the like, and minimum standards for parking space and aisle dimensions to ensure safe traffic circulation within the parking facility and from entrances and exits.

6.42 *Dimensions for Off Street Parking Spaces.* The minimum dimensions for off street parking spaces, exclusive of drives and maneuvering spaces, shall be as follows:

Space	Equivalent 90° Width	Equivalent 90° Depth	Vertical Clearance	Minimum Angle of Parking	Width of Aisles
Regular	8 1/2 feet	18 feet	7 1/2 feet	60°	22 feet
Compact Car	7 1/2 feet	16 feet	7 1/2 feet	60°	20 feet
Handicapped	12 feet	18 feet	7 1/2 feet	60°	22 feet

6.43 *Access for Off Street Parking Facilities.* Off street parking facilities shall have maneuvering areas and appropriate means of vehicle access to a street and shall be so designed as not to constitute a nuisance, hazard, or unreasonable impediment to traffic.

6.43.1 All parking spaces within the Business B-1 and Business B-2 districts shall be both covered and enclosed. All vehicle access for office and retail uses in those districts shall be from Massachusetts Avenue or from a side street perpendicular to it that will allow traffic flow toward Massachusetts Avenue. The open area of any lot in the Business B-1 and Business B-2 districts devoted to vehicular movements such as driveways shall be not more than the minimum necessary for vehicular access to covered and enclosed parking.

6.43.2 The layout of parking spaces shall permit entering and exiting without moving any other vehicles parked in other spaces except where more than one space is provided for any dwelling unit, such spaces may be located in tandem to the required parking spaces for that dwelling unit.

6.43.3 Curb cuts for off street parking facilities shall comply with the following standards:

- (a) In Residential districts, the maximum width of a curb cut shall be twenty (20) feet at the street line.
- (b) In Open Space, Business, Office and Industrial districts, the maximum width of a curb cut shall be thirty (30) feet.
- (c) No more than one curb cut per lot for lots with less than one hundred (100) feet of frontage shall be allowed. A maximum of one curb cut for every one hundred (100) feet of street frontage or portion thereof shall be allowed for lots having frontage in excess of one hundred feet.

6.43.4 Driveways for off street parking facilities shall comply with the following standards:

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- (e) No on grade open parking shall be allowed in a Residence C-2A district within one hundred and twenty five (125) feet of a Residence A-1, A-2, B, C, C-1, C-2, or C-2B District.
 - (f) In an Industry C district, no parking lot shall be located within fifty (50) feet of a residential district or within twenty five (25) feet of an open space district, a park or public recreation area or the right of way of a designated parkway.
 - (g) The Board of Zoning Appeal may grant a special permit to allow for modification of the requirements in 6.44.1 (a) or (b) if site specific factors favor such modification.

6.44.2 All roads, streets, alleys, sidewalks and other public rights of way and all landscaped areas shall be protected from vehicular overhang by wheel bumpers, curbs or other suitable method except those off street parking facilities provided for one, two or three family dwellings.

6.44.3 Off street parking facilities shall be marked so as to indicate clearly the space to be occupied by each vehicle, in accordance with the dimensions specified in Subsection 6.42 and including directional arrows and traffic signs as necessary for traffic control. Such markings shall be maintained so as to be plainly visible.

6.45 *Drainage, Surfacing, and Maintenance.* All sections of off street parking facilities which are not landscaped according to the requirements of Subsection 6.48 shall be graded, surfaced (preferably with durable pervious paving materials such as modular paving blocks, bricks or similar materials), and maintained to the satisfaction of the Superintendent of Buildings to the extent necessary to prevent nuisance of dust, erosion, or excessive water flow onto any public way or onto another lot.

6.45.1 A parking space for a one, two, or three family dwelling may consist of two parallel paved strips, each at least eighteen (18) feet long separated by a landscaped area.

6.45.2 Off street parking areas shall be kept plowed, clean and free from rubbish and debris. All fences, barriers, walls, landscaping and lighting shall be maintained and kept repaired or replaced with facilities satisfying the requirements of this Section 6.40.



6.46 *Lighting.* Off street parking facilities which are used at night shall be provided with adequate lighting installed and maintained in such a manner so as not to reflect or cause glare on abutting or facing residential premises nor to cause reflection nor glare which adversely affects safe vision of operators of vehicles moving on nearby streets. A recommended standard for lighting is a minimum intensity of one (1) foot candle on the entire surface of the parking facility.

6.47 *Screening.* Off street parking facilities containing five or more spaces and not in a structure shall be effectively screened from abutting streets and lots. However, such screening shall not obstruct vehicle sight distances, entrances and exits.

6.47.1 Screening shall consist of one or a combination of the following:

- (a) A strip at least five (5) feet in width of densely planted shrubs or trees which are at least two (2) feet high at the time of planting and are of a type that may be expected to form, within three (3) years after time of planting, a continuous, unbroken, year round visual screen.
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- 6.91** Where a building or lot contains uses requiring compliance with loading facility categories C, D, E, and F, the first required bay shall be no less than ten (10) feet in width, thirty (30) feet in length and fourteen (14) feet in height. Each additional required loading bay for categories C, D, E, and F and any loading bay required by categories A and B shall be no less than ten (10) feet in width, fifty (50) feet in length, and fourteen (14) feet in height, such requirements to be exclusive of drives and maneuvering space.
- 6.92** All loading bays, drives, and a maneuvering space shall located entirely on the lot with immediate and direct ingress to the building intended to be served. A bay need not be enclosed in a structure provided any yard area used as a loading bay shall not infringe on front, side, and rear yard requirements as indicated in Article 5.000. All such facilities shall be designed with appropriate means of vehicular access to a street or alley as well as maneuvering area, and no driveways or curb cuts shall exceed thirty (30) feet.
-  **6.93** Off street loading bays may be enclosed in a structure and must be so enclosed if located within fifty (50) feet of a Residence District where the use involves regular night operation, such as that of a bakery, restaurant, hotel, bottling plant, or similar uses. Any lighting provided shall be install in a manner that will prevent direct light from shining onto any street or adjacent property.
- 6.94** All accessory driveways and entranceways shall be graded, surfaced, drained and suitably maintained to the satisfaction of the Superintendent of Buildings to the extent necessary to avoid nuisances of dust, erosion, or excessive water flow across public ways.
- 6.95** Loading facilities shall not be reduced in total extent of usability after their installation, except when such reduction is in conformity with the requirements of the Article. Such facilities shall be designed and used in such a manner as at no time to constitute a nuisance or hazard or unreasonable impediment to traffic.
- 6.96** Adoption of the Recommendations of the Regional Truck Study dated September 2001.

All trucks 2.5 tons or more in gross weight traveling on streets under the control and jurisdiction of the City of Cambridge are prohibited from using any City streets between the hours of 11:00 p.m. and 6:00 a.m., except for the following signed and designated truck routes or except when a local delivery or pick-up requires traveling off of the following signed and designated truck routes:

Brattle Street between Massachusetts Avenue and Eliot Street;
Eliot Street between Brattle Street and Mount Auburn Street;
Mount Auburn Street between Eliot Street and Massachusetts Avenue;
the entirety of JFK Street
the entirety of Main Street
the entirety of Galileo Galilei Way;
Binney Street between Galileo Galilei Way and Land Boulevard;
the entirety of First Street;
Cambridge Street between First Street and the O'Brien Highway;
Broadway between Galileo Galilei Way and the Longfellow Bridge; and
Vassar Street between Main Street and Massachusetts Avenue.

- F. The height of a sign shall be the vertical distance between the top of a sign and the mean grade of the ground adjoining that portion of the building to which the sign is attached; or that ground within ten feet of a free-standing sign.

7.15 *General Limitations for All Signs Permitted in the City of Cambridge*

- A. Signs shall be stationary and may not contain any visible moving or moveable parts.
- B. All lighting shall be indirect, continuous, and installed in a manner that will prevent direct light from shining onto any street or adjacent property. Flashing or intermittent light creating flashing, moving, changing or animated graphics is prohibited, except that a warning sign, a device intended to tell the time and temperature, or official traffic and directional signs may have intermittent illumination.
- C. No illumination shall be permitted after 11 P.M. in any Residence A, B, C, or C-1 district.
- D. No sign, portion of a sign, or structural support for such sign may extend above the lowest point of the roof of a building, except that for one-story buildings having a continuous parapet above the lowest point of the roof, signs may be placed below the highest point of such parapet rather than below the lowest point of the roof.
- E. Except as may be provided elsewhere in this ordinance for temporary signs, all signs shall be permanently mounted on a building or structure or permanently implanted in the ground. All graphic images on a sign shall be of durable material.

7.16 *Permitted Signs*

The signs and advertising devices which are permitted in the City of Cambridge are set out below.

7.16.1 *Exempt, Temporary and Noncommercial Signs*

The following signs shall be exempt from restrictions as to type, location, height, and size of signs or limitations as to the total area of signs permitted on a lot or business, as those limits are set forth in Section 7.16.2. Except as otherwise noted, such signs shall be naturally or externally illuminated only and shall be subject to all other provisions of this Article 7.000.

7.16.11 *Exempt Signs*

- A. In all districts:
1. Signs not visible from a public way. (All illumination permitted.)
 2. Official traffic and directional signs, including bus and shuttle schedules. (All illumination permitted.)
 3. Other signs in the public way.
 4. Signs necessary for public safety and convenience not exceeding six (6) square feet per sign face, provided such signs contain no advertising.
 5. Flags of a city, state or country.
 6. Memorials such as grave stones and corner stones.