



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

April 9, 2012

To the Honorable, the City Council,

Subject: North Massachusetts Avenue Zoning Map Change

The Planning Board is pleased to submit for consideration a petition to amend the Zoning Map of the City of Cambridge for an area along North Massachusetts Avenue.

The petition amends the Zoning Map of the City of Cambridge by changing the zoning designation of the area indicated on the attached map (in the vicinity of Trolley Square and Linear Park) from Business A-2 to Residence C-2B.

The zoning petition is the result of a series of community meetings and extensive input from neighborhood residents, business owners, and property owners along North Massachusetts Avenue, during which there was a desire expressed to adjust the current Business A-2 zoning district boundaries, where the district extends more than the typical 100 feet from Massachusetts Avenue and into more residential areas. Residence C-2B allows a similar density to the current Business A-2 zoning district, but is limited to residential uses and provides increased setback and open space standards.

The proposed map change is complimentary to the proposed zoning text changes to the Massachusetts Avenue Overlay District that were previously submitted to the council.

Respectfully submitted for the Board,

Hugh Russell, Chair