



City of Cambridge

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IN CITY COUNCIL
April 29, 2013

COUNCILLOR KELLEY
COUNCILLOR CHEUNG
COUNCILLOR DECKER
COUNCILLOR MAHER
COUNCILLOR REEVES
VICE MAYOR SIMMONS
COUNCILLOR TOOMEY
COUNCILLOR VANBEUZEKOM

- WHEREAS: Flat roofs and associated central drains on residential three story homes can lead to more stormwater entering Cambridge's sanitary sewer; and
- WHEREAS: These flat roofs may be on homes that have been insulated or otherwise improved for energy efficiency with the result that snow and/or ice during the winter may build up in amounts unanticipated by the original building designers; and
- WHEREAS: Climate change appears to be bringing more episodes of heavy snow and rainfall during winter months than was experienced in past years and with clogged drains this results in more buildup of snow, ice and water on flat roofs than may be safe, especially with an energy-efficient building; and
- WHEREAS: Retrofitting flat roofs on residential three story houses would alleviate snow, ice and water buildup safety concerns and would decrease the amount of stormwater going into Cambridge's sanitary sewer system; and
- WHEREAS: The expensive alteration of putting a pitched roof on a flat roof could be offset by the added value of increasing interior space in the existing home and possible improving other options for room use; and
- WHEREAS: The extra height and living space created as a result of installing a pitched roof may negatively impact neighbors; and
- WHEREAS: The Special Permit process used for other challenging zoning situations may be appropriate in this case; now therefore be it

ORDERED: That the City Council refer to the Ordinance Committee and the Planning Board, for hearing and report, the following changes to the Cambridge Zoning Ordinance 5.23 height exceptions:

Section 5.55: Special Provisions for Rainwater Separation in Residential Buildings

In an effort to further the City's storm-water management, modifications to the applicable dimensional requirements of this Article 5.000, in particular regarding FAR and height limitations, may be authorized by Special Permit from the Board of Zoning Appeal for eliminating rain-water from sewer lines

- On residential buildings with a flat (concave) roof, on which a drain pipe collects water from the roof and combines it with household waste-water, discharging into a single outflow pipe to the municipal sewer line
- Provided that the resulting construction authorized by the Special Permit entirely eliminate rain water entry from the concerned roof into said sewer line
- And that said rain water is either recycled or led down to the ground to follow its natural path

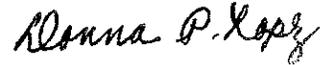
A Special Permit may allow the construction of a partial additional level within the following limitations

- Additional height not to exceed 10 ft. above the existing roof line of the building
- Additional FAR not to exceed 20% of the existing FAR of the building
- This addition may not become an independent or separate dwelling from the floor below the roof.

Furthermore, in enhancing sustainable development and alternative energy sources (Article 22), additional positive consideration will be given to "sensibly green" projects that improve the (a) use of passive solar heating, convective cooling, seasonal shading with natural plants, (b) harvesting and/or using rainwater at the roof level or floors below, (c) planting flowering bushes and vegetation attractive to pollinating insects at the roof level, (d) maximizing the use of natural light, and (e) harmonization of the new roof profile with surrounding buildings.

In City Council April 29, 2013
Adopted by the affirmative vote of seven members.
Attest:- Donna P. Lopez, Interim City Clerk

A true copy;



ATTEST:-

Donna P. Lopez, Interim City Clerk

MAYOR DAVIS RECORDED IN THE NEGATIVE.