

**ORDINANCE NUMBER 1301**

**Final Publication Number 3106. First Publication in the Chronicle on September 28, 2006.**

**City of Cambridge**

**In the Year Two Thousand and Six**

**AN ORDINANCE**

**In amendment to the Ordinance entitle “Zoning Ordinances of the City of Cambridge”**

**Be it ordained by the City Council of the City of Cambridge as follows:**

Amend the Zoning Ordinance of the City of Cambridge in Section 5.28.27 - Special Dimensional Standards Applicable to Dwellings, for the conversion of nonresidential buildings to residential use by inserting the following new language indicated in *bold italic*.

5.28.27 Criteria for Approval of a Special Permit. In acting upon this special permit, the Planning Board shall take into account the standards and criteria set forth in Sections 10.43, 10.47 and 10.47.1 of this Ordinance. In addition the Planning Board shall consider the following:

(1) The impact on residential neighbors of the new housing use as it may affect privacy. The location and size of windows, screening elements, decks, entries, and other aspects of the design shall be reviewed to maintain reasonable levels of privacy for abutters where significant variations from the normally required dimensional standards for the district are granted. *In reviewing a proposed development plan, the Board shall consider, among other factors, the potential negative impacts of the new activity on abutters and the location, orientation, and use of structures and yards on adjacent properties.*

(2) The impact of increased numbers of dwelling units above that normally permitted in the district, on on-street parking, particularly in neighborhoods where off street parking is limited. *In reaching a determination, the Board may require an analysis of on-street parking utilization on streets in the vicinity of the proposed development to consider available capacity relative to the demand generated by the proposed development. The scope and methodology of such an analysis shall be determined in consultation with City staff. Following its consideration of the results of the analysis, the Board may require changes to the project.*

In City Council October 16, 2006.

Passed to be ordained by a yea and nay vote:-

Yeas 8; Nays 0; Absent 1.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury  
City Clerk

