

ORDINANCE NUMBER 1273

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City of Cambridge

In the Year Two Thousand and Four

AN ORDINANCE

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

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

I. Amendment to the Text of the Central Square Overlay District.

Amend the Text of the Zoning by deleting the existing Section 20.304.2 in its entirety and substituting therefor the following (additions to the text are noted in **bold**, deletions by a ~~striketrough~~).

20.304.2 Building Height Limitations. The maximum height of buildings in the Central Square Overlay District shall be governed by the requirements of this Section 20.304.2; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

1. *As of Right Height Limitations.* The maximum height of any building shall be fifty-five (55) feet except **as further limited below:**

(a) ~~that~~ **Where** the lot abuts Bishop Allen Drive or Prospect Street between Bishop Allen Drive and Harvard Street, any portion of the building above forty-five (45) feet shall be set back behind a forty-five degree (45°) bulk control plane beginning at an elevation of forty-five (45) feet above the front lot lines on Bishop Allen Drive and/or Prospect Street and rising over one or more lots at a forty-five degree (45°) angle.

(b) Where the Residence C-2A district serves as the base district, the maximum height shall be forty-five feet. No additional height shall be permitted in this district notwithstanding any provision in Paragraph 2 below.

2. *Special Permit for Additional Height.* **Additional height may be permitted as follows:**

(a) The maximum allowable height in the Central Square Overlay District may be increased up to eighty (80) feet upon issuance of a Special Permit by the Planning Board provided that those portions in excess of sixty (60) feet are set back from the street line at least ten (10) feet and that those portions are also set back from one or more forty-five degree (45°) bulk control planes beginning sixty (60) feet above any streetline in the district and rising over one or more lots at a forty-five degree (45°) angle.

(b) However, Where the lot abuts Bishop Allen Drive, or Prospect Street where the lot lies in a Business A District, and where the lot lies within a Business A District, any portion of the building above forty-five (45) feet shall be set back behind a forty-five degree (45°) bulk control plane beginning at an elevation of

forty-five (45) feet above (1) the front lot lines on Bishop Allen Drive and/or Prospect Street and (2) any residential zoning district line abutting the Business A District, and rising over one or more lots at a forty-five degree (45°) angle.

3. The bulk control plane restrictions of Paragraphs a 1 and b 2 above may be waived by the Planning Board upon issuance of a Special Permit.

II. Amendment to the Zoning Map of the City of Cambridge.

Amend the Zoning Map of the City of Cambridge by deleting the designation Residence C-2A (C-2A) and substituting therefor the designation Residence C-1 (C-1) for an area described by a line, said line beginning at a point, said point being the intersection of the centerline of Franklin Street and the southwesterly extension of the of the southeasterly sideline of Lot # 47 on Assessors Plat #93 (all subsequent locations are also on Plat #93);

Thence proceeding in a generally northeasterly direction along the southeasterly sidelines of Lots #47, 48, 49, 50, 51, 52, 53, 54, 55, and 56, and a connecting segment of the northeasterly sideline of Lot #110, and their extension to its intersection with the centerline of Green Street;

Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to its intersection with the northeasterly extension of the northwesterly sideline of Lot # 61;

Thence turning and proceeding in a southwesterly direction along the northwesterly sideline of Lot #61 and its northeasterly extension to its intersection with the northeasterly sideline of Lot # 62;

Thence turning and proceeding in a northwesterly direction along the northeasterly sideline of Lot #62 to its intersection with the northwesterly sideline of Lot # 62;

Thence turning and proceeding in a southwesterly direction along the northwesterly sideline of Lot #62 to its intersection with a line parallel to, sixty-five feet distant from, and northeasterly of the northeasterly sideline of Franklin Street.

Thence turning and proceeding in a southeasterly direction along that parallel line to its intersection with the northwesterly sideline of Lot # 64;

Thence turning and proceeding in a southwesterly direction along the northwesterly sideline of Lot #64, and its southwesterly extension, to its intersection with the centerline of Franklin Street.

Thence turning and proceeding in a northwesterly direction along the centerline of Franklin Street to its intersection with the southwesterly extension of the southeasterly sideline of Lot # 47, the point of origin.

In City Council February 2, 2004.

Passed to be ordained as amended by substitution.

Yeas 9; Nays 0; Absent 0..

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk