ON-LINE ZONING ORDINANCE DISCLAIMER

The Web version of the City of Cambridge, Massachusetts Zoning Ordinance is provided for reference and the convenience of having the Ordinance in a computer-readable format. The print version of the Zoning Ordinance, together with any amendments adopted by the City Council subsequent to the most recent update to the print version, remains the official version of the Ordinance. If any discrepancies exist between the print and web versions of the Zoning Ordinance, the print version, together with any City Council amendments, shall be considered correct. Recent amendments to the Zoning Ordinance may appear on the Web prior to being incorporated into the print version of the Ordinance.

ARTICLE 3.000 ZONING DISTRICTS

Text current through Ordinance #1357 of June 3, 2013.

3.10 DIVISION OF THE CITY INTO ZONING DISTRICTS
3.20 ZONING MAP
3.30 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

3.10 DIVISION OF THE CITY INTO ZONING DISTRICTS

3.11 For the purpose of this Ordinance, the City of Cambridge is hereby divided into fifty classes of districts listed below in order of decreasing restrictiveness as follows:

1. Open Space District..... Public parks and recreation facilities and other public facilities
2. Residence A-1 District ..... Single-family dwellings
3. Residence A-2 District ..... Single-family dwellings
4. Residence B District ..... Two family or semi-detached dwellings
5. Residence C District ..... Multifamily dwellings
6. Residence C-1 District ..... Multifamily dwellings
7. Residence C-1A District…….. Multifamily dwellings
8. Residence C-2 District ..... Multifamily dwellings
9. Residence C-2B District..... Multifamily dwellings
10. Residence C-2A District..... Multifamily dwellings
11. Residence C-3A District..... Multifamily dwellings and limited office
12. Residence C-3 District ..... Multifamily dwellings
13. Residence C-3B District……..Multifamily dwellings
14. Office 1 District..... Business and professional office and multifamily dwellings (Apartment house, hotel, dormitory)
15. Office 2A District……Business, research and professional offices, limited research oriented manufacturing
16. Office 2 District..... Business, research and professional offices, limited research oriented manufacturing
17. Office 3A District ..... Business and professional offices and multifamily dwellings
18. Office 3 District..... Business and professional offices and multifamily dwellings
19. Business A-3 District……Neighborhood Business

20.	Business A-1 District	Local business
21.	Business A-2 District	Local business
22.	Business A District	Local and drive in retail business offices and multifamily dwellings
23.	Business C-1 District	General business, professional offices, multifamily dwellings.
24.	Business B-1 District*	General business, business and professional offices, and multifamily dwellings
25.	Business B-2 District*	General business, business and professional offices and multifamily dwellings
26.	Business B District	General business
27.	Industry B-2 District	Office, warehouse and light manufacturing
28.	Industry C District	Office, research and light manufacturing, with optional planned unit development
29.	Industry A-1 District	Limited impact business and industry
30.	Industry B-1 District	Heavy manufacturing, warehouses, and offices
31.	Industry A-2 District	Limited impact business and industry
32.	Industry A District	Warehouse, storage and light manufacturing
33.	Special Business, Office and Industrial District 1	Various Uses governed by the requirements of Article 17.000
34.	Special Business, Office and Industrial District 2	Various Uses governed by the requirements of Article 17.000
35.	Special Business, Office and Industrial District 3	Various Uses governed by the requirements of Article 17.000
36.	Special Business, Office and Industrial District 4 and 4A	Various Uses governed by the requirements of Article 17.000
37.	Special Business, Office and Industrial District 5	Various Uses governed by the requirements of Article 17.000
38.	Special Business, Office and Industrial District 6	Various Uses governed by the requirements of Article 17.000
39.	Special Business, Office and Industrial District 7	Various Uses governed by the requirements of Article 17.000
40.	Special Business, Office	Various Uses governed by the

	and Industrial District 8	requirements of Article 17.000
41.	Special Business, Office and Industrial District 9	Various Uses governed by the requirements of Article 17.000
42.	Special Business, Office and Industrial District 10	Various Uses governed by the requirements of Article 17.000
43.	Special Business, Office and Industrial District 11	Various Uses governed by the requirements of Article 17.000
44.	Special Business, Office and Industrial District 12	Various Uses governed by the requirements of Article 17.000
45.	Special Business, Office and Industrial District 13	Various Uses governed by the requirements of Article 17.000
46.	Special Business, Office and Industrial District 14	Various Uses governed by the requirements of Article 17.000
47.	Cambridge Center Mixed Use Development (MXD) District	Various uses governed by the requirements of Article 14.000
48.	Cambridgeport Revitalization Development District	Various uses governed by the requirements of Article 15.000
49.	North Point Residence, Office and Business District	Various uses governed by the requirements of Article 16.000
50.	Industry B District.....	Heavy Industry

* subject to the requirements of Sections 4.26, 11.40, and other requirements of this Ordinance.

3.12 In addition to the districts established under Subsection 3.11, overlay districts may be established from time to time. As specified elsewhere in this Ordinance, each overlay district shall have special regulations which shall be applicable in lieu of or in addition to the regularly applicable regulations for the base zoning district.

3.20 ZONING MAP

3.21 The boundaries of each of the said districts are hereby established as shown on the map entitled, Zoning Map of the City of Cambridge, or as hereafter amended, which map is attached to and made a part of this Ordinance. The said Zoning Map and all boundaries, notations, and other data shown thereon are made by this reference as much a part of this Ordinance as if fully described and detailed herein. The said map shall be filed in the custody of the City Clerk of Cambridge and may be examined by the public subject to any reasonable regulations established by the City Clerk.

3.30 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

3.31 The boundaries between districts are shown on the Zoning Map. Where uncertainty exists with respect to the boundaries of the various districts as shown on the map accompanying and made a part of this Ordinance, the following rules shall apply:

a. Where the district boundary is a street, the boundary line shall be the centerline of the street.

b. Where the boundary line is indicated approximately parallel to the street, it shall be taken as parallel thereto and, unless otherwise indicated, one hundred feet distant from the nearest street line. If there is any variance between the scaled distance from the boundaries to the street line and the distance as marked in feet upon the map, the latter shall govern.

c. Where the districts designated on the map are bounded by lot lines, the lot lines shall be construed to be the boundary lines, unless the boundary lines are otherwise indicated on the map.

3.32 Where a zoning district boundary line divides a lot under single ownership at the time of the effective date of this Ordinance, (6/29/81) the regulations for each zoning district shall apply to portions of the lot within the respective districts except as provided in this Subsection 3.32.

3.32.1 Where more than one-half the area of said lot is in a less restricted district, (either in terms of the district's overall regulations or a single regulation) the Board of Zoning Appeal may grant a special permit allowing any of the less restrictive dimensional regulation(s) to extend up to twenty-five (25) feet into the more restricted district. Uses not allowed in the more restricted districts shall not extend into the more restricted districts.

3.32.2 Dwelling units and/or gross floor area allowed in the more restricted district, according to the formulas specified in Subsection 5.27, may be located in the less restricted district, but dwelling units or gross floor area allowed in the less restricted districted may be located in that portion of the lot located in the more restricted district only to the extent permitted in Section 3.321.