



CITY OF CAMBRIDGE, MASSACHUSETTS

P L A N N I N G B O A R D

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, January 4, 2011 at 7:20 p.m. at the Second Floor Meeting Room, at City Hall Annex, 344 Broadway, Cambridge, Massachusetts on a zoning petition by the Cambridge City Council, to amend the Zoning Ordinance of the City of Cambridge relating to Section 5.28.2 – Conversion of Nonresidential Structures to Residential Use. The proposed amendments are as follows:

Section 4.30 – Table of Use Regulations, create a new footnote 58 in the columns headed Res A-1 & 2 for line d., Townhouse Development, and line g., Multifamily Dwelling; and in the column headed Res B for line g., Multifamily Dwelling.

Also create a new footnote 58 to read as follows:

58. Except that such use shall be permitted in Residence A and B districts consistent with the provisions of Section 5.28.2.

Amend Section 5.28.2 by adding additional text (**in bold and underlined**) in the following sections and renumbering as necessary.

5.28.2 Conversion of Non Residential Structures to Residential Use. Where it is proposed to convert an existing principal use structure, designed and built for non residential use, to residential use (excluding Transient Accommodations, Section i (1) and (2)), the dimensional standards generally applicable in the district as set forth in the Tables of Dimensional Requirements in Section 5.30 and other applicable regulations in this Ordinance shall apply. However, where some or all of those requirements cannot be met **(including residential uses not otherwise allowed in the base district)**, the following provisions shall apply after issuance of a special permit by the Planning Board.

5.28.22 Dwelling Units. The number of dwelling units permitted shall be that number which is the result of the application of the Lot Area Per Dwelling Unit requirement in the district in which the structure is located, or that number of units produced when the Gross Floor Area of the structure as permitted in Section 5.28.21 above is divided by: **(1) 900 square feet in Residence C, C1, C-2, C2B, C-2A, C-3, C-3A C-3B districts and all non-residential districts, (2) 1,600 square feet in Residence B districts, and (3) 2,500 square feet in Residence A-1 and 2 districts,** whichever is greater.

5.28.27 Parking provided shall be as required in the applicable base district, or where the residential use is not generally allowed in the district, as required where the use is permitted.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway. Questions concerning the petition may be addressed to Liza Paden at 617 349 4647 or lpaden@cambridgema.gov.
