

## Affordable Housing Overlay (AHO) Zoning Proposal – Comparison Charts

The charts on the following pages compare the use and development standards of Cambridge base zoning districts with the standards in the proposed Affordable Housing Overlay (AHO). The following standards are summarized:

- Land Use Types
- Height, Density, and Scale
- Yard Setbacks
- Open Space

### Important Notes:

- These charts are intended to provide an overview of applicable zoning standards. Refer to the text of the Cambridge Zoning Ordinance (refer to Article 4.000 – Use Regulations and Article 5.000 – Development Standards) and the text of the AHO Zoning Petition (version dated August 29, 2019) for more detailed standards.
- These charts summarize applicable standards for base zoning districts. Development standards in some areas of the city are modified by overlay zoning or are established in special zoning districts (refer to Articles 13.000, 14.000, 15.000, 16.000, 17.000, and 20.000). AHO standards apply in all zoning districts except Open Space (OS) districts.
- The proposed AHO standards would apply only to residential developments in which all dwelling units are subject to deed-restricted, permanent affordability standards set forth in the proposed AHO Zoning Petition text. In some cases, ground-floor non-residential uses may be allowed within an AHO project.
- Refer to the Zoning Map (attached) for the locations and descriptions of zoning district codes. The following charts only include base zoning districts that are currently established within Cambridge, and exclude some base districts that are listed within the Zoning Ordinance even though there is no land currently zoned with that designation.
- ***NOTE: This version is updated to reflect amendments to the Affordable Housing Overlay Zoning Petition made in August, 2019.***

## Land Use Types

| District | Base Zoning – General range of allowed uses  | AHO – Allowed uses (as-of-right)  |
|----------|--|---|
| A-1      | single-family detached dwellings   | single-family, two-family detached dwellings<br>townhouse, multifamily dwellings  |
| A-2      |  |   |
| B        | single-family, two-family detached dwellings<br>townhouse dwellings (some by special permit)   |   |
| C        | single-family, two-family detached dwellings<br>townhouse, multifamily dwellings (some by special permit)<br>limited institutional uses  | single-family, two-family detached dwellings<br>townhouse, multifamily dwellings<br>ground-floor non-residential (as allowed in district) |
| C-1      |  |   |
| C-1A     |  |   |
| C-2      |  |   |
| C-2A     |  |   |
| C-2B     |  |   |
| C-3      |  |   |
| C-3A     |  |   |
| C-3B     |  |   |
| O-1      | most types of residential dwellings<br>hotels (except not in some districts)<br>most institutional uses<br>offices and laboratories  | single-family, two-family detached dwellings<br>townhouse, multifamily dwellings<br>ground-floor non-residential (as allowed in district) |
| O-2      |  |   |
| O-2A     |  |   |
| O-3      |  |   |
| O-3A     |  |   |
| BA       | most types of residential dwellings<br>hotels (except not in some districts)<br>most institutional uses<br>offices and laboratories<br>most retail uses  | single-family, two-family detached dwellings<br>townhouse, multifamily dwellings<br>ground-floor non-residential (as allowed in district) |
| BA-1     |  |   |
| BA-2     |  |   |
| BA-3     |  |   |
| BA-4     |  |   |
| BB       |  |   |
| BB-1     |  |   |
| BB-2     |  |   |
| BC       |  |   |
| IA-1     | most types of residential dwellings<br>most institutional, office, laboratory, and retail uses<br>light industrial uses  | single-family, two-family detached dwellings<br>townhouse, multifamily dwellings<br>ground-floor non-residential (as allowed in district) |
| IA-2     |  |   |
| IA       | most types of residential dwellings (by special permit)<br>hotels (not in some districts, by special permit in others)<br>most institutional, office, laboratory, and retail uses<br>light industrial uses<br>some heavy industrial uses |   |
| IB-1     |  |   |
| IB-2     |  |   |
| IB       |  |   |
| OS       | open space, religious, or civic uses   | no change   |

**Note:** Charts are intended to provide a summarized overview of applicable zoning standards. Refer to the text of the Cambridge Zoning Ordinance and Affordable Housing Overlay Zoning Petition for detailed standards.

**Height, Density, and Scale**

|          | District Standards     |                                 |                           | AHO Standards |   |
|----------|------------------------|---------------------------------|---------------------------|---------------|---|
| District | Max. FAR (residential) | Min. Lot Area per Dwelling Unit | Max. Height (residential) | FAR Limit     | Allowed Stories and Height                            |
| A-1      | 0.50                   | 6,000 sq. ft.                   | 35'                       | 2.00*         | 4 stories @ 45' max.                                  |
| A-2      | 0.50                   | 4,500 sq. ft.                   | 35'                       | 2.00*         | 4 stories @ 45' max.                                  |
| B        | 0.50                   | 2,500 sq. ft.                   | 35'                       | 2.00*         | 4 stories @ 45' max.                                  |
| C        | 0.60                   | 1,800 sq. ft.                   | 35'                       | 2.00*         | 4 stories @ 45' max.                                  |
| C-1      | 0.75                   | 1,500 sq. ft.                   | 35'                       | 2.00*         | 4 stories @ 45' max.                                  |
| C-1A     | 1.25                   | 1,000 sq. ft.                   | 45'                       | N/A           | 6 stories @ 65' max.                                  |
| C-2      | 1.75                   | 600 sq. ft.                     | 85'                       | N/A           | 7 stories @ 80' max.                                  |
| C-2A     | 2.50                   | 300 sq. ft.                     | 60'                       | N/A           | 7 stories @ 80' max.                                  |
| C-2B     | 1.75                   | 600 sq. ft.                     | 45'                       | N/A           | 6 stories @ 65' max.                                  |
| C-3      | 3.00                   | 300 sq. ft.                     | 120'                      | N/A           | 7 stories @ 80' max.                                  |
| C-3A     | 3.00                   | 300 sq. ft.                     | 120'                      | N/A           | 7 stories @ 80' max.                                  |
| C-3B     | 4.00                   | 300 sq. ft.                     | 120'                      | N/A           | 7 stories @ 80' max.                                  |
| O-1      | 0.75                   | 1,200 sq. ft.                   | 35'                       | 2.00*         | 4 stories @ 45' max. (50' with non-res. ground floor) |
| O-2      | 2.00                   | 600 sq. ft.                     | 85'                       | N/A           | 7 stories @ 80' max.                                  |
| O-2A     | 1.50                   | 600 sq. ft.                     | 70'                       | N/A           | 7 stories @ 80' max.                                  |
| O-3      | 3.00                   | 300 sq. ft.                     | 120'                      | N/A           | 7 stories @ 80' max.                                  |
| O-3A     | 3.00                   | 300 sq. ft.                     | 120'                      | N/A           | 7 stories @ 80' max.                                  |
| BA       | 1.75                   | 600 sq. ft.                     | 45'                       | N/A           | 6 stories @ 65' max. (70' with non-res. ground floor) |
| BA-1     | 0.75                   | 1,200 sq. ft.                   | 35'                       | 2.00*         | 4 stories @ 45' max. (50' with non-res. ground floor) |
| BA-2     | 1.75                   | 600 sq. ft.                     | 45'                       | N/A           | 6 stories @ 65' max. (70' with non-res. ground floor) |
| BA-3     | 0.75                   | 1,500 sq. ft.                   | 35'                       | 2.00*         | 4 stories @ 45' max. (50' with non-res. ground floor) |
| BA-4     | 1.75 or 2.00           | 600 sq. ft.                     | 35' or 44'                | N/A           | 6 stories @ 65' max. (70' with non-res. ground floor) |
| BB       | 3.00                   | 300 sq. ft.                     | 80'                       | N/A           | 7 stories @ 80' max.                                  |
| BB-1     | 3.25                   | 300 sq. ft.                     | 90'                       | N/A           | 7 stories @ 80' max.                                  |
| BB-2     | 3.00                   | 300 sq. ft.                     | 45'                       | N/A           | 6 stories @ 65' max. (70' with non-res. ground floor) |
| BC       | 2.00                   | 500 sq. ft.                     | 55'                       | N/A           | 7 stories @ 80' max.                                  |
| IA-1     | 1.50                   | 700 sq. ft.                     | 45'                       | N/A           | 6 stories @ 65' max. (70' with non-res. ground floor) |
| IA-2     | 4.00                   | no min                          | 70'                       | N/A           | 7 stories @ 80' max.                                  |
| IA       | 1.50                   | no min                          | 45'                       | N/A           | 6 stories @ 65' max. (70' with non-res. ground floor) |
| IB-1     | 3.00                   | no min                          | 70'                       | N/A           | 7 stories @ 80' max.                                  |
| IB-2     | 0.75                   | 1,200 sq. ft.                   | 35'                       | 2.00*         | 4 stories @ 45' max. (50' with non-res. ground floor) |
| IB       | 4.00                   | no min                          | 120'                      | N/A           | 7 stories @ 80' max.                                  |
| OS       | 0.25                   | N/A                             | 35'                       | N/A           | N/A   |

\* FAR limitations suggested by CDD in most recent revised Zoning Petition text.

**Note:** Charts are intended to provide a summarized overview of applicable zoning standards. Refer to the text of the Cambridge Zoning Ordinance and Affordable Housing Overlay Zoning Petition for detailed standards.

**Yard Setbacks**

|          | District Standards      |                             |                             | AHO Standards           |                                       |                             |
|----------|-------------------------|-----------------------------|-----------------------------|-------------------------|---------------------------------------|-----------------------------|
| District | Front Yard Min. Setback | Side Yard Min. Setback      | Rear Yard Min. Setback      | Front Yard Min. Setback | Side Yard Min. Setback                | Rear Yard Min. Setback      |
| A-1      | 25'                     | 15' (sum to 35)             | 25'                         | 25'*                    | 7.5'                                  | 20'                         |
| A-2      | 20'                     | 10' (sum to 25)             | 25'                         | 20'*                    | 7.5'                                  | 20'                         |
| B        | 15'                     | 7.5' (sum to 20)            | 25'                         | 15'*                    | 7.5'                                  | 20'                         |
| C        | 10'+ [formula]          | 7.5' (sum to 20) [+formula] | 20'+ [formula]              | 10'*                    | 7.5'                                  | 20'                         |
| C-1      | 10'+ [formula]          | 7.5' [+formula]             | 20'+ [formula]              | 10'*                    | 7.5'                                  | 20'                         |
| C-1A     | 10'                     | [formula]                   | [formula]                   | 10'*                    | 7.5'                                  | 20'                         |
| C-2      | 10'+ [formula]          | [formula]                   | 20'+ [formula]              | 10'*                    | 7.5'                                  | 20'                         |
| C-2A     | 5'+ [formula]           | [formula]                   | 20'+ [formula]              | 5'*                     | 7.5'                                  | 20'                         |
| C-2B     | 10'+ [formula]          | [formula]                   | 20'+ [formula]              | 10'*                    | 7.5'                                  | 20'                         |
| C-3      | 5'+ [formula]           | [formula]                   | 20'+ [formula]              | 5'*                     | 7.5'                                  | 20'                         |
| C-3A     | 5'+ [formula]           | [formula]                   | 20'+ [formula]              | 5'*                     | 7.5'                                  | 20'                         |
| C-3B     | 10'                     | no min                      | no min                      | 10'*                    | no min                                | no min                      |
| O-1      | 10'+ [formula]          | [formula]                   | 20'+ [formula]              | 10'*                    | 7.5'                                  | 20'                         |
| O-2      | 10'+ [formula]          | [formula]                   | 20'+ [formula]              | 10'*                    | 7.5'                                  | 20'                         |
| O-2A     | 10'+ [formula]          | [formula]                   | 20'+ [formula]              | 10'*                    | 7.5'                                  | 20'                         |
| O-3      | 10'+ [formula]          | [formula]                   | 20'+ [formula]              | 10'*                    | 7.5'                                  | 20'                         |
| O-3A     | 10'+ [formula]          | [formula]                   | 20'+ [formula]              | 10'*                    | 7.5'                                  | 20'                         |
| BA       | C-2B/no min**           | C-2B/no min**               | 20'+ [formula]              | 10'/no min**            | 7.5'                                  | 20'                         |
| BA-1     | C-1/no min**            | C-1/no min**                | 20'+ [formula]              | 10'/no min**            | 7.5'                                  | 20'                         |
| BA-2     | 5'                      | 10'                         | 20'*                        | 5'*                     | 7.5'                                  | 20'                         |
| BA-3     | 10'+ [formula]          | [formula]                   | 20'+ [formula]              | 10'*                    | 7.5'                                  | 20'                         |
| BA-4     | [formula] or 10'        | [formula] or 10'            | [formula] or 10'            | 10'*                    | 7.5'                                  | 10'                         |
| BB       | C-3/no min**            | C-3/no min**                | C-3/no min**                | 5'/no min**             | 7.5'                                  | 20'                         |
| BB-1     | no min                  | 20' from res. district line | 20' from res. district line | no min                  | 7.5' (or 20' from res. district line) | 20' from res. district line |
| BB-2     | no min                  | 20' from res. district line | 20' from res. district line | no min                  | 7.5' (or 20' from res. district line) | 20' from res. district line |
| BC       | no min                  | no min                      | 20'                         | no min                  | no min                                | 20'                         |
| IA-1     | no min                  | [formula] or 10'            | [formula] or 10'            | no min                  | 7.5'                                  | 10'                         |
| IA-2     | no min                  | [formula] or 10'            | [formula] or 10'            | no min                  | 7.5'                                  | 10'                         |
| IA       | no min                  | no min                      | no min                      | no min                  | no min                                | no min                      |
| IB-1     | no min                  | [formula] or 10'            | [formula] or 10'            | no min                  | 7.5'                                  | 10'                         |
| IB-2     | 15'                     | [formula] or 10'            | [formula] or 10'            | 15'*                    | 7.5'                                  | 10'                         |
| IB       | no min                  | no min                      | no min                      | no min                  | no min                                | no min                      |
| OS       | 25'                     | 15'                         | 25'                         | N/A                     | N/A                                   | N/A                         |

\* May be reduced to average of nearest four buildings, or to 10' (if less than district requirement) on a corner lot.

\*\* Required front yard setback varies between residential and non-residential or mixed-use buildings.

**Note:** Charts are intended to provide a summarized overview of applicable zoning standards. Refer to the text of the Cambridge Zoning Ordinance and Affordable Housing Overlay Zoning Petition for detailed standards.

## Open Space

|          | District Standards |  | AHO Standards |                                   |
|----------|--------------------|--|---------------|-----------------------------------|
| District | Min. OS Ratio      | “Private Open Space” Standards           | Min. OS Ratio | “Private Open Space” Standards    |
| A-1      | 50%                | Half permeable, half “usable” dimension  | 30%           | 75% at ground level and permeable |
| A-2      | 50%                | Half permeable, half “usable” dimension  | 30%           | 75% at ground level and permeable |
| B        | 40%                | Half permeable, half “usable” dimension  | 30%           | 75% at ground level and permeable |
| C        | 36%                | Half permeable, half “usable” dimension  | 30%           | 75% at ground level and permeable |
| C-1      | 30%                | Half permeable, half “usable” dimension  | 30%           | 75% at ground level and permeable |
| C-1A     | 15%                | All “usable,” half at ground level       | 15%           | 75% at ground level and permeable |
| C-2      | 15%                | All “usable,” half at ground level       | 15%           | 75% at ground level and permeable |
| C-2A     | 10%(+)             | All “usable,” half at ground level       | 10%           | 75% at ground level and permeable |
| C-2B     | 15%                | All “usable,” half at ground level       | 15%           | 75% at ground level and permeable |
| C-3      | 10%                | All “usable,” half at ground level       | 10%           | 75% at ground level and permeable |
| C-3A     | 10%                | All “usable,” half at ground level       | 10%           | 75% at ground level and permeable |
| C-3B     | 10%                | All “usable,” half at ground level       | 10%           | 75% at ground level and permeable |
| O-1      | 15%                | All “usable,” half at ground level       | 15%           | 75% at ground level and permeable |
| O-2      | 15%                | All “usable,” half at ground level       | 15%           | 75% at ground level and permeable |
| O-2A     | 15%                | All “usable,” half at ground level       | 15%           | 75% at ground level and permeable |
| O-3      | 10%                | All “usable,” half at ground level       | 10%           | 75% at ground level and permeable |
| O-3A     | 10%                | All “usable,” half at ground level       | 10%           | 75% at ground level and permeable |
| BA       | 15% (res)*         | All “usable,” half at ground level       | 15%           | 75% at ground level and permeable |
| BA-1     | 30% (res)*         | All “usable,” half at ground level       | 30%           | 75% at ground level and permeable |
| BA-2     | no min             | N/A                                      | no min        | N/A                               |
| BA-3     | 30%                | All “usable,” half at ground level       | 30%           | 75% at ground level and permeable |
| BA-4     | no min             | N/A                                      | no min        | N/A                               |
| BB       | 10% (res)*         | All “usable,” half at ground level       | 10%           | 75% at ground level and permeable |
| BB-1     | 15%                | All “usable,” half at ground level       | 15%           | 75% at ground level and permeable |
| BB-2     | 15%                | All “usable,” half at ground level       | 15%           | 75% at ground level and permeable |
| BC       | no min             | N/A                                      | no min        | N/A                               |
| IA-1     | no min             | N/A                                      | no min        | N/A                               |
| IA-2     | no min             | N/A                                      | no min        | N/A                               |
| IA       | no min             | N/A                                      | no min        | N/A                               |
| IB-1     | no min             | N/A                                      | no min        | N/A                               |
| IB-2     | 15%                | “Usable dimension,” half at ground level | 15%           | 75% at ground level and permeable |
| IB       | no min             | N/A                                      | no min        | N/A                               |
| OS       | 60%                | N/A                                      | no min        | N/A                               |

\* Denotes districts where the open space requirement is established by reference to a base residential district.

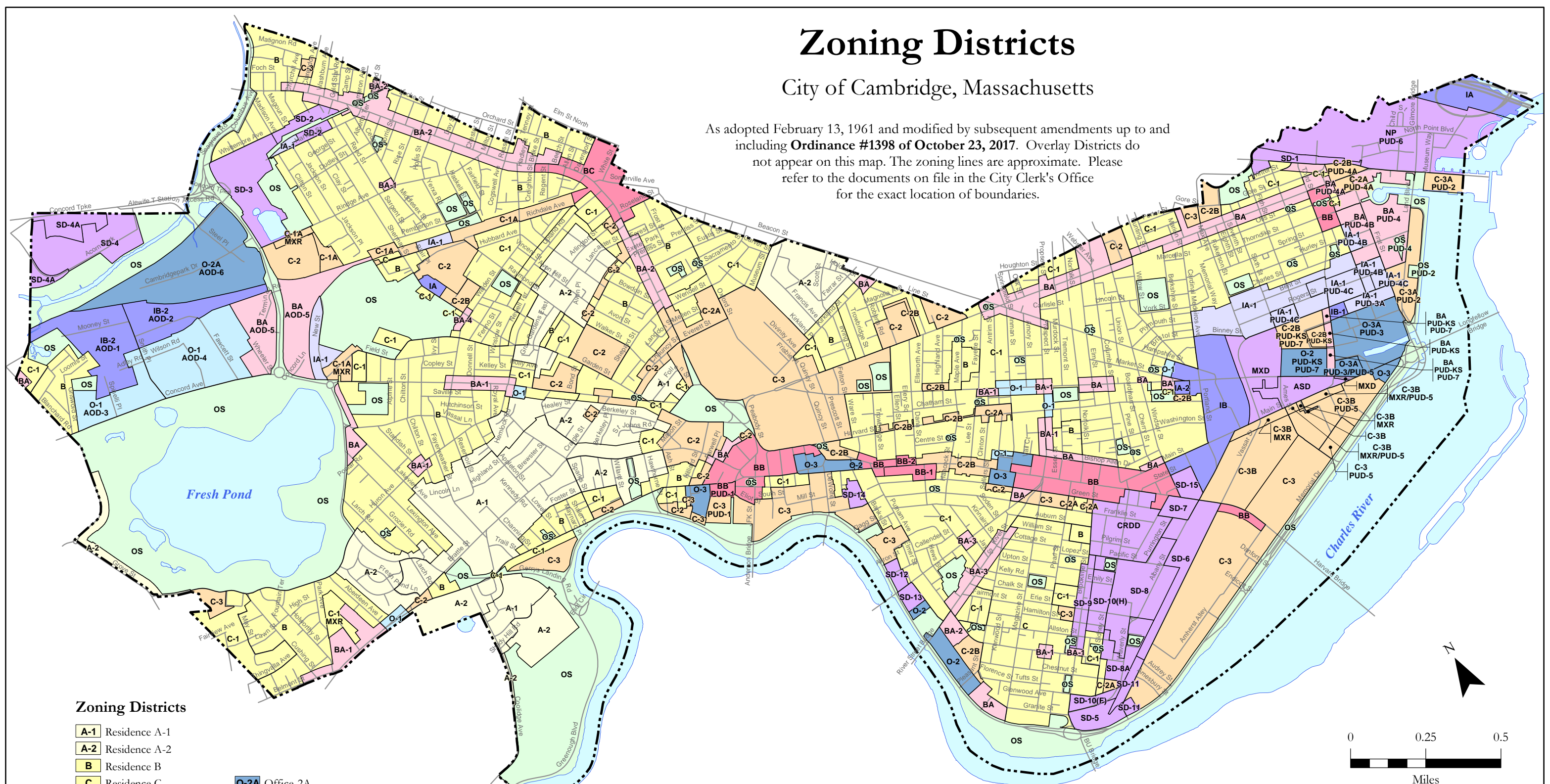
**Note:** Under proposed AHO standards, the required Open Space Ratio could be reduced to no less than 15% to facilitate preservation of a building on the State Register of Historic Places.

**Note:** Charts are intended to provide a summarized overview of applicable zoning standards. Refer to the text of the Cambridge Zoning Ordinance and Affordable Housing Overlay Zoning Petition for detailed standards.

# Zoning Districts

## City of Cambridge, Massachusetts

As adopted February 13, 1961 and modified by subsequent amendments up to and including **Ordinance #1398 of October 23, 2017**. Overlay Districts do not appear on this map. The zoning lines are approximate. Please refer to the documents on file in the City Clerk's Office for the exact location of boundaries.



### Zoning Districts

- |                            |                          |                          |   |                                  |  |
|----------------------------|--------------------------|--------------------------|---|----------------------------------|--|
| <b>A-1</b> Residence A-1   | <b>O-2A</b> Office-2A    | <b>BC</b> Business C     | <b>MXD</b> Mixed Use Development                              | <b>SD-2</b> Special District-2   | <b>SD-9</b> Special District-9         |
| <b>A-2</b> Residence A-2   | <b>O-3</b> Office-3      | <b>BC-1</b> Business C-1 | <b>ASD</b> Ames Street District                               | <b>SD-3</b> Special District-3   | <b>SD-10(F)</b> Special District-10(F) |
| <b>B</b> Residence B       | <b>O-3A</b> Office-3A    | <b>BA</b> Business A     | <b>AOD</b> Alewife Overlay District                           | <b>SD-4</b> Special District-4   | <b>SD-10(H)</b> Special District-10(H) |
| <b>C</b> Residence C       | <b>BA-1</b> Business A-1 | <b>IA-1</b> Industry A-1 | <b>PUD</b> Planned Unit Development Overlay                   | <b>SD-4A</b> Special District-4A | <b>SD-11</b> Special District-11       |
| <b>C-1</b> Residence C-1   | <b>BA-2</b> Business A-2 | <b>IA-2</b> Industry A-2 | <b>MXR</b> Mixed Use Residential Overlay                      | <b>SD-5</b> Special District-5   | <b>SD-12</b> Special District-12       |
| <b>C-1A</b> Residence C-1A | <b>BA-3</b> Business A-3 | <b>IA</b> Industry A     | <b>NP</b> North Point District                                | <b>SD-6</b> Special District-6   | <b>SD-13</b> Special District-13       |
| <b>C-2</b> Residence C-2   | <b>BA-4</b> Business A-4 | <b>IB-1</b> Industry B-1 | <b>CRDD</b> Cambridgeport Revitalization Development District | <b>SD-7</b> Special District-7   | <b>SD-14</b> Special District-14       |
| <b>C-2A</b> Residence C-2A | <b>BB</b> Business B     | <b>IB-2</b> Industry B-2 | <b>SD-1</b> Special District-1                                | <b>SD-8</b> Special District-8   | <b>SD-15</b> Special District-15       |
| <b>C-2B</b> Residence C-2B | <b>BB-1</b> Business-1   | <b>IB</b> Industry B     |   | <b>SD-8A</b> Special District-8A |  |
| <b>C-3</b> Residence C-3   | <b>BB-2</b> Business 2   | <b>IC</b> Industry C     |   |                                  | <b>OS</b> Open Space                   |
| <b>C-3A</b> Residence C-3A |                          |                          |   |                                  |  |
| <b>C-3B</b> Residence C-3B |                          |                          |   |                                  |  |
| <b>O-1</b> Office-1        |                          |                          |   |                                  |  |
| <b>O-2</b> Office-2        |                          |                          |   |                                  |  |

This map was prepared by the Community Development Department on December 7, 2017 and reflects the latest changes to zoning boundaries.

# Residential Building Height Limits Under Existing Zoning

Cambridge, Massachusetts

