Open Space Plan
Community Development Department
Cambridge, Massachusetts

Map 3-1
Regional Context

Cambridge, Massachusetts

Sources: USGS Topographic Maps via MassGIS; MassGIS.
Sources: US Census; Cambridge GIS; MassGIS.

Open Space Plan
Community Development Department
Cambridge, Massachusetts

Map 3-2
Environmental Justice Populations
Cambridge, Massachusetts
Open Space Plan
Community Development Department
Cambridge, Massachusetts

Sources: Cambridge CDD, Cambridge GIS, MassGIS.

Map 3-5
Base Zoning Districts
Cambridge, Massachusetts
General range of allowed uses

- single-family detached dwellings
- single- and two-family detached dwellings
- townhouse dwellings (by special permit)
- multifamily dwellings (apartments, condos)
- some institutional uses

Notes on Zoning Regulations Table

- Max. FAR = maximum allowed ratio of gross floor area on a parcel divided by the total land area (i.e., "floor area ratio"). Where a symbol [ ] appears twice, the first applies to non-residential and the second to residential & dormitory uses.
- Min. Lot Area/DU = minimum allowed area of a parcel’s lot area, expressed in feet, divided by the number of units on that parcel.
- Min. Setback = minimum distance required between a parcel’s lot line (front, side, or rear) and the wall of a building, in feet. The symbol [ ] indicates the height of the building plus the length of the building parallel to that lot line.
- Max. Height = maximum allowed building height on a parcel, in feet. A slash [ / ] has the same meaning as under Max. FAR (see above).
- Min. OS Ratio = minimum required usable open space on a parcel (not including parking) to total land area, expressed as a percentage.

- Single-family use provides an overview of the uses permitted by zoning in that district, but does not refer to specific allowed uses. Refer to Article 4 of the Cambridge Zoning Ordinance for a detailed Table of Use Regulations.

Special District

- Brief Description and Overview of District Regulations
- MXD

Mixed Use Development District: Cambridge Center. Allows a mix of light industry, office, biotechnology manufacturing, retail, residential, hotel, institutional, and limited institutional uses. Aggregate gross floor area of the entire district limited to 2,773,000 square feet plus 200,000 square feet for residential uses. At least 100,000 square feet reserved for open space. See Article 14 of Cambridge Zoning Ordinance.

- CRDO

Cambridgeport Revitalization Development District. Allows a mix of light industry, office, retail, residential, hotel and entertainment uses. Aggregate gross floor area of the entire district limited to 1,900,000 square feet of non-residential and 400,000 square feet (or 400 units) of residential. Limits on FAR and building heights vary. See Article 14 of Cambridge Zoning Ordinance.

- SD-1


- SD-2

Along Longfellow Parkway in Cambridge. Regulations similar to Residence B with exceptions. Conversion to housing is encouraged. See Article 17 of Cambridge Zoning Ordinance.

- SD-3

Near Alewife Station. Allows residential, office, institutional, and limited retail uses. Aggregate gross floor area of the entire district limited to 782,500 square feet not including MBTA facilities or existing residential buildings. See Article 17 of Cambridge Zoning Ordinance.

- SD-4

Along Massachusetts Avenue in Cambridge. Regulations similar to Business B or modified by Central Square Overlay District with exceptions. See Article 17 of Cambridge Zoning Ordinance.

- SD-6

Along railroad tracks between Cambridgeport and MIT Campus Area. Regulations similar to Residence C with exceptions. See Article 17 of Cambridge Zoning Ordinance.

- SD-8

Around Fort Washington Park in Cambridgeport. Regulations similar to Residence C-3A with exceptions. Conversion to housing is encouraged. See Article 17 of Cambridge Zoning Ordinance.

- SD-9

Along Brookline Street in Cambridgeport. Regulations similar to Residence C with exceptions. Conversion to housing is encouraged. See Article 17 of Cambridge Zoning Ordinance.

- SD-10

Two locations in southern Cambridgeport—one along Henry Street and one between Brookline and Sidney Streets. Regulations similar to Residence C with exceptions. Conversion to housing is encouraged. See Article 17 of Cambridge Zoning Ordinance.

- SD-11

Along railroad tracks and Memorial Drive in southeastern Cambridgeport / MIT Campus Area. Regulations similar to Office 2 with exceptions. See Article 17 of Cambridge Zoning Ordinance.

- SD-12

Along Memorial Drive in Riverside. Regulations similar to Residence C-2B with exceptions. Creation of open space is encouraged. See Article 17 of Cambridge Zoning Ordinance.

- SD-13

Along Memorial Drive in Riverside. Regulations similar to Residence C-2 with exceptions. See Article 17 of Cambridge Zoning Ordinance.

- SD-14

Around Grant and Cowperthwaite Streets in Riverside. Regulations similar to Residence C-3 with exceptions. Preservation of neighborhood character is encouraged. See Article 17 of Cambridge Zoning Ordinance.

- SD-15

Along Sidney Street in Riverside. Regulations similar to Residence C with exceptions. Preservation of neighborhood character is encouraged. See Article 17 of Cambridge Zoning Ordinance.