

City of Cambridge  
Community Development Department

# Retail Land Use Zoning Petition

December 2020

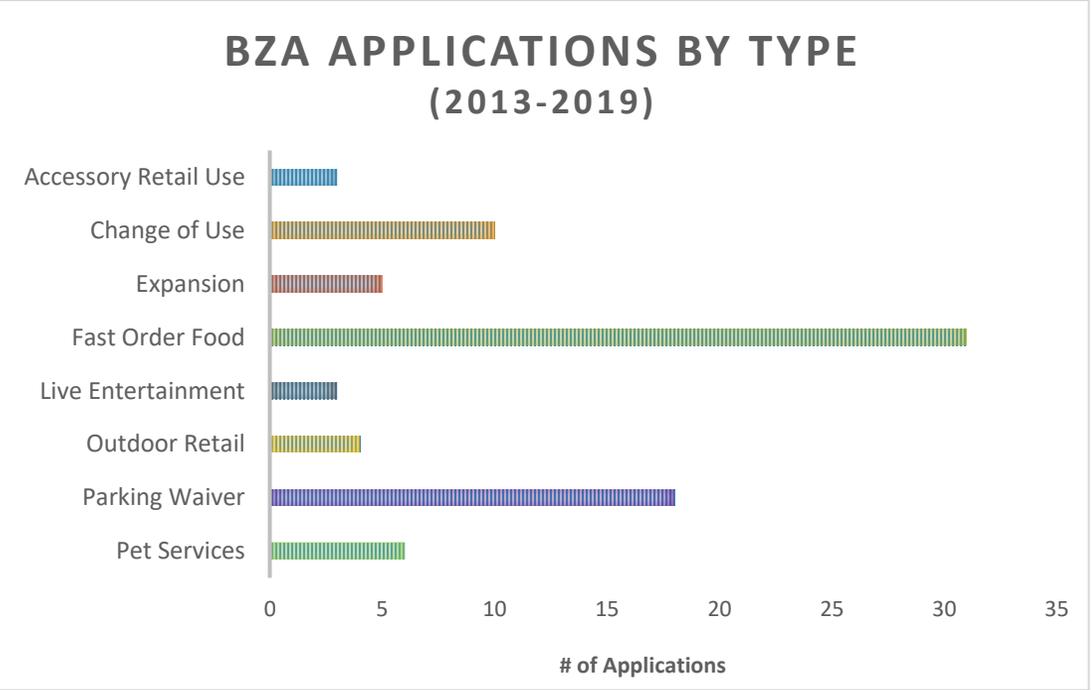




# Project Background

- 2015: CDD engaged with planning consulting firm Community Opportunity Group, Inc. to develop the *Commercial Land Use Classification Study*, providing recommendations to the City on ways to update, consolidate, and clarify commercial classifications in the Zoning Ordinance
- 2017: In the Retail Strategy Plan, the City's consultants recommended that the City incorporate recommendations from the 2015 study to allow for more flexible and new retail uses
- 2019: In *Envision Cambridge* a near term action item is to revise the commercial land use classification to allow for more flexible retail formats and business models
- 2020: July & September hearings with the Economic Development and University Relations Sub-Committee

# Retail Business Permitting (2013-2019)



Map by Community Opportunities Group, Inc. Data Source: City of Cambridge, CDD. Basemap & Encoding: Google Maps. Last Updated: 6/28/2019.

# Examples



Honeycomb Creamery  
(1702 Mass. Ave.)  
Classified as Fast Food  
Required Variance



Curio Spice Co.  
(2254 Mass. Ave.)  
Required a SP for Light  
Manufacturing/Assembly



Lamplighter Brewing Co.  
284 Broadway  
No classification  
Required Variance

# Examples



Formaggio Kitchen Annex  
(67 Smith Place)  
Required SP to make a portion of  
the space a classroom



Loyal Nine  
(660 Cambridge St.)  
Required a Parking Waiver for  
Additional Seats



Black Sheep Bagel  
(56 JFK St.)  
Classified Fast Food  
Required SP



# Impact on Business

- **Most Common BZA requests:**

- Parking Waivers (SP and Variances)
- Fast Order Food Permits
- Variances for non-defined uses or mixed of uses
- Current uses are not clearly defined

- **Time and Costs:**

- Average legal costs for SP/Variances: \$3,000
- Average delay in opening due to SP/Variances: 3-6 months



# Feedback from Business Outreach

- Use table complicated to read – too many footnotes, too many categories, definitions not up-to-date
- Food entrepreneurs face difficulties – e.g., commercial kitchens, fast order food requirements
- Too much time to resolve zoning issues and obtain variances, costly for small businesses having to carry rent
- Parking requirements
- Non-conforming uses
- Allowing mixed uses in one space, different revenue streams



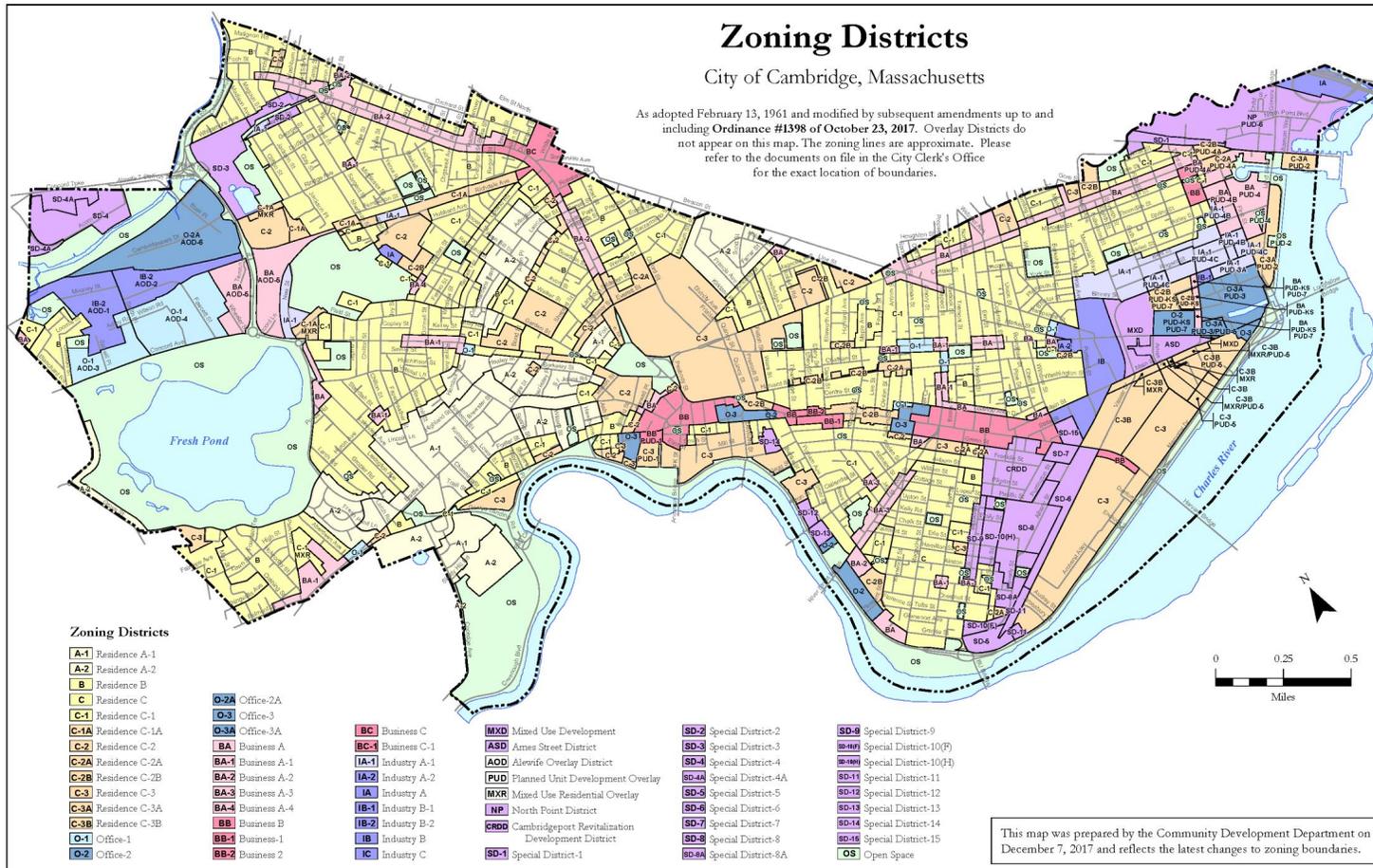
# Objectives of Retail Zoning Initiative

1. Consistently define all retail use types
2. Add use types that are not listed
3. Regulate “hybrid” activities
4. Plan for unforeseen use types
5. Consider relaxing some requirements (parking, change of use, & etc.)



# Zoning for Retail – Overview

# How does zoning affect retail?



- How are different types of retail categorized?
- Where are different types of retail allowed?
- What standards must be met (e.g., parking, signage)
- What review process might be required?

# Past – How did we get to where are now?

- Most retail use zoning dates back to 1961
- Retail was mostly in concentrated shopping centers, car-oriented
- Parking, trash, and noise were major concerns



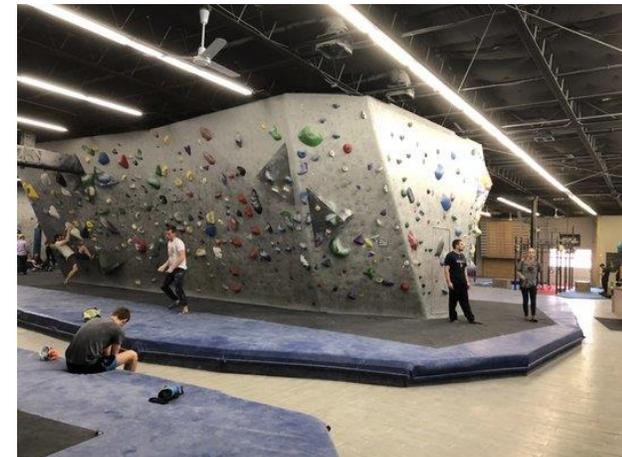
# Today – Where are we?

- Retail and other amenities are a part of an active street life
- Builds a sense of community
- Active ground floor uses are key to a mixed-use neighborhood



# Future – Where are we going?

- How we purchase items and services is changing – *in unpredictable ways*
- Desire for items made local is increasing (especially pre-packaged food/beverage)
- Businesses are making creative use of unconventional spaces
- Experiences are an increasing part of retail (travel, shows, classes)



# Petition Overview

Part	Approach	Objective
1	Revise <b>retail use definitions</b> for clarity and consistency	More readily determine where a particular business fits in zoning
2	<b>“Additional retail”</b> allowances	Regulate “hybrid” uses where retail is a smaller component of a larger use
3	Revise <b>retail use table</b> and footnotes	Adjust regulations to align with current City goals
4	Expand <b>parking exemption</b>	New businesses are not routinely forced to seek relief from the BZA
5	Additional <b>special permit criteria</b>	Focus on relevant issues when a retail use needs a special permit
<i>... + additional “clean up” throughout Ordinance</i>		



# Part 1: Retail Land Use Definitions

# Retail Use Types – Current Zoning

## 4.35 Retail Business and Consumer Service Establishments

- a. Store for retail sale of merchandise <sup>23</sup>
  1. Establishment providing convenience goods such as drug stores, food stores, tobacco, newspaper and magazine stores, variety stores, and liquor stores <sup>24</sup>
  2. Other retail establishments
- b. Place for the manufacturing, assembly or packaging of consumer goods <sup>25</sup>
- c. Barber shop, beauty shop, laundry and dry cleaning pickup agency, shoe repair, self-service laundry or other similar establishment
- d. Hand laundry, dry cleaning or tailoring shop <sup>26</sup>
- e. Lunchroom, restaurant, cafeteria <sup>27</sup>
- f. Establishments where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided:
  1. Lunchroom, restaurant, cafeteria
  2. Bar, saloon, or other establishment serving alcoholic beverages but which is not licensed to prepare or serve food
- g. Bar or other establishment where alcoholic beverages are sold and consumed and where dancing and entertainment is provided. Dance hall or similar place of entertainment
- h. Theatre or hall for public gatherings
- i. Commercial recreation
- j. Mortuary, undertaking or funeral establishment
- k. Printing shop, photographer's studio
- l. Veterinary establishment, kennel, pet shop or similar establishment <sup>29</sup>
- m. Sales place for new and used car, rental agency for autos, trailers and motorcycles <sup>30</sup>
- n. Office including display or sales space of a wholesale, jobbing or similar establishment <sup>31</sup>
- o. Fast Order Food Establishment
- p. Deleted
- q. Art/Craft Studio
- r. Bakery, Retail
- s. Cannabis Retail Store

## 4.36 Open Air or Drive In Retail & Service

- a. Sales place for flowers, garden supplies agricultural produce conducted partly or wholly outdoors; commercial greenhouse or garden
- b. Automobile oriented fast order food service establishment
- c. Drive in bank and other retail or consumer service establishment where motorist does not have to leave his or her car
- d. Outdoor amusement park, outdoor sports facility conducted for profit
- e. Open air or drive in theatre or other open air place of entertainment
- f. Sale of new or used cars conducted partly or wholly on open lots, or rental agency for automobiles, trailer, motorcycles, conducted partly or wholly outdoors
- g. Automobile service station where no major repairs are made <sup>32</sup>
- h. Car washing establishment using mechanical equipment for the purpose of cleaning automobiles and other vehicles
- i. Place for exhibition, lettering or sale of gravestones



# Overall Objectives

- Each use has a clear, consistent definition (reduce footnotes)
- General definition of “retail” for types that do not fit an existing category
- Consolidate some items into a single use category
- Remove some burdensome and hard-to-enforce standards

# What is “Retail”?

***Retail or Consumer Service Establishment.*** An establishment whose principal purpose is the commercial provision of goods, personal services, prepared food and beverage, entertainment, recreational activities, and similar services (but excluding professional or financial services) directly to consumers. Such provision of goods and consumer services shall be conducted on-site, but may be supplemented by telephone and online transactions and delivery services.

Must have a physical presence where customers can get direct service, but can have supplemental delivery or wholesale distribution (in some cases)

“Consumer services” distinct from “professional services,” which might include a medical office or bank



# Retail Use Types – At a Glance

## 4.35 Retail or Consumer Service Establishments

Retail Stores

Personal Services

Food and Beverage Service

Entertainment and Recreation

Art Studios

Special Retail and Service

## 4.36 Outdoor Retail or Consumer Service Establishments

“Pedestrian-Oriented”

“Auto-Oriented”



# Retail Stores

Use Type (summarized)	Proposed Change
4.35 a-1 Convenience Store	Added/refined definition. <b>Increase from up to 2,500 SF to up to 5,000 SF</b>
4.35 a-2 Merchandise Store (new name)	Added definition
4.35 a-3 <b>Grocery Store</b>	<b>New use</b>
4.35 b Craft Retail and Production Shop (new name)	<b>Remove limitation that ≥50% of merchandise is sold on premises</b>
4.35 r Bakery, Retail (for use at home)	No change

# Personal Services

	Use Type (summarized)	Proposed Change
4.35 c	Barber shop, beauty shop, dry cleaning pickup, shoe repair, self-service laundry, “other similar”	<b>Personal Services Establishment includes these and other services (e.g., electronics repair, bicycle repair, copying)</b>
<del>4.35 d</del>	Hand laundry, dry cleaning, tailoring	
<del>4.35 k</del>	Printing shop, photographer’s studio	

# Food and Beverage Service

Use Type (summarized)	Proposed Change
4.35 e <del>Restaurant – no alcohol</del>	<b>Added definition includes restaurants with or without alcohol license</b>
4.35 f-1 Restaurant	
4.35 f-2 Bar (no food service)	Added definition
4.35 o Fast Order <b>or Quick-Service</b> Food Establishment	<b>Revised definition removes strict standards re: table seating, amount of dine in vs. takeout</b>
4.35 f-3 <b>Craft Beverage Establishment</b>	<b>New use</b>
4.35 f-4 <b>Food Stand/Kiosk</b>	<b>New use</b>
4.35 f-5 <b>Food Hall</b>	<b>New use</b>



# Entertainment and Recreation

Use Type (summarized)	Proposed Change
4.35 g Dance Hall or Nightclub	<b>Added/revised definition to not include any establishment with “alcohol” and “entertainment”</b>
4.35 h Theater	Added definition
4.35 i-1 Commercial Recreation	Refined definition
<b>4.35 i-2 Fitness Center</b>	<b>New use</b>



# Art Studios

Use Type (summarized)	Proposed Change
4.35 q-1 Art/Craft Studio	No change
4.35 q-2 <b>Performing Arts Studio</b>	<b>New use</b>

# Special Retail and Service

	Use Type (summarized)	Proposed Change
4.35 j	Funeral Home/Mortuary	Added definition
4.35 l	Animal Services Facility (vet, kennel, pet shop)	Added definition
4.35 m	Indoor Auto Sales Facility	Added definition
<del>4.35 n</del>	<del>Office with wholesale sales/display, “jobbing”</del>	<b>Deleted</b>
4.35 s	Cannabis Retail Store	No change

# Outdoor Retail or Consumer Service

Use Type (summarized)	Proposed Change
4.36 a Open-Lot Retail Sales	Defined/revised – <b>includes all outdoor sales, not just agricultural</b>
4.36-b Drive-In Food Service	Defined/revised – <b>specifies “drive-in”</b>
4.36 c Drive-in Consumer Service	Defined (includes bank)
4.36 d Outdoor Entertainment and Recreation	Defined/revised – <b>specifies not auto-oriented</b>
4.35 e Drive-In Theater	Defined/revised – <b>specifies “drive-in”</b>
4.35 f Outdoor Auto Sales (open lot)	Defined/revised

# Outdoor Retail or Consumer Service

	Use Type (summarized)	Proposed Change
4.35 g	Auto Service Station	Defined
4.35 h	Auto Wash	Defined
<del>4.35 i</del>	<del>Gravestone exhibition</del>	<b>Deleted</b>
4.35 j	<b>Temporary Outdoor Retail or Consumer Service</b>	<b>New use</b>



# Part 2: Additional Allowed Retail

# Additional (“Hybrid”) Retail Uses

- Allowed when combined with another principal use
- No more than 25% of the size or duration of the other use
- No additional parking requirements
- Signage requirements combined with other use

<b>Additional Uses</b>	<b>Examples</b>
<b>Sales</b>	Supplies, promotional materials
<b>Programming</b>	Classes, workshops
<b>Food and Beverage</b>	Bar, café, concession
<b>Entertainment and Recreation</b>	Limited live performances, games



# Part 3: Retail Land Use Regulations

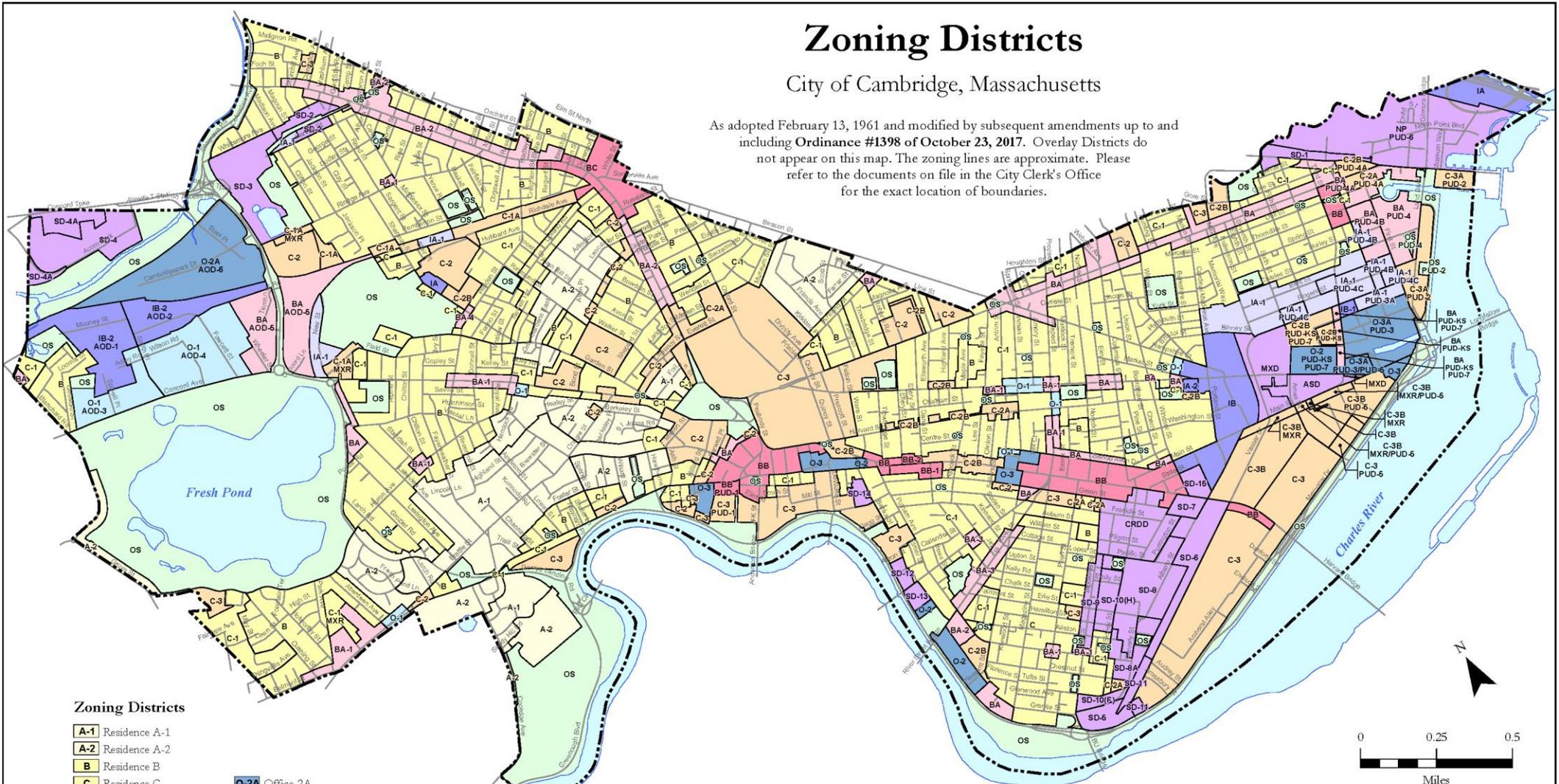
# Ways to Regulate Use Types

	Zoning District 1	Zoning District 2
Use Type 1	<p><b>Yes</b> “permitted” “as-of-right”</p>	<p><b>Yes<sup>1</sup></b> “permitted, with limitations” “as-of-right, with limitations”</p>
Use Type 2	<p><b>SP</b> “special permit” “conditional”</p>	<p><b>No</b> “not permitted” “prohibited” “variance”*</p>

# Zoning Districts

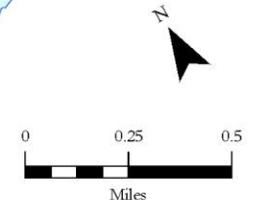
City of Cambridge, Massachusetts

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>IA-1</b> Industry A-1	<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</b> Business A	<b>IA-2</b> Industry A-2	<b>PUD</b> Planned Unit Development Overlay	<b>SD-5</b> Special District-5	<b>SD-11</b> Special District-11
<b>C-1</b> Residence C-1	<b>BA-1</b> Business A-1	<b>IB-1</b> Industry B-1	<b>MXR</b> Mixed Use Residential Overlay	<b>SD-6</b> Special District-6	<b>SD-12</b> Special District-12
<b>C-1A</b> Residence C-1A	<b>BA-2</b> Business A-2	<b>IB-2</b> Industry B-2	<b>NP</b> North Point District	<b>SD-7</b> Special District-7	<b>SD-13</b> Special District-13
<b>C-2</b> Residence C-2	<b>BA-3</b> Business A-3	<b>IB</b> Industry B	<b>CRDD</b> Cambridgeport Revitalization Development District	<b>SD-8</b> Special District-8	<b>SD-14</b> Special District-14
<b>C-2A</b> Residence C-2A	<b>BA-4</b> Business A-4	<b>IC</b> Industry C		<b>SD-8A</b> Special District-8A	<b>SD-15</b> Special District-15
<b>C-2B</b> Residence C-2B	<b>BB</b> Business B				<b>OS</b> Open Space
<b>C-3</b> Residence C-3	<b>BB-1</b> Business-1				
<b>C-3A</b> Residence C-3A	<b>BB-2</b> Business 2				
<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.

# District Types

District Types	Retail Uses (Generally)
<b>Central Business</b>	<b>More permissive</b>
<b>Neighborhood Business</b>	↓
<b>Industry</b>	↓
<b>High-Intensity Office</b>	↓
<b>Low-Intensity Office</b>	↓
<b>Residential (multifamily/institutional)</b>	↓
<b>Residential (single/two-family)</b>	<b>More restrictive</b>



# Guiding Principles

- Regulate “like” uses (e.g., food service, entertainment, recreation) in a more consistent way throughout City
- Fill “gaps” where retail is present or desired but is more restricted in zoning
- Where plans call for ground floor activation, recognize that retail has moved beyond “shops” – it will require a broader range of uses



# Overall Issues

Some **uses** are more **restricted** than others:

- Entertainment (limited areas)
- Commercial recreation (always requires a special permit)
- Fast order food (limited areas and always requires special permit)

Some **districts** are more **restrictive** than others:

- BA-1, BA-2, BA-3 (North Mass Ave, Western Ave, Observatory Hill, Huron Village)
- High-intensity office districts – little to no retail allowed (exception: art/craft studios)



# Overall Issues

Non-conforming retail in **residential districts**:

- Changes of use are not allowed – relies on variance process



# Overall Issues

- More permissive regulations create opportunities for more businesses (easier to open)
- More restrictive regulations give the City and residents more control (hurdles to open)

# Zoning Strategy

District Types	General Approach
<b>Business Districts</b> <b>Industry Districts</b>	<ul style="list-style-type: none"><li>• Retail generally allowed</li><li>• Special permit where site-specific impacts are a concern</li></ul>
<b>Office Districts</b>	<ul style="list-style-type: none"><li>• Ground-story retail allowed in mixed-use development</li><li>• Special permit in Office-1</li></ul>
<b>Residential Districts</b> <b>(excl. 1-family)</b>	<ul style="list-style-type: none"><li>• Special permit for limited retail types in pre-existing non-residential spaces</li></ul>

## Proposed Zoning – Summary Table

Category	Use Type	Business Districts	Industry Districts	Office Districts	Residential Districts (multifamily)
<i>Stores</i>	<b>Retail Business or Consumer Service Establishment, not otherwise defined</b>	<b>Special Permit</b>	<b>Special Permit</b>	<b>No</b>	<b>No</b>
	Convenience Store	Yes	Yes	Ground story	SP – Existing Space
	Merchandise Store	Yes	Yes	Ground story	No
	Grocery Store	Yes	Yes	Ground story	SP – Existing Space
	Craft Retail and Production Shop	<b>Special Permit</b>	Yes	Ground story	No
	Bakery, Retail	Yes	Yes	Ground story	No
<i>Personal Services</i>	Personal Services Establishment	Yes	Yes	Ground story	SP – Existing Space
<i>Food and Beverage</i>	Restaurant	Yes	Yes	Ground story	No
	Bar	Yes	Yes/Special Permit	Ground story	No
	Craft Beverage Establishment	<b>Special Permit</b>	Yes	<b>Special Permit</b>	No
	Food Stand or Kiosk	Yes/Special Permit	Yes	Ground story	No
	Food Hall	Yes/Special Permit	Yes	<b>Special Permit</b>	No
	Fast Order or Quick Service Food Establishment	Yes/Special Permit	Yes/Special Permit	Ground story	SP – Existing Space
<i>Entertainment and Recreation</i>	Dance Hall or Nightclub	Yes/Special Permit	Yes/Special Permit	Ground story	No
	Theater	Yes/Special Permit	Yes/Special Permit	Ground story	No
	Commercial Recreation Establishment	Yes/Special Permit	Yes/Special Permit	Ground story	No
	Fitness Center	Yes	Yes	Ground story	SP – Existing Space

## Proposed Zoning – Summary Table

Category	Use Type	Business Districts	Industry Districts	Office Districts	Residential Districts (multifamily)
<i>Special Retail</i>	Funeral Home	Yes	Yes	Special Permit	No
	Animal Services Facility	Special Permit	Special Permit	Special Permit	No
	Indoor Auto Sales Facility	Yes	Yes/Special Permit	Ground story	No
	Cannabis Retail Store	Special Permit	Special Permit	No	No
<i>Arts</i>	Art/Craft Studio	Yes	Yes	Special Permit	Special Permit
	Performing Arts Studio	Yes	Yes	Special Permit	Special Permit
<i>Outdoor Retail</i>	<b>Outdoor Retail or Consumer Service Establishment, not otherwise defined</b>	Special Permit	Special Permit	No	No
	Open-Lot Retail Sales Establishment	Yes	Yes	Ground story	No
	Drive-In Food Service Establishment	Special Permit/No	Special Permit/No	No	No
	Drive-In Consumer Service Establishment	Special Permit/No	Special Permit/No	No	No
	Outdoor Entertainment and Recreation Facility	Special Permit/No	Special Permit	Ground story	No
	Drive-In Theater	Special Permit/No	Yes/No	No	No
	Outdoor Auto Sales Facility	Special Permit/No	Special Permit/No	No	No
	Auto Service Station	Special Permit	Yes/SP/No	No	No
	Auto Wash	Special Permit/No	Special Permit/No	No	No
	Temporary Outdoor Retail or Consumer Service Use	Yes	Yes	Yes	Special Permit



# Some Maps

- Food and Beverage Service
- Entertainment & Recreation
- Craft Retail Shops & Arts Studios
- Outdoor Retail

*Note: Establishment locations are approximate.*

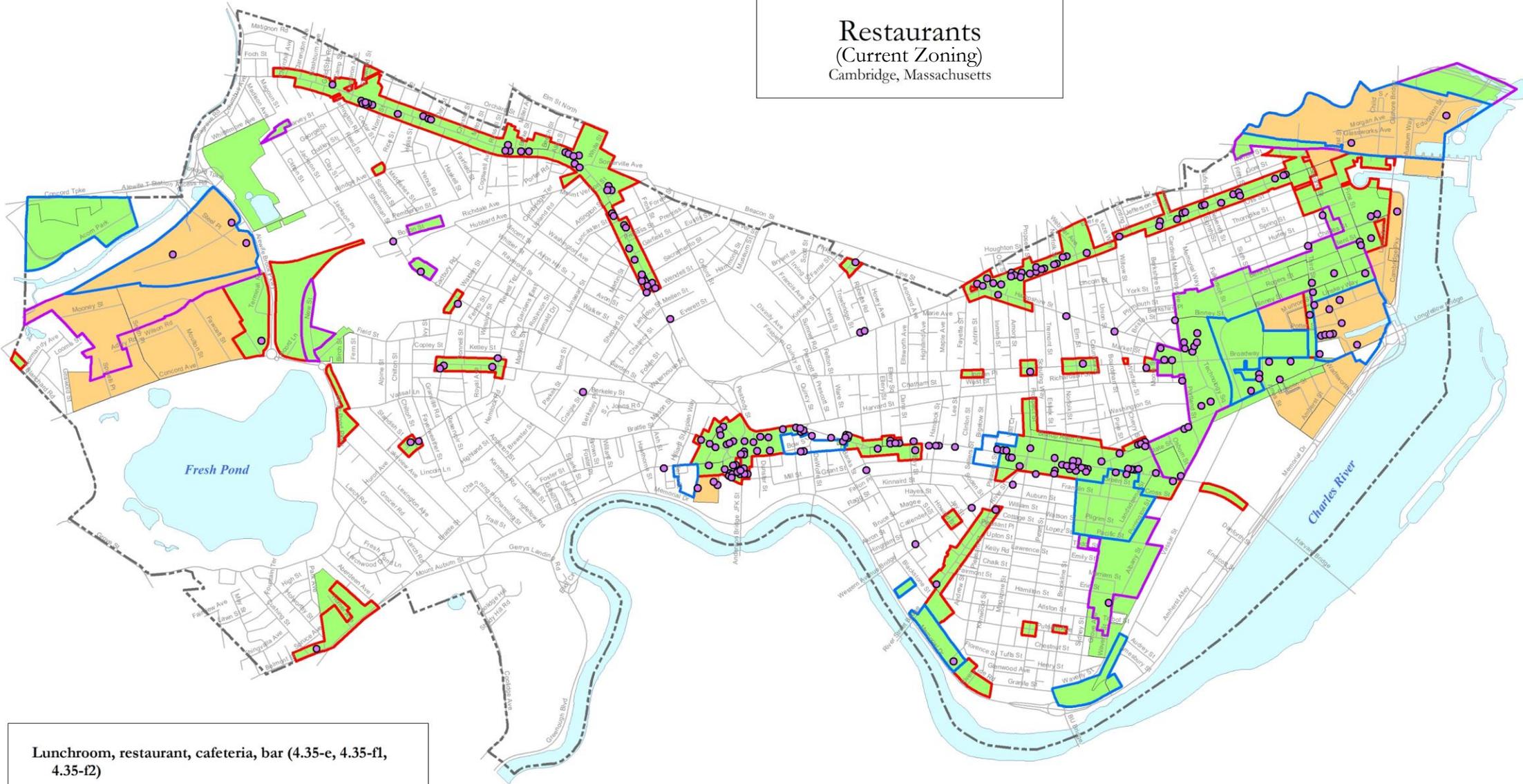


# Food and Beverage Service

- Restaurants
- Fast Order Food
- Food Stand, Kiosk or Hall
- Craft Beverage

# Restaurants (Current Zoning)

Cambridge, Massachusetts



Lunchroom, restaurant, cafeteria, bar (4.35-e, 4.35-f1, 4.35-f2)

- Allowed As-of-Right in Base Zone or PUD
- Allowed by Special Permit in Zoning Overlay or PUD

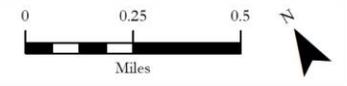
- Sit-Down Restaurant Locations

Source: Food Permits and CDD Economic Development Division assessment

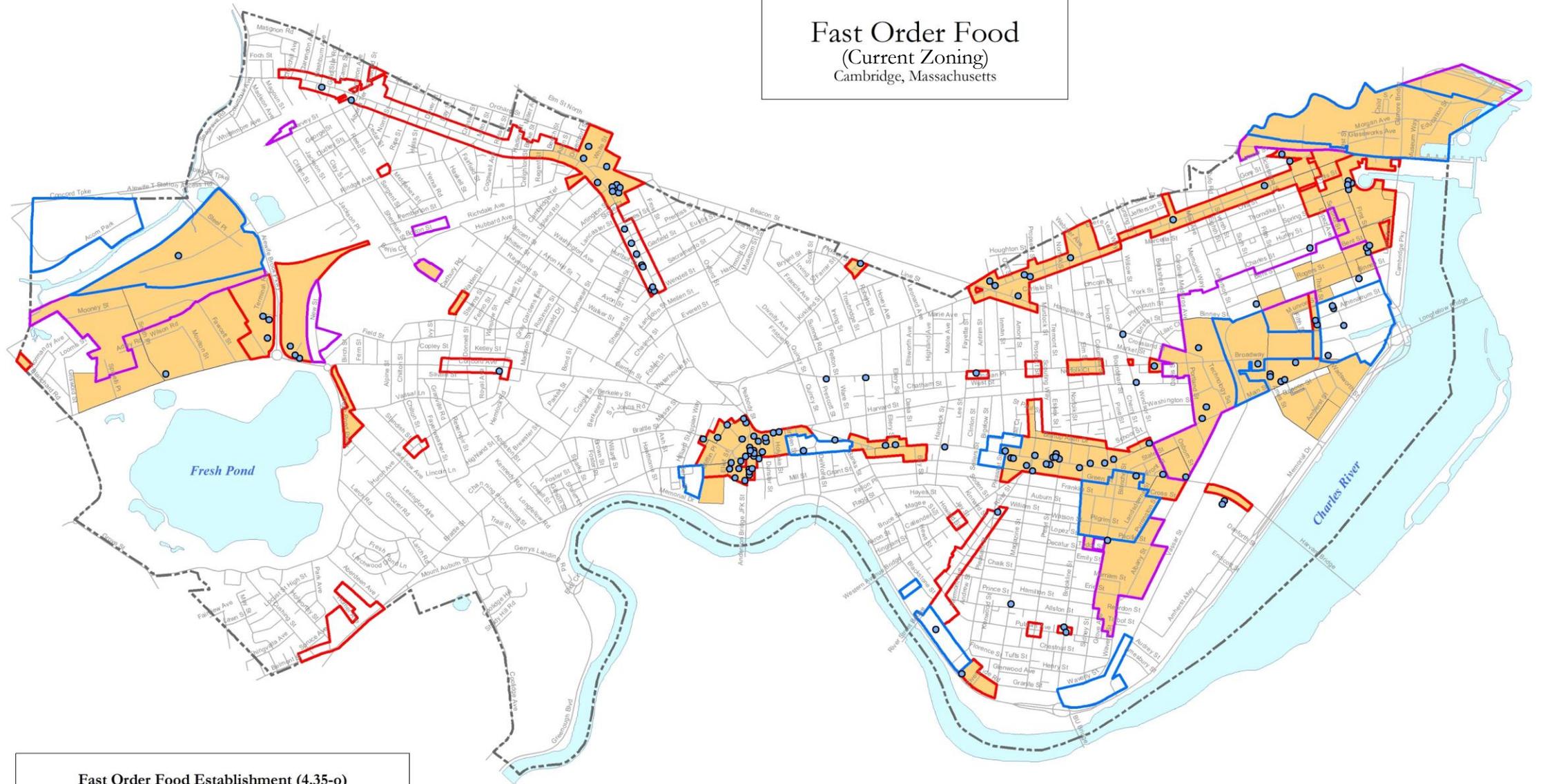
### Commercial Base Zoning Districts

- Business Base Districts
- Higher-Scale Mixed-Use Office Base Districts
- Industrial Base Districts

NOTE: All locations approximate. Maps are intended to provide a general overview of business locations across the city and are not guaranteed to show every instance of a particular retail use type.



# Fast Order Food (Current Zoning) Cambridge, Massachusetts



## Fast Order Food Establishment (4.35-o)

 Allowed by Special Permit in Base Zone or PUD

 Quick-Service Food Locations

Source: Food Permits and CDD Economic Development Division assessment

## Commercial Base Zoning Districts

 Business Base Districts

 Higher-Scale Mixed-Use Office Base Districts

 Industrial Base Districts

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# Proposed Zoning Fast Order Food

Cambridge, Massachusetts



## Fast Order or Quick-Service Food Establishment (4.35-o)

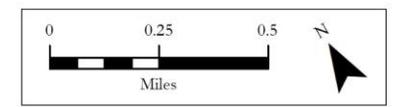
Zoning Districts Where Use Is Allowed

- As-of-right
- As-of-right, with limitations
- Special Permit
- Special Permit in pre-existing non-residential buildings

- Fast Order or Quick-Service Food Establishment

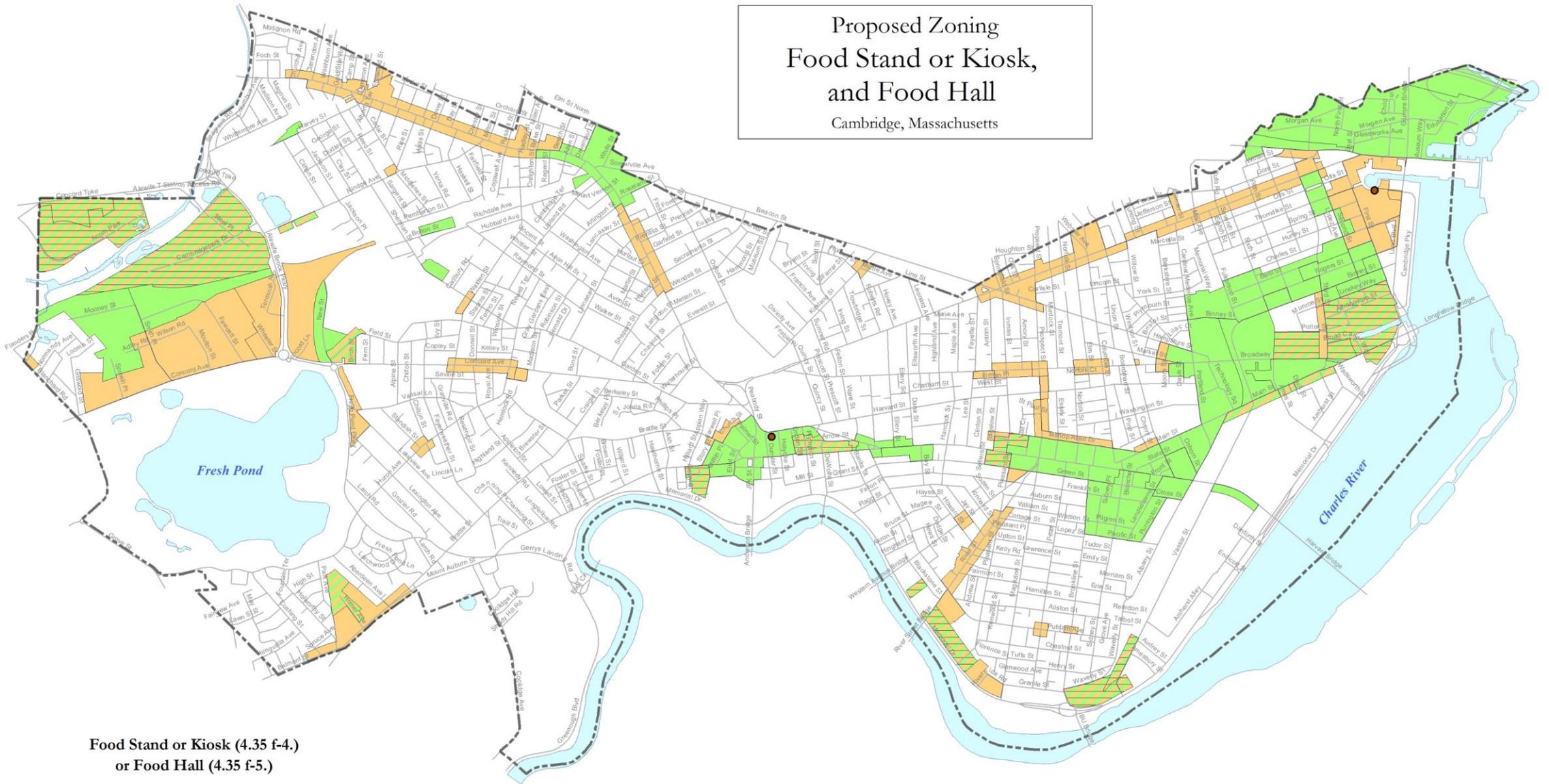
Source: Food Permits and CDD Economic Development Division assessment

NOTE: All locations approximate. Maps are intended to provide a general overview of business locations across the city and are not guaranteed to show every instance of a particular retail use type.



# Proposed Zoning Food Stand or Kiosk, and Food Hall

Cambridge, Massachusetts



**Food Stand or Kiosk (4.35 f-4.)  
or Food Hall (4.35 f-5.)**

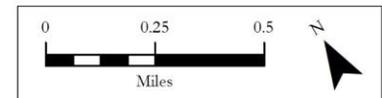
Zoning Districts Where Use Is Allowed

- As-of-right
- As-of-right, with limitations
- Special Permit
- Food Stand or Kiosk: Limited as-of-right;  
Food Hall: Special Permit

Food Stand or Kiosk; Food Hall

Source: Food Permits and CDD Economic Development Division assessment

NOTE: All locations approximate. Maps are intended to provide a general overview of business locations across the city and are not guaranteed to show every instance of a particular retail use type.



# Proposed Zoning Craft Beverage

Cambridge, Massachusetts



**Craft Beverage Establishment (4.35 f-3.)**

Zoning Districts Where Use Is Allowed

- As-of-right
- As-of-right, with limitations
- Special Permit

● Craft Beverage Establishment

Source: Food Permits and CDD Economic Development Division assessment

NOTE: All locations approximate. Maps are intended to provide a general overview of business locations across the city and are not guaranteed to show every instance of a particular retail use type.

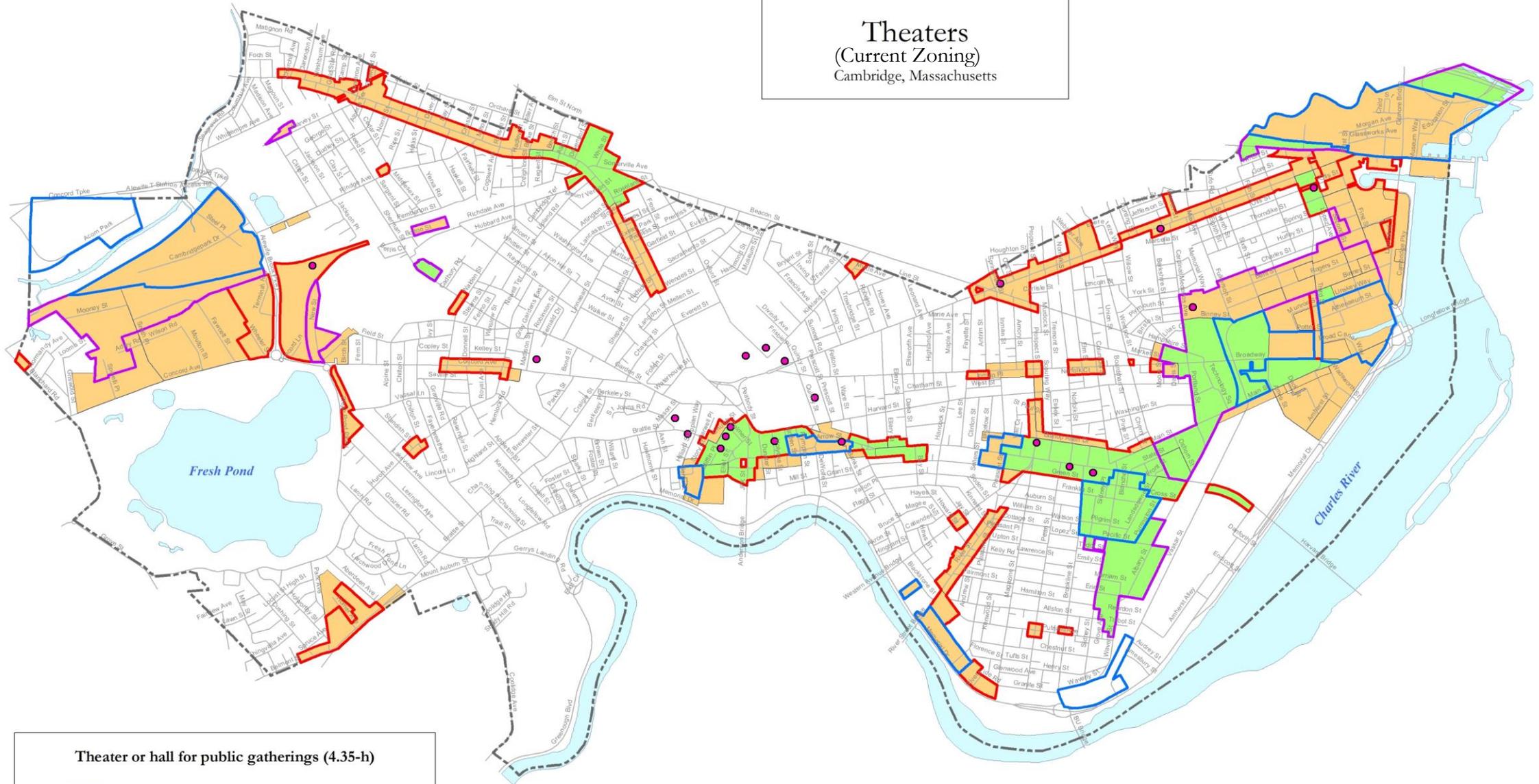




# Entertainment and Recreation

- Theaters
- Entertainment/Dance Hall
- Fitness
- Commercial Recreation

# Theaters (Current Zoning) Cambridge, Massachusetts



## Theater or hall for public gatherings (4.35-h)

- Allowed As-of-Right in Base Zone
- Allowed by Special Permit in Base Zone, Zoning Overlay, or PUD
- Licensed Theaters, Halls, and Music Venues  
Source: License Commission data

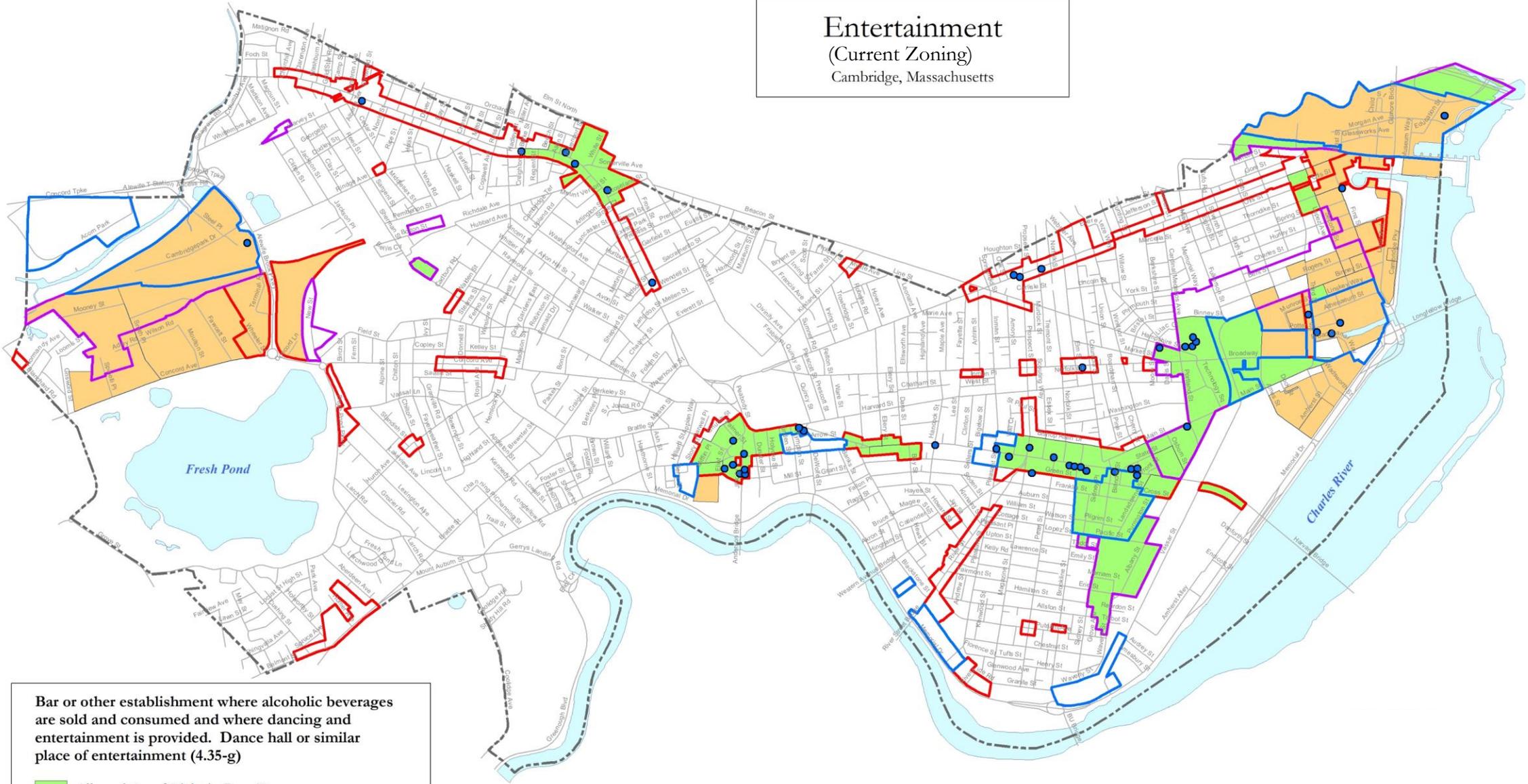
## Commercial Base Zoning Districts

- Business Base Districts
- Higher-Scale Mixed-Use Office Base Districts
- Industrial Base Districts

NOTE: All locations approximate. Maps are intended to provide a general overview of business locations across the city and are not guaranteed to show every instance of a particular retail use type.



# Entertainment (Current Zoning) Cambridge, Massachusetts



Bar or other establishment where alcoholic beverages are sold and consumed and where dancing and entertainment is provided. Dance hall or similar place of entertainment (4.35-g)

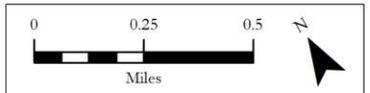
- Allowed As-of-Right in Base Zone
- Allowed by Special Permit in PUD

- Establishments Licensed for Alcohol Service and Entertainment

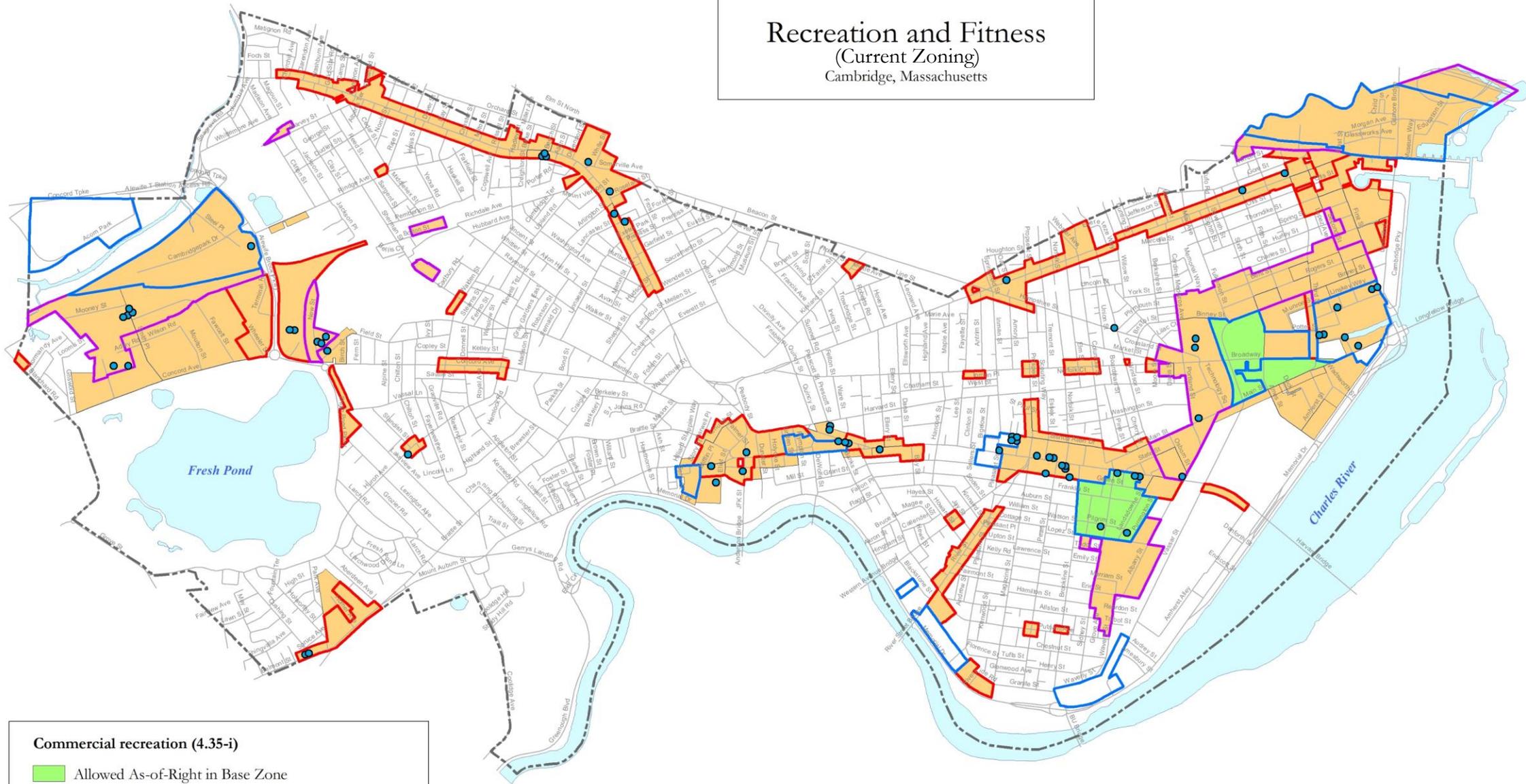
Source: License Commission data

- Commercial Base Zoning Districts**
- Business Base Districts
  - Higher-Scale Mixed-Use Office Base Districts
  - Industrial Base Districts

NOTE: All locations approximate. Maps are intended to provide a general overview of business locations across the city and are not guaranteed to show every instance of a particular retail use type.



# Recreation and Fitness (Current Zoning) Cambridge, Massachusetts



## Commercial recreation (4.35-i)

- Allowed As-of-Right in Base Zone
- Allowed by Special Permit in Base Zone, Zoning Overlay, or PUD

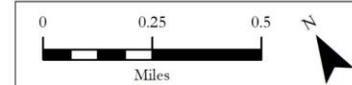
- For-profit Recreation Locations

Source: CDD Economic Development Division assessment

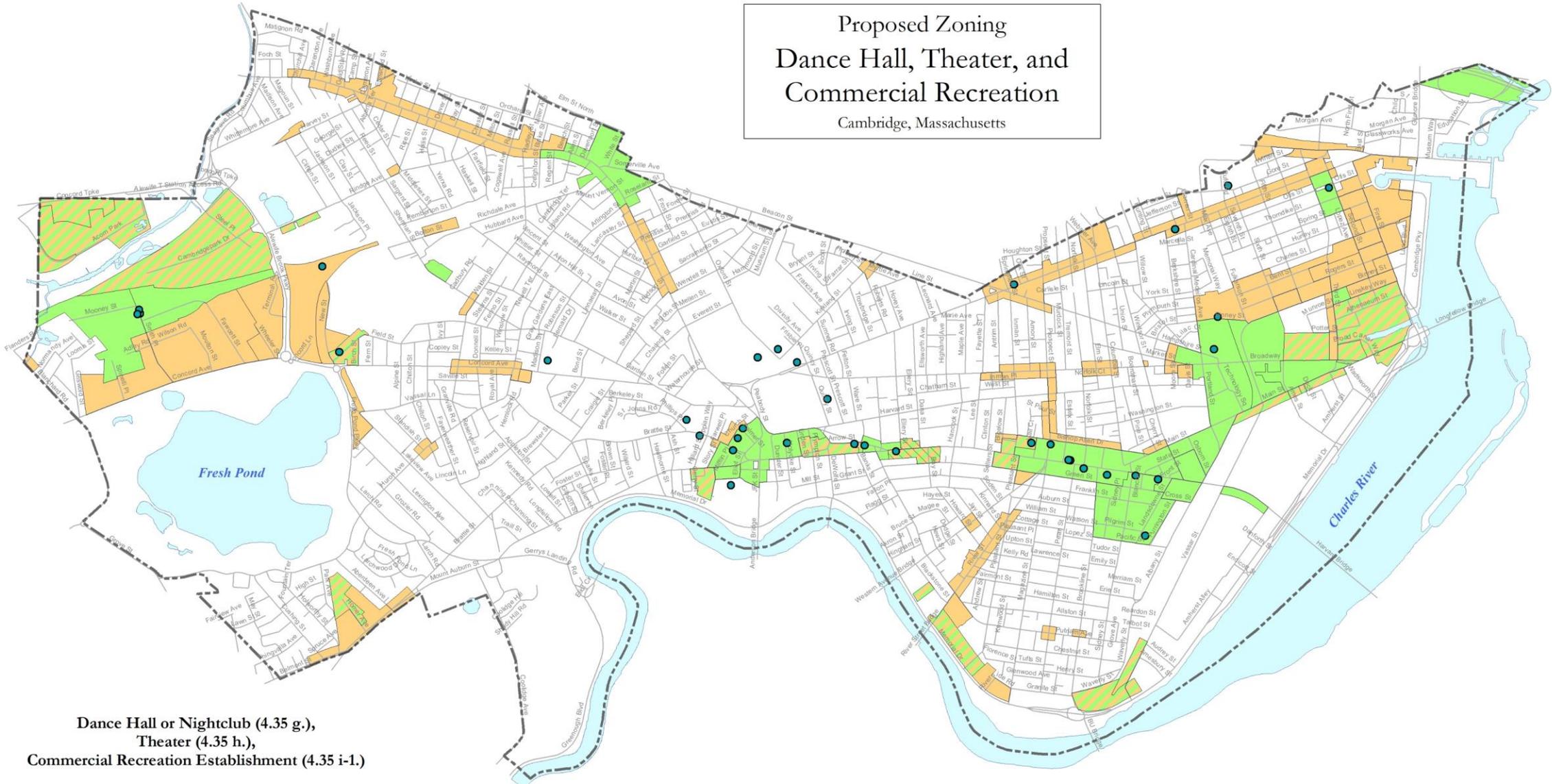
## Commercial Base Zoning Districts

- Business Base Districts
- Higher-Scale Mixed-Use Office Base Districts
- Industrial Base Districts

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# Proposed Zoning Dance Hall, Theater, and Commercial Recreation Cambridge, Massachusetts



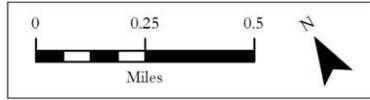
**Dance Hall or Nightclub (4.35 g.),  
Theater (4.35 h.),  
Commercial Recreation Establishment (4.35 i-1.)**

- Zoning Districts Where Use Is Allowed
- As-of-right
  - As-of-right, with limitations
  - Special Permit
  - Dance Hall: Not allowed;  
Theater or Commercial Recreation:  
As-of-right, with limitations

Dance Hall or Nightclub; Theater; Commercial Recreation Establishment

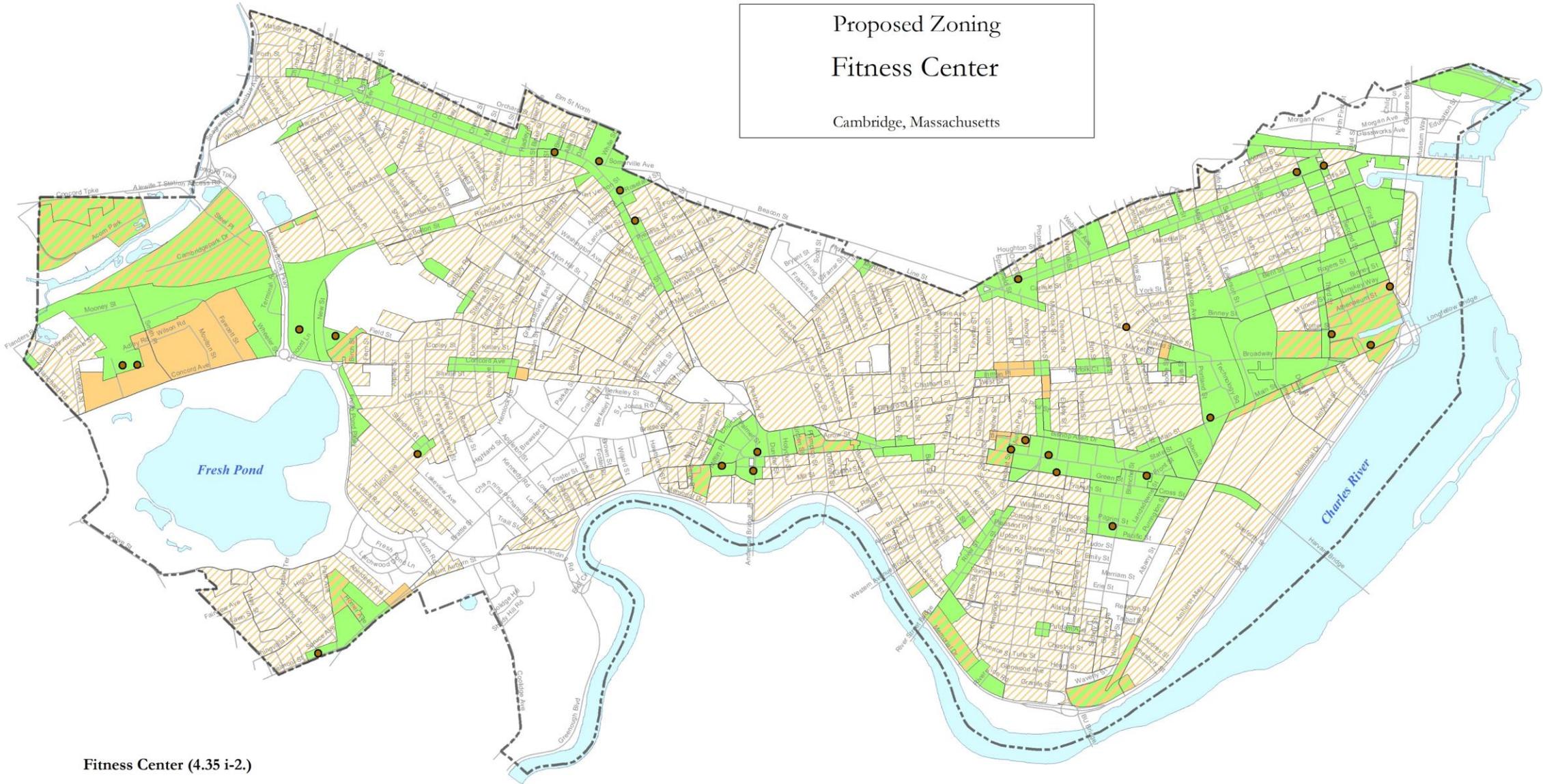
Source: License Commission data and CDD Economic Development Division assessment

NOTE: All locations approximate. Maps are intended to provide a general overview of business locations across the city and are not guaranteed to show every instance of a particular retail use type.



# Proposed Zoning Fitness Center

Cambridge, Massachusetts



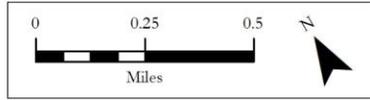
### Fitness Center (4.35 i-2.)

Zoning Districts Where Use Is Allowed

- As-of-right
- As-of-right, with limitations
- Special Permit
- Special Permit in pre-existing non-residential buildings

● Fitness Center  
Source: CDD Economic Development Division assessment

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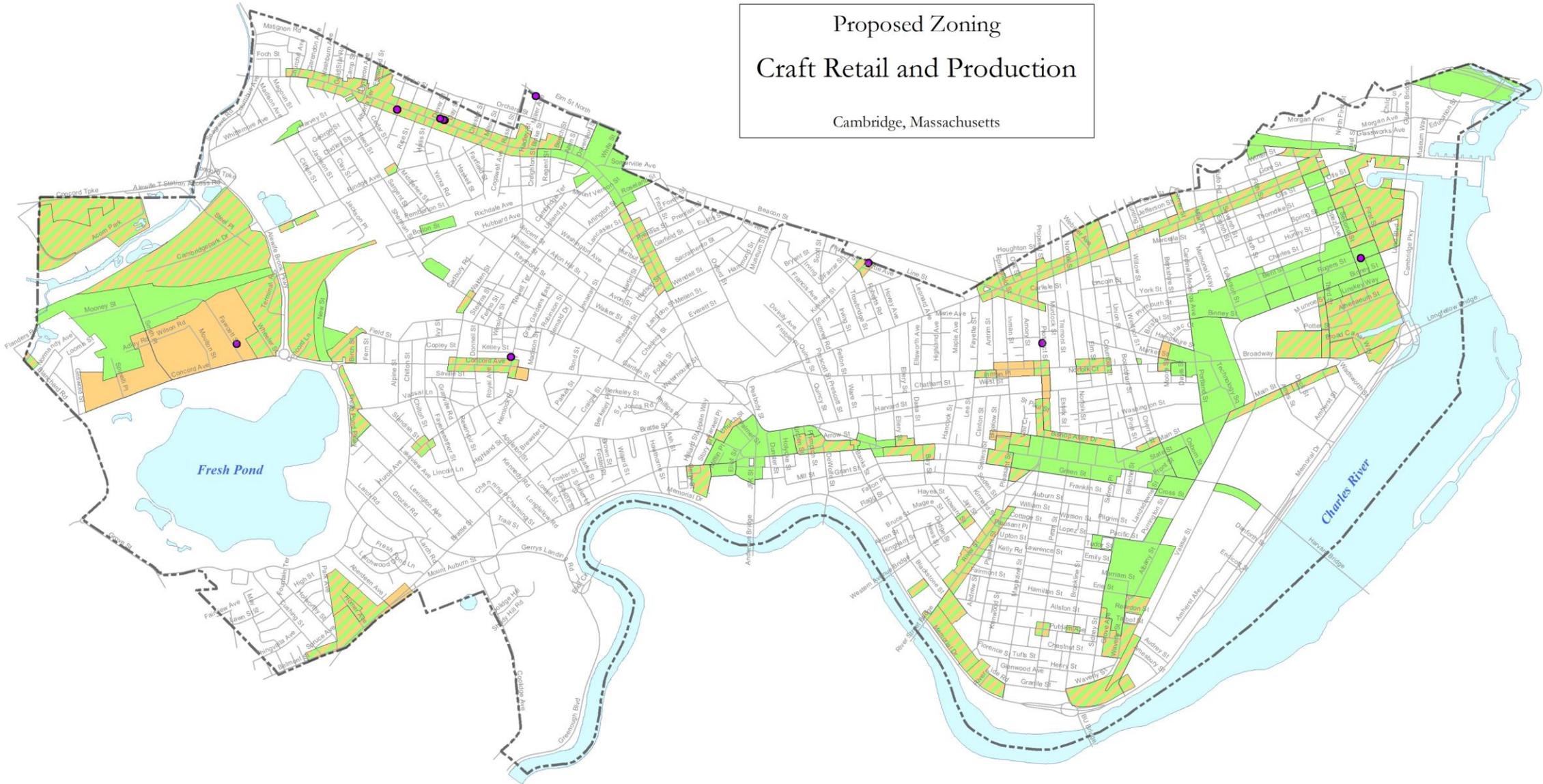


# Craft Retail Shops & Arts Studios

- Craft Retail and Production
- Arts Studio/Performing Arts Studio

# Proposed Zoning Craft Retail and Production

Cambridge, Massachusetts



**Craft Retail and Production Shop (4.35 b.)**

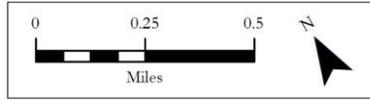
Zoning Districts Where Use Is Allowed

- As-of-right
- As-of-right, with limitations
- Special Permit

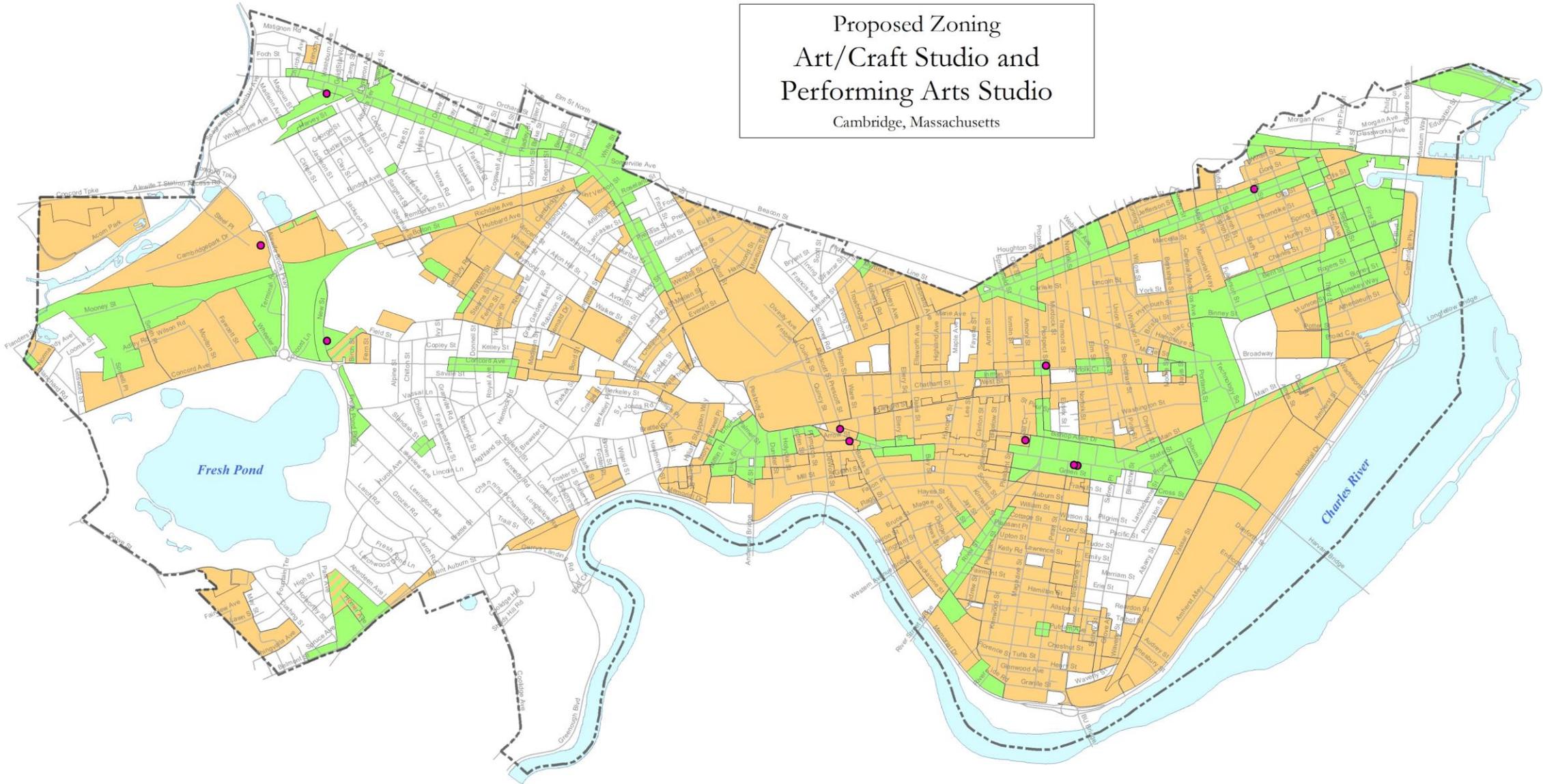
Craft Retail and Production Shop

Source: Food Permits and CDD Economic Development Division assessment

NOTE: All locations approximate. Maps are intended to provide a general overview of business locations across the city and are not guaranteed to show every instance of a particular retail use type.



Proposed Zoning  
 Art/Craft Studio and  
 Performing Arts Studio  
 Cambridge, Massachusetts



**Art/Craft Studio (4.35 q-1.)**  
**Performing Arts Studio (4.35 q-2.)**

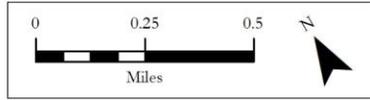
Zoning Districts Where Use Is Allowed

- As-of-right
- As-of-right, with limitations
- Special Permit

● Art/Craft Studio; Performing Arts Studio

Source: CDD Economic Development  
 Division assessment

NOTE: All locations approximate. Maps are intended to provide a general overview of business locations across the city and are not guaranteed to show every instance of a particular retail use type.





# Outdoor Retail or Consumer Service

- Open Lot Retail Sales
- Outdoor Entertainment and Recreation
- Temporary Outdoor Retail or Service

# Proposed Zoning Open-Lot Retail

Cambridge, Massachusetts

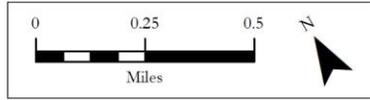


## Open-Lot Retail Sales Establishment (4.36 a.)

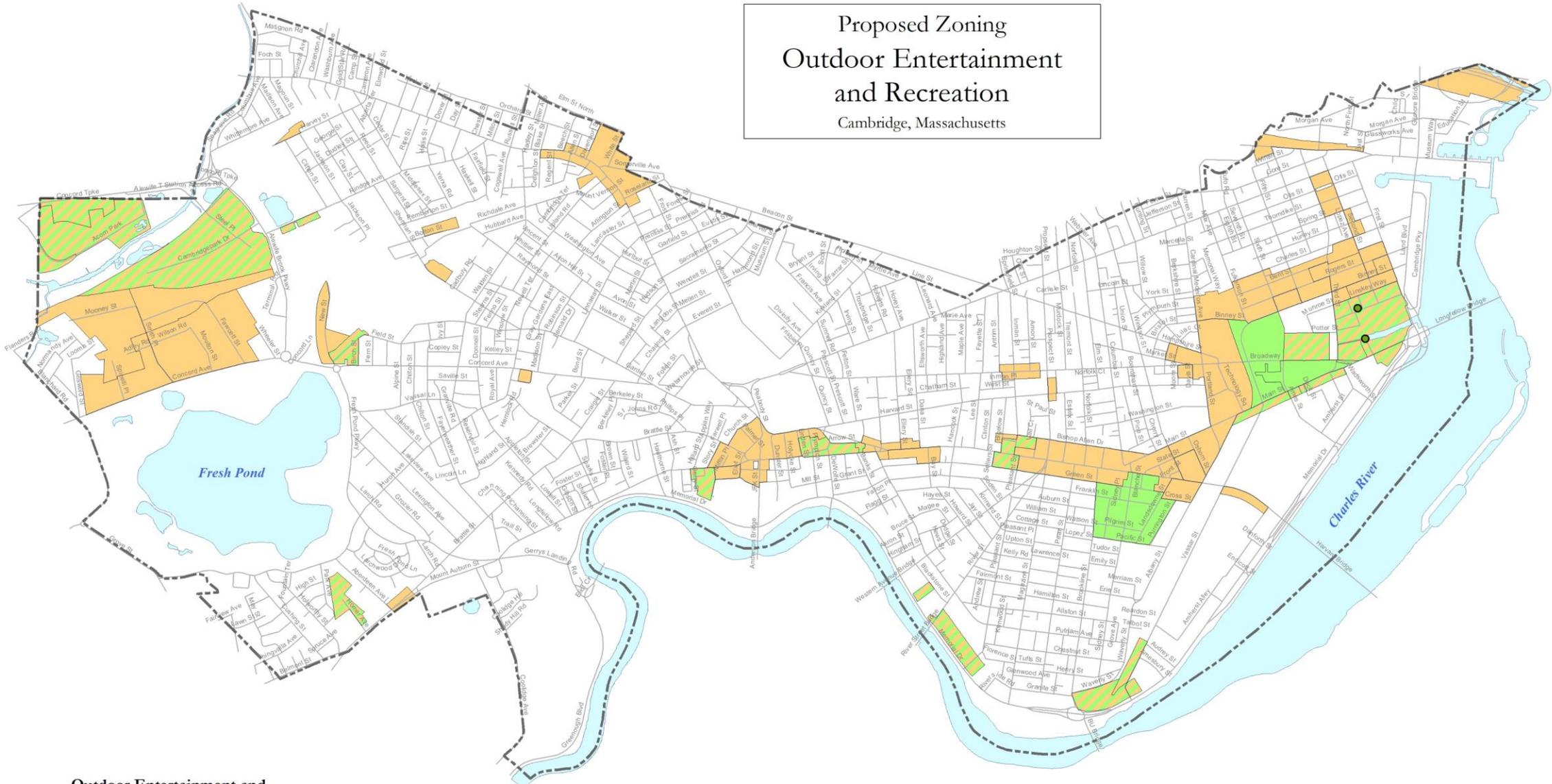
- Zoning Districts Where Use Is Allowed
- As-of-right
  - As-of-right, with limitations
  - Special Permit

● Open-Lot Retail Sales Establishment  
 Source: CDD Economic Development Division assessment

NOTE: All locations approximate. Maps are intended to provide a general overview of business locations across the city and are not guaranteed to show every instance of a particular retail use type.



# Proposed Zoning Outdoor Entertainment and Recreation Cambridge, Massachusetts



### Outdoor Entertainment and Recreation Facility (4.36 d.)

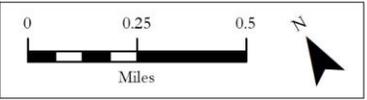
Zoning Districts Where Use Is Allowed

- As-of-right
- As-of-right, with limitations
- Special Permit

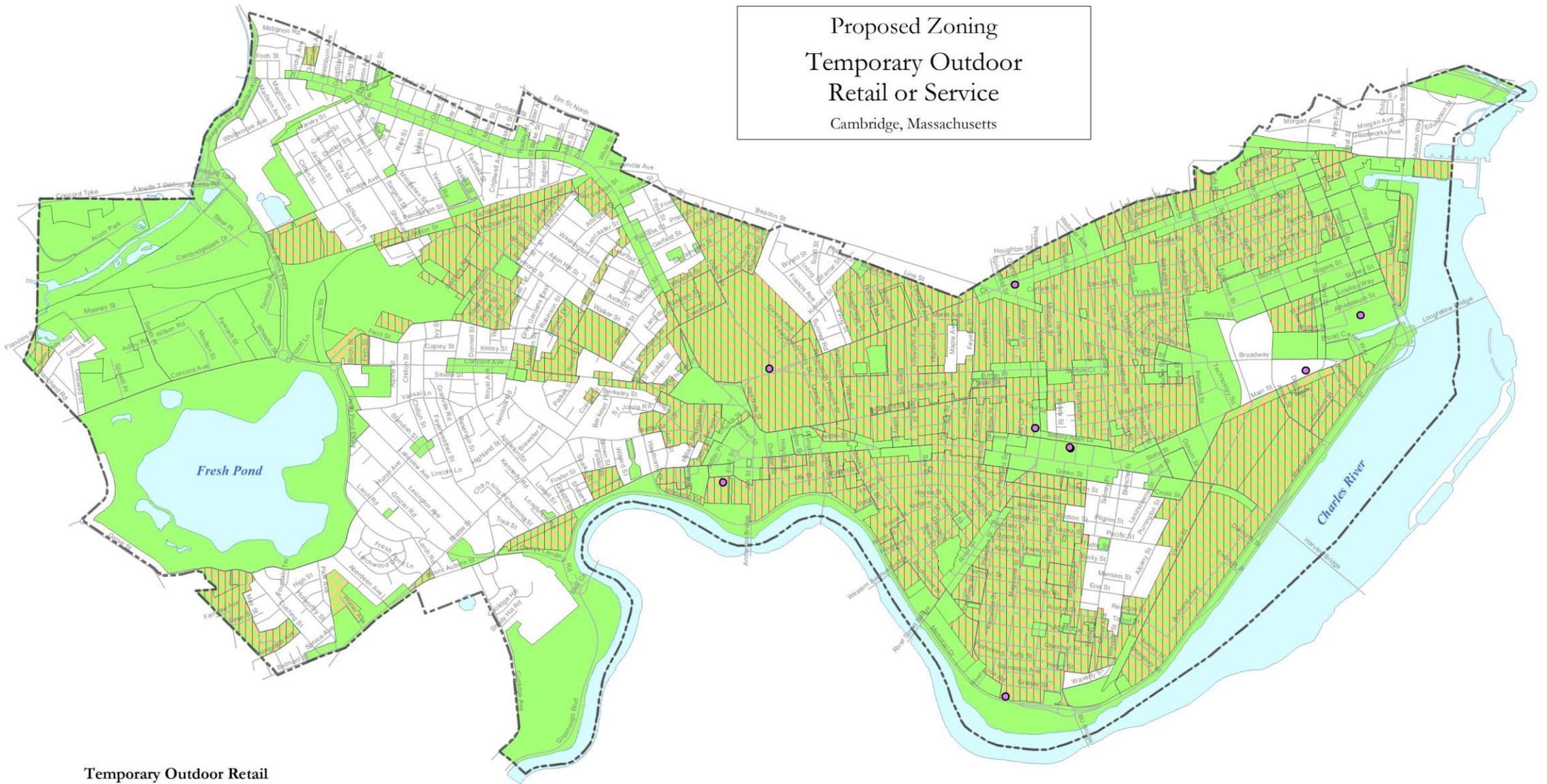
● Outdoor Entertainment and Recreation Facility

Source: CDD Economic Development Division assessment

NOTE: All locations approximate. Maps are intended to provide a general overview of business locations across the city and are not guaranteed to show every instance of a particular retail use type.



Proposed Zoning  
 Temporary Outdoor  
 Retail or Service  
 Cambridge, Massachusetts



**Temporary Outdoor Retail  
 or Consumer Service Use (4.36 j.)**

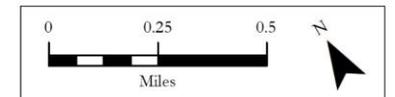
Zoning Districts Where Use Is Allowed

- As-of-right
- As-of-right, with limitations
- Special permit, or as-of-right if on municipal-owned land

● Temporary Outdoor Retail or Consumer Service Use

Source: CDD Economic Development Division  
 assessment

NOTE: All locations approximate. Maps are intended to provide a general overview of business locations across the city and are not guaranteed to show every instance of a particular retail use type.





# Part 4: Parking Exemption

# Parking Min/Max Varies by Use

Retail Use Types	Current Parking Requirements
General Retail, Personal Services	<b>Low min/max</b>
Specialty Retail and Services	↓
Restaurants, Theaters, Recreation	<b>High min/max</b>

# Simple Recommendation – Expand Relief

**Small business exemption** provides relief from parking requirements in many cases (Section 6.32.1).

Current Zoning	Recommended Change
Parking requirement waived for any non-residential use in office, business, or industrial district requiring up to 4 spaces, in a building with up to 10,000 square feet total non-residential use.	Additionally, do not require new parking for any non-residential use occupying space in an existing building.



# Schedule of Parking and Loading (6.36)

- Minimal substantive changes
- Updated for consistency with use table
- Standards based on seating or occupancy revised to Gross Floor Area



# Part 5: Special Permit Criteria

# Special Permit Criteria

*Special permits will **normally be granted** where specific provisions of this Ordinance are met, **except** when **particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest** because:*

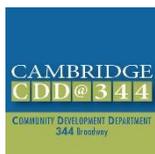
General SP Considerations (current)
Zoning requirements
Congestion, hazard, or change in neighborhood character due to traffic
Adverse effect on adjacent uses
Nuisance or hazard to occupants or citizens
Integrity of district, intent of zoning
Urban Design Objectives

Retail Considerations (proposed)
Delivery and loading operations
Environmental nuisance to neighbors – dust, odors, smoke, noise, light
Compatibility of façade with visual character of the area
<b>Meeting objectives in citywide or area plans</b>

City of Cambridge  
Community Development Department

# Home Occupations Zoning Petition

December 2020





# Home Occupations

***Home Occupation.*** For an occupation customarily carried on at home, the use of a room in a dwelling as an office, studio, or work room by a person residing on the premises and in connection with which there is kept no stock in trade nor commodity sold on the premises.



# Home Occupations

## ***Current Zoning Allows:***

“A customary home occupation or the office of a resident physician, dentist, attorney-at-law, architect, engineer, properly licensed massage therapist, or member of other recognized profession shall be considered as an accessory use, provided that no more than three persons shall practice or be employed on the premises at any one time. In the case of a massage therapist, no more than one person shall practice or be employed on the premises at any one time.”

## ***Suggested Amendment Allows:***

- Professional office (up to three workers on premises)
- Licensed massage therapist
- Artist home studio
- Retail Residential Kitchen

## ***Requirements:***

- Primary practitioner is a residential occupant of the dwelling unit
- No more than one person is practicing or employed on the premises at any one time unless otherwise specified
- All activities take place entirely within a building
- No offensive noise, vibration, smoke, dust or other particulate matter, heat, humidity, glare, or other objectionable effects are produced
- Accessory and incidental to the primary residential use

# Retail Residential Kitchens

- Residents will be allowed to use their primary residence for a Cottage Food Operation [See Massachusetts State Sanitary Code Chapter X \(105 CMR 590.10\)](#)
- Cottage Food Operation: A person who produces Cottage Food Products (e.g., jams, baked goods) only in the residential kitchen of that person's primary residence and only for sale directly to the consumer (which includes events like farmers markets, craft fairs, sales by mail). Products must be prepackaged prior to sale with an ingredient label.
- Staff have started to discuss a new Cottage Food Permit and process





**Thank You!**