



CAMBRIDGE CITY COUNCIL

Burhan Azeem
City Councillor

Marc McGovern
City Councillor, Ordinance Co-Chair

Quinton Y. Zondervan
City Councillor, Ordinance Co-Chair

Dear Planning Board,

August 11, 2022

This communication is regarding the zoning petition before you, “That section 6.36 entitled, Schedule of Parking and Loading Requirements, of Article 6.000, entitled OFF STREET PARKING AND LOADING REQUIREMENTS AND NIGHTTIME CURFEW ON LARGE COMMERCIAL THROUGH TRUCKS, of the Zoning Ordinance of the City of Cambridge be amended (Ordinance #2022-5)”.

This zoning petition was introduced at the February 7, 2022 regular City Council meeting as Policy Order [POR 2022 #19](#), and was ultimately adopted by the Council on June 27, 2022, triggering the 40A zoning amendment process.

Since the petition includes a modified version of the “Parking Table” (Sections 6.36.1 through 6.36.8) that shows no parking maximum requirements, the petition has been interpreted by the staff in their memo to you, to seek to remove such requirements from the zoning ordinance. However, that is not the intent of the petitioners (the City Council), and this has been affirmed by a vote of 6-0 of the members present at the Ordinance Committee meeting held on [August 3, 2022](#). So I hope the Planning Board will consider the intent of this petition at its upcoming discussion, which is only to remove the parking minimum requirements.

The first line of the petition states: “Minimum accessory parking required for all uses shall be 0 parking spaces.” The subsequent table is meant to illustrate only the 0 parking minimum requirements, not to remove the parking maximum requirements. This intent is further demonstrated by the companion Policy Order, [POR 2022 #24](#), originally introduced also at the February 7, 2022 regular City Council meeting, which states:

...

WHEREAS: The city should review its maximum parking requirement periodically to ensure they meet our transportation and environmental goals; now therefore be it

...

ORDERED: That the City Manager be and hereby is requested to direct staff from the Community Development and Law Departments to examine the Zoning Ordinance and provide amendment language for commercial parking maximums.

The last ORDERED is asking for amendment language to modify commercial parking maximums; this would contradict any intent to remove the parking maximums by way of modifying the table.

As a redline modification of the zoning text, it would be as follows:

6.30 - PARKING QUANTITY REQUIREMENTS

6.31 Required Amount of Parking. Off street parking facilities shall be provided for each use of a lot or structure in the amount specified in the schedule of parking requirements contained in Subsection 6.36. Said schedule specifies the amount of accessory off street parking required for each type of land use listed in "Table of Use Regulations" in this Ordinance. The amount of required parking is also based on the intensity of development permitted in the district in which the use is located. Minimum accessory parking required for all uses shall be 0 parking spaces.

As it is both tedious and unnecessary to produce a complete redline of the table to illustrate the intent of establish a parking minimum requirement of "0", we've included here only a single line in the table as a redline for how it would be modified so as to retain the parking maximums, for illustration purposes only:

6.36.4	Office and Laboratory Use							
a.	Office of a physician, dentist or other medical practitioner not located in a clinic listed under Subsection 4.33(d) n/a	n/a	01 per 300 sq. ft. 1 per 150 sq. ft.	01 per 400 sq. ft. 1 per 200 sq. ft.	01 per 500 sq. ft. 1 per 330 sq. ft.	F	N1	N5

As stated above, to fully effectuate the petition and reduce the parking minimum requirements to zero would require further amendments, as requested in Policy Order [POR 2022 #24](#):

...

ORDERED: That the City Manager be and hereby is requested to direct staff from the Community Development and Law Departments to examine the Zoning Ordinance and provide amendment language for consideration by the City Council to remove all other references to parking minimums, including in Articles 13.000, 14.000, 15.000, 16.000, 17.000, and 20.000; and further be it...

Therefore we humbly request that the Planning Board interpret the zoning petition before you only as a proposed modification to eliminate the parking minimum requirements from the zoning ordinance, while leaving the parking maximum requirements intact.

Sincerely,



Councillor Marc McGovern



Councillor Quinton Zondervan

Councillor Burhan Azeem

On behalf of the petitioners, the Cambridge City Council