

Restore Cambridge Housing Zoning Petition

A Presentation by
Charles Franklin



162 Hampshire Street

- Six unit tripper decker in Inman Square
- On 50 ft wide street
- Half of lot is yard
- Five minute walk from seven bus lines, including a cross town
- 15 minute walk from Central and Union Squares; Red and Green line

Zoning Says This Doesn't Fit In (Res. C-1)

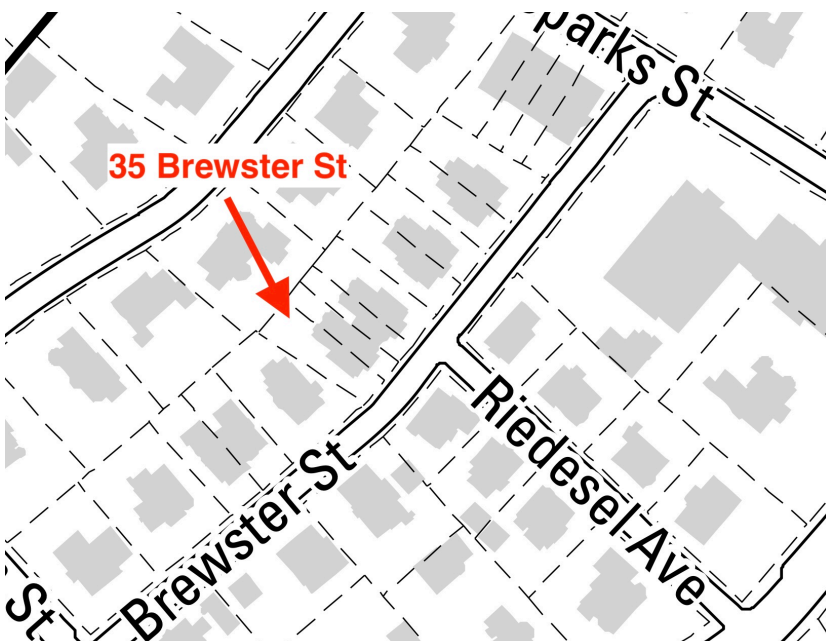
Measure	As Built	Zoning Says	Off By
FAR	1.6	0.75	2x
LA/DU	1,100 Sqft	1,500 Sqft	2 units
Open Space	52%	30%	👍
Front Setback	10 ft	> 20ft	> 10 ft





29 Brewster Street

- One of four townhouses
- Five minute walk from two bus lines
- Ten minute walk from six bus lines
- Legally single family homes



Zoning Says This Doesn't Fit In (Res. A-1)

Measure	As Built	Zoning Says	Off By
FAR	0.6	0.5	Almost
Lot Size	4,107 Sqft	6,000 Sqft	31%
Open Space	80%	50%	👍
Front Setback	10ft	Not calculated	Probably fine

Multi-Families in Duplex Zone



Topics to Cover

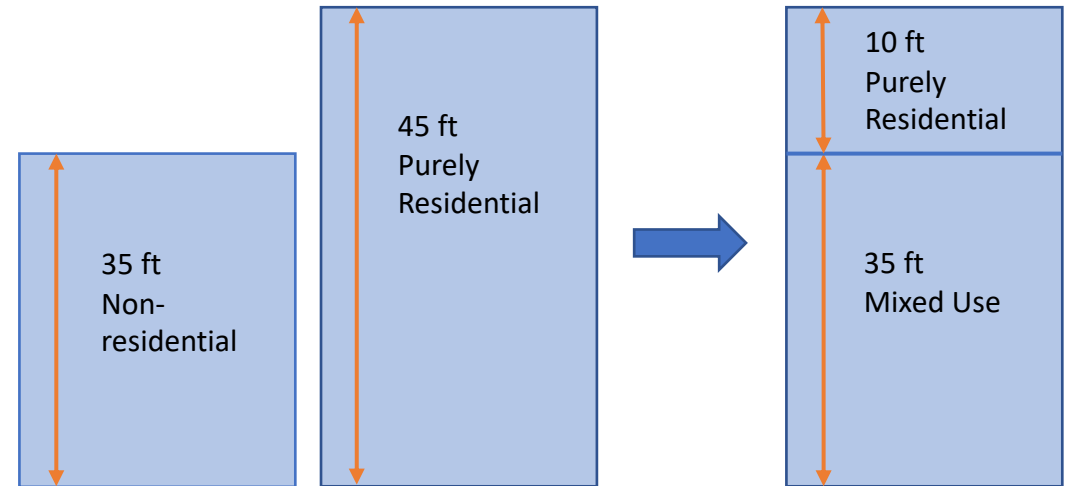
- Residential Zones
- Main Residential Streets
- Non-Conforming Structures
- Business Districts
- Overlays
 - North Mass Ave
 - Harvard
 - Central
 - Prospect



Quick Preamble on FAR and Max Height

FAR in Section 5.31.3

- FAR and Max. height have two numbers
- As ordained
Purely residential buildings can use second number
- With Petition
Mixed use buildings can use second number



Current Zoning

With Petition

Excerpt Table of Dimensional Requirements

District	Max. FAR	Min. Lot Area/DU	Min. Setback Front Yard	Min. Setback Side Yard	Min. Setback Rear Yard	Max. Height
BA	1.00/1.75	600	no min	no min	(H+L) ÷ 5 at least 20	35/45
BA-1	1.00/0.75	1,200	no min	no min	(H+L) ÷ 5 at least 20	35
BA-2	1.00/1.75	600	5	10	20	45
BA-3	0.75	1,500	(H+L) ÷ 4 at least 10	(H+L) ÷ 5	(H+L) ÷ 4 at least 20	35
BA-4	1.00/1.75 2.00 w/limitations	600	(H+L) ÷ 4 10' w/limitations	(H+L) ÷ 5 10' w/limitations	(H+L) ÷ 5 10' w/limitations	35 or 44 w/limitations

Residential Zones

- Combine Res A-1 and Res A-2
- Combine Res C and Res C-1
- Allow townhouses in Res A
- Allow multi-families in Res B
- Bump FARs
- Set open space to 30%
- Flatten Setbacks
- Reduce LA/DU
- Leave max height as 35ft



Proposed Dimensional Requirements

Zone	FAR	Front	Side	Rear
A	0.5/1.0	15'	10	25'
B	0.5/1.0	15'	7'6"	25'
C	0.75/1.49	10'	7'6"	15'

*red denotes change

Main Residential Streets

- More height and FAR on main streets with bus lines
- Additional setbacks above cornice line

Included Streets

- Broadway
- Cambridge Street
- Columbia Street
- Concord Avenue
- Hampshire Street
- Huron Avenue
- Kirkland Street
- Mt. Auburn Street
- Prospect Street
- Western Avenue

Proposed Dimensional Requirements

Zone	FAR	Height	Cornice Line
B	1.5	35ft	30ft
C	2.0	45ft	35ft



212 Hampshire Street Mansard Roof

Encourage mansard roof with Section 5.31.4(d)

- Max cornice lines
- Imaginary inclined bulk planes
- Percent of portions above the plane

Business Districts

Promote housing above retail

- Increase max height and encourage use of mansard roofs
- Increase FAR
- Reduce LA/DU

Basic Changes

- BA-1 (e.g. Huron Village), BA-3 (e.g. River St.) are similar to Res. C



Proposed Dimensional Requirements

Zone	FAR	Front	Side	Rear	Height
BA	2.0/4.0	none	none	15ft	35/60ft
BA-1	1.0/1.5	none	none	15ft	35ft
BA-2	1.0/3.0	5ft	10ft	20ft	45/60ft
BA-3	0.75/1.49	10ft	7'6"	15ft	35ft
BB	4.0/7.0	none	none	none	80ft
BC	2.0/5.0	none	none	20	55/65ft

*red denotes change

Bus A - Cambridge St.

- Inspiration taken from Our Cambridge Recommendations
- FAR and height increased for residential and mixed projects
- First floor active retail requirement when using residential bonus
- Non-residential FAR increased to take advantage of base max height
- Encourage mansard roof above 50ft



Proposed Dimensional Requirements

	FAR	Height	Cornice Line
Base	2.0	35 ft	N/A
Mixed/Residential	4.0	60 ft	50ft

North Mass. Ave and Porter Square

Porter Square

- Allow additional 10ft for housing
- FAR of 4 to make best use height and setbacks

Remainder of North Mass. Ave

- Max height of 60ft for mixed projects
- Housing required above second floor
- FAR of 4 to make best use height and setbacks

Elsewhere

- Base zoning with existing additional setbacks and restrictions



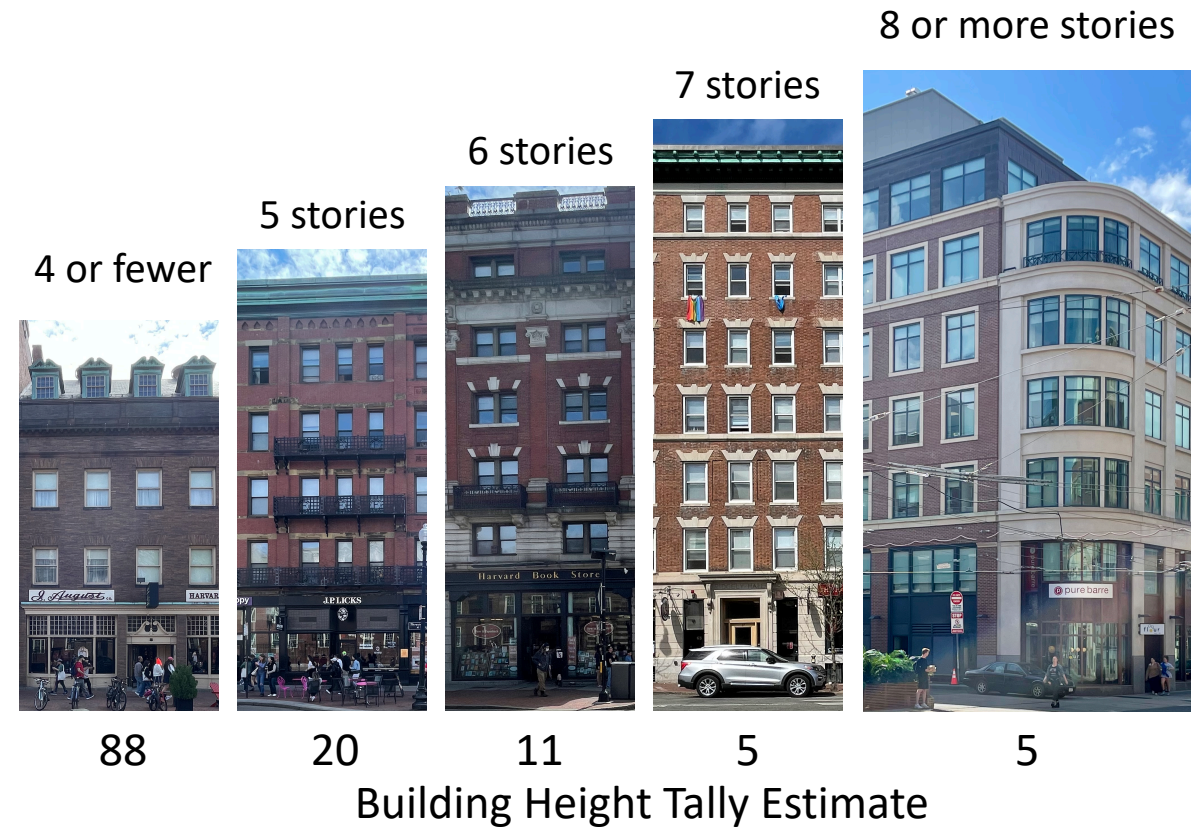
	FAR	Height	Cornice Line
Porter Square	2.0/5.0	55/65ft	N/A
Mass Ave.	1.0/4.0	45/60ft	N/A
BA-2	1.0/3.0	45/60ft	50ft

Harvard Square District

- Increase residential max height to base zone height of 80ft
- Additional 10 ft with special permit
- Increase residential FAR from 4 to 7 to make best use of height
- Keep all existing setbacks

Proposed Dimensional Requirements

	FAR	Height	Additional Setbacks at
Base	4.0	60 ft	60ft
Mixed/Residential	7.0	80 ft	60ft

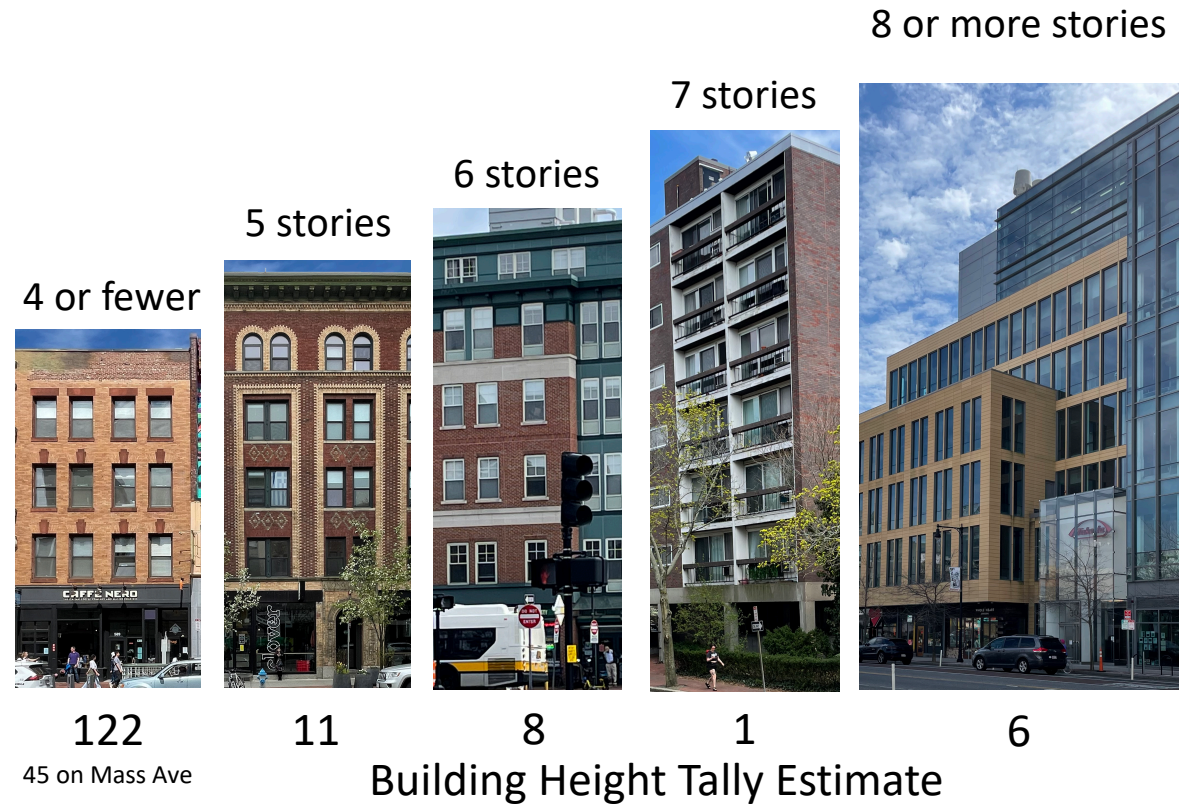


Central Square District

- Petition as written: max height 120ft
- With amendment: 90ft and only allow 120ft by special permit
- Increase residential FAR from 4 to 7 to make best use of height
- Retain all existing setbacks and additional restrictions on side streets

Proposed Dimensional Requirements

	FAR	Height	Additional Setbacks at
Base	4.0	55 ft	60ft
Mixed/Residential	7.0	90 ft	60ft



Follow Ups

Affordable Housing Overlay

- Increase FAR threshold to 1.5 to avoid changes in residential zones

Lot Area per Dwelling Unit

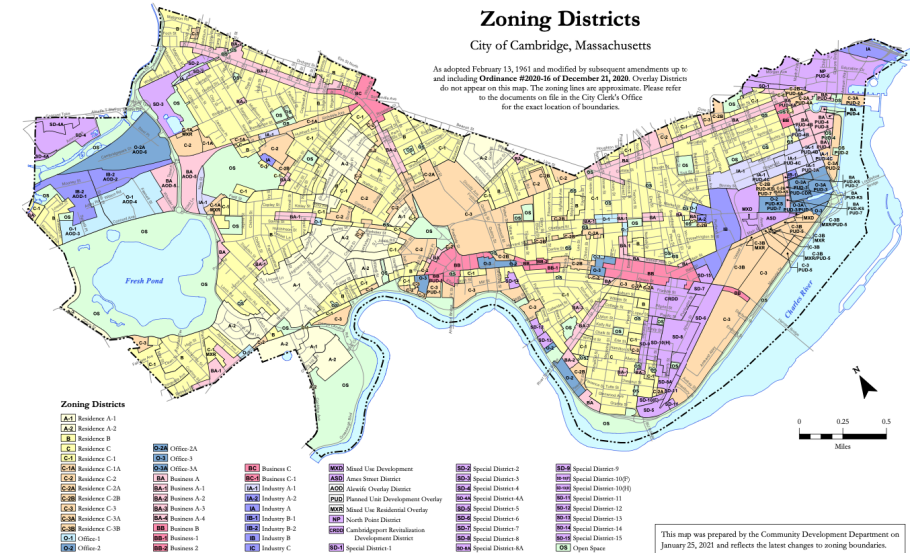
- Reduced in foot note to avoid invalidating an old home rule petition

Prospect Street Overlay

- Removed requirement to match base zoning front setback

Non-Conforming Structures

- Changes made to allow reasonable renovations of existing buildings



Possible Amendments

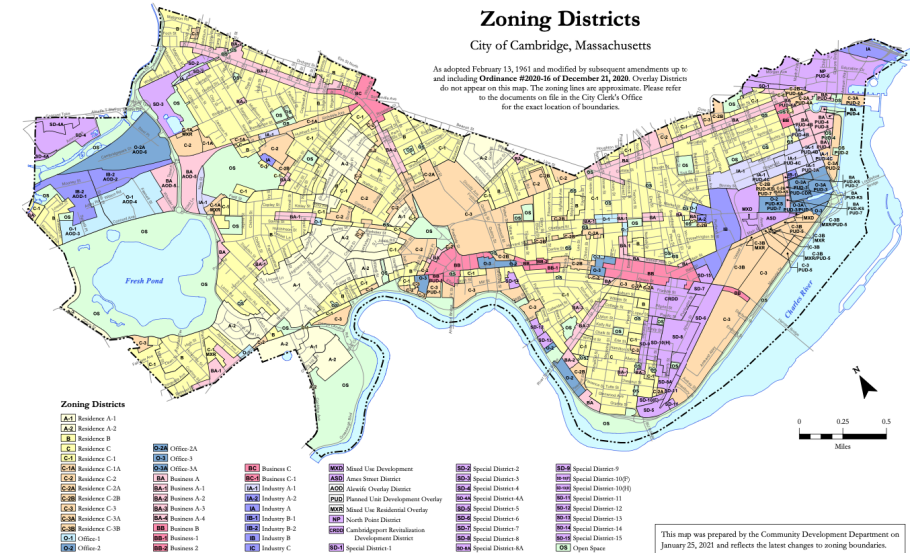
Amendments for Ordinance Committee to consider

Requested

- Central Square: Reduce height to 90 feet as-of-right and 120 feet by special permit

Optional

- Require inclusionary component in exchange for bonus in residential zones



Review and Goals Achieved

This petition restores Cambridge housing by

- Thoughtfully considering existing zones
- Reducing restrictions to mirror existing structures
- Encouraging mixed projects with housing above retail

Hopes and Positive Side Effects

- Reduce cost per unit and therefore minimum sale price
- De facto eliminate single family zones, undoing exclusionary zoning

