

Introduction

In 2001 the Cambridge Housing Committee met to discuss the impacts of lodging houses and their use in residential zoning districts. It was decided unanimously that:

“Councilor Davis made the following motion:

Ordered: That the Housing Committee recommend that the technical language change in the zoning ordinance to clarify that lodging houses are prohibited in Residence C and C-1 districts be refiled by the City Council for referral to the Planning Board and Ordinance Committee for hearing and report.

The motion was passed without objection on a voice vote.”

However, despite this vote no further action was taken and for the past 22 years the intent of the housing committee has been undermined by what is essentially an omission. That footnote 7 carries over inexplicably to the table of uses but makes no mention of lodging houses in the actual footnote is also a good evidentiary clue that there is an issue. Further, the current Cambridge City Council, when it removed all parking restrictions for all uses, created a scenario where lodging houses, in name only, started spouting up in residential districts as by-right projects and uses. This petition’s purpose is to close this loophole and recognize that residential housing is the goal of this City’s planning for residential districts and not lodging houses which are simply an in name only use classification for hotels and motels which are already prohibited but for specific carveouts in footnote 7.

Statement of Facts

WHEREAS: Housing is at an all time premium in Cambridge and a shortage persists, and

WHEREAS: The Housing Committee in 2001 met on the subject of lodging houses and decided unanimously to disallow their use in C and C-1 zones but made no further action, and

WHEREAS: The zoning in Cambridge has been altered to include further residential designations, and

WHEREAS: without the requirement of parking these unintended uses are no essentially by right in dense residential districts acting as hotels and motels not only putting pressure on the housing stock but also creating an intense use that would otherwise not be allowed.

NOW THEREFORE: that the City of Cambridge amend the zoning ordinance changing “yes” with a footnote 7 to a “No” in the column in Article 4 section 4.30 where Res C, C-1, C-1A, 2, 2A, 2B, 3, 3A, 3B are located as illustrated on the attached chart.

	Space	Res A 1&2	Res B	Res C, C-1, C-1A, 2, 2A, 2B, 3, 3A, 3B	Off 1, 2A, 2, 3, 3A	Bus A-1, A- 2, A-3 1	Bus A, A-4	Bus B, B-1, B- 2	Bus C	Ind A-1, A-2	Ind A	Ind B-1, B-2	Ind B
3. Lodging House	No	No	No	Yes 7 No	Yes 6	Yes	Yes	Yes	Yes	SP	PB	No	SP

We, the undersigned Cambridge registered voters, support the

Cambridge Lodging House Zoning Change

to

strengthen Cambridge's residential housing efforts, mitigate the disruptive impacts of short-term platform-based market rate rentals (such as large-scale AirBnB complexes) on local housing markets and have multi-unit market rate transitional housing (such as large-scale AirBnB complexes) go through appropriate permitting by

1. Prohibiting Lodging Houses in all Residential C zoning districts (hotels and motels will not be affected by this proposal and will still be allowed as currently described by applicable zoning)

Name, Printed	Name, Signed	Registered voting address
✓ Allene R. Pierson	Allene R. Pierson	210 Lakeview Ave.
✓ Eric Fossel	Eric Fossel	2 Bond Street
✓ Katherine Ekrem	Katherine Ekrem	1 Garden Street
TANYA COSWAY	Tanya H. Conway	81 ANTRIM ST
Bliss Austin Spooner	Bliss Austin Spooner	48 Avon Hill Street
✓ Meghan G. Lockwood	Meghan G. Lockwood	20 Dewolfe St #61
✓ Geraldine M. Herold	Geraldine M. Herold	10 Rogers St. #902
✓ Miriam K. Truslow	Miriam K. Truslow	4 Hawthorn St. 02138
✓ Wendell J. Spillies	Wendell J. Spillies	6 Chetwood Rd.
Deborah A. Henry	Deborah A. Henry	33 Fenno St, Cambridge
✓ Rowan Larson	Rowan Larson	76 Normandy Ave. 02138
✓ CRAIG KELLEY	Craig Kelley	6 ST. GEORGE TRL 02140

