

ORDINANCE NO. 2026-05 – FINAL PUBLICATION
CITY OF CAMBRIDGE
In the Year Two Thousand and Twenty-Six
AN ORDINANCE

That the Zoning Ordinance of the City of Cambridge be amended on a Zoning Petition by the Cambridge City Council to amend the Zoning Map and Article 17.000 of the Cambridge Zoning Ordinance as follows with the intent of strengthening active use requirements on North Mass Ave.

Amendments to the Zoning Map.

See attached Zoning Map and descriptive text.

Amendments to Article 17.000.

Amend Section 17.804.2.1 to read as follows:

- 17.804.2.1 Ground Story Active Uses.** The following limitations shall apply in addition to the Table of Height Limitations below:
- (a) On lots abutting one or more Primary Streets in a MAS-12A or MAS-18 district, residential uses shall be limited to 4 stories above grade and 45 feet above grade if the Ground Story is not occupied by one or more Active Uses, as defined in Section 17.803.3, comprising at least 60% of the interior portion of the Ground Story that is within 50 feet of a Primary Street.
 - (b) On lots abutting one or more Primary Streets in a MAS-12 district, residential uses shall be limited to 8 stories above grade and 100 feet above grade if the Ground Story is not occupied by one or more Active Uses, as defined in Section 17.803.3, comprising at least 60% of the interior portion of the Ground Story that is within 50 feet of a Primary Street.
 - (c) Upon granting a special permit, the Planning Board may approve modifications to the Active Use floor area and location standards in paragraphs (a) and (b) above to permit residential heights up to those set forth in the Table of Height Limitations if the Board finds that all of the following criteria are met in addition to those in Section 17.807.2 and may impose conditions to ensure ongoing conformance:
 - (i) Active Uses shall be provided in a manner that generally meets the intent of the requirement to provide for reasonably continuous active ground floor frontage along the Primary Street, and
 - (ii) the total floor area of required Active Uses is not substantially reduced, and
 - (iii) the modifications directly respond to unique site-specific conditions that make the application of paragraphs (a) or (b) infeasible.
 - (d) Lots that do not directly abut a Primary Street shall not be subject to the additional limitations of paragraphs (a) and (b) above; however, (i) within 50 feet of the street line of a Primary Street, the permitted residential heights shall not exceed the applicable limitations set forth in paragraphs (a) and (b) above, and (ii) the limitations set forth in paragraphs (a) and (b) above shall apply to the entire area of

any lot that abuts a Primary Street on April 27, 2026, including any lots or portions of lots that are later subdivided so that they no longer abut a Primary Street.

- (e) The additional limitations of this Section shall not apply to an AHO Project.

Amend Section 17.804.3 to read as follows:

17.804.3 Table of Height Limitations

	MAS-6	MAS-12	MAS-12A	MAS-18
Non-Residential Uses (Section 4.30 except 4.31 a-j. & 4.33.a)	45 feet and 4 stories above grade	45 feet and 4 stories above grade	45 feet and 4 stories above grade	45 feet and 4 stories above grade
Non-Residential Uses (Section 4.30 except 4.31 a-j. & 4.33.a) within the PUD-POR District	55 feet and 5 stories above grade	55 feet and 5 stories above grade	55 feet and 5 stories above grade	55 feet and 5 stories above grade
Institutional Uses (Section 4.33) except Religious Purposes (Section 4.33.a) within an Institutional Use Overlay District	60 feet and 6 stories above grade	60 feet and 6 stories above grade	60 feet and 6 stories above grade	60 feet and 6 stories above grade
Religious Purposes Uses (Section 4.33.a)	75 feet and 6 stories above grade	100 feet and 8 stories above grade	100 feet and 8 stories above grade	100 feet and 8 stories above grade
Residential Uses (Section 4.31 a-j.)	75 feet and 6 stories above grade	145 feet and 12 stories above grade	145 feet and 12 stories above grade	145 feet and 12 stories above grade
Residential Uses with a Porter Square PUD Special Permit (Section 17.808)	75 feet and 6 stories above grade	145 feet and 12 stories above grade	145 feet and 12 stories above grade	220 feet and 18 stories above grade

In City Council September 14, 2026.

Ordained as amended by a ye and nay vote:-

Yeas 9; Nays 0; Absent 0.

Attest:- Paula M. Crane, Interim City Clerk

A true copy;



ATTEST:-

Paula M. Crane
Interim City Clerk