

TROLLEY SQUARE ZONING

The Trolley Square site is located in the Business A-2 (BA-2) zoning district. The following is a brief overview of the zoning information that is relevant to the development of Trolley Square. The full text of the zoning ordinance can be found at <http://www.ci.cambridge.ma.us/~CDD/commplan/>

Permitted Uses	Residential, institutional, educational, health care and social services facilities, government uses, office and R&D, retail, and some transportation, communication, and utility uses.*
Floor Area Ratio (FAR)	1.0 for non-residential development 1.75 for residential development
Maximum height	45 feet (45 deg. bulk control plan starting at 35 feet ALONG Massachusetts Avenue)
Yards (Setbacks)	5 feet (front) 10 feet (side) 20 feet (rear)
Minimum Open Space	None

* Uses permitted on this site are further limited to “public benefit” by the agreement of transfer between the City and the MBTA.

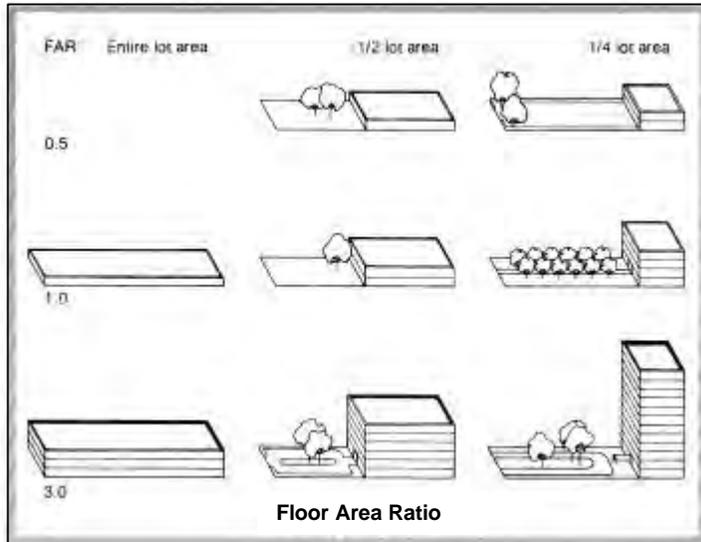
ZONING IN CAMBRIDGE

The Cambridge Zoning Ordinance is the law that governs how land and buildings in the city may be used. While zoning is a local law, adopted by the City Council, the local regulations and procedures must comply with the State Zoning Act (Chapter 40A of the General Laws of the Commonwealth).

Use Regulations specify which types of land use (e.g. apartment building, store, restaurant, warehouse) may be located in each zoning district. Residential, institutional, educational, health care and social services facilities, government uses, office and R&D, retail, and some transportation, communication, and utility uses are allowed on the Trolley Square site by zoning. Uses permitted on this site are further limited to “public benefit” by the agreement of transfer between the City and the MBTA.

Dimensional Regulations limit the intensity of activity and the size and location of buildings on a piece of land. These regulations specify maximum gross floor area, density, height and minimum yards and open space.

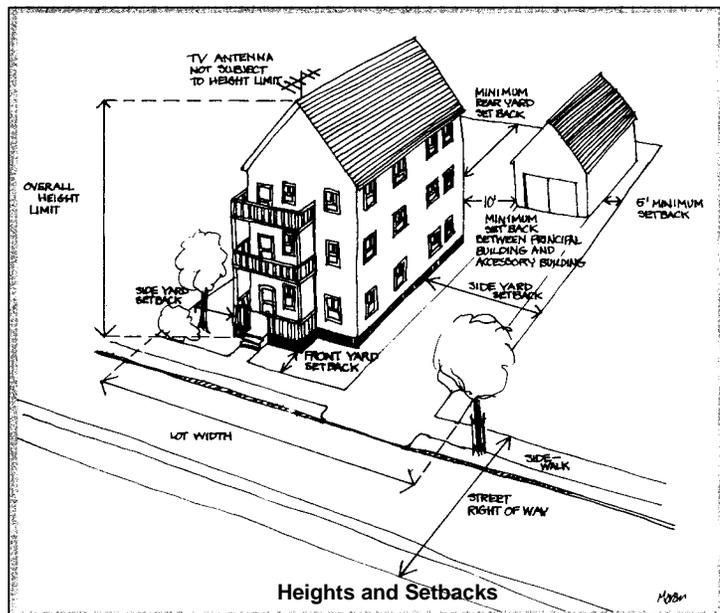
- **Floor area ratio (FAR)** limits how intensively a lot may be built upon. Indirectly it controls building volume. FAR is the gross floor area of the building divided by the area of the lot. Areas devoted to parking, to building mechanical systems and certain other areas are not counted when calculating gross floor area. Business districts such as Harvard Square and Central Square have much larger FAR limits than most residential neighborhoods. The above diagram shows how floor area ratio allowances are applied.



An FAR of 1.0 for non-residential development and 1.75 for residential development is permitted on the Trolley Square site.

- **Density regulations** limit the number of dwelling units that may be built on a piece of land by requiring a minimum number of square feet of lot area per dwelling unit. A dwelling unit is a portion of a building containing the living space for one family or household. A 6,000 square foot lot in an apartment district with a 1200 square foot minimum lot area could contain a five unit (6000/1200) apartment building. It is often useful to convert the minimum required lot area for one dwelling unit to units per acre. This provides a measure of how many new units exist or are allowed on a city block or other larger tract of land. **The minimum lot area per dwelling unit permitted on the Trolley Square site is 600 sq. ft.**

- **Height regulations** limit how tall buildings may be. This is expressed as a maximum number of feet. As a rule of thumb, a single story of a residential building is about 10 feet high. Some districts have different height limits at the edge of the district than at other locations within the district. This diagram shows how height regulations are applied. **On the Trolley Square site, the zoning allows for a height of up to 45 feet (45 deg. bulk control plan starting at 35 feet along Massachusetts Avenue)**



- ***Setback regulations*** control the distance between the building and street and lot lines. These distances define the yards on a lot. The Zoning Ordinance specifies minimum front, side and rear yard setbacks for residential and office districts and for some business and industrial districts. The above diagram shows how setback regulations are applied. ***Setback requirements on the Trolley Square site are 5 feet for the front yard, 10 feet for side yard, and 20 feet for rear yard.***
- ***Open space regulations*** require that a specified minimum portion of a lot remain open and usable. ***Open space is not required in the Business A-2 district and the Trolley Square site.***

Overlay District regulations. The Trolley Square site falls within the Massachusetts Avenue Overlay District. This special regulation encourages the creation of bays, active ground floors, pedestrian oriented front setbacks, and establishes design guidelines for development as outlined in the Northern Massachusetts Avenue Design Guidelines.