As adopted February 13, 1961 and modified by subsequent amendments up to and including Ordinance #1372 of October 19, 2015. Overlay Districts do not appear on this map.

The zoning lines are approximate. Please refer to the documents on file in the City Clerk’s Office for the exact location of boundaries.
### Notes on Zoning Regulations Table

**General range of allowable uses**
- single-family detached dwellings
- multifamily dwellings (apartments, condos) limited institutional uses
- single-and-two-family detached dwellings
- townhouse/duplexes (by special permit)
- multifamily dwellings (apartments, condos)
- mixed-use offices and laboratories
- retail use

**Notes**
- **Max. FAR** = maximum allowable ratio of floor area on a parcel divided by the total land area of the parcel ("floor area ratio"). A slash (/) separates two figures, the first applies to non-residential and the second to residential & dormitory uses.
- **Min. Lot Area**: minimum allowable ratio of a lot’s area, expressed in feet, divided by the number of allowable FAR on that parcel.
- **Min. Setback**: minimum required distance between a parcel’s lot line (front, side, or rear) and the wall of a building, in feet. The symbol (H) in a formula represents the height of the building plus the length of the building parallel to that lot line.
- **Max. Height**: maximum allowable building height on a parcel, in feet. A slash (/) has the same meaning as FAR: the first applies to non-residential, the second to FAR applications.
- **Min. OS Ratio**: minimum usable open space on a parcel (not including parking) to total land area, expressed as a percentage.

**Special District**

**Brief Description and Overview of District Regulations**

**MDX (excl. ASD)**
- Mixed Use Development District: Cambridge Center. Allows a mix of light industry, office, biotechnology manufacturing, retail, residential, hotel, entertainment, and institutional uses. Entire District has an aggregate gross floor area and a minimum open space requirement. Includes "Avenue Street District" (ASD). See Article 24 of the Zoning Ordinance.

**CRDD**
- Cambridgeport Revitalization Development District. Allows a mix of light industry, office, retail, residential, hotel, and entertainment uses. Aggregate gross floor area of the entire district is limited to 1,900,000 square feet of non-residential and 400,000 square feet (or 400 units) of residential. Limits on FAR and building heights vary. At least 100,000 square feet reserved for open space. See Article 25 of the Zoning Ordinance.

**NP**
- North Point-Residence, Office and Business District. Allows certain residential, office, laboratory, retail, and institutional uses. Maximum FAR 1.0, height 40 feet. See Article 36 of the Zoning Ordinance. Greater density development allowed through PUD regulations: Article 31 of the Zoning Ordinance.

**SD-1**
- Along Main Street in Cambridgeport Center. Office, retail and residential and limited retail uses. Aggregate gross floor area of the entire district limited to 782,500 square feet not including MITA facilities or existing residential buildings.

**SD-2**
- Along Main Street in Cambridgeport Center. Regulations similar to Office 2 with exceptions. Preservation of open space is encouraged.
- Along Memorial Drive in southern Cambridgeport. Regulations similar to Office 2 with exceptions.

**SD-6**
- Along railroad tracks between Cambridgeport and MIT Campus Area. Regulations similar to Residence C-3 with exceptions.

**SD-7**
- Along Massachusetts Avenue in Cambridgeport. Regulations similar to Business B (as modified by Central Square Overlay District) with exceptions.

**SD-8**
- Between Allston and Sidney Streets in Cambridgeport. Regulations similar to Industry A-1 with exceptions.

**SD-9**
- Along Brookline Street in Cambridgeport. Regulations similar to Residence C-2 with exceptions. Conversion to housing is encouraged.

**SD-11**
- Along railroad tracks and Memorial Drive in southern Cambridgeport / MIT Campus Area. Regulations similar to Office 2 with exceptions.
- Along Main Street in Cambridgeport. Regulations similar to Residence C-2 with exceptions. Creation of open space is encouraged.
- Along Memorial Drive in Riverside. Regulations similar to Residence C-2 with exceptions.

**SD-12**
- Along Main Street in Cambridgeport. Regulations similar to Residence C-2 with exceptions.

**SD-15**
- At Massachusetts Ave and Arlington Streets. Regulations similar to Industry B with allowances for additional FAR and height.

**City of Cambridge Zoning Reference Sheet**

**CAUTIONARY NOTE.** This sheet is intended to serve as a quick reference to dimensional standards defined in the land use regulations listed in the Cambridge Zoning Ordinance. This sheet does not serve as a substitute for the Cambridge Zoning Ordinance, and the City of Cambridge does not certify that this sheet is fully consistent with the Zoning Ordinance. The print version of the Zoning Ordinance, together with any amendments adopted by the City Council subsequent to the most recent update to this version, remains the official version of the Ordinance. If any discrepancies exist between the print version of the Zoning Ordinance and this sheet, the Ordinance, together with any City Council amendments, shall be considered correct.

The full text of the Zoning Ordinance is available online at www.cambridgema.gov/CDP/cps/mg/zord

### Planned Unit Development (PUD) Districts

These overlay districts provide flexibility allowing the integration of a variety of land uses and densities into multi-site phased developments. A developer may choose to conform to the PUD controls in lieu of the base district requirements, but must receive a special permit from the Planning Board. For details see Articles 12 and 13 of the Zoning Ordinance.

**PUD-1**
- Kendall Square. Mixed use with office, retail, residential, and a public park. Max FAR 3.0 with restrictions. Max height 65’ with areas allowing up to 80’, 120’, 180’, or 250’, and 45’ adjacent to public open space.

**PUD-2**
- Kendall Square. Mixed use with office, retail, residential, and a public park. Max FAR 3.0 with height restrictions. Max FAR 65’ with conditional increases to 120’. Mixed use with office, retail, residential, and a public park. Max FAR 3.0 with 4.0 for allowed uses. Max height 120’.

**PUD-3**
- Kendall Square. Mixed use with office, retail, residential, and a public park. Max FAR 3.0 to 6.0 with various conditions and allowances. Mix from Kendall Square to riverfront.

**PUD-4**
- East Cambridge along First and Bowery Streets. Mix of retail, office and residential. Max FAR from 2.0 to 3.0 and max height from 65’ to 120’, with specific conditions and allowances.

**PUD-5**
- MIT at Kendall Square. Office and institutional development with required housing and ground floor retail. Total FAR 9.9. Height limit varies from 120’ to 250’ for non-residential and 300’ for residential.

**PUD-6**
- North Point. Residential with retail and office uses. Max FAR from 2.0 to 3.0 and max height from 65’ to 250’, with conditions and allowances.

### Alwelye Overlay Districts (AOO-1,2,3,4,5,6)

These overlays modify the dimensional provisions of the base districts, generally allowing greater height and FAR by special permit from the Planning Board, but also imposing additional requirements for open space, permeability, setbacks, etc. For details see Section 20.80 of the Zoning Ordinance.