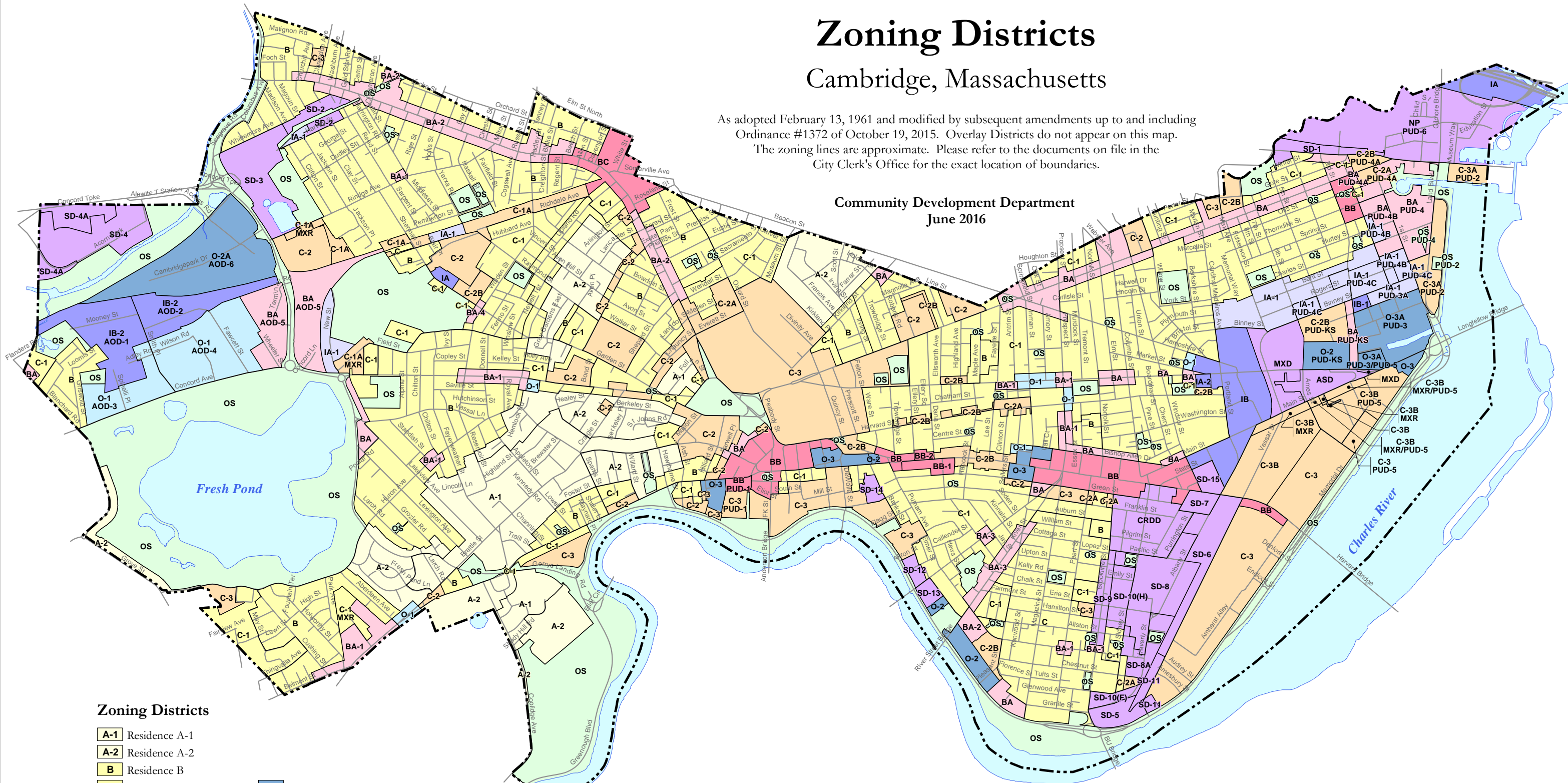


# Zoning Districts

## Cambridge, Massachusetts

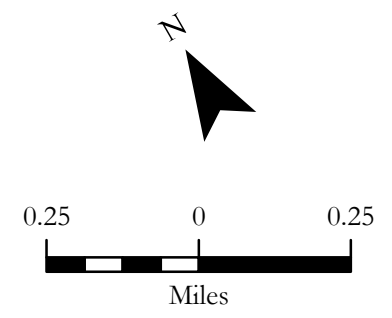
As adopted February 13, 1961 and modified by subsequent amendments up to and including Ordinance #1372 of October 19, 2015. Overlay Districts do not appear on this map. The zoning lines are approximate. Please refer to the documents on file in the City Clerk's Office for the exact location of boundaries.

Community Development Department  
June 2016



### Zoning Districts

- |                            |                          |                          |   |                                  |  |
|----------------------------|--------------------------|--------------------------|---|----------------------------------|--|
| <b>A-1</b> Residence A-1   | <b>O-2A</b> Office-2A    | <b>BC</b> Business C     | <b>MXD</b> Mixed Use Development                              | <b>SD-2</b> Special District-2   | <b>SD-9</b> Special District-9         |
| <b>A-2</b> Residence A-2   | <b>O-3</b> Office-3      | <b>BC-1</b> Business C-1 | <b>ASD</b> Ames Street District                               | <b>SD-3</b> Special District-3   | <b>SD-10(F)</b> Special District-10(F) |
| <b>B</b> Residence B       | <b>O-3A</b> Office-3A    | <b>IA-1</b> Industry A-1 | <b>AOD</b> Alewife Overlay District                           | <b>SD-4</b> Special District-4   | <b>SD-10(H)</b> Special District-10(H) |
| <b>C</b> Residence C       | <b>BA</b> Business A     | <b>IA-2</b> Industry A-2 | <b>PUD</b> Planned Unit Development Overlay                   | <b>SD-4A</b> Special District-4A | <b>SD-11</b> Special District-11       |
| <b>C-1</b> Residence C-1   | <b>BA-1</b> Business A-1 | <b>IB-1</b> Industry B-1 | <b>MXR</b> Mixed Use Residential Overlay                      | <b>SD-5</b> Special District-5   | <b>SD-12</b> Special District-12       |
| <b>C-1A</b> Residence C-1A | <b>BA-2</b> Business A-2 | <b>IB-2</b> Industry B-2 | <b>NP</b> North Point District                                | <b>SD-6</b> Special District-6   | <b>SD-13</b> Special District-13       |
| <b>C-2</b> Residence C-2   | <b>BA-3</b> Business A-3 | <b>IB</b> Industry B     | <b>CRDD</b> Cambridgeport Revitalization Development District | <b>SD-7</b> Special District-7   | <b>SD-14</b> Special District-14       |
| <b>C-2A</b> Residence C-2A | <b>BA-4</b> Business A-4 | <b>IC</b> Industry C     | <b>SD-1</b> Special District-1                                | <b>SD-8</b> Special District-8   | <b>SD-15</b> Special District-15       |
| <b>C-2B</b> Residence C-2B | <b>BB</b> Business B     |                          |   | <b>SD-8A</b> Special District-8A |  |
| <b>C-3</b> Residence C-3   | <b>BB-1</b> Business-1   |                          |   |                                  |  |
| <b>C-3A</b> Residence C-3A | <b>BB-2</b> Business 2   |                          |   |                                  |  |
| <b>C-3B</b> Residence C-3B |                          |                          |   |                                  |  |
| <b>O-1</b> Office-1        |                          |                          |   |                                  |  |
| <b>O-2</b> Office-2        |                          |                          |   |                                  |  |



District	Max. FAR	Min. Lot Area/DU	Min. Setback Front Yard	Min. Setback Side Yard	Min. Setback Rear Yard	Max. Height	Min. OS Ratio	General range of allowed uses
A-1	0.50	6,000	25	15 sum to 35	25	35	50%	single-family detached dwellings
A-2	0.50	4,500	20	10 sum to 25	25	35	50%	
B	0.50	2,500	15	7.5 sum to 20	25	35	40%	single- and two-family detached dwellings townhouse dwellings (by special permit)
C	0.60	1,800	(H+L) ÷ 4 at least 10	(H+L) ÷ 5 ≥7.5, sum ≥20	(H+L) ÷ 4 at least 20	35	36%	single- and two-family detached dwellings townhouse dwellings
C-1	0.75	1,500	(H+L) ÷ 4 at least 10	(H+L) ÷ 5 at least 7.5	(H+L) ÷ 4 at least 20	35	30%	multifamily dwellings (apartments, condos) limited institutional uses
C-1A	1.25	1,000	10	(H+L) ÷ 7	(H+L) ÷ 5	45	15%	single- and two-family detached dwellings townhouse dwellings multifamily dwellings (apartments, condos) some institutional uses
C-2	1.75	600	(H+L) ÷ 4 at least 10	(H+L) ÷ 5	(H+L) ÷ 4 at least 20	85	15%	
C-2A	2.50	300	(H+L) ÷ 5 at least 5	(H+L) ÷ 6	(H+L) ÷ 5 at least 20	60	10%	
C-2B	1.75	600	(H+L) ÷ 4 at least 10	(H+L) ÷ 5	(H+L) ÷ 4 at least 20	45	15%	
C-3	3.00	300	(H+L) ÷ 5 at least 5	(H+L) ÷ 6	(H+L) ÷ 5 at least 20	120	10%	
C-3A	3.00	300	(H+L) ÷ 5 at least 5	(H+L) ÷ 6	(H+L) ÷ 5 at least 20	120	10%	
C-3B	3.00/4.00	300	10	no min	no min	120	10%	
O-1	0.75	1,200	(H+L) ÷ 4 at least 10	(H+L) ÷ 5	(H+L) ÷ 4 at least 20	35	15%	most types of residential dwellings most institutional uses offices and laboratories
O-2	1.50/2.00	600	(H+L) ÷ 4 at least 10	(H+L) ÷ 5	(H+L) ÷ 4 at least 20	70/85	15%	
O-2A	1.25/1.50	600	(H+L) ÷ 4 at least 10	(H+L) ÷ 5	(H+L) ÷ 4 at least 20	60/70	15%	
O-3	2.00/3.00	300	(H+L) ÷ 5 at least 5	(H+L) ÷ 6	(H+L) ÷ 5 at least 20	90/120	10%	
O-3A	2.00/3.00	300	(H+L) ÷ 5 at least 5	(H+L) ÷ 6	(H+L) ÷ 5 at least 20	90/120	10%	
BA	1.00/1.75	600	no min	no min	(H+L) ÷ 5 at least 20	35/45	no min	most types of residential dwellings most institutional uses offices and laboratories most retail uses
BA-1	1.00/0.75	1,200	no min	no min	(H+L) ÷ 5 at least 20	35	no min	
BA-2	1.00/1.75	600	5	10	20	45	no min	
BA-3	0.75	1,500	(H+L) ÷ 4 at least 10	(H+L) ÷ 5	(H+L) ÷ 4 at least 20	35	30%	
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/limitation	no min	
BB	2.75/3.00	300	no min	no min	no min	80	no min	
BB-1	1.50/3.25	300	no min	no min	no min	55/90	15%	
BB-2	1.50/3.00	300	no min	no min	no min	45	15%	
BC	1.25/2.00	500	no min	no min	20	55	no min	
BC-1	2.75/3.00	450	no min	no min	20	50	no min	
IA-1	1.25/1.50	700	no min	no min	no min	45	no min	most types of residential dwellings most institutional uses offices and laboratories some retail uses most light industrial uses some heavy industrial uses
IA-2	2.75/4.00	no min	no min	no min	no min	70	no min	
IA	1.25/1.50	no min	no min	no min	no min	45	no min	
IB-1	1.50/3.00	no min	no min	no min	no min	60/70	no min	
IB-2	0.75	1,200	15	no min	no min	35	15%	
IB	2.75/4.00	no min	no min	no min	no min	120	no min	
IC	1.00	no min	no min	no min	no min	45	no min	
OS	0.25	N/A	25	15	25	35	60%	

### Notes on Zoning Regulations Table

<b>Max. FAR</b> = maximum allowed ratio of gross floor area on a parcel divided by the total land area of the parcel ("floor area ratio"). Where a slash (/) separates two figures, the first applies to non-residential and the second to residential & dormitory uses.
<b>Min. Lot Area/DU</b> = minimum allowed ratio of a parcel's lot area, expressed in feet, divided by the number of dwelling units on that parcel.
<b>Min. Setback</b> = minimum required distance between a parcel's lot line (front, side, or rear) and the wall of a building, in feet. The symbol (H+L) in a formula represents the height of the building plus the length of the building parallel to that lot line.
<b>Max. Height</b> = maximum allowed building height on a parcel, in feet. A slash (/) has the same meaning as under Max. FAR (see above).
<b>Min. OS Ratio</b> = minimum required ratio of usable open space on a parcel (not including parking) to total land area, expressed as a percentage.
<b>General range of allowed uses</b> gives an overview of the types of uses permitted by zoning in that district, but does not refer to specific allowed uses. See Article 4 of the Zoning Ordinance for the detailed Table of Use Regulations.

### City of Cambridge Zoning Reference Sheet

**CAUTIONARY NOTE.** This sheet is intended to serve as a quick reference to dimensional standards and use regulations defined 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 guarantee 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 the print version, remains the official version of the Ordinance. If any discrepancies exist between the print version of the Zoning Ordinance and this sheet, then the print version of 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/CDD/cp/zng/zord](http://www.cambridgema.gov/CDD/cp/zng/zord)

Special District	Brief Description and Overview of District Regulations (except where otherwise noted, detailed regulations are in Article 17 of the Zoning Ordinance)
MXD (incl. 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 a limit on aggregate gross floor area and a minimum open space requirement. Includes "Ames Street District" (ASD). See Article 14 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 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 15 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 16 of the Zoning Ordinance. Greater development density allowed through PUD-6 regulations: See Article 13 of the Zoning Ordinance.
SD-1	Along Monsignor O'Brien Highway in East Cambridge. Regulations similar to Industry A-1 with exceptions.
SD-2	Along Linear Park in North Cambridge. Regulations similar to Residence B with exceptions. Conversion to housing is encouraged.
SD-3	Near Alewife Station. Allows residential, office, institutional, and limited retail uses. Aggregate gross floor area of the entire district limited to 782,500 square feet not including MBTA facilities or existing residential buildings.
SD-4 SD-4A	Along Acorn Park in North Cambridge. Regulations similar to Office 2 with exceptions. Preservation of open space is encouraged.
SD-5	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 Albany and Sidney Streets in Cambridgeport. Regulations similar to Industry A-1 with exceptions.
SD-8A	Around Fort Washington Park in Cambridgeport. Regulations similar to Residence C-1A with exceptions. Conversion to housing is encouraged.
SD-9	Along Brookline Street in Cambridgeport. Regulations similar to Residence C with exceptions. Conversion to housing is encouraged.
SD-10(F) SD-10(H)	Two locations in southern Cambridgeport near Henry Street, Brookline Street, Sidney Street. Regulations similar to Residence C with exceptions. Conversion to housing is encouraged.
SD-11	Along railroad tracks and Memorial Drive in southeastern Cambridgeport / MIT Campus Area. Regulations similar to Office 2 with exceptions.
SD-12	Along Memorial Drive in Riverside. Regulations similar to Residence C-2B with exceptions. Creation of open space is encouraged.
SD-13	Along Memorial Drive in Riverside. Regulations similar to Residence C-2 with exceptions.
SD-14	Near Grant and Cowperthwaite Streets in Riverside. Regulations similar to Residence C-1 with exceptions. Preservation of neighborhood character is encouraged.
SD-15	At Massachusetts Ave and Albany Street. Regulations similar to Industry B with allowances for additional FAR and height.

### Planned Unit Development (PUD) Districts

These are overlay districts providing flexibility to allow for 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-KS	Kendall Square. Mixed use with office and retail, residential, and a required public park. Max FAR 3.0 with restrictions. Max height 65' with areas allowing up to 85', 120', 180', or 250', and 45' adjacent to public open space.
PUD-1	Charles Square near Harvard. Medium density mixed use with commercial, office and residential. Max FAR 3.0. Max height 60' with conditional increases to 110'.
PUD-2	East Cambridge Riverfront. Office, retail and residential. Max FAR 3.0, up to 4.0 allowed for residential uses. Max height 120'.
PUD-3 PUD-3A	Kendall Square. Mixed use with office, retail and residential. Max FAR from 2.0 to 3.0 and max height from 120' to 230', with specific conditions and allowances. Links from Kendall Square to riverfront.
PUD-4 PUD-4A PUD-4B PUD-4C	East Cambridge along First and Binney Streets. Mix of retail, office and residential. Max FAR from 2.0 to 3.0 and max height from 65' to 85', with conditions and allowances.
PUD-5	MIT at Kendall Square. Office and institutional development with required housing and ground floor retail. Total FAR 3.9. Heights allowed to 250' for non-residential and 300' for residential uses.
PUD-6	North Point. Residential with retail and office uses, community services, and public open space. Max FAR 3.0 with incentives to encourage housing and development near transit. Max height ranges from 85' to 250', some areas limited to 65'.

### Alewife Overlay Districts (AOD-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 20.90 of the Zoning Ordinance.