



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Planning Board
From: CDD Staff
Date: July 12, 2012
Re: North Massachusetts Avenue Zoning Changes

As a supplement to the materials you have already received, included is a chart summarizing the zoning changes proposed for the North Massachusetts Avenue area. This document was requested at a prior Ordinance Committee hearing on this petition.

Please note the following:

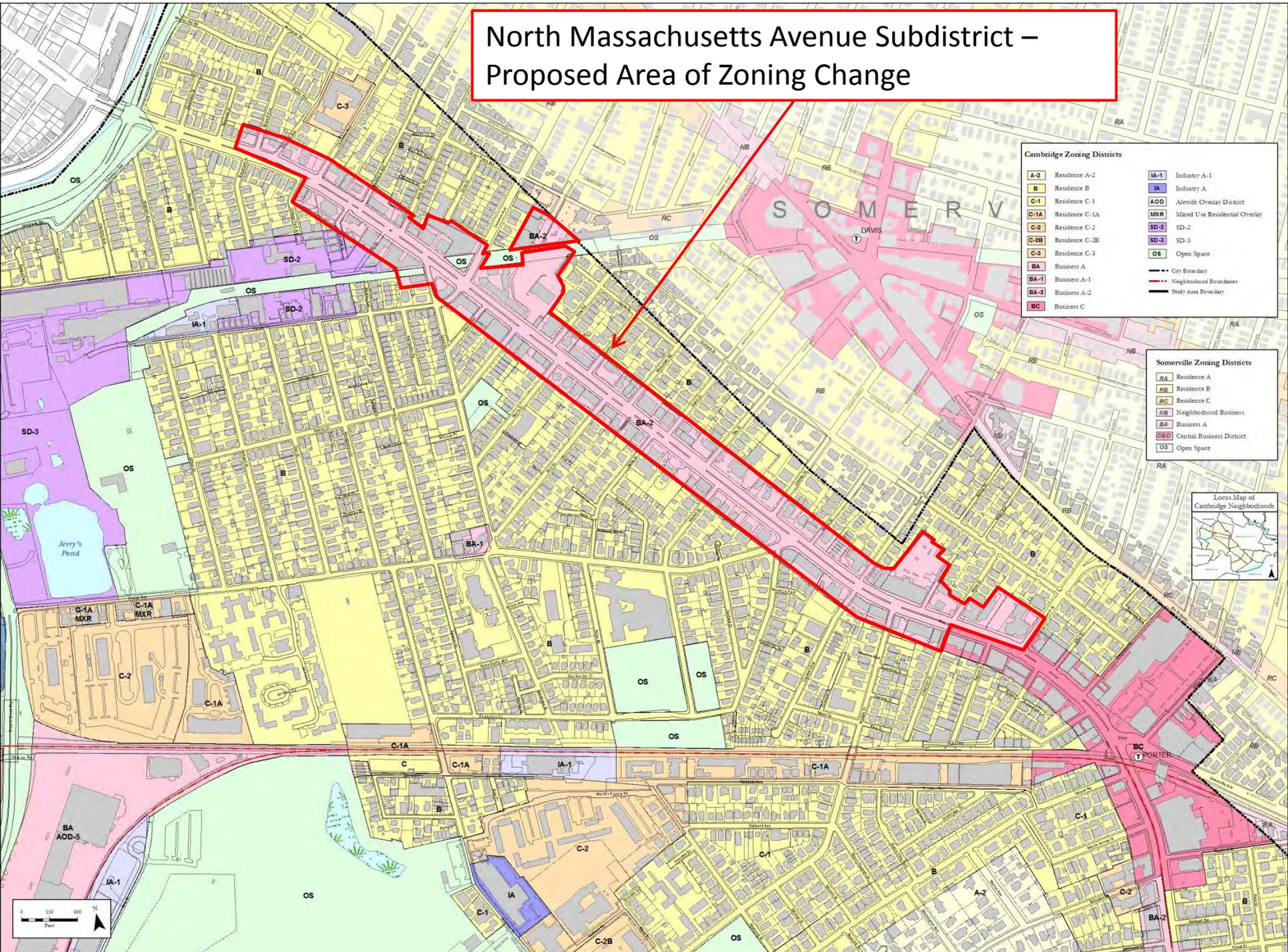
- The proposed changes would only affect the area of Mass Ave that is currently zoned Business A-2 north of Beech Street (to the east) and north of Creighton Street (to the west). See attached map for reference.
- The proposed changes would be incorporated into the Massachusetts Avenue Overlay District requirements (Section 20.100), which apply in addition to the base zoning requirements. The general use restrictions applicable in the Business A-2 district would continue to apply in addition to the restrictions on allowed uses at the ground floor.

Summary Chart of Proposed North Mass Ave Zoning Changes – **Changes in Bold**

Requirement	Current Zoning	Proposed Zoning
FAR – Non-Residential Only	1.00 max	1.00 max
FAR – Residential Only *	1.75 max	1.00 max (allowed only by special permit)
FAR – Residential with Ground-Floor Commercial *	Approx. 1.4–1.5 max (depends on exact mix of uses)	1.75 max
Height – Non-Residential Only	45' max <ul style="list-style-type: none"> • Bulk control plane at 35' in front • Reduced to 35' within 50' of res. district 	45' max <ul style="list-style-type: none"> • Bulk control plane at 35' in front • Reduced to 35' within 50' of res. district
Height – Residential Only	45' max <ul style="list-style-type: none"> • Bulk control plane at 35' in front • Reduced to 35' within 50' of res. district 	45' max <ul style="list-style-type: none"> • Bulk control plane at 35' in front • Reduced to 35' within 50' of res. district
Height – Residential with Ground-Floor Commercial	45' max <ul style="list-style-type: none"> • Bulk control plane at 35' in front • Reduced to 35' within 50' of res. district 	50' max <ul style="list-style-type: none"> • No bulk control plane required in front • Reduced to 35' within 50' of res. district
Ground-Floor Use Requirements	Active uses required: including residential, institutional, office, retail; excluding parking	Non-residential active uses required: including retail, some office, some institutional; excluding parking
Ground-Floor Design Standards	<ul style="list-style-type: none"> • Floor height is at-grade (except residential) • Minimum active use depth of 20' • Pedestrian entrances face Mass Ave • Separate entrance for each leased space • Minimum 50% clear glass (25% if residential) • Planning Board may permit divergence from design standards 	<ul style="list-style-type: none"> • Floor height is at-grade (except residential) • Minimum active use depth of 40' • Pedestrian entrances face Mass Ave • Separate entrance for each leased space • Minimum 50% clear glass (25% if residential) • Maximum store size of 5,000 SF • Minimum ground-floor height of 15' • Maximum bank frontage of 25' • Planning Board may permit divergence from design standards
Historical Buildings	No specific protections	<ul style="list-style-type: none"> • Existing buildings are exempt from some design requirements • Buildings of historic significance are exempt from ground-floor non-residential use requirements
Basements Serving Ground-Floor Non-Residential	Included in FAR	Exempt from FAR
Projecting Bays	Exempt from FAR for a max. of 3' x 6' per bay, max. 50% of building facade	Exempt from FAR for a max. of 3.5' x 12' per bay and max. 32 SF per bay , max. 50% of building facade
Parking for Outdoor Seasonal Restaurant Seating	Required to provide parking	Not required to provide parking

* In certain cases, Inclusionary Housing bonus would also apply

North Massachusetts Avenue Subdistrict – Proposed Area of Zoning Change



Cambridge Zoning Districts

A-2	Residence A-2	IA-1	Industry A-1
B	Residence B	IA	Industry A
C-1	Residence C-1	AOD	Allewife Overlay District
C-1A	Residence C-1A	MXR	Mixed Use Residential Overlay
C-2	Residence C-2	SD-2	SD-2
C-2B	Residence C-2B	SD-3	SD-3
C-3	Residence C-3	OS	Open Space
BA	Business A	- - -	City Boundary
BA-1	Business A-1	- - -	Neighborhood Boundaries
BA-2	Business A-2	- - -	Study Area Boundary
BC	Business C		

Somerville Zoning Districts

RA	Residence A
RB	Residence B
RC	Residence C
NB	Neighborhood Business
BA	Business A
CB	Central Business District
OS	Open Space

