

Harvard Square rooftops Zoning Petition
Changes Distributed to Ordinance Committee on April 6, 2017

Markup Version:

20.54.7 Exempting rooftop spaces from FAR

In the Business B district only, notwithstanding any other provisions of this Ordinance, the Gross Floor Area of open-air spaces on the roofs of buildings, such as roof gardens, terraces, walk ways, including open and enclosed egresses, covered staircase, mechanical head houses, or observation spaces shall be exempted from Gross Floor Area and FAR limitations upon the granting of a special permit by the Planning Board in the Business B district of this overlay. In granting the any special permit, the Planning Board must be able to find that the proposed rooftop spaces have been located and designed to minimize impacts on neighboring uses, including by not limited to light trespass, noise or other nuisance, and may place further requirements or conditions on the design or operational aspects of spaced exempted pursuant to this paragraph, including but not limited to hours of operation, range of activities permitted, signage, sound mitigation, lighting fixtures, visual screening devices, or and other measures to ensure ongoing compliance with the Board's findings, that the use of the space is consistent with the intent of the section.

Clean Version:

20.54.7 Exempting rooftop spaces from FAR

In the Business B district only, notwithstanding any other provisions of this Ordinance, the Gross Floor Area of open-air spaces on the roofs of buildings, such as roof gardens, terraces, walk ways, including open and enclosed egresses, covered staircase, mechanical head houses, or observation spaces shall be exempted from Gross Floor Area and FAR limitations upon the granting of a special permit by the Planning Board.. In granting any special permit, the Planning Board must be able to find that the proposed rooftop spaces have been located and designed to minimize impacts on neighboring uses, including by not limited to light trespass, noise or other nuisance, and may place further requirements or conditions on the design or operational aspects of spaced exempted pursuant to this paragraph, including but not limited to hours of operation, range of activities permitted, signage, sound mitigation, lighting fixtures, visual screening devices, and other measures to ensure ongoing compliance with the Board's findings.