

ORDINANCE NUMBER 1304

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City of Cambridge

In the Year Two Thousand and Seven

AN ORDINANCE

In amendment to the Ordinance entitled “Zoning Ordinances of the City of Cambridge”

Be it ordained by the City Council of the City of Cambridge as follows:

I. Amend the text of the Zoning Ordinance of the City of Cambridge in Section 19.20 – Project Review Special Permit by doing the following.

19.23 *Special District Threshold.* A Project Review Special Permit shall be required for new building construction of fifty thousand (50,000) gross square feet or more in all applicable zoning districts [except that in a Business A, Business A-1, and Business A-2 districts a Project Review Special Permit shall be required for new building construction of twenty thousand (20,000) gross square feet or more], or for building construction of less than fifty thousand square feet [or twenty thousand square feet in the BA, BA-1 and BA-2 Districts] where a Table I threshold has been met, on a lot or combination of contiguous lots held in common ownership at any time after September 15, 2000. Where a mix of uses is proposed the threshold shall be determined by the application of the Mixed Use Formula set forth in Table 1.

Notwithstanding the provisions of this Section 19.23 set forth above, the Project Review Special Permit requirement shall not apply to existing gross floor area on a lot built and occupied prior to the effective date of this Article 19.000 that is demolished and subsequently rebuilt as part of a building project, provided (1) there is no change of use, (2) the reconstruction commences within two years of the start of demolition of the building, and (3) the standards of Section 19.50 are met.

Where reference is made in this Section 19.23 to Gross Floor Area thresholds as set forth in Table 1, the term shall also encompass any other measure of quantity enumerated in the Table (e.g. dwelling units, beds, acres, parking spaces).

Table 1.

II. Amend the text of the Zoning Ordinance of the City of Cambridge in Article 5.000 – Development Standards by doing the following:

5.33 *Business Districts*

1. The following dimensional requirement, set forth in Table 5-3 and modified elsewhere in this Ordinance, shall be applicable to development in business districts: [Note: *The height limitations set forth in the following table are subject to exceptions for mechanical equipment and certain architectural features as outlined in Section 5.23. Reference should be made to Section 5.23 for a complete understanding of the actual height of building elements permitted in the Zoning Ordinance.*]

Table 5-3 Table of Dimensional Requirements - Business Districts

(1) District	(2) Max. Ratio of Floor Area to Lot Area	(3) Minimum Lot Area in Sq. Ft.	(4) Min. Lot Area for Each D.U. Lot Width in Sq. Ft.	(5) Minimum Lot Width in Feet	(5) Front	(5) Side	(6) Minimum Yard in Feet	(6) Rear	(7) Maximum Height in Feet	(7) Min. Ratio of Usable Op. Sp. to Lot Area
Bus. A-1.0/1.75	none	600	none	none	none	$\frac{H+L(a)}{5}$	35/45 to 65(b)	none	none	none
Bus. A-11.0/0.75	none	1200	none	none	none	$\frac{H+L(a)}{5}$	35	none	none	none
Bus. A-21.0/1.75	none	600	none	5(m)	10(i)	20(j)	45(k)	none	none	none

2. Footnotes

- (i) However, for the side yard of any lot abutting another lot (where that lot does not abut Massachusetts Avenue and where all or a majority of it is located in a residence district) no building shall be set nearer than twenty feet to (1) either the residence/Business A-2 zoning district line where the lot line is located in the BA-2 District or (2) the side lot line itself where that lot line is located in the residence district. Nevertheless, the provisions of the following paragraph shall continue to apply.

If a building is hereafter erected on a lot adjacent to a building having a blank wall directly on the side lot line, the new building may be so designed and erected that it will be flush with that portion of the blank wall of the former building which extends along the lot line; otherwise no less than the required side yard setback shall be provided. In the case that any portion of a side wall of the existing building contains windows or is set back from the property line, then a building hereafter erected on the lot adjacent to such an existing building shall be set back from the side lot line as required.

- (k) Provided however that any portion of a building having a height greater than thirty-five (35) feet shall be set back of a bulk control plane rising at an angle of forty-five (45) degree from the plane of the principal front wall and rear wall planes beginning at a height of thirty-five (35) feet.

Where the parcel has frontage on two or more streets, this setback plane provision shall apply only to the front wall plane facing the principal abutting arterial street and to the opposite wall plane facing either a side or front property line.

In addition to the above provisions, that portion of a building located within fifty (50) feet of a residential zoning district line shall be limited to thirty five (35) feet where the maximum height permitted in the residential district is thirty-five (35) feet or less.

In City Council March 5, 2007.

Passed to be ordained as amended by a yea and nay vote:-

Yeas 9; Nays 0; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury, City Clerk