

ORDINANCE NO. 1407

FINAL PUBLICATION NO. 3500. FIRST PUBLICATION IN THE CHRONICLE ON APRIL 18, 2019

CITY OF CAMBRIDGE

In the Year Two Thousand and Nineteen

AN ORDINANCE

That the Zoning Ordinances of the City of Cambridge be amended as follows:

In Section 5.34, Table 5-4, Table of Dimensional Requirements for Industrial Districts, add a notation for footnote “(f)” in the row titled “Ind. B” and column titled “(1) Max. Ratio of Floor Area to Lot Area” to read as follows (additions underlined):

2.75/4.0^{(e)(f)}

In Paragraph 2 “Footnotes” of Section 5.34, add the footnote “(f)” to read as follows (additions underlined):

(f) Notwithstanding Section 5.30.11, in the Industry B District, a hotel use (Section 4.31.i.2) shall be governed by the second number (4.0) for purposes of determining the Maximum Ratio of Floor Area to Lot Area.

The resulting full text of Section 5.34 is provided below (additions underlined):

5.34 Industrial Districts

1. The following dimensional requirements, set forth in Table 5-4 and modified elsewhere in this Ordinance, shall be applicable to development in industrial 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 5-4 Table of Dimensional Requirements - Industrial Districts

District	(1)	(2)	(3)	(4)	(5)			(6)	(7)
	Max. Ratio of Floor Area to Lot Area	Minimum Lot Size in Sq. Ft.	Min. Lot Area for Each D.U. in Sq. Ft.	Minimum Lot Width in Feet	Front	Side	Rear	Maximum Height in Feet	Min. Ratio of Private Op. Sp. to Lot Area
Ind. A-1	1.25/1.50	5,000	700	50	0	0 ^(b)	0 ^(b)	45	none
Ind. A-2	2.75/4.0	5,000	none	50	0	0 ^(b)	0 ^(b)	70	none
Ind. A	1.25/1.50	none	none	none	none	none	none	45 ^(d)	none
Ind. B-1	1.5/3.0	5,000	none	50	0	0	0	60/70	none
Ind. B-2	0.75	5,000	1,200	50	15	0 ^(b)	0 ^(b)	35	none
Ind. B	2.75/4.0 ^{(e)(f)}	none	none	none	none	none	none	120	none
Ind. C	1.0	20,000	none	100	0	0 ^(b)	0 ^(b)	45	none

2. Footnotes

- (a) deleted.
- (b) A side yard setback of $\frac{H+L}{7}$ and a rear yard setback of $\frac{H+L}{5}$ shall be required only for residential uses in new structures and for nonresidential uses abutting residences, residential or open space districts or public parks and recreation areas. These requirements may be reduced to a minimum required setback of ten (10) feet on special permit, provided that the yard is suitably landscaped to effectively buffer building walls from abutting lots.
- (c) Thirty-five (35) foot height limit within one hundred (100) feet of a residential structure less than thirty-five (35) feet in height or a residential district.
- (d) One hundred and thirty (130) feet by special permit for buildings related to storage and processing of materials permitted in Section 4.37m.
- (e) Except that within the area bounded by Binney Street on the north, a line one hundred and fifty (150) feet easterly of Cardinal Medeiros Avenue on the west, Broadway on the south, and the railroad right of way on the east, the FAR may be increased to 3.2 for non-residential uses for an addition to a building in existence as of June 1, 2001 provided that for each four hundred and fifty (450) square feet of GFA added above an FAR of 2.75 one existing parking space is permanently eliminated.
- (f) Notwithstanding Section 5.30.11, in the Industry B District, a hotel use (Section 4.31.i.2) shall be governed by the second number (4.0) for purposes of determining the Maximum Ratio of Floor Area to Lot Area.

In City Council April 29, 2019.

Passed to be ordained by a yeas and nays vote:

Yeas 9; Nays 0; Absent 0.

Attest:- Donna P. Lopez, City Clerk.

A true copy:

ATTEST:-

Donna P. Lopez
City Clerk