



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, November 29, 2016 at 7:00 p.m. in the City Hall Annex, Second Floor, 344 Broadway, Cambridge, Massachusetts on a petition by Nabil Sater, et al., to amend the Zoning Ordinance in the Central Square Overlay District, Section 20.300. The changes would include, but are not limited to, the following:

- Create a new definition (in Article 2.000 of the Zoning Ordinance) for Formula Business and require a special permit for such businesses;
- Increase the maximum residential floor area ratio (FAR) to 4.0 by right in the Business B district;
- Allow the maximum FAR to be increased by Planning Board Special Permit to 4.0 in all base districts for the combination of all uses on a lot, with the non-residential component not to exceed the base district limitation for non-residential use;
- Exempt residential balconies, terraces, porches, stoops, or mezzanines (of less than 5 foot depth) from gross floor area calculations;
- Allow an exemption, by Planning Board special permit, of residential rooftops including gardens, terraces, walkways, covered stair cases/head houses, or observation spaces from gross floor area calculations;
- Create incentives for smaller ground floor retail by exempting spaces less than 1,500 SF from gross floor area calculations;
- Allow the required open space to be reduced or located at levels above grade by Planning Board special permit;
- Remove the limitation on number of Fast Order Food Establishments in the district;
- Create limitations on street frontage that may be occupied by banks and financial institutions; and
- Create maximum parking requirements for residential and commercial uses and allow parking to be reduced by an "in lieu of" payment to a Central Square Improvement Fund.

Copies of the full petition are on file in the Office of the City Clerk, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway, and online at [www.cambridgema.gov/cdd/zoninganddevelopment/zoning/amendments](http://www.cambridgema.gov/cdd/zoninganddevelopment/zoning/amendments).

Questions concerning the petition may be addressed to Liza Paden at 617/349-4647 or [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).

---

The City of Cambridge does not discriminate on the basis of disability. The City of Cambridge will provide reasonable accommodations to people with disabilities upon request. Please make requests for alternative formats at least two weeks in advance by contacting Liza Paden, Planning Board staff, at 617/349-4647, [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).