

ORDINANCE NUMBER 1332

Final Publication Number 3220. First Publication in the Chronicle on May 13, 2010.

City of Cambridge

In the Year Two Thousand and Ten

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 that Section 20.70 entitled “ Flood Plain Overlay District” be amended as follows:

That Section 20.72 entitled Establishments and Scope be deleted and a new Section 20.72 be inserted which reads as follows:

20.72 *Establishment and Scope.* There is hereby established a Flood Plain Overlay District which shall be governed by the regulations specified in this Section 20.70. The Flood Plain Overlay District includes all special flood hazard areas designated as Zone A and AE on the Middlesex County Flood Insurance Rate Maps (FIRMs) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Middlesex County FIRMs that are wholly or partially within the City of Cambridge are panel numbers 25017C0418E, 25017C0419E, 25017C0438E, 25017C0557E, 25017C0576E, 25017C0577E dated June 4, 2010. The exact boundaries of the District are defined by the special flood hazard area, which is the area subject to flooding by the 1% annual chance flood, also known as the “100-year flood” or “base flood, (Special Flood Hazard area) shown on the FIRMs and further defined by the Middlesex County Flood Insurance Study (FIS) report dated June 4, 2010. The FIRM and FIS reports are incorporated herein by reference and are on file with the City Clerk, Inspectional Services Department, Department of Public Works, Community Development Department and Conservation Commission.

20.74 That Section 20.74 entitled “Procedure” be amended to add at end of current section the following:

“4. Such other technical information as necessary to permit the Planning Board to make the findings required in Section 20.75 below;

5. Description of the status of the proposal, pursuant to the requirements of the Massachusetts Wetlands Protection Act, before the Cambridge Conservation Commission, including any Order of Conditions or Determination of Applicability issued; and

6. Four (4) copies of all application materials.”

Also amend to add a new Section 20.74.2 which reads as follows:

20.74.2 *Special Notification Requirements.*

Where in the application it is proposed to alter or relocate a watercourse in a riverine situation, the Planning Board shall notify, in addition to those parties-in-interest required to be notified by Chapter 40A, all adjacent communities to the extent not required in Chapter 40A, the NFIP State Coordinator [Massachusetts Department of Conservation and Recreation, 251 Causeway Street, Suite, 600-700, Boston, Massachusetts 02114-2104 (or any successor office)] and the NFIP Program Specialist [Federal Emergency Management Agency, Region 1, 99 High Street, 6th floor, Boston, Massachusetts 02110 (or any successor office)].”

20.75 In Section 20.75 in the third line of paragraph entitled “Criteria” strike out “Section 10.20” and insert “Section 10.43”

In paragraph 20.75.4 remove language “State Inland Wetland Protection Act” and replace with “Wetlands Protection Act.”

Strike current paragraph 20.75.5 and replace with the following language:

“5. Applicants for development in the Alewife area shall be familiar with area-specific and general city-wide land use plans and policy objectives (e.g. *Concord-Alewife Plan, A Report of the Concord Alewife Planning Study*, November 2005; *Toward a Sustainable Future, Cambridge Growth Policy*, 1993, *Update*, 2007; Section 19.30 - Urban Design Objectives of this Zoning Ordinance) and shall demonstrate how their plan meets the spirit and intent of such documents in conjunction with the requirements of this Section 20.70 - Flood Plain Overlay District and Section 20.90 – Alewife Overlay Districts 1-6.”

20.76 In Section 20.76 entitled “*Development Regulations for mobile homes.*”

In line two of first paragraph strike current language “ZoneA1-30” and insert “Zone AE.”

In City Council May 24, 2010.

Passed to be ordained by a yeas and nays vote:-

Yeas 7; Nays 0; Absent 2.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk