New Street Overlay Zoning Amendment

The undersigned owner of land to be affected by this petition, hereby petition the Cambridge City Council as follows:

To see if the City Council will vote to amend the Zoning Map of the City of Cambridge as follows:

That the area along the Easterly side of New Street from the corner of Danehy Park continuing South Westerly along New Street approximately Four Hundred and Sixty (460) feet, currently zoned Industry A-1, be rezoned to create a new overlay zoning district entitled New Street Overlay District with the existing Industry A-1 District to remain as the base zoning district.

2. To see if the City Council will vote to amend Article 20.000 of the Zoning Ordinance of the City of Cambridge by adding the following text after Article 20.804.:

"20.900   NEW STREET OVERLAY DISTRICT

20.91   *Establishment and Scope.* There is hereby established the New Street Overlay District which shall be governed by the regulations and procedures specified in this Section 20.900. It is the intent of this section that these regulations will apply to that area along the eastern side of New Street currently zoned as Industrial A-1.

20.92   *Purpose.* It is the purpose of this Section 20.900 to augment base zoning regulations in the District in order to enhance the development of low traffic generating uses that support the multi-family dwellings in the adjoining Alewife Overlay District and surrounding Residential Districts and City's climate mitigation and adaptation goals.

20.93   *Applicability.* The New Street Overlay District shall be an overlay district on the zoning map established by Section 3.20.

20.93.1   The building and land uses within the New Street Overlay District shall be regulated by the provisions of the applicable base zoning district except as modified by the requirements of this section 20.900, which shall apply in addition to regulations imposed by the base zoning district designations. Where the base zoning regulations differ from the requirements of this Section 20.900, the stricter provisions shall apply, unless a Special Permit is issued by the Planning Board pursuant to Article 20.900.

20.94   *Dimensional Standards in the New Street Overlay District*

20.94.1   *Maximum Height.* The maximum height of any structure in the Overlay District shall be that permitted in the applicable base zoning district.

20.94.2   *Minimum Required Setbacks.* The minimum required front yard setback for any structure in the Overlay District shall be that permitted in the Industry A-1 District.

20.95   *Special Gross Floor Area Provisions.* The Floor Area Ratio for a self storage facility (Section 4.37.n) may be increased to 3.0 of the lot area by issuance of a Special Permit from the Planning Board. The additional floor area is intended to allow for the construction of a commercially viable self storage facility on lots that are greater than 300 feet in depth, but do not have street frontage in excess of 150 feet.

In granting the Special Permit, the Planning Board shall find that the additional GFA proposed can be reasonably accommodated on the site without generating significant negative traffic.

20.95.1   *Criteria for Granting Special Permit.* In Granting a Special Permit for a Floor Area Ratio of 3.0, the Planning Board shall give consideration to the following:

1. Public benefits that will enhance and benefit the use of the adjoining Danehy Park.

2. The sustainability elements of the building including the use of solar energy systems, stormwater management, and net zero energy standards.

3. Provisions for affordable short-term storage for low income households."

3. To see if the City Council will vote to amend Article 4.000 of the Zoning Ordinance of the City of Cambridge by adding a new category to the Table of Uses as follows:

Amend Article 4.000 of the Zoning Ordinance by adding a new category to the Table of Uses in Section 4.37 **Light Industry**, Wholesale Business and Storage by adding the following language in a new line beneath line m.:

"n. Self storage facility"

Add the following language on the same line referred to above underneath the column entitled Open Space

"no"

Add the following language on the same line referred to above underneath the column entitled Res A 1&2

"no"

Add the following language on the same line referred to above underneath the column entitled Res B

"no"

Add the following language on the same line referred to above underneath the column entitled Res C, C-1, C-1A, 2, 2A, 2B, 3, 3A, 3B

"no"

Add the following language on the same line referred to above underneath the column entitled Off 1, 2A, 2, 3, 3A

"no"

Add the following language on the same line referred to above underneath the column entitled Bus A-1, A-2, A-3[1]

"no"

Add the following language on the same line referred to above underneath the column entitled Bus A, A-4

"no"

Add the following language on the same line referred to above underneath the column entitled Bus B, B-1, B-2

"no"

Add the following language on the same line referred to above underneath the column entitled Bus C, C-1

"no"

Add the following language on the same line referred to above underneath the column entitled Ind A-1, A-2

"yes"

Add the following language on the same line referred to above underneath the column entitled Ind A

"yes"

Add the following language on the same line referred to above underneath the column entitled Ind B-1, B-2

"yes[14]"

Add the following language on the same line referred to above underneath the column entitled Ind B

"yes"

Add the following language on the same line referred to above underneath the column entitled Ind C

"yes"

4.   To see if the City Council will vote to amend Article 6.000 of the Zoning Ordinance of the City of Cambridge by adding a new category to the Schedule of Parking and Loading Requirements in Section 6.36 as follows:

Amend Article 6.000 of the Zoning Ordinance by adding a new category to the Table of Uses in Section 6.36.7 **Light Industry, Wholesale Business and Storage** by adding the following language in a new line beneath line m.:

"n. Self storage facility"

Add the following language on the same line referred to above underneath the column entitled Open Space, Res A-1, A-2, Res B

"N/A"

Add the following language on the same line referred to above underneath the column entitled Res C, C-1, C-1A, Off 1, Bus A (Comm), Bus A-1, A-2, Bus A-3[14], A-4, Ind A-1, Ind B-2, Ind C

"1 per 1600 sq. ft."

Add the following language on the same line referred to above underneath the column entitled Bus C, C-1, Ind A, Off 2, 2A, Res C-2, C-2A, Res C-2B, Bus A (res)

"1 per 2000 sq. ft."

Add the following language on the same line referred to above underneath the column entitled Ind B-1, Res C-3, C-3A, C-3B, Off 3A, 3, Bus B, Ind A-2, Ind B, Bus B-1, B-2

"1 per 2400 sq. ft."

Add the following language on the same line referred to above underneath the column entitled Loading Facility Category

"N/A"

Add the following language on the same line referred to above underneath the column entitled Long-Term Bicycle Parking (6.107.2)

"N/A[6]"

Add the following language on the same line referred to above underneath the column entitled Short-Term Bicycle Parking (6.107.3)

"N/A[6]"

52 New Street
Map 273, Lot 43
By its Owner,
The Pizzuto Family Limited Partnership

[signature]

Atty for owner
Litris Law

Birch St

Birch St

Bay State Rd

New St