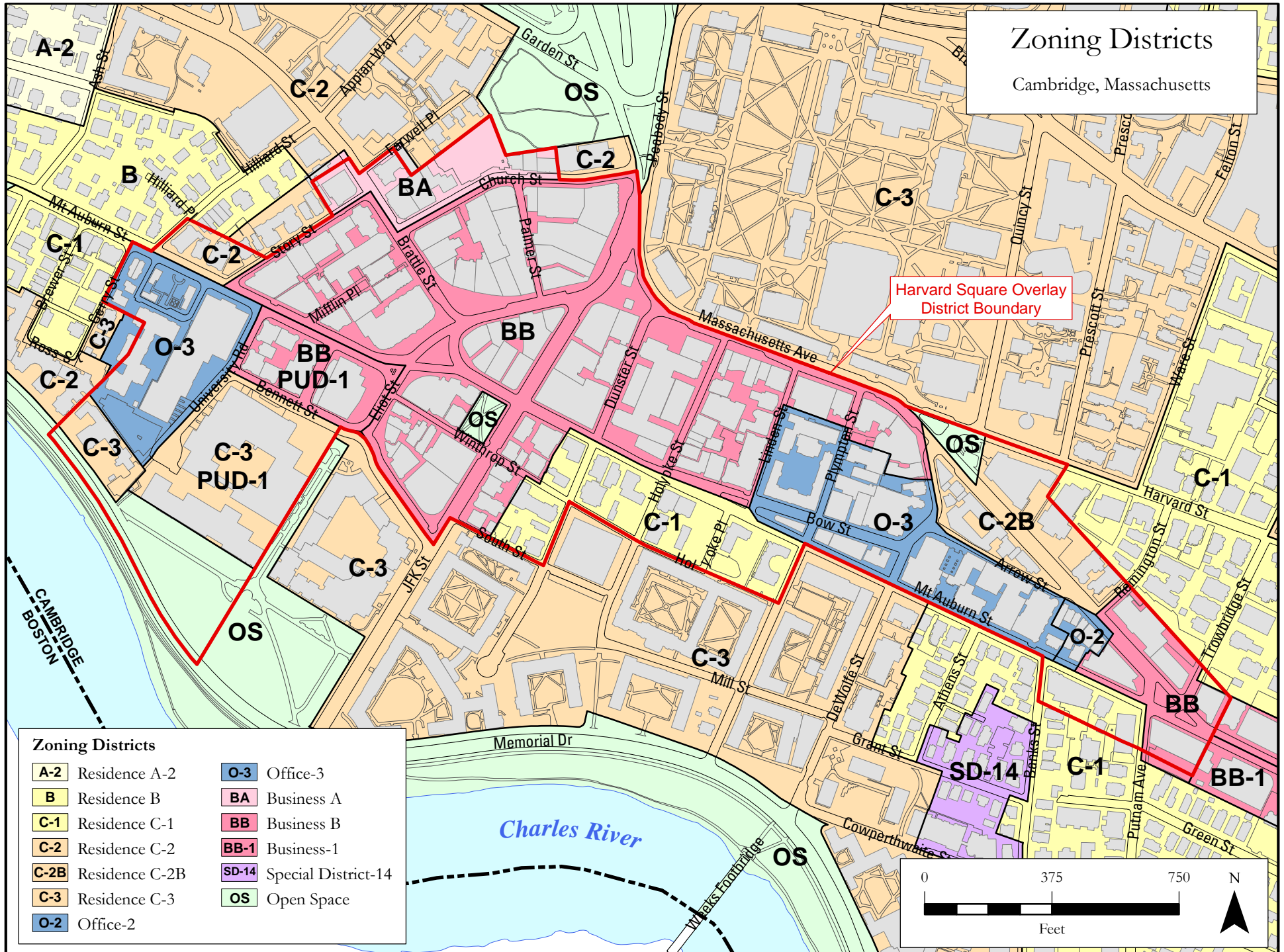


Zoning Districts

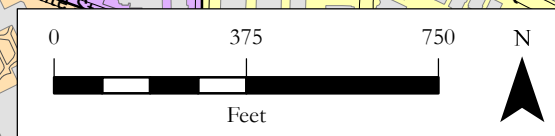
Cambridge, Massachusetts

Harvard Square Overlay District Boundary



Zoning Districts

A-2	Residence A-2	O-3	Office-3
B	Residence B	BA	Business A
C-1	Residence C-1	BB	Business B
C-2	Residence C-2	BB-1	Business-1
C-2B	Residence C-2B	SD-14	Special District-14
C-3	Residence C-3	OS	Open Space
O-2	Office-2		



Harvard Square Overlay District (HSOD) Use Table	Base Districts in HSOD						
	BB	BA	O-3	O-2	C-3	C-2B	C-1
Residential Uses – Section 4.31 (generally)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Transportation, Communication, and Utility Uses – Section 4.32 (generally)	varies	varies	varies	varies	No	No	No
Institutional Uses – Section 4.33 (generally)	Yes	Yes	Yes	Yes	Yes	Yes	IUR
Office and Laboratory Uses – Section 4.34 (generally)	Yes	Yes	Yes	Yes	No	No	No
Retail and Consumer Service Uses – Section 4.35 (uses listed below)	<i>below</i>	<i>below</i>	<i>below</i>	<i>below</i>	<i>below</i>	<i>below</i>	<i>below</i>
Establishment providing convenience goods such as drug stores, food stores, tobacco, newspaper and magazine stores, variety stores, and liquor stores, provided that the establishment is located in a structure also containing retail uses, and that no establishment shall exceed two thousand five hundred (2,500) square feet gross floor area. (a.1)	Yes	Yes	PB	No	PB	No	PB
Store for retail sale of merchandise where all display and sales are conducted within a building or where a permit has been issued by City Council for an outdoor sale, and where no manufacturing assembly, or packaging occur on the premises, except in Industrial districts. (a.2)	Yes	Yes	PB	No	PB	No	PB
Place for the manufacturing, assembly or packaging of consumer goods, provided that at least fifty (50) percent of such merchandise is sold at retail on the premises and that all display and sales are conducted within a building. (b)	Yes	SP	PB	No	PB	No	PB
Barber shop, beauty shop, laundry and dry cleaning pickup agency, shoe repair, self-service laundry or other similar establishment. (c)	Yes	Yes	PB	No	PB	No	PB
Hand laundry, dry cleaning or tailoring shop, provided that only nonflammable solvents are used for cleaning and not more than nine (9) persons are employed. (d)	Yes	Yes	PB	No	PB	No	PB
Lunchroom, restaurant, cafeteria, provided that no alcoholic beverages are sold or consumed on the premises. (e)	Yes	Yes	No	No	No	No	No
Lunchroom, restaurant, cafeteria where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided. (f.1)	Yes	Yes	No	No	No	No	No
Bar, saloon, or other establishment serving alcoholic beverages but which is not licensed to prepare or serve food and where no dancing or entertainment is provided. (f.2)	Yes	Yes	No	No	No	No	No
Bar or other establishment where alcoholic beverages are sold and consumed and where dancing and entertainment is provided. Dance hall or similar place of entertainment. (g)	Yes	No	No	No	No	No	No
Theatre or hall for public gatherings. (h)	Yes	SP	SP	SP	PB	PB	PB
Commercial recreation. <i>Defined in Article 2.000.</i> (i)	SP	SP	PB	No	PB	No	PB
Mortuary, undertaking or funeral establishment. (j)	Yes	Yes	SP	SP	No	No	No
Printing shop, photographer's studio. (k)	Yes	Yes	SP	SP	PB	No	PB
Veterinary establishment, kennel, pet shop or similar establishment, provided that all animals are kept indoors and that no noise or odors are perceptible from adjoining lots. (l)	SP	SP	No	No	No	No	No
Sales place for new and used car, rental agency for autos, trailers and motorcycles, conducted entirely within a building and provided no major repairs are made. (m)	Yes	Yes	Yes	Yes	No	No	No
Office including display or sales space of a wholesale, jobbing or similar establishment, where not more than twenty-five (25) percent of the floor area is used for assembling, packaging, or storage of merchandise. (n)	Yes	SP	No	No	No	No	No
Fast Order Food Establishment. <i>Defined in Article 2.000.</i> (o)	SP	SP	No	No	No	No	No
Art/Craft Studio. <i>Defined in Article 2.000.</i> (q)	Yes	Yes	SP	SP	SP	SP	SP
Bakery, Retail. <i>Defined in Article 2.000.</i> (r)	Yes	Yes	PB	No	PB	No	PB
Registered Marijuana Dispensary. <i>Defined in Article 2.000.</i> (s)	PB	PB	No	No	No	No	No
Open Air and Drive-In Retail – Section 4.36 (generally)	varies	varies	No	No	No	No	No
Light/Heavy Industry – Sections 4.37/4.38 (generally)	No	No	No	No	No	No	No

General Notes:

- Summarized information only – refer to Cambridge Zoning Ordinance for detailed requirements

Key to Use Table on Previous Page:

- “Yes” = allowed as-of-right
- “SP” = requires special permit from BZA
- “PB” = requires special permit from Planning Board
- “IUR” = subject to Institutional Use Regulations (Section 4.50)
- “No” = not allowed (may seek a variance from BZA)

Retail Use Definitions (Article 2.000):

- *Commercial Recreation.* A bowling alley, skating or skateboard rink, pool hall, billiard parlor, establishment containing more than three pinball machines or similar automatic amusement devices, game room, or other establishment where entertainment or recreation services are provided to the general public, wholly in an enclosed building, and for which user fees are charged and which is operated for profit. As used in this Ordinance, commercial recreation does not include a restaurant, bar, dance hall, theater, or private club with admission to facilities by limited membership only.
- *Fast Order Food Establishment.* A specific operation separate and distinct from any other operation in the location occupied and in the kind of Fast Order Food sold, and which:
 - (a) has as its primary business the sale to the public of Fast Order Food [defined elsewhere as “Food which is (a) primarily intended for immediate consumption rather than for use as an ingredient in or component of meals; (b) available upon a short waiting time; and (c) packaged or presented in such a manner that it can be readily eaten outside the premises where it is sold”] for consumption on or off the premises, and
 - (b) does not meet all of the following conditions:
 - (1) provision of nondisposable plates, cups and utensils to all patrons,
 - (2) availability of printed individual menus for all patrons,
 - (3) provision of seventy-five (75) percent of the seating in the premises at free standing tables, rather than at counters, and
 - (4) at least eighty (80) percent of the revenues from food sales is attributable to food consumed on premises.
- *Art/Craft Studio.* A room or group of rooms used by artists and craftspeople in the creation of their work, including: painting, photography, sculpture, ceramics and other related arts and crafts.
- *Bakery, retail.* The sale of breads, pastries, cakes, pies and similar baked goods for consumption by the final customer at home whether or not final baking occurs on premises.
- *Marijuana Dispensary, Registered.* Registered Marijuana Dispensary, also known as RMD or Medical Marijuana Treatment Center, shall mean an establishment properly registered with the Massachusetts Department of Public Health under 105 CMR 725.100 that acquires, cultivates, possesses, processes (including development of related products such as edible marijuana infused products, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers.

FAR and Height Controls in the Harvard Square Overlay District

Base District	Max. FAR (residential)	Max. FAR (non-residential)	Max. Height (as-of-right)	Max. Height (special Permit)
Business B (BB)	3.00	4.00	60 feet	80 feet
Office 3 (O-3)	3.00	3.00	60 feet	80 feet
Office 2 (O-2)	2.00	2.00	60 feet	70/80 feet
Residence C-3 (C-3)	3.00	3.00	60 feet	80 feet
Residence C-2B (C-2B)	1.75	1.75	45 feet	N/A
Residence C-1 (C-1)	0.75	0.75	35 feet	N/A
Business A (BA)	1.75	1.00	35/45 feet	N/A

Specific Zoning Modifications of the Harvard Square Overlay District (HSOD)

- Development consultation by a Harvard Square Advisory Committee consisting of community members with a specified range of backgrounds and expertise. (Section 20.54.1 – proposed amendments in Kroon, et al., Petition)
- Building heights limited to 60 feet as-of-right or 80 feet by special permit, except where the base zoning has a lower height limit – *see above*. (Section 20.54.2 – proposed amendments in Kroon, et al., Petition)
- Allowances for limited retail, business, and consumer service uses in office or residential base zoning districts – *see table on previous page*. (Section 20.54.3)
- Allowed waiver of parking and loading requirements for uses in existing buildings, or otherwise by special permit from the Planning Board, in some cases requiring a payment in lieu of parking to a Harvard Square Improvement Fund. (Section 20.54.4 – proposed amendments in Kroon, et al., Petition)
- Allowed waiver of required yard setbacks for existing buildings, or for new buildings by special permit from the Planning Board. (Section 20.54.5)
- Modifications to the FAR limits in various base districts – *see above*. (Section 20.54.6)
- Some permitted variations from the signage requirements of Article 7.000. (Section 20.55.1)

Additional Provisions Proposed in Kroon, et al., Zoning Petition

- GFA above 60 feet in height limited to residential dwelling units, residential FAR bonus of 1.0 allowed.
- Planning Board special permit required for Formula Businesses.
- “Small Stores” of less than 1,250 rentable square feet required for 50% of ground floor frontage in developments requiring a special permit.
- Banks and administrative offices limited to no more than 25 feet of ground-floor frontage.
- Below-grade spaces exempt from GFA calculations where they support publicly-accessible ground-floor uses.