

Housing as an Allowed Use in Industrial Districts.
Proposed Amendments to the Zoning Ordinance of the City of Cambridge
Option 3 – Intermediate Version

Part A. *In the Table of Use Regulations, housing is made a permitted use by special permit where it is now prohibited, in Industry A, B, B-1, B-2 and C districts. “PB” indicates that the special permit will be issued by the Planning Board. In the case of the Industry A-2 district, a high density district where housing is allowed already but at a very low density, the changes proposed would make multifamily housing and townhouses special permit uses (in concert with changes described below in Part B that increase the density of housing permitted). Footnotes 3 and 5 refer to sections of the Ordinance that more specifically regulate townhouses and multifamily developments respectively.*

Amend Section 4.30 - Table of Use Regulations as set forth below to facilitate the construction of residential uses in various industrial districts where housing is currently not allowed.

1. In the columns headed Industry A, Industry B, Industry B-1 and Industry B-2, delete “No” and “SP” in Section 4.31, lines a-h and i3 and substitute therefor the following:

- (a). In line a insert “PB” (single family dwelling)
- (b). In line b insert “PB” (two family dwelling)
- (c). In line c insert “PB” (conversion of existing dwelling to two families)
- (d). In line d insert “PB³” (townhouses with reference to Section 11.10 special permit process)
- (e). In line e insert “PB⁵” (elderly oriented congregate multifamily with reference to Section 4.26 special permit process)
- (f). In line f insert “PB” (existing dwelling to elderly oriented housing)
- (g). In line g insert “PB⁵” (multifamily with reference to Section 4.26 special permit process)
- (h). In line h insert “PB” (conversion of existing dwelling to more than two families)
- (i) In line i 3 insert “PB” (lodging house)

2. In the column headed Industry C delete “No” and “PUD” in Section 4.31, lines a-h and i3 and substitute therefor the following:

- (a). In line a insert “PB” (single family dwelling)
- (b). In line b insert “PB” (two family dwelling)
- (c). In line c insert “PB” (conversion of existing dwelling to two families)
- (d). In line d insert “PB³” (townhouses with reference to Section 11.10 special permit process)

- (e). In line e insert “PB⁵” (elderly oriented congregate multifamily with reference to Section 4.26 special permit process)
- (f). In line f insert “PB” (existing dwelling to elderly oriented housing)
- (g). In line g insert “PB⁵” (multifamily with reference to Section 4.26 special permit process)
- (h). In line h insert “PB” (conversion of existing dwelling to more than two families)
- (i) In line i 3 insert “PB” (lodging house)

3. In the column headed Industry A-1 and A-2 in Section 4.31, lines d, e and g delete “PB” and “Yes” and substitute therefor the following:

- (a). In line d insert “PB³” (townhouses with reference to Section 11.10 special permit process)
- (b). In line e insert “PB⁵” (elderly oriented congregate multifamily with reference to Section 4.26 special permit process)
- (c). In line g insert “PB⁵” (multifamily with reference to Section 4.26 special permit process)

Part B. *The number of units allowed on a lot is typically determined by the amount of lot area required to be present for each dwelling unit built on that lot, as set forth in the dimensional tables of the Ordinance. In these industrial districts it is proposed not to limit the density of housing units by this devise. Rather, an applicant may propose any number of units, which proposal is then reviewed by the Planning Board through the special permit process . In the case of the Industry A-2 district, which already allows housing but at a very low density (i.e. Residence C-1) when compared to the allowable gross floor area density (FAR of 4.0), modifications are suggested that would treat this industrial district in the same way as is being proposed for the other industrial districts that currently do not allow housing.*

Amend Section 5.34 - Industrial Districts, Table 5-4 -Table of Dimensional Requirements, Industrial Districts, by inserting the following numbers in Column (3) - Minimum Lot Area for Each Dwelling Unit in Square Feet for the indicated zoning district.

- 1. In line Industry A insert “none”.
- 2. In line Industry B-1 insert “none”.
- 3. In line Industry B-2 insert “none”.
- 4. In line Industry B insert “none”.
- 5. In line Industry C insert “none”.
- 6. In line Industry A-2 delete “1200^(a)” “ substitute therefore “none”

Part C. *Section 4.26 establishes specific regulations for issuing multifamily special permits. A paragraph is added here that provides in these industrial districts that a multifamily special permit is required at any one of three thresholds*

Amend Section 4.26 - Multifamily Special Permit Applicability, by deleting in Section 4.26.1 the phrase “Industry A-1” and substituting therefor the phrase “Industry”.

Amend Section 4.26 - Multifamily Special Permit Applicability, by inserting a new Section 4.26.3 as follows, and renumber existing Section 4.26.3 and following sections accordingly:

4.26.3 The construction of multifamily dwellings and elderly oriented congregate housing in Industry A and A-2 districts, Industry B, B-1 and B-2 districts, and the Industry C district shall require a special permit granted by the Planning Board where any one of the following conditions exist: (1) the development exceeds 50,000 square feet of Gross Floor Area; (2) the lot area per dwelling unit proposed is less than 1200 square feet in an Industry C district, 600 square feet in an Industry A or Industry B-2 district, or 300 square feet in an Industry A-2, Industry B or Industry B-1 district; or (3) twelve (12) or more dwelling units are proposed where any portion of the development is located within 100 feet of a Residence A-1, A-2, B, C, or C-1 district.

Part D. *Part D does in the special the townhouse regulations what Part C does in the special multifamily housing regulations.*

Amend Section 11.10 -Townhouse Development, by deleting in Section 11.12 the phrase “Industry A-1” and substituting therefor the phrase “Industry”.

Amend Section 11.10 -Townhouse Development, by inserting a new Section 11.12.4 as follows, and renumber existing Section 11.12.4 and following sections accordingly:

11.12.4 - Construction of all townhouse developments in Industry A and A-2 districts, Industry B, B-1 and B-2 districts, and the Industry C district shall require a special permit granted by the Planning Board where any one of the following conditions exist: (1) the development exceeds 50,000 square feet of Gross Floor Area; (2) the lot area per dwelling unit proposed is less than 1200 square feet in an Industry C district, 600 square feet in an Industry A or Industry B-2 district, or 300 square feet in an Industry A-2, Industry B or Industry B-1 district; or (3) twelve (12) or more dwelling units are proposed where any portion of the development is located within 100 feet of a Residence A-1, A-2, B, C, or C-1 district.

Part E. *Section 10.47 of the Ordinance sets forth a number of criteria for reviewing multifamily and townhouse special permits. Added here is an additional set of standards for those uses in these industrial districts.*

Amend Section 10.47 -Procedure for Townhouses and Multifamily Dwellings, by inserting a new Section 10.47.41 as follows:

11.47.41 - Additional Criteria for Townhouses and Multifamily Dwellings in Industry A and A-2 districts, Industry B, B-1 and B-2 districts, and the Industry C district. In addition to the criteria set forth in Section 11.47.4 above, the following shall be considered by the Planning Board in these industrial districts:

- (1) On balance the location is appropriate for the proposed residential use, because:
 - (a) Residential use at the proposed location will not preempt space particularly suitable for non-residential uses; and
 - (b) Existing or anticipated uses on nearby premises will not make residential use inappropriate because of external impacts such as noise, glare, odors, or safety concerns; and
 - (c) The proximity of the proposal to other residential development, or reasonably anticipated residential development in the future, helps to establish an amount of housing sufficient to ensure a viable, supportive and healthy residential environment; or
 - (d) The proposal will act as a transition to neighboring residential districts and uses; or
 - (e) The proposal is of sufficient scale to create its own supportive residential environment.
- (2) The proposed ~~design~~ **building either** includes amenities appropriate to provide a supportive service environment for the anticipated residential use **or is in reasonable proximity to such services.**
- (3) Other potential benefits can be identified, including:
 - (a) The proposed residential use may make feasible the preservation of an historic structures;
 - (b) The proposed residential use and nearby commercial uses are linked through work/live arrangements or in other ways.