

42 Spinelli Place, Cambridge, MA
Zoning Analysis

Plot Area 25,014
Floor Area 14,003

Requirements or Allowable

	IB - 2	AOD - 1	Article 6.000	Required/Allowed	Proposed Dimensions	Status
Use	Industrial - 2			Lab	Lab	OK
Max FAR	0.75	1.5 with SP		18,761	14,003	OK
Min Lot Area/DU	1,200				Not residential	OK
Min. Setback Front Yard	15'	15'		15'	26'	OK
Min. Setback Side Yard	no min.	no min.		none	NA	OK
Min. Setback Rear Yard	no min.	no min.		none	NA	OK
Max. Height	35	55		35'	15'	OK
Min. OS Ratio	no min.			none	NA	OK
At-grade OS area	15%	15%	} Inclusive	3,752	6,433	OK
At-grade permeable area		25%		6,254	6,433	OK
Loading	> 10,000 = 1 Bay (not in front yard)		F (section 6.9)	1 bay	1 bay	OK
Off street parking	1 spot per 525 sf max 1 spot per 1,050 sf min		within 300'	14	14	OK
Accesible Parking				1	1 (included in total)	OK
Bike parking (long term)			N2 (0.22/1,000 sf)	4	4	OK
Bike parking (short term)			N5 (0.06/1,000 sf)	1	1	OK