



Zoning for Multifamily Housing

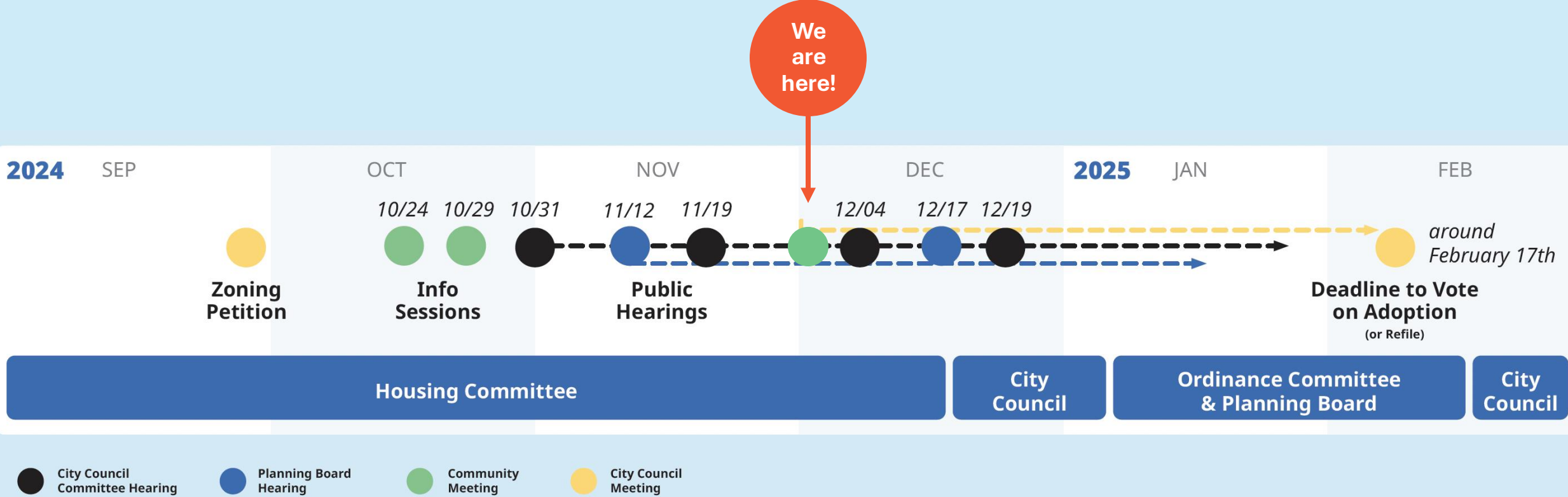
Community Information Session



Welcome!

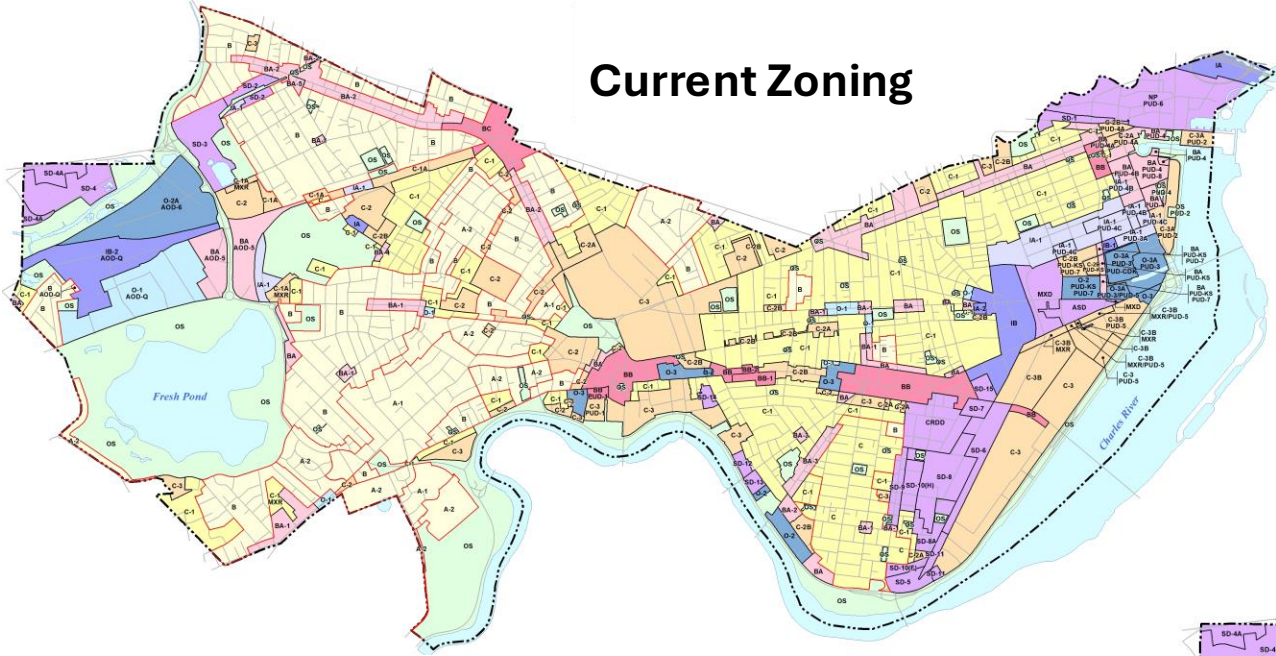


Timeline

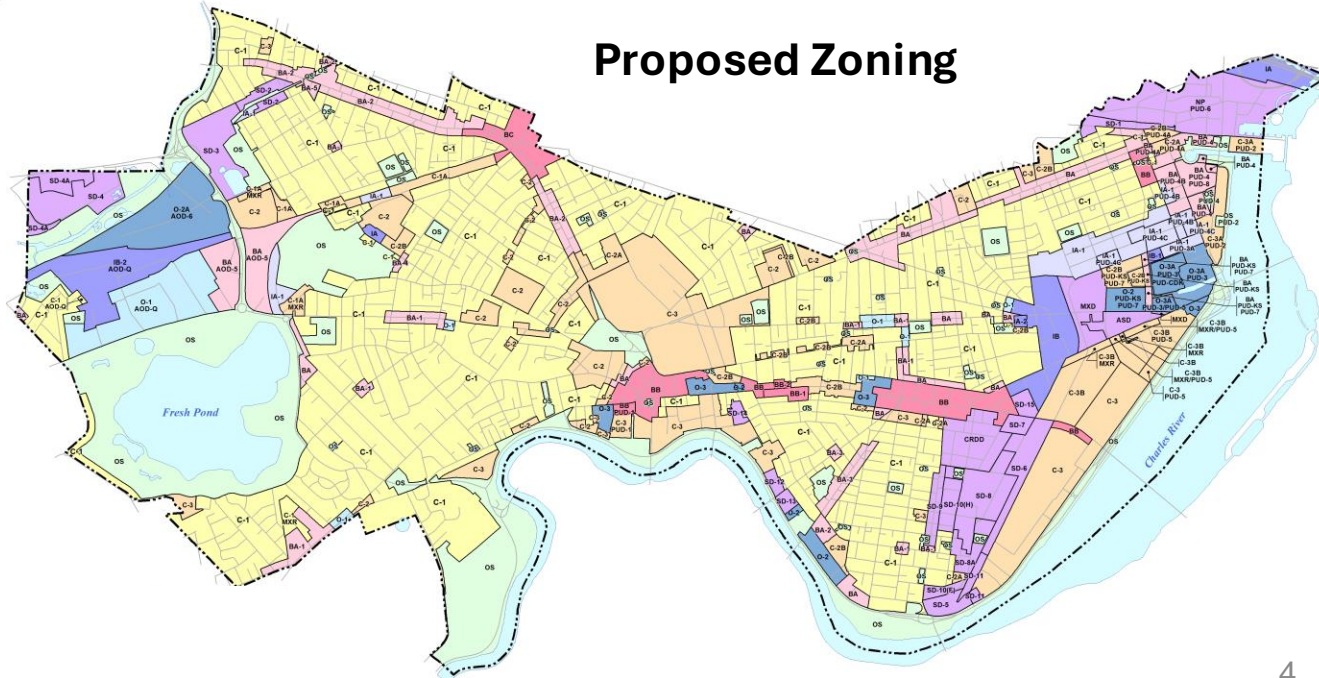


Proposed Changes to Zoning

Current Zoning



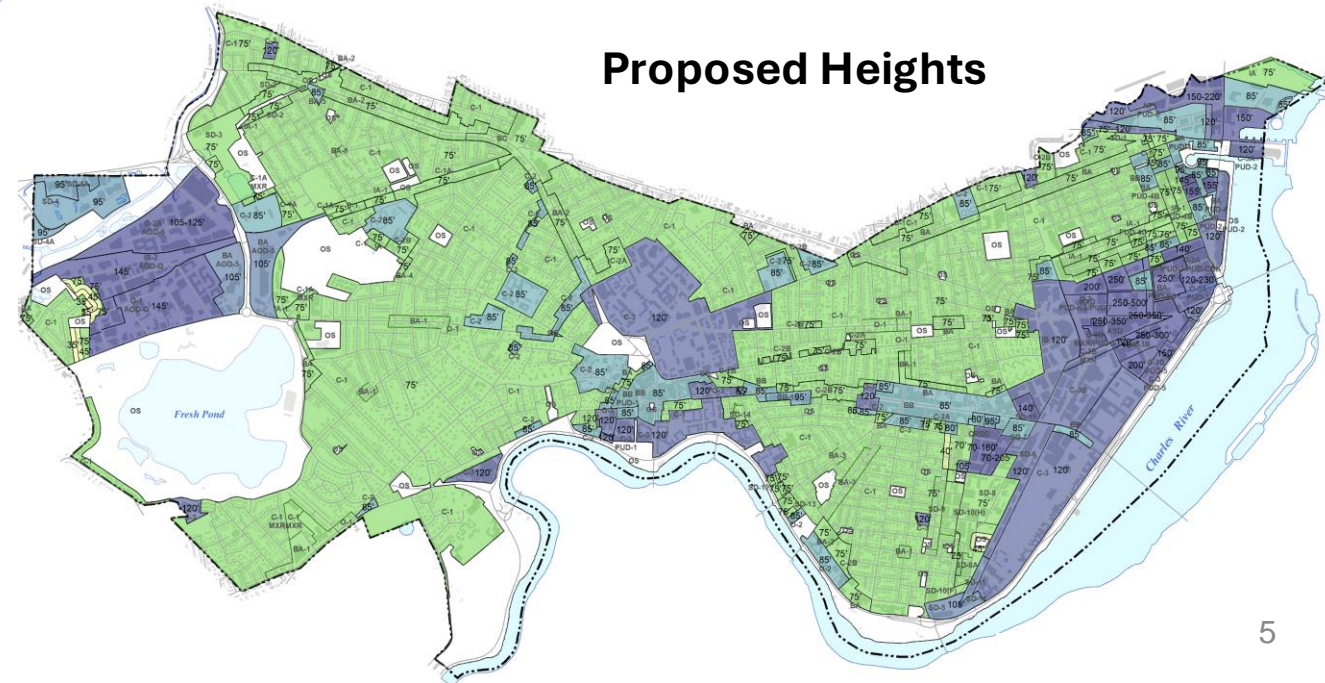
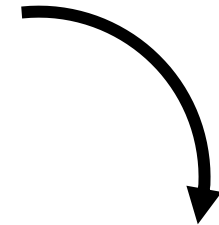
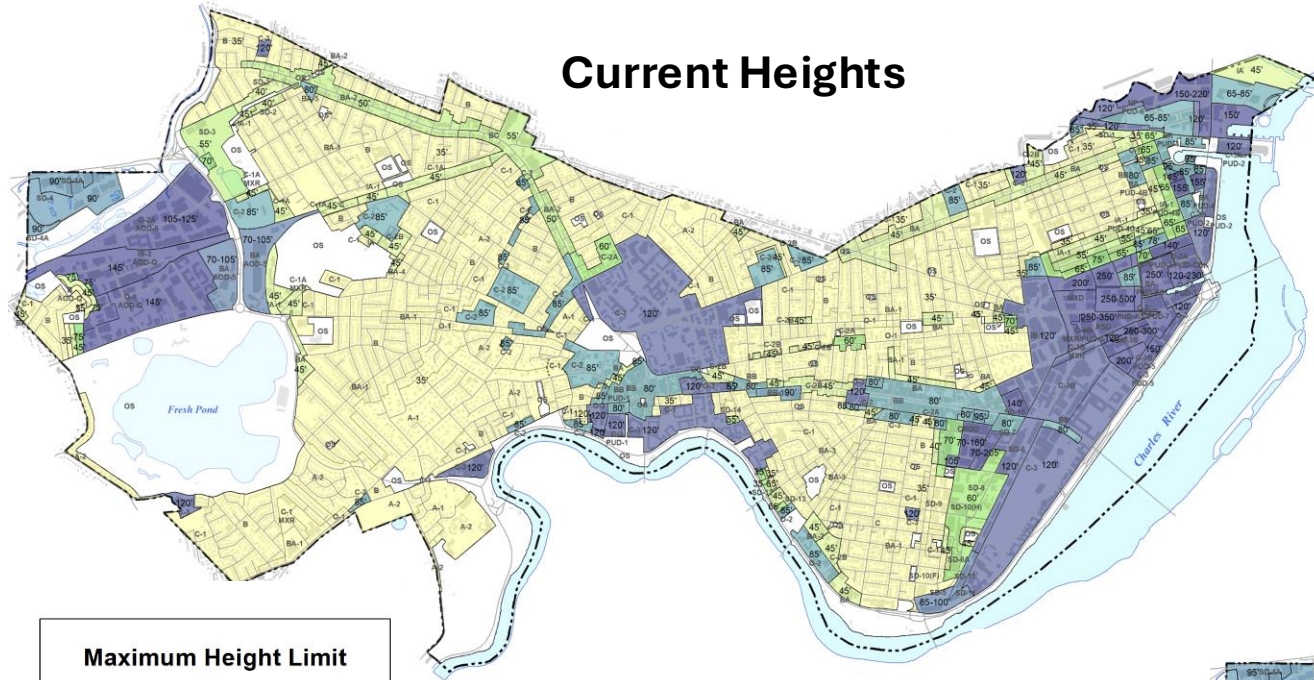
Proposed Zoning



Zoning Districts

A-1 Residence A-1	O-2A Office-2A	BC Business C	MXD Mixed Use Development	SD-2 Special District-2
A-2 Residence A-2	O-3 Office-3	BC-1 Business C-1	ASD Ames Street District	SD-3 Special District-3
B Residence B	O-3A Office-3A	IA-1 Industry A-1	AOD Alewife Overlay District	SD-4 Special District-4
C Residence C	BA Business A	IA-2 Industry A-2	PUD Planned Unit Development Overlay	SD-4A Special District-4A
C-1 Residence C-1	BA-1 Business A-1	IA Industry A	MXR Mixed Use Residential Overlay	SD-5 Special District-5
C-1A Residence C-1A	BA-2 Business A-2	IB-1 Industry B-1	NP North Point District	SD-6 Special District-6
C-2 Residence C-2	BA-3 Business A-3	IB-2 Industry B-2	CRDD Cambridgeport Revitalization Development District	SD-7 Special District-7
C-2A Residence C-2A	BA-4 Business A-4	IB Industry B		SD-8 Special District-8
C-2B Residence C-2B	BA-5 Business A-5	IC Industry C		SD-8A Special District-8A
C-3 Residence C-3	BB Business B			
C-3A Residence C-3A	BB-1 Business-1			
C-3B Residence C-3B	BB-2 Business 2			
O-1 Office-1				
O-2 Office-2				

Proposed Changes to Allowed Building Heights



Maximum Height Limit	
Yellow	35'
Light Green	36' - 45'
Medium Green	46' - 55'
Dark Green	56' - 65'
Light Blue	6 stories (up to 75')
Medium Blue	7 stories (up to 85')
Dark Blue	8 stories (up to 95')
Very Dark Blue	9 stories (up to 105')
Dark Purple	10 stories (up to 120')
White	Not applicable

Other Requirements

1 Inclusionary Housing

If the building has at least **10 units** or **10,000 square feet of floor area**, at least **20% of the building must be set aside** for units that are permanently affordable to low or moderate income residents

2 Setbacks

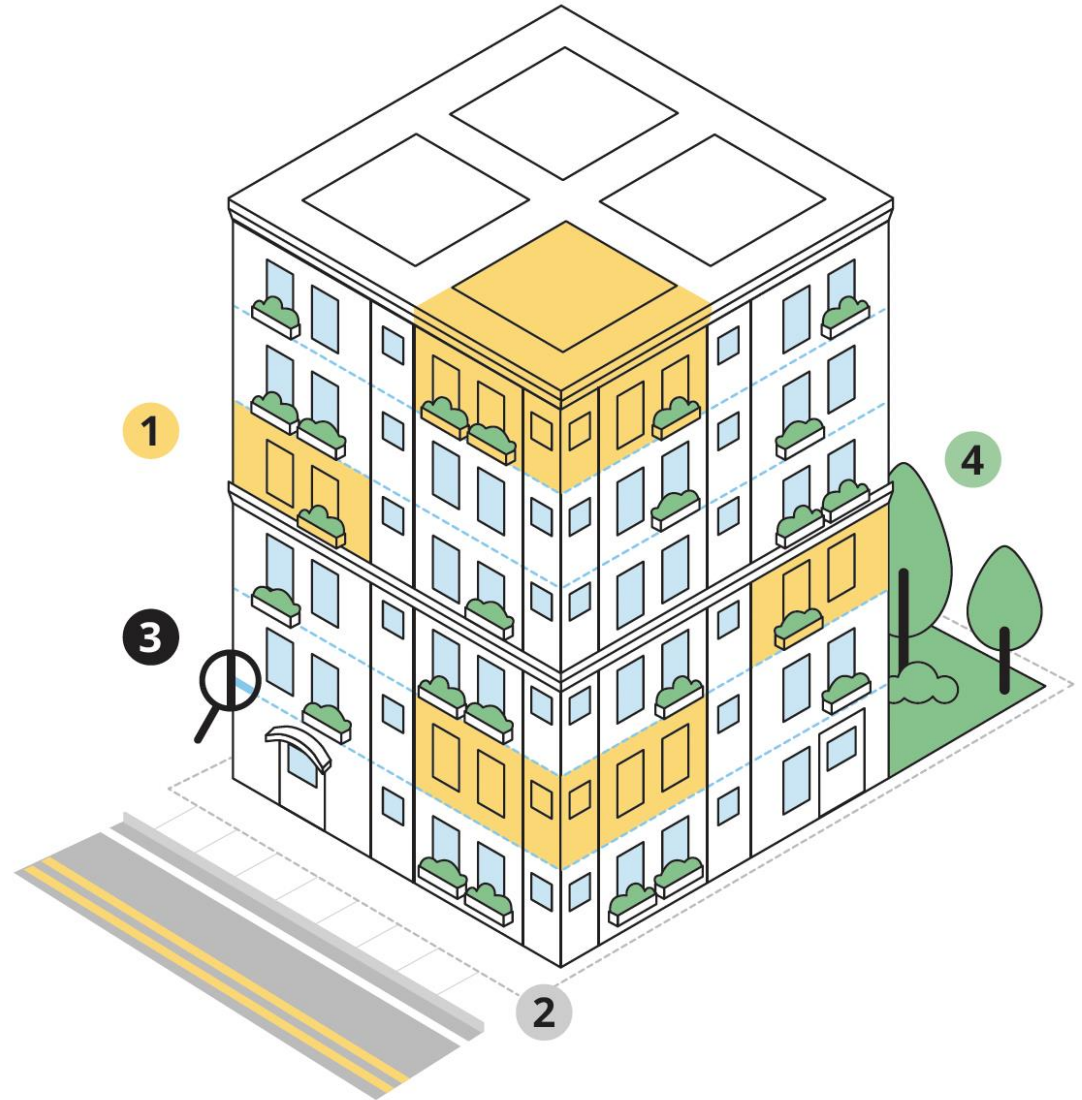
Most residential areas would require a **front setback of 10 feet or more from the public sidewalk** to the front of the building. Setbacks from other property lines would not be required by zoning

3 Review

A **special permit would be required if the building has at least 75,000 ft² of floor area**. **Advisory review would be required if the building has at least 50,000 ft²**, or if it is in a special area like Central Square or Harvard Square. Historic preservation rules would still apply.

4 Open Space

Most residential areas would require **30% of the lot be used as open space**. That includes outdoor areas that are permeable or usable by residents or the public (excluding parking).





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Multifamily Scenarios



Scenarios Overview

Multifamily Zoning Petition Under Consideration

- 1 **Six Story As-of-Right** : Six story multifamily housing allowed in all Residential Districts

Alternative Rezoning Scenarios Requested by City Council

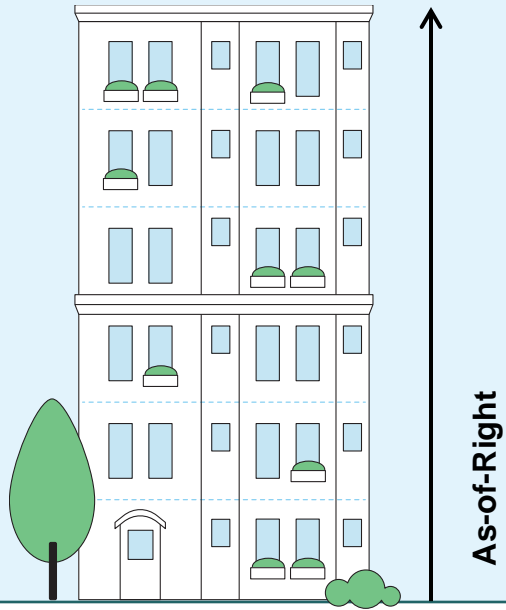
- 2 **Four Story in A& B and 6 Story in C**: Four story multifamily housing allowed in Residential Districts A and B, six stories allowed in Residential District C
- 3 **Six Story for Inclusionary Zoning Projects Only**: Six story multifamily housing allowed in all Residential Districts only if development includes affordable housing consistent with the Inclusionary Zoning Ordinance. Zoning for projects without Inclusionary Zoning remain unchanged
- 4 **Four Story As-of-Right + Up to Eight Stories on Select Neighborhood Streets**: Four story multifamily housing allowed in all Residential Districts, and six or eight stories allowed along select neighborhood streets (Broadway, Prospect St, Huron Ave, Concord Ave)

Additional Scenarios Evaluated By Staff

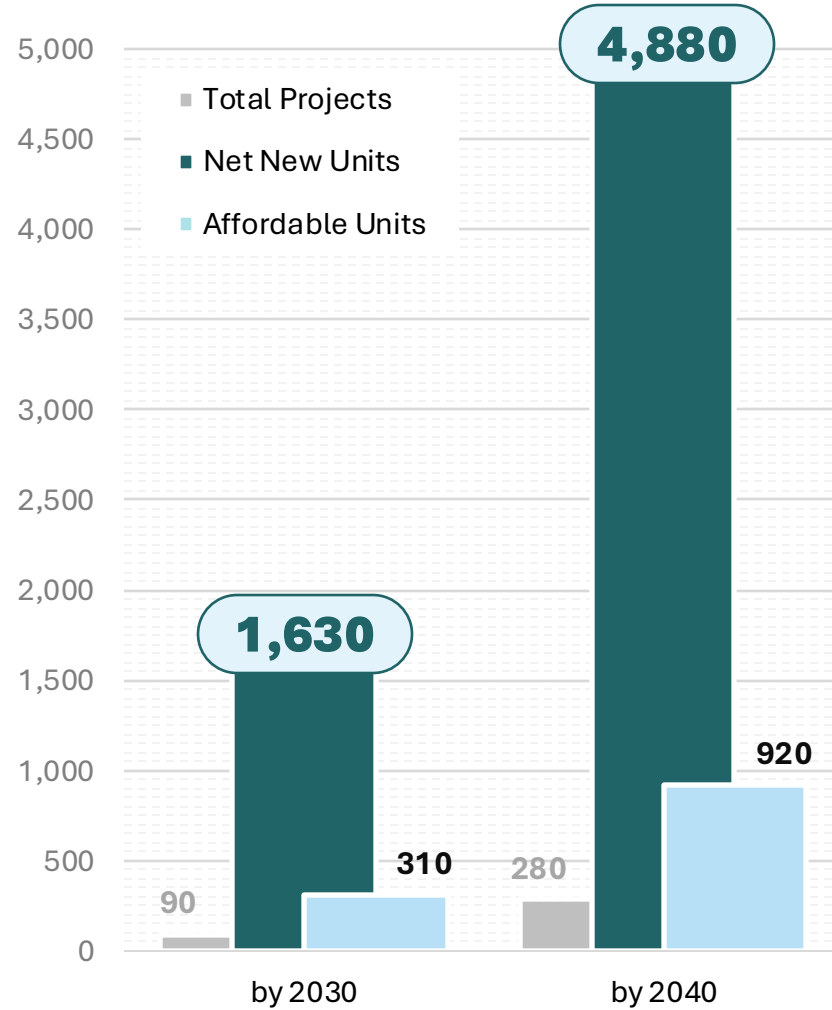
- 5 **Four Story As-of-Right**: Four story multifamily housing allowed in all Residential Districts
- 6 **Four Story + Two Story Bonus Only for Inclusionary Zoning Projects**: Four story multifamily housing allowed in all Residential Districts, with an additional two stories for projects that include affordable housing consistent with the Inclusionary Zoning Ordinance

1 Six Story As-of-Right

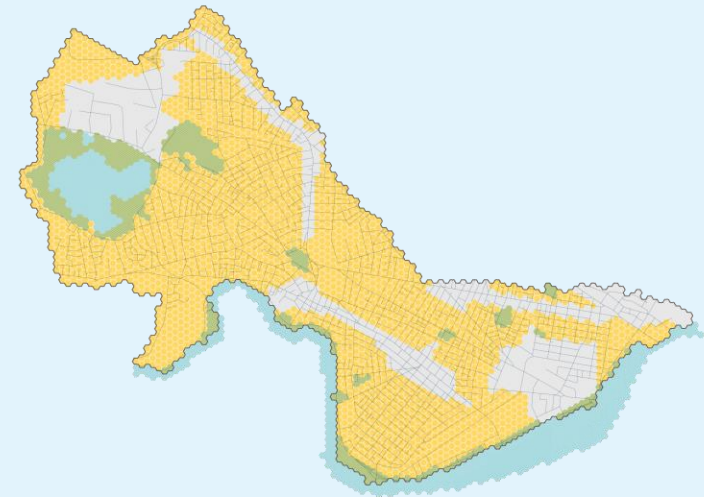
What it would allow



How much housing it could create:



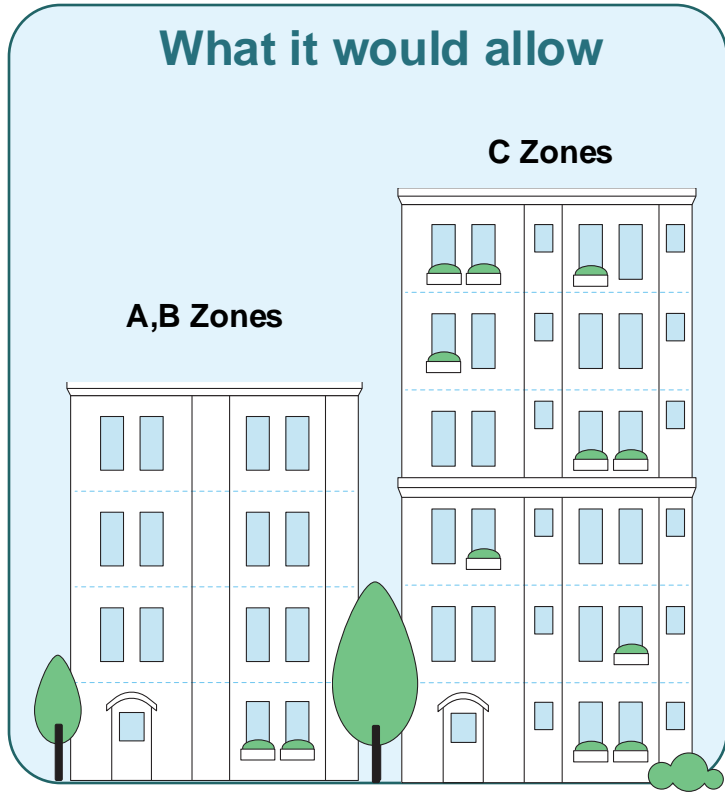
Where it would apply



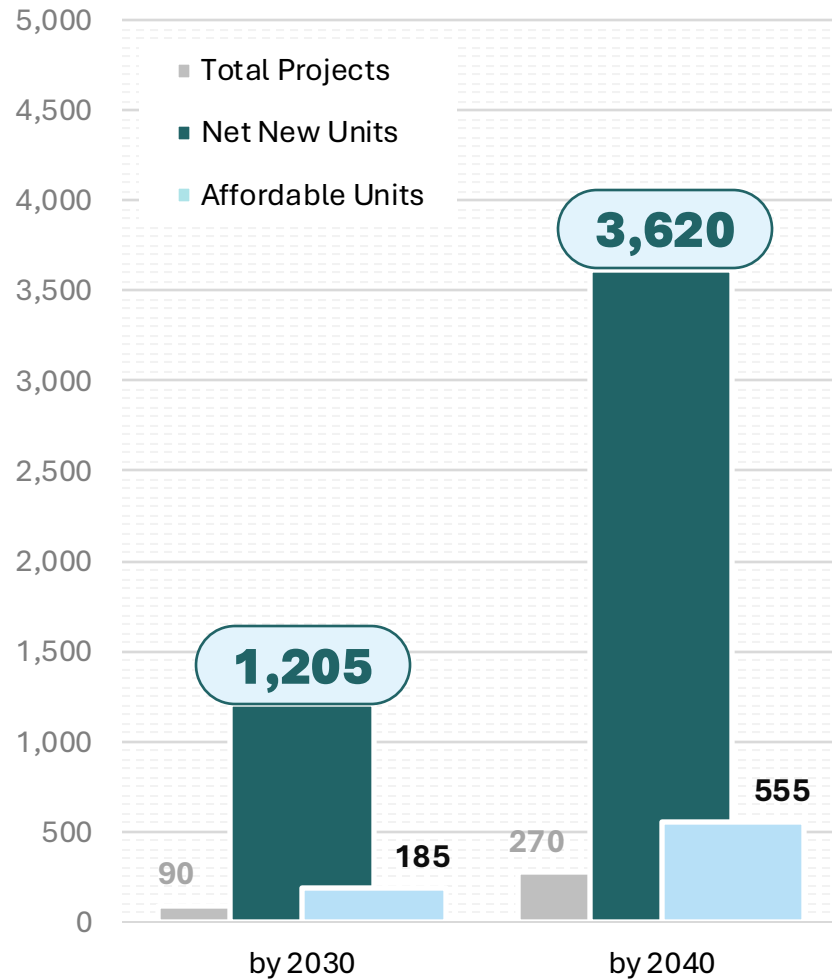
Citywide, primarily applying to residential neighborhoods

2 Four Story in A&B and 6 Story in C

What it would allow



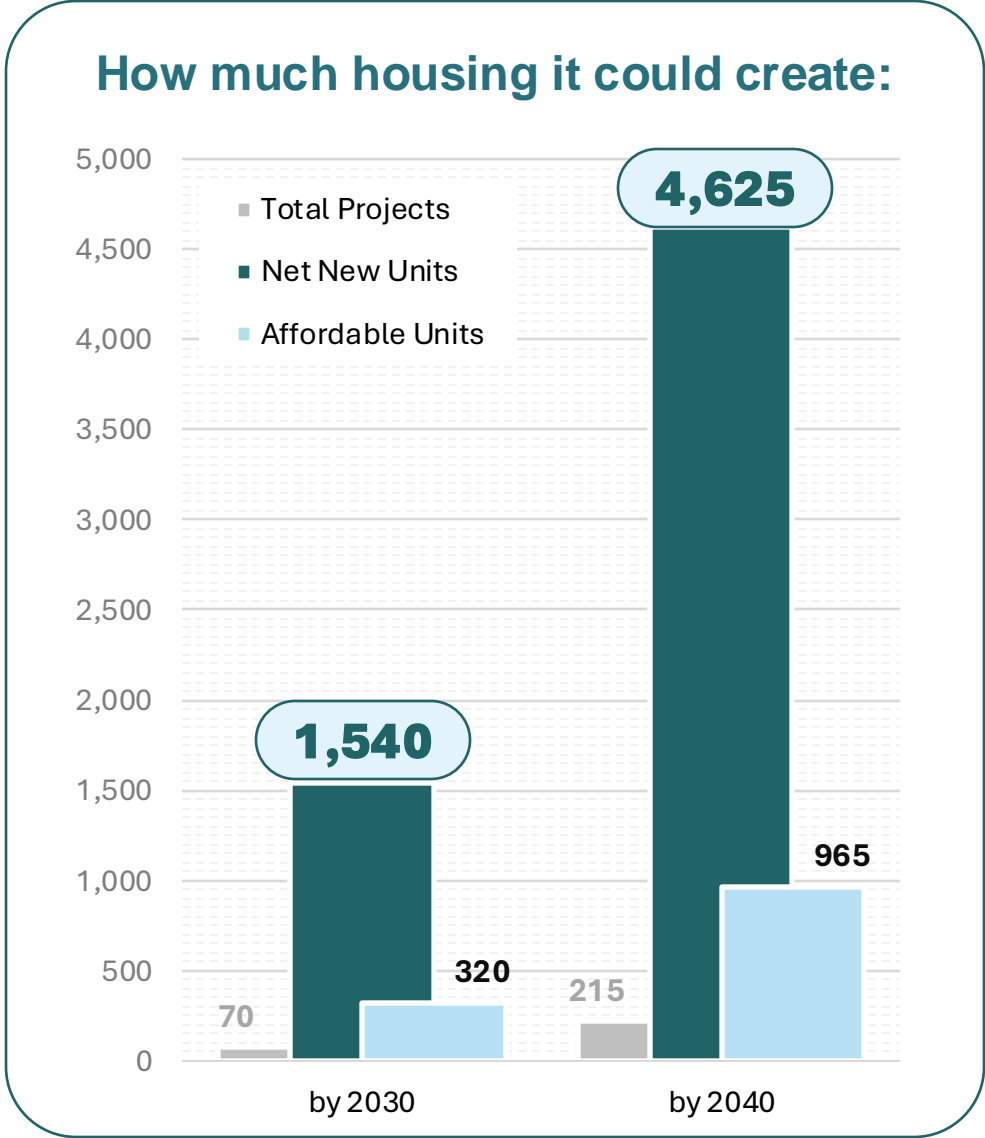
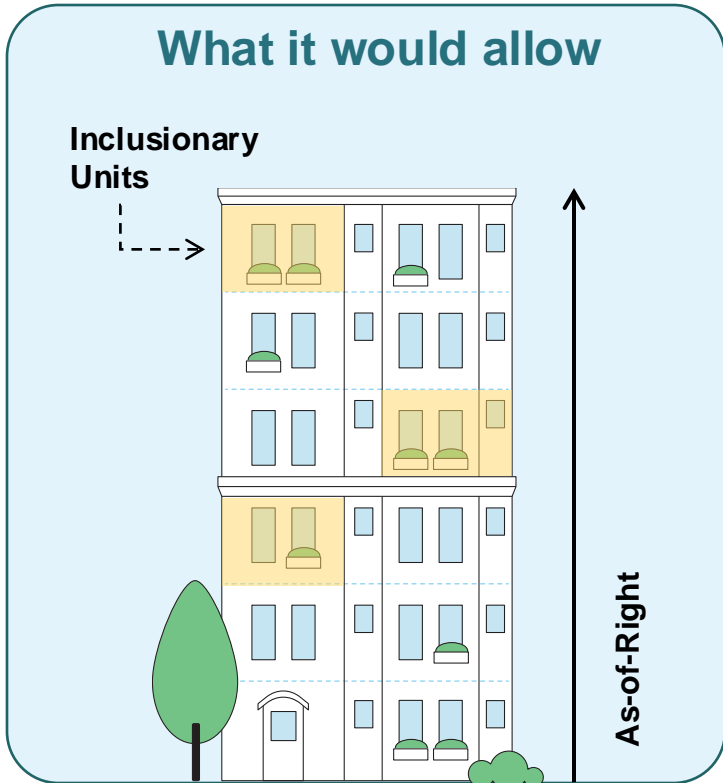
How much housing it could create:



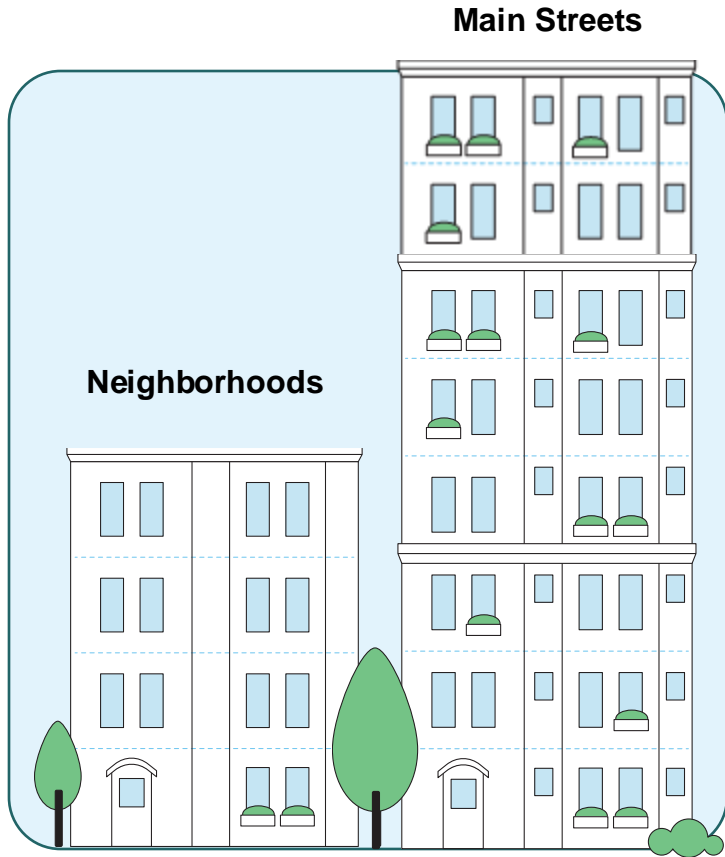
Where it would apply



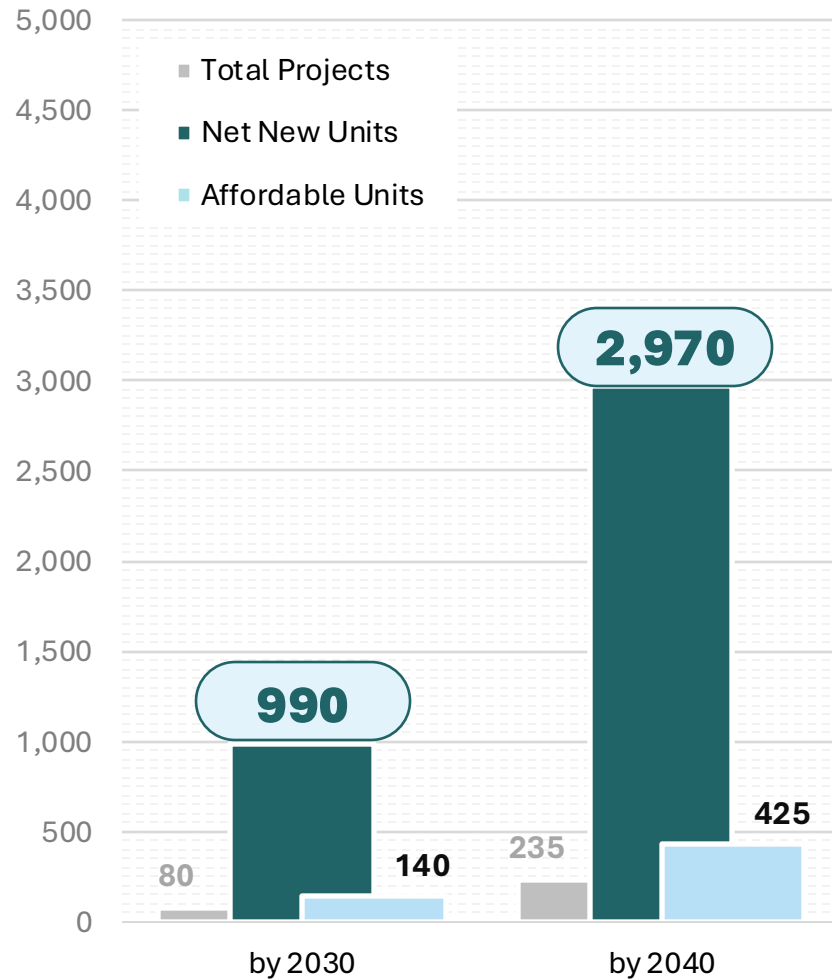
3 Six Story for Inclusionary Zoning Projects Only



4 Four Story As-of-Right + Up to Eight Story on Select Neighborhood Streets

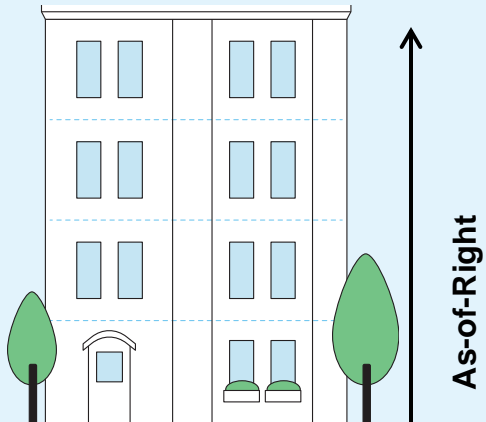


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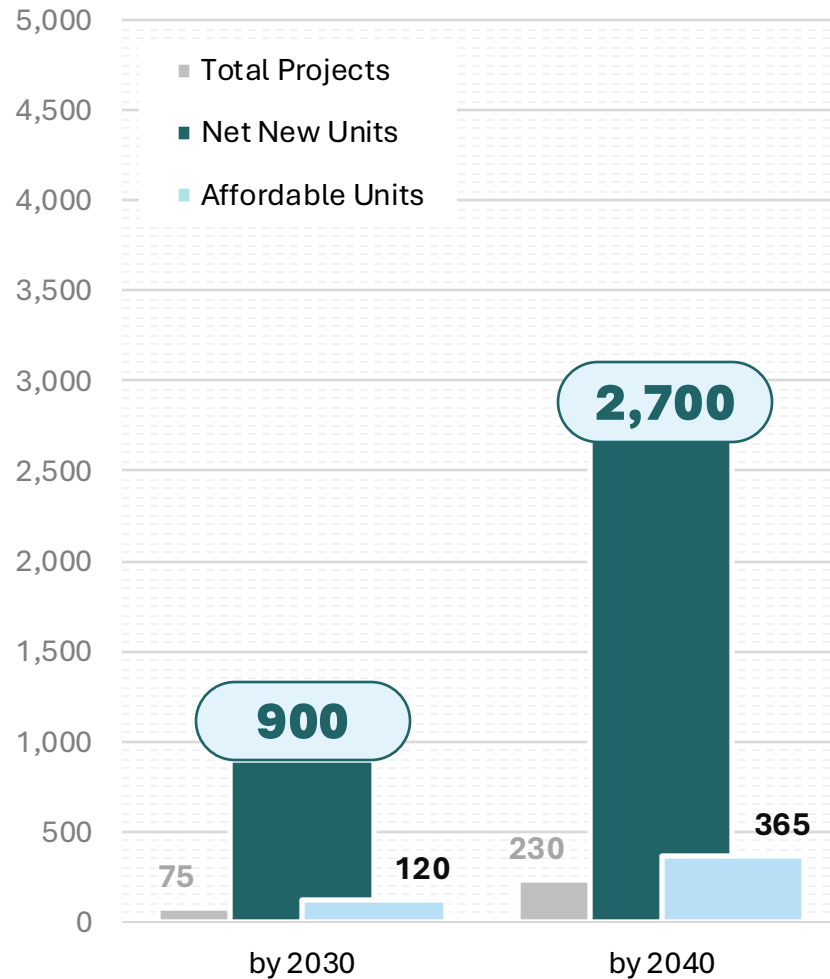


5 Four Story As-of-Right

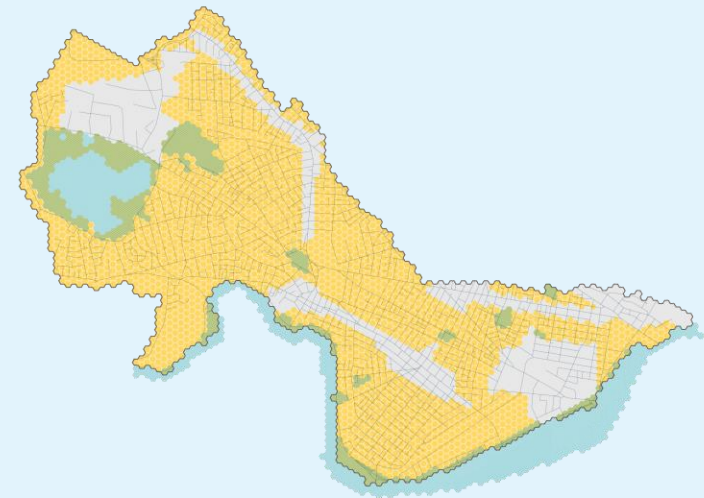
What it would allow



How much housing it could create:

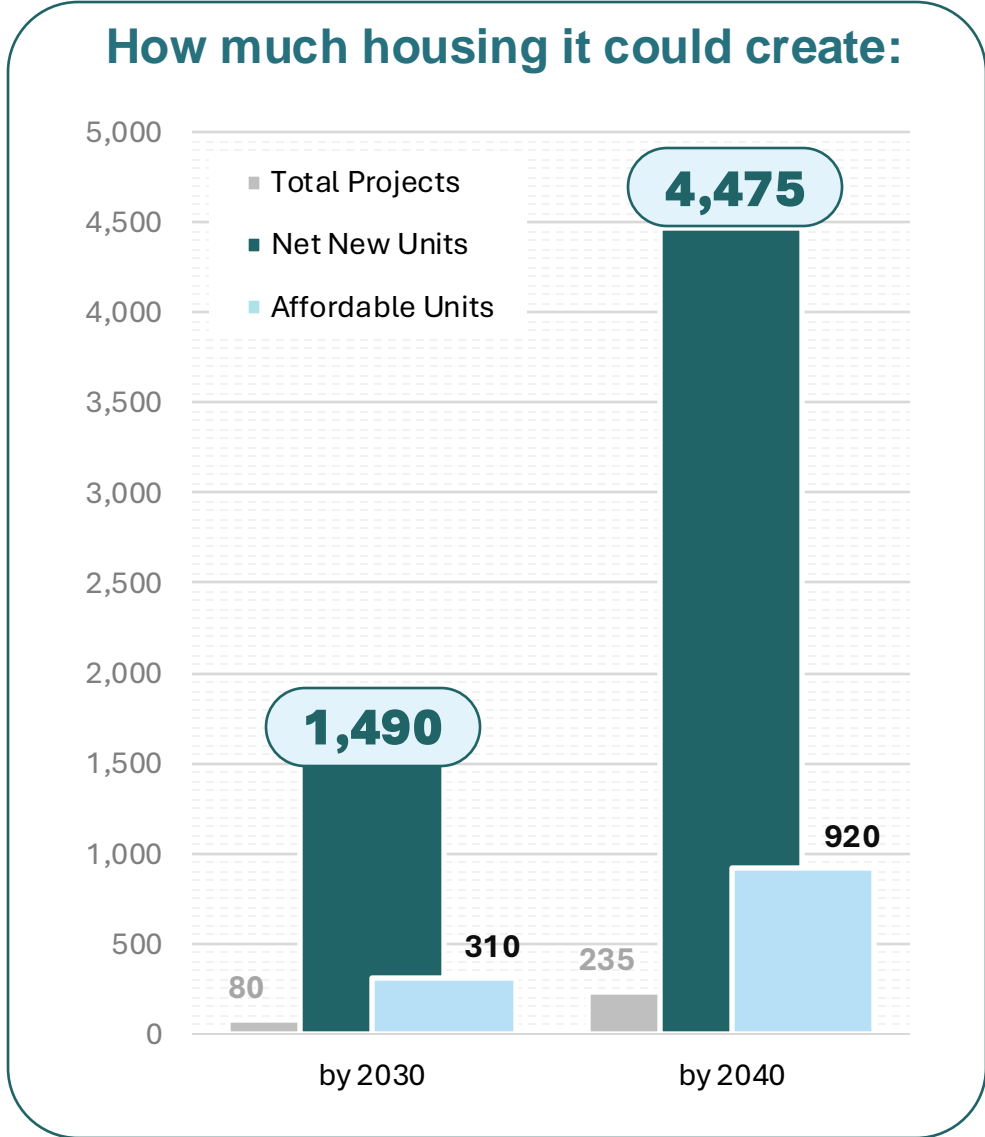
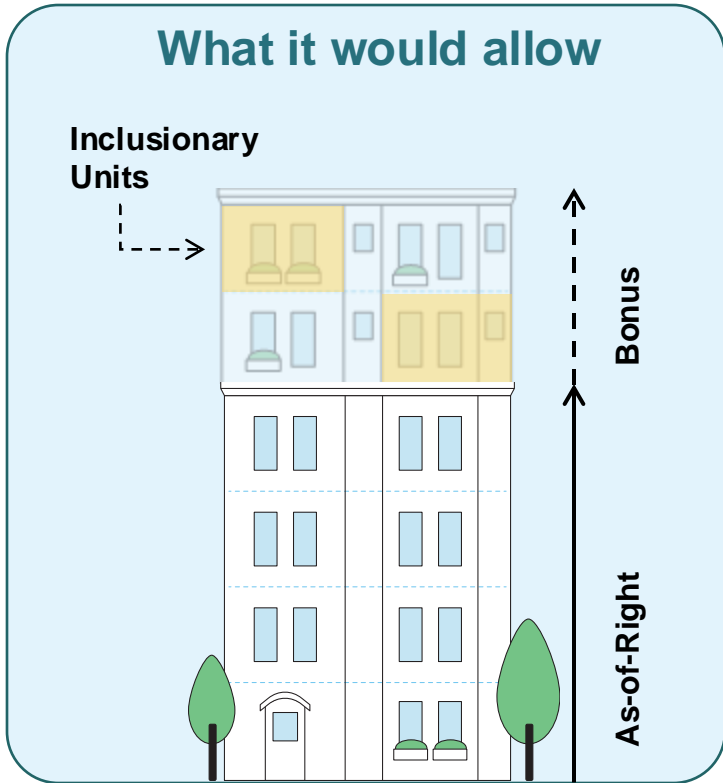


Where it would apply

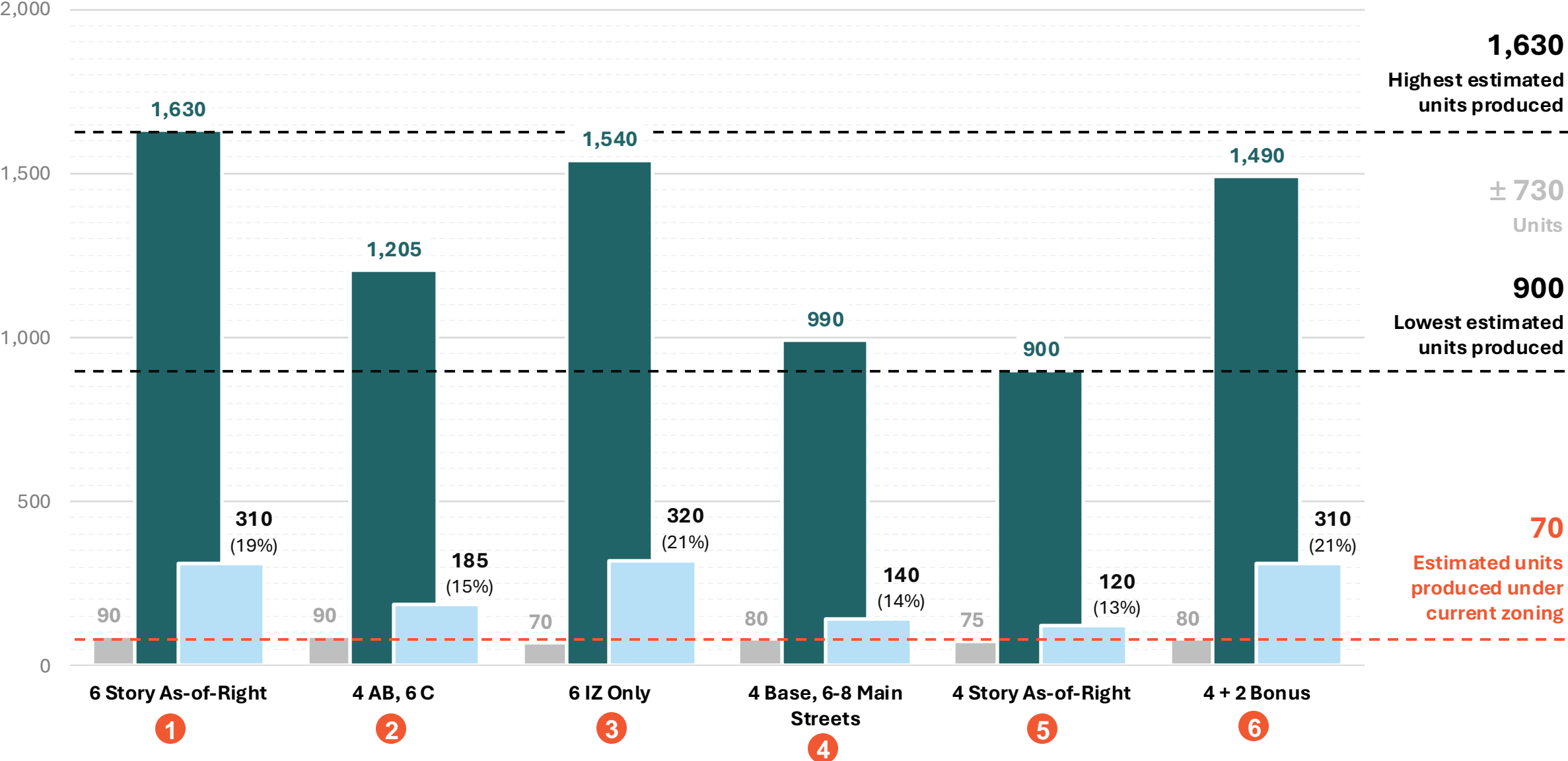


Citywide, primarily applying to residential neighborhoods

6 Four Story + Two Story Bonus Only for Inclusionary Zoning Projects



Comparing multifamily scenarios (by 2030)

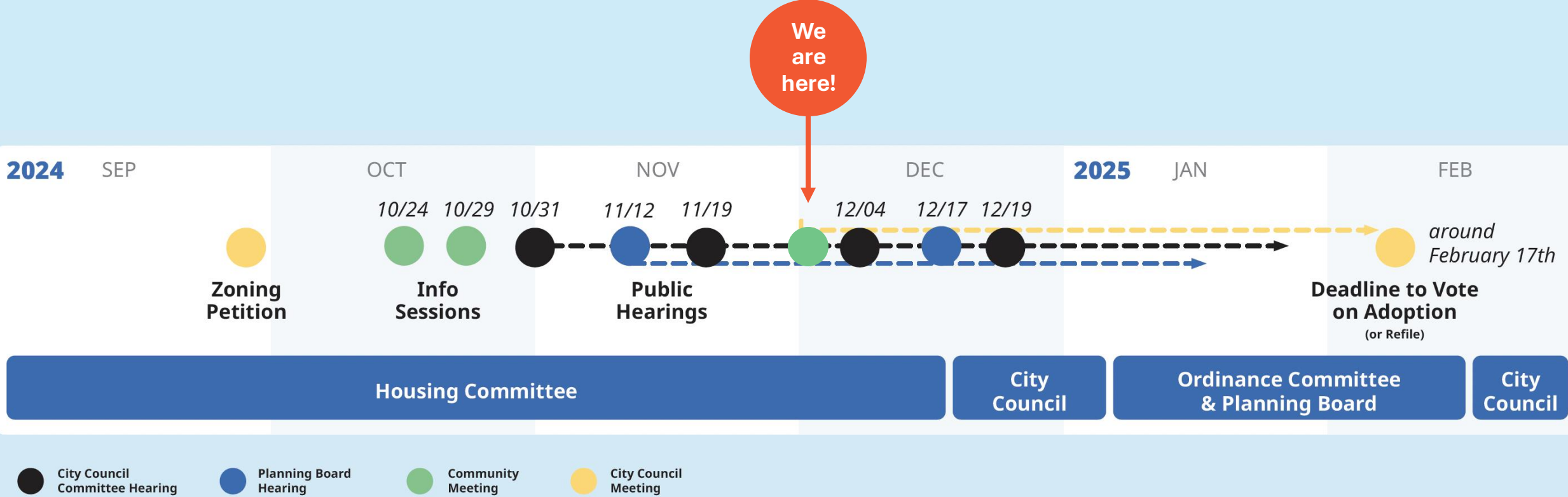


Citywide Summary

- Under **current zoning**, residential districts will produce approximately **70 new units by 2030**
- By allowing **multifamily zoning citywide**, City can gain between **900 -1600 units by 2030** in residential districts.
- **Development in squares and corridors** contribute an additional **3880-5155 units by 2030**.



Timeline





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Thank you!

