



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on **Tuesday, November 12, 2024 at 6:30 p.m.** held remotely (see below for instructions to participate) on two Zoning Petitions by the Cambridge City Council.

The first Petition (Multifamily Housing Zoning Petition Part One) would amend the Cambridge Zoning Map and Ordinance in Articles 2.000, 3.000, 4.000, 5.000, 6.000, 7.000, 8.000, 10.000, 11.000, 13.000, 14.000, 16.000, 17.000, 20.000, and 21.000 with the intent of:

- (1) removing zoning districts that are intended to permit single-family or two-family but not multifamily residences;
- (2) permitting multifamily and townhouse residences as-of-right in all zoning districts except Open Space and removing special requirements applicable to multifamily and townhouse residences;
- (3) removing dimensional requirements including minimum lot width and area and minimum lot area per dwelling unit, removing floor area ratio (FAR) limitations for residences, reducing minimum yard requirements for residences, and increasing height limitations for residences to permit at least six stories above grade in all districts except Open Space to allow for additional housing units beyond what is permitted under current zoning;
- (4) removing remaining references to minimum parking requirements; and
- (5) revising other parts of the Zoning Ordinance for internal consistency.

The second petition (Multifamily Housing Zoning Petition Part Two) would amend the Cambridge Zoning Ordinance in Articles 5.000, 11.000, 15.000, 17.000, 19.000, and 20.000 with the intent of:

- (1) revising open space standards to provide greater flexibility by allowing all types of open space to contribute to meeting requirements;
- (2) revising certain standards of the Affordable Housing Overlay so they are not more restrictive than comparable standards for residences in base zoning;
- (3) making project review special permit requirements applicable in all zoning districts and applicable to residential development of 75,000 square feet or more;
- (4) updating advisory development review procedures and introducing a new Planning Board Advisory Consultation for some larger development not subject to a special permit, similar to what is currently required in the Affordable Housing Overlay; and
- (5) revising other parts of the Zoning Ordinance for internal consistency.

This hearing will be on Zoom Webinar. Go to www.cambridgema.gov/planningboard to view petition documents, send written comments before the hearing, or learn how to join the hearing online or by phone. Contact the Community Development Department at cddzoning@cambridgema.gov or 617-349-4600 with questions. Written comments received by 12:00 P.M. on the Friday before the meeting will be considered by Board Members in advance of the meeting. Comments received later will be entered into the record.

The City of Cambridge will provide reasonable accommodations to people with disabilities upon request. Please make requests for alternative formats at least two weeks in advance by contacting the Planning Board staff at cddzoning@cambridgema.gov.