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CITY OF CAMBRIDGE

CAMBRIDGE CITY HALL, 795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

TO THE CITY COUNCIL OF THE CITY OF CAMBRIDGE:

Lubavitch of Cambridge, Inc. hereby petitions the City Council of the City of Cambridge to amend the Zoning Ordinance of the City of Cambridge, as amended, as follows:

- Amend the Zoning Map in the area(s) set forth in the attached text description(s) and map(s) by
 - changing the base Zoning District(s) from _____ to a new zoning designation(s) of _____
 - creating a new Overlay Zoning District(s) entitled _____
 - deleting or amending the boundaries of the current Overlay Zoning District(s) entitled _____

- Amend the text of the Zoning Ordinance as set forth in the attached text by
 - inserting a new Article(s) and/or section(s) numbered and entitled _____
 - deleting the current Article(s) and/or section(s) numbered and entitled _____
 - amending the current Article(s) and/or section(s) numbered and entitled 5.28.21, 8.22.1, 8.22.2, Tbl 5.1

with the intent of See attached

Contact Person: Rabbi Hirschy Zarchi
 Street Address: 38 Banks Street, Cambridge, MA
 Telephone Number: (617) 547-6124
 E-mail Address: rabbi@chabadharvard.org

Attach the following materials:

- Signatures of 10 or more Cambridge residents registered to vote in Cambridge (if applicable – see attached page template)
- Map Amendments: a map and text description describing the exact boundaries of the area to be rezoned
- Text Amendments: a document providing the exact wording of all inserted, deleted, or amended sections (also provide in a word processing format to cityclerk@cambridgema.gov)

FOR CITY CLERK USE ONLY – Zoning Petition Number: _____

Submission Date: _____

TO AMEND THE ZONING ORDINANCE AS FOLLOWS¹

Proposed Amendment No. 1

5.20 – STANDARDS FOR DIMENSIONAL REGULATIONS

...

Redlined version

5.28.21 *GFA and FAR.*

Permitted residential and religious uses shall not be limited by GFA or FAR. ~~Other permitted non-residential~~ uses shall be subject to the FAR or GFA limitations applicable to non-residential uses in the zoning district.

Clean version

5.28.21 *GFA and FAR.*

Permitted residential and religious uses shall not be limited by GFA or FAR. Other permitted uses shall be subject to the FAR or GFA limitations applicable to non-residential uses in the zoning district.

Proposed Amendment No. 2

8.20 – NONCONFORMANCE

...

Redlined version

8.22.1.

- f. Conforming additions, under Article 5.000, to a structure not conforming to the requirements of Article 5.000 provided that no nonconforming element or aspect of the nonconforming structure is extended or increased and further provided that the nonconforming structure is not thereby increased in area or volume by more than ten (10) percent since the structure first became nonconforming, except there shall be no such limit in area or volume for an addition containing Residences as listed in Section 4.31 a-j. or Religious Purposes uses as listed in Section 4.33.a.

¹ The redlined text shows this petition's proposed amendments to the Ordinance as it was amended by a final vote of the City Council on February 10, 2025.

...

8.22.2

- a. In an Office, Business, or Industrial District the Board of Zoning Appeal may issue a special permit for the alteration or enlargement of a nonconforming structure, not otherwise permitted in Section 8.22.1 above, or the enlargement (but not the alteration) of a nonconforming use, provided any alteration or enlargement of such nonconforming use or structure is not further in violation of the dimensional requirements in Article 5.000 or the off street parking and loading requirements in Article 6.000 for the district in which such structure or use is located and provided, such nonconforming structure or use not be increased in area or volume by more than twenty-five (25) percent since it first began to be nonconforming, except there shall be no such limit in area or volume for an addition containing Residences as listed in Section 4.31 a-j. or Religious Purposes uses as listed in Section 4.33.a. irrespective of any alteration or enlargement of such uses.

...

- c. In a Residence District the Board of Zoning Appeal may grant a special permit for the alteration or enlargement of a nonconforming structure, not otherwise permitted in Section 8.22.1 above, but not the alteration or enlargement of a nonconforming use, provided any enlargement or alteration of such nonconforming structure is not further in violation of the dimensional requirements of Article 5.000 or the off street parking and loading requirements in Article 6.000 for the district in which such structure is located and provided such nonconforming structure will not be increased in area or volume by more than twenty-five (25) percent since it first began to be nonconforming, except there shall be no such limit in area or volume for an addition containing Residences as listed in Section 4.31 a-j. or Religious Purposes uses as listed in Section 4.33.a. irrespective of any alteration or enlargement of such uses.

Clean version

8.22.1.

- f. Conforming additions, under Article 5.000, to a structure not conforming to the requirements of Article 5.000 provided that no nonconforming element or aspect of the nonconforming structure is extended or increased and further provided that the nonconforming structure is not thereby increased in area or volume by more than ten (10) percent since the structure first became nonconforming, except there

shall be no such limit in area or volume for an addition containing Residences as listed in Section 4.31 a-j. or Religious Purposes uses as listed in Section 4.33.a.

...

8.22.2

- a. In an Office, Business, or Industrial District the Board of Zoning Appeal may issue a special permit for the alteration or enlargement of a nonconforming structure, not otherwise permitted in Section 8.22.1 above, or the enlargement (but not the alteration) of a nonconforming use, provided any alteration or enlargement of such nonconforming use or structure is not further in violation of the dimensional requirements in Article 5.000 or the off street parking and loading requirements in Article 6.000 for the district in which such structure or use is located and provided, such nonconforming structure or use not be increased in area or volume by more than twenty-five (25) percent since it first began to be nonconforming, except there shall be no such limit in area or volume for an addition containing Residences as listed in Section 4.31 a-j. or Religious Purposes uses as listed in Section 4.33.a, irrespective of any alteration or enlargement of such uses.

...

- c. In a Residence District the Board of Zoning Appeal may grant a special permit for the alteration or enlargement of a nonconforming structure, not otherwise permitted in Section 8.22.1 above, but not the alteration or enlargement of a nonconforming use, provided any enlargement or alteration of such nonconforming structure is not further in violation of the dimensional requirements of Article 5.000 or the off street parking and loading requirements in Article 6.000 for the district in which such structure is located and provided such nonconforming structure will not be increased in area or volume by more than twenty-five (25) percent since it first began to be nonconforming, except there shall be no such limit in area or volume for an addition containing Residences as listed in Section 4.31 a-j. or Religious Purposes uses as listed in Section 4.33.a, irrespective of any alteration or enlargement of such uses.

Proposed Amendment No. 3

Redlined version

Table 5-1: Table of District Dimensional Requirements

District	All Uses	Residential Uses (s. 4.31 a-j.) & Religious Purposes Uses (s. 4.33.a)				Non-Residential Uses (Section 4.30 except 4.31 a-j. & 4.33.a)
	1. Min. Open Space Ratio (5.22)	2. Max. Stories Above Grade (5.23)	3. Max. Building Height in feet (5.23)	4. Min. Front Yard Setback (5.24)	5. Min. Side or Rear Yard Setback (5.24)	
5.31 Residence Districts						
Res. C-1	30% ⁽¹⁾	6 ⁽²⁾⁽³⁷⁾	45 ⁽²⁾⁽³⁷⁾	10 ⁽³⁾	5 ⁽⁴⁾	

5.40 FOOTNOTES TO THE TABLE OF DIMENSIONAL REQUIREMENTS:²

- (1) Except for Religious Purposes Uses, At least fifty percent (50%) of the required Open Space in a Residence C-1 district shall meet all of the requirements of Section 5.22.1. At least fifty percent (50%) of the required Open Space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private Open Space.
- (2) The height of buildings or portions of buildings used as Residences or Religious Purposes Uses may exceed the base height limit, up to a maximum of 6 stories above grade and 74 feet above grade, if all of the following criteria are met:
 - (a) The building, if its use is primarily residential, complies with the Inclusionary Housing Requirements in Section 11.203 of this Zoning Ordinance, regardless of whether it exceeds the size threshold requiring compliance; and
 - (b) The area of the lot on which the building is located is not less than 5,000 square feet.

...

- (37) Except for Religious Purposes Uses, In a Residence C-1 district, an applicant for a building permit for a building that exceeds three stories above grade and 35 feet above grade, if it does not require a Planning Board Advisory Consultation per

² Only those footnotes proposed for amendment are listed.

Section 19.40 of this Zoning Ordinance and does not require any special permit from the Planning Board, shall:

- schedule a meeting to show plans or renderings of the proposed building, answer questions and gather feedback from abutters;
- prepare a notification flyer including, at a minimum, a general description of the project, the date, time, location, and other information necessary for people to attend the meeting, and contact information (telephone and e-mail, at minimum) for the developer;
- provide that notification by mail to “parties in interest” as that term is defined in the Zoning Act, G.L. c40A, s.11, to the Community Development Department electronically for posting on the City of Cambridge website, and to others whom the applicant may choose to contact;
- erect and maintain for a minimum of 20 days, beginning at least 10 days before the date of the meeting, a notification sign on the site of the proposed building containing the information in subparagraph (ii) above and meeting the Location and Number and Graphic and Construction Standards in Section 10.42.1, Paragraphs (a) and (d) of this Zoning Ordinance; and
- include with the building permit application a copy of the notification and mailing list, a photograph and site plan showing the location of the notification sign(s), a summary of the meeting, who attended, and what questions and feedback were received.

Clean version

Table 5-1: Table of District Dimensional Requirements

District	All Uses	Residential Uses (s. 4.31 a-j.) & Religious Purposes Uses (s. 4.33.a)				Non-Residential Uses (Section 4.30 except 4.31 a-j. & 4.33.a)
	1. Min. Open Space Ratio (5.22)	2. Max. Stories Above Grade (5.23)	3. Max. Building Height in feet (5.23)	4. Min. Front Yard Setback (5.24)	5. Min. Side or Rear Yard Setback (5.24)	
5.31 Residence Districts						
Res. C-1	30% ⁽¹⁾	6 ⁽²⁾⁽³⁷⁾	45 ⁽²⁾⁽³⁷⁾	10 ⁽³⁾	5 ⁽⁴⁾	

5.40 FOOTNOTES TO THE TABLE OF DIMENSIONAL REQUIREMENTS:³

- (3) Except for Religious Purposes Uses, at least fifty percent (50%) of the required Open Space in a Residence C-1 district shall meet all of the requirements of Section 5.22.1. At least fifty percent (50%) of the required Open Space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private Open Space.
- (4) The height of buildings or portions of buildings used as Residences or Religious Purposes Uses may exceed the base height limit, up to a maximum of 6 stories above grade and 74 feet above grade, if all of the following criteria are met:
- (b) The building, if its use is primarily residential, complies with the Inclusionary Housing Requirements in Section 11.203 of this Zoning Ordinance, regardless of whether it exceeds the size threshold requiring compliance; and
 - (b) The area of the lot on which the building is located is not less than 5,000 square feet.
- ...
- (37) Except for Religious Purposes Uses, in a Residence C-1 district, an applicant for a building permit for a building that exceeds three stories above grade and 35 feet above grade, if it does not require a Planning Board Advisory Consultation per Section 19.40 of this Zoning Ordinance and does not require any special permit from the Planning Board, shall:
- schedule a meeting to show plans or renderings of the proposed building, answer questions and gather feedback from abutters;
 - prepare a notification flyer including, at a minimum, a general description of the project, the date, time, location, and other information necessary for people to attend the meeting, and contact information (telephone and e-mail, at minimum) for the developer;
 - provide that notification by mail to “parties in interest” as that term is defined in the Zoning Act, G.L. c40A, s.11, to the Community Development Department electronically for posting on the City of Cambridge website, and to others whom the applicant may choose to contact;
 - erect and maintain for a minimum of 20 days, beginning at least 10 days before the date of the meeting, a notification sign on the site of the proposed building containing the information in subparagraph (ii) above and meeting the Location and Number and Graphic and Construction Standards in Section 10.42.1, Paragraphs (a) and (d) of this Zoning Ordinance; and

³ Only those footnotes proposed for amendment are listed.

- include with the building permit application a copy of the notification and mailing list, a photograph and site plan showing the location of the notification sign(s), a summary of the meeting, who attended, and what questions and feedback were received.

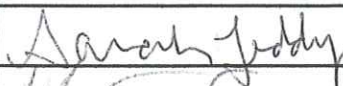
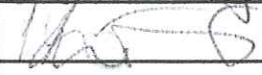
Petition to Amend the Zoning Ordinance of the City of Cambridge with the intent of:
 Amend sections 5.28.21, 8.22.1, 8.22.2 and Table 5.1 in the manner shown in the attachment

	Signature	Name	Address	Date
1		Menachem Raskin	245 Hampshire St	2/24/25
2		Muthika Parasaw	38 Pearl St ✓	2/24/25
3		Sarah Gross	1008 MASS Ave	2/28/25
4		Clint Richardson	649 Green St	2/24/25
5		Leanna Katz	701 Green St.	2/28/25
6		Sophia Delevie-Orey	31 Lawrence St	2/28/25
7		Hannah Hellert	3 Tremont St	2/28/25
8		Julie Brown	49 Granite St. ✓	2/28
9		Leah Rosenberg	47 Banks St ✓	2/28
10		Ezra Newman	65C Dana St.	3/3
11		Taura Tealer	145 Pearl St	3/3
12		Rebecca Wyman	7 garden terrace ✓	3/3
13		Eve Ferber	232 Walden St.	3/3
14		Lessia Anagnostis	2 Gold Cambridge ✓	3/3
15		Jenna Sirkkin	62 Clay St ✓	3/3
16		Susan Schwar	31 Wheel St ✓	3/3
17		Jessica Azagony	23 Winter St	3/3
18		MARLOW FINGERT	113 CLIFTON ST	3/3
19		Penelope Warren	77 NEW ST	3/3
20		Nana Zaidi	54 Banks St. Cambridge	3/3

Submission Date: _____

Page _____ of _____

Petition to Amend the Zoning Ordinance of the City of Cambridge with the intent of:
Amend sections 5.28.21, 8.22.1, 8.22.2 and Table 5.1 in the manner shown in the attachment

	Signature	Name	Address	Date
1		Sarah Luddy <input checked="" type="checkbox"/>	15 Chilton Street, Cambridge MA 02138	3/5/25
2		Sandra Ferguson <input checked="" type="checkbox"/>	22 Fairmont Street Cambridge MA	3/5/25
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FOR CITY CLERK USE ONLY - Zoning Petition Number: _____

Petition to Amend the Zoning Ordinance of the City of Cambridge with the intent of:

Amend sections 5.28.21, 8.22.1, 8.22.2 and Table 5.1 in the manner shown in the attachment

	Signature	Name	Address	Date
1		MENACHEM ^(V) ALTMAN	38 PEARL ST. 02139	3/4/25
2		Laura Cohen	25 Rockingham ⁰²¹³⁹ St.	3/10/25
3		Mary Akerson	26 Fayette St. 02139	3/10/25
4		Steven A. Cohen	26 Fayette St. 02139	3/10/25
5		Devorah Kranz	57 Ellery St. Apt. 4	
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Petition to Amend the Zoning Ordinance of the City of Cambridge with the intent of:

Amend sections 5.28.21, 8.22.1, 8.22.2 and Table 5.1 in the manner shown in the attachment

	Signature	Name	Address	Date
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