

City of Cambridge

Executive Department

YI-AN HUANG
City Manager

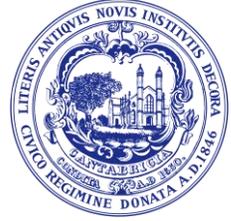
CMA 2025 #235
IN CITY COUNCIL
September 15, 2025

To the Honorable, the City Council:

Please find attached from Melissa Peters, Assistant City Manager for Community Development, regarding the transmission of the Massachusetts Avenue Zoning Petition.

Yi-An Huang
City Manager





To: Yi-An Huang, City Manager

From: Melissa Peters, Assistant City Manager for Community Development

Date: September 11, 2025

Re: **Cambridge Street and Massachusetts Avenue Zoning Petitions**

We are pleased to transmit the attached Cambridge Street and Massachusetts Avenue Zoning Petitions for the Council's consideration. These zoning petitions are based on the recommendations of the Our Cambridge Street Study and the Mass Ave Planning Study, which were developed with extensive community input and discussed previously with the Planning Board and City Council. CDD staff have worked with the Law Department, Inspectional Services Department, the Department of Transportation, and others to transform the initial zoning concepts into the attached zoning text.

To move these proposals to the public hearing phase that must occur before the Council can vote on possible ordination, we recommend that the City Council take separate votes to adopt each of the two proposed rezoning amendments as zoning petitions and refer each of them to the Planning Board and Ordinance Committee for hearing and report. They can be considered as separate zoning petitions but follow the same public hearing schedule.

Background

Cambridge Street and Mass Ave were identified in [Envision Cambridge](#) as major mixed use corridors, which have the potential to help the city achieve its planning goals related to small businesses, housing, mobility, and public space. As significant mixed-use main streets, Cambridge Street and Mass Ave are areas where sustainable growth could provide opportunities for additional housing; support local retail and service providers; enhance opportunities for walking and bicycling; and improve the public realm, among other community interests and benefits.

From October 2021 to January 2023, Community Development Department (CDD) staff conducted [Our Cambridge Street](#), a planning study for the communities along Cambridge Street between Inman Square and Lechmere Station. CDD staff then conducted the [Mass Ave Planning Study](#), which was developed over the course of 18 months from November 2023 to May 2025, and focused on the area between Cambridge Common and the Arlington border.

In both plans, CDD worked with the community to craft a shared vision for each corridor based on an inclusive and transparent engagement process and developed goals and strategies to achieve

those visions. These two zoning petitions are based on the recommendations established in each planning study, many of which are shared across the two corridors. Those goals include:

- More housing development through increased height and density;
- Encouraging active ground floor uses that contribute to a vibrant streetscape; and
- Enhancing the public realm through good building and site design.

On June 17, 2025, CDD staff presented our preliminary zoning concept to members of the City Council’s Housing and Neighborhood and Long Term Planning Committees. Members of both Committees expressed support for the initial concept and suggested a few changes that we have incorporated into these zoning petitions.

Major Updates to Zoning Proposals

On Cambridge Street, residential heights are generally allowed up to 8 stories for projects with ground story active uses. As requested by City Council members, we have also identified three areas along the corridor that can accommodate additional height. Parts of Inman Square will have a height limit of 10 stories, the Webster Street/Windsor Street area is increased to 12 stories, and Lechmere will have a residential height limit of 15 stories.

Residential heights throughout Mass Ave are allowed up to 12 stories with active ground floor uses. This is an increase from 11 stories as presented to the Neighborhood and Long Term Planning Committee. Up to 18 stories of residential development is allowed in Porter Square through a Planned Unit Development (PUD) process, which will include public open space and a minimum amount of retail uses to ensure Porter Square remains a retail destination.

We want to thank all members of the public who participated in the Our Cambridge Street and Mass Ave Planning Studies, the MAPS Working Group, and other critical stakeholders who made this vision come to life. We look forward to continuing the conversation with the public, the Planning Board, and the City Council through the hearing process.

Petition: To amend the Zoning Map and Articles 2.000, 3.000, 4.000, 5.000, 6.000, 11.000 17.000, and 20.000 of the Cambridge Zoning Ordinance as follows with the intent of establishing three new zoning districts for the Massachusetts Avenue corridor.

Amendments to the Zoning Map.

See attached Zoning Map and descriptive text.

Amendments to Article 2.000.

Amend the definition of *AHO Square District* to read as follows:

AHO Square District. One of the following Zoning Districts or areas: the Central Square Overlay District, Harvard Square Overlay District, ~~Porter Square Planned Unit Development Overlay District~~ ~~Lesley Porter Overlay District~~, or the area bounded by the centerline of Elm Street to the west, the Somerville/Cambridge municipal boundary to the north, the centerline of Windsor Street to the east, and Cambridge Street to the south; but not including the premises shown on Cambridge Assessor's Map #81 Lots 81-50, 81-101, or 81-100.

Amendments to Article 3.000.

Amend Section 3.11 to read as follows:

3.11 For the purpose of this Ordinance, the City of Cambridge is hereby divided into fifty-~~two~~ ~~two~~ classes of districts listed below in order of decreasing restrictiveness as follows:

| | | |
|-----|-------------------------|--|
| 1. | Open Space District | Public parks and recreation facilities and other public facilities |
| 2. | Residence C-1 District | Multifamily dwellings |
| 3. | Residence C-1A District | Multifamily dwellings |
| 4. | Residence C-2 District | Multifamily dwellings |
| 5. | Residence C-2B District | Multifamily dwellings |
| 6. | Residence C-2A District | Multifamily dwellings |
| 7. | Residence C-3A District | Multifamily dwellings and limited office |
| 8. | Residence C-3 District | Multifamily dwellings |
| 9. | Residence C-3B District | Multifamily dwellings |
| 10. | Office 1 District | Business and professional office and multifamily dwellings (Apartment house, hotel, dormitory) |
| 11. | Office 2A District | Business, research and professional offices, limited research oriented manufacturing |
| 12. | Office 2 District | Business, research and professional offices, limited research oriented manufacturing |
| 13. | Office 3A District | Business and professional offices and multifamily dwellings |
| 14. | Office 3 District | Business and professional offices and multifamily dwellings |
| 15. | Business A-3 District | Neighborhood business |
| 16. | Business A-1 District | Local business |
| 17. | Business A-2 District | Local business |
| 18. | Business A District | Local and drive in retail business offices and multifamily dwellings |
| 19. | Business A-4 District | Local business |

| | | |
|------------------|---|--|
| 20. | Business A-5 District | Local business and multifamily dwellings |
| 21. | Business C District | General business, professional offices, multifamily dwellings. |
| 2122. | Business B-1 District | General business, business and professional offices, and multifamily dwellings |
| 2223. | Business B-2 District | General business, business and professional offices and multifamily dwellings |
| 2324. | Business B District | General business |
| 2425. | Industry B-2 District | Office, warehouse and light manufacturing |
| 2526. | Industry A-1 District | Limited impact business and industry |
| 2627. | Industry B-1 District | Heavy manufacturing, warehouses, and offices |
| 2728. | Industry A-2 District | Limited impact business and industry |
| 2829. | Industry A District | Warehouse, storage and light manufacturing |
| 2930. | Special Business, Office and Industrial District 1 | Various Uses governed by the requirements of Article 17.000 |
| 3031. | Special Business, Office and Industrial District 2 | Various Uses governed by the requirements of Article 17.000 |
| 3132. | Special Business, Office and Industrial District 3 | Various Uses governed by the requirements of Article 17.000 |
| 3233. | Special Business, Office and Industrial District 4 and 4A | Various Uses governed by the requirements of Article 17.000 |
| 3334. | Special Business, Office and Industrial District 5 | Various Uses governed by the requirements of Article 17.000 |
| 3435. | Special Business, Office and Industrial District 6 | Various Uses governed by the requirements of Article 17.000 |
| 3536. | Special Business, Office and Industrial District 7 | Various Uses governed by the requirements of Article 17.000 |
| 3637. | Special Business, Office and Industrial District 8 | Various Uses governed by the requirements of Article 17.000 |
| 3738. | Special Business, Office and Industrial District 8A | Various Uses governed by the requirements of Article 17.000 |
| 3839. | Special Business, Office and Industrial District 9 | Various Uses governed by the requirements of Article 17.000 |
| 3940. | Special Business, Office and Industrial District 10(F) | Various Uses governed by the requirements of Article 17.000 |
| 4041. | Special Business, Office and Industrial District 10(H) | Various Uses governed by the requirements of Article 17.000 |
| 4142. | Special Business, Office and Industrial District 11 | Various Uses governed by the requirements of Article 17.000 |
| 4243. | Special Business, Office and Industrial District 12 | Various Uses governed by the requirements of Article 17.000 |
| 4344. | Special Business, Office and Industrial District 13 | Various Uses governed by the requirements of Article 17.000 |
| 4445. | Special Business, Office and Industrial District 14 | Various Uses governed by the requirements of Article 17.000 |
| 4546. | Special Business, Office and Industrial District 15 | Various Uses governed by the requirements of Article 17.000 |
| 46. | Massachusetts Avenue-6 | Various Uses governed by the requirements of Article 17.000 |
| 47. | Massachusetts Avenue-12 | Various Uses governed by the requirements of Article 17.000 |

| | | |
|-----------------------|---|---|
| 48 | Massachusetts Avenue-18 | Various Uses governed by the requirements of Article 17.000 |
| 4947. | Mixed Use Development (MXD) District: Kendall Center | Various uses governed by the requirements of Article 14.000 |
| 5048. | Cambridgeport Revitalization Development District | Various uses governed by the requirements of Article 15.000 |
| 5149. | North Point Residence, Office and Business District | Various uses governed by the requirements of Article 16.000 |
| 5250. | Industry B District | Heavy Industry |

Amendments to Article 4.000.

Amend the Table of Use Regulations in Section 4.30 by deleting the column with the heading “Bus C” as follows:

| | | | | | | | | | | | | |
|--|--|------------|-------------------------------------|---------------------|--------------------------------------|------------|-----------------|------------------|--------------|-------|--------------|-------|
| | | Open Space | Res C-1, C-1A, 2, 2A, 2B, 3, 3A, 3B | Off 1, 2A, 2, 3, 3A | Bus A-1, A-2, A-3 ¹ , A-5 | Bus A, A-4 | Bus B, B-1, B-2 | Bus C | Ind A-1, A-2 | Ind A | Ind B-1, B-2 | Ind B |
|--|--|------------|-------------------------------------|---------------------|--------------------------------------|------------|-----------------|------------------|--------------|-------|--------------|-------|

Amend Section 4.40, Footnote 7, Paragraph (b) to read as follows with no change to the following Paragraphs:

- (b) Hotels and motels shall be permitted as of right in Residence C-3A districts and in Residence C-2, 2A, 2B, and 3 districts where at least fifty (50) percent of the area of the lot upon which the hotel or motel is located, and the point of entry from a street for all vehicular access to the hotel or motel, is located within the Harvard Square Overlay District or the Central Square Overlay District ~~or the Massachusetts Avenue Overlay District.~~

Amendments to Article 5.000.

Amend the Table of District Dimensional Regulations in Section 5.33 by deleting the row with the heading “Bus. C” as follows:

| District | All Uses | Residential Uses (Section 4.31 a-j.) & Religious Purposes Uses (Section 4.33.1) | | | | 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 in feet (5.24) | 5. Min. Side or Rear Yard Setback in feet (5.24) | 6. Max. Building Height in feet (5.23) | 7. Min. Front Yard Setback in feet (5.24) | 8. Min. Side Yard Setback in feet (5.24) | 9. Min. Rear Yard Setback in feet (5.24) | 10. Max. FAR (5.25) |
| 5.33 Business Districts | | | | | | | | | | |
| Bus. C | none | 6 | 75 | none | none | 55⁽¹⁹⁾⁽³³⁾ (34) | none⁽³¹⁾ | none⁽³²⁾ | 20⁽²¹⁾⁽³²⁾ | 1.25⁽³⁴⁾ |

Amend Section 5.40, Footnote 23. to read as follows:

- (23) Or two-thirds (2/3) of the height of the rear wall whichever is greater; ~~however in the Business C district no rear yard shall be required where the rear lot line abuts a lot all of which lies in a business or industrial district.~~

Delete Section 5.40, Footnote 35. as follows:

- (35) ~~In a Business C district, within fifty (50) feet of a residential zone, no non-residential building shall be erected that is greater than thirty-five (35) feet in height. [Deleted]~~

Amend Section 5.40, Footnote 36. by deleting the row with the heading “Bus. C” as follows:

| District | Maximum Building Height in Feet for Dormitories | Maximum FAR for Dormitories |
|-------------------|---|-----------------------------|
| Bus. C | 55 | 2.0 |

Amendments to Article 6.000.

Amend the Schedule of Parking and Loading Requirements in Section 6.36 by deleting the text “Bus. C, C-1” from the fourth column to read as follows:

| Land Use Category | Maximum Off Street Parking Requirements in Open Space | Maximum Off Street Parking Requirements in Res C-1, C-1A, Off 1, Bus A (Comm), Bus A-1, A-2, Bus A-3 ¹⁴ , A-4, Bus A-5, Ind A-1, Ind B-2, Ind C | Maximum Off Street Parking Requirements in Bus. C, C-1 , Ind A, Off 2, 2A, Res C-2, C-2A, Res C-2B, Bus A (res) | Maximum Off Street Parking Requirements in Ind B-1, Res C-3, C-3A, C-3B, Off 3-A, 3, Bus B, Ind A-2, Ind B, Bus B-1, B-2 | Loading Facility Category | Long-Term Bicycle Parking (6.107.2) | Short-Term Bicycle Parking (6.107.3) |
|-------------------|---|--|--|--|---------------------------|-------------------------------------|--------------------------------------|
| | | | | | | | |

Amendments to Article 11.000.

Amend Section 11.207.7.3, Paragraph (a) to read as follows:

- (a) At least twenty percent (20%) of the area of building façades facing a public street or public open space shall consist of clear glass windows. For buildings located in a Business A (BA),

Business A-2 (BA-2), ~~or Business B (BB) or Business C (BC)~~ zoning district, this figure shall be increased to thirty percent (30%) for non-residential portions of the building, if any.

Amendments to Article 17.000.

Create a new Section 17.800 to read as follows:

17.800 Massachusetts Avenue Districts

17.801 Scope. This Section 17.800 regulates development within the Massachusetts Avenue Districts (MAS-6, MAS-12, and MAS-18) and the Porter Square Planned Unit Development Overlay District (POR-PUD) as shown on the Zoning Map of the City of Cambridge, as amended. The regulations of this Section shall apply equally to all Massachusetts Avenue Districts and the Porter Square Planned Unit Development Overlay District except where otherwise specified.

17.802 Purpose. It is the intent of the Massachusetts Avenue Districts to encourage patterns of development consistent with the vision of the *Mass Ave Planning Study (2025)*. This Section establishes the following goals for the Massachusetts Avenue corridor:

- (a) Transform the corridor as a livable, walkable neighborhood through the development of mixed-use buildings that help to establish a consistent street wall along Mass Ave and provide active, ground-floor uses.
- (b) Identify opportunities for development to contribute meaningfully to the Mass Ave public realm through the inclusion of additional trees and plantings, shading devices, art and cultural elements on sites and buildings, and places to passively recreate.
- (c) Encourage development to include, where needed, additional room for expanded sidewalk area and tree plantings.
- (d) Accommodate more housing development along Mass Ave through increased density. Address the need for affordable housing and integrate it into the existing neighborhood fabric.

17.803 Use Regulations.

17.803.1 Permitted Uses. The following uses, as they are listed in Article 4.000 and otherwise defined in this Zoning Ordinance, shall be permitted as-of-right:

- (a) Residential Uses: All uses in Section 4.31.a through 4.31.i.
- (b) Transient accommodations: All uses in Section 4.31.1.
- (c) Radio and television studio, Section 4.32.f.
- (d) Transportation Uses: Bus or railroad passenger station, Section 4.32.a, all uses in Section 4.32.k through 4.32.n.

- (e) Institutional Uses: All uses in Section 4.33 except Municipal service facility (Section 4.33.f.4) and Institutional use not listed in any other category (Section 4.33.h.4).
- (f) Office and Laboratory Uses: All uses in Section 4.34.
- (g) Retail or Consumer Service Establishments: All uses in Section 4.35 except Animal Services Facility (4.35.l) and Retail or Consumer Service Establishment not otherwise defined. A Craft Retail and Production Shop (4.35.b.) shall be permitted as-of-right if it occupies no more than 2,500 square feet of Gross Floor Area, including storage areas, and does not involve the use of equipment that produces dust, fumes, odors, smoke, vapors, noise, vibration, flashing, light trespass, or glare outside of the premises.
- (h) Outdoor Retail or Consumer Service Establishments: Open-Lot Retail Sales Establishment (Section 4.36.a) and Temporary Outdoor Retail or Consumer Service Use (Section 4.36.j).
- (i) Cannabis Delivery Operator Establishment (Section 4.37.o).

17.803.2 Special Permit Uses. The following additional uses, as they are listed in Article 4.000 and otherwise defined in this Zoning Ordinance, shall only be permitted upon the issuance of a special permit by the Planning Board:

- (a) Trailer Park or mobile home park, Section 4.31.j.
- (b) Transportation Uses: Automobile parking lot or parking garage for private passenger cars, Section 4.32.b – so long as not an accessory use, and no repairs, servicing, or sale of gasoline allowed, provided that the Building and Site Planning Standards of Section 17.705 below are met and that all other state and local laws applicable to parking facilities are met.
- (c) Utility Uses: All uses in Section 4.32.g.1 through 4.32.g.2.
- (d) Wind turbine Installation, Section 4.32.j,
- (e) Institutional Uses: Municipal service facility (Section 4.33.f.4) and Institutional use not listed in any other category (Section 4.33.h.4).
- (f) Retail or Consumer Service Establishments (Section 4.35), not otherwise permitted.
- (g) Outdoor Entertainment and Recreation Facility, Section 4.36.d.
- (h) Any other use permitted as-of-right or by special permit in a Business B zoning district, if the Planning Board finds that the use is compatible with permitted uses and supports the purpose of the Massachusetts Avenue Districts.

17.803.3 Ground Story Active Uses. The following uses, as they are listed in Article 4.000 and otherwise defined in this Zoning Ordinance, shall be considered Active Uses for the purposes of this Section 17.800.

- (a) Institutional Uses: All uses in Section 4.33.
- (b) Office Uses: All uses in Section 4.34.a through 4.34.c.
- (c) Retail or Consumer Service Establishments: All uses in Section 4.35.

- (d) Radio and television studio, Section 4.32.f
- (e) Other uses upon the issuance of a special permit by the Planning Board if the Planning Board finds that the use serves the purpose of providing services to the general public and promoting pedestrian activity along Massachusetts Avenue, with necessary conditions to ensure those objectives are met.

17.804 Development Standards.

17.804.1 FAR Limitations. The maximum FAR devoted to non-residential uses shall be 1.0. There shall be no maximum FAR for residential uses. FAR limits shall be applied in accordance with Section 5.25.4.

17.804.1.1 Ground Story GFA Exemption. Portions of the Ground Story of a building that are devoted to one or more of the following active non-residential uses, as they are listed in Article 4.000 and otherwise defined in this Zoning Ordinance, shall be exempted from FAR limitations upon granting of a special permit by the Planning Board:

- (a) Social or recreation center, Section 4.33.a.4.
- (b) Community Center, Section 4.33.e.2.
- (c) Public park, playground, or public recreation building, Section 4.33.f.5.
- (d) Municipal Library, 4.33.f.6.
- (e) Private library, museum, or noncommercial gallery, Section 4.33.h.2.
- (f) All Retail or Consumer Service Establishments listed in Section 4.35.

17.804.2 Building Height. Building height in feet above grade and Stories Above Grade shall be limited by the Table of Height Limitations below. The provisions of Section 5.23 shall govern the application of height limits.

17.804.2.1 Additional Height for Ground Story Active Uses. As set forth in the Table of Height Limitations, greater height shall be permitted for portions of buildings containing Residential Uses if the Ground Story is occupied by one or more Active Uses, as defined in Section 17.803.3, comprising at least sixty percent (60%) of the interior portion of the Ground Story that is within 50 feet of a Primary Street.

17.804.3 Table of Height Limitations

| | MAS-6 | MAS-12 | MAS-18 |
|---|-----------------------------------|-----------------------------------|-----------------------------------|
| Non-Residential Uses (Section 4.30 except 4.31 a-j. & 4.33.a) | 45 feet and 4 stories above grade | 45 feet and 4 stories above grade | 45 feet and 4 stories above grade |
| Non-Residential Uses (Section 4.30 except 4.31 a-j. & 4.33.a) with a Porter Square PUD | 55 feet and 5 stories above grade | 55 feet and 5 stories above grade | 55 feet and 5 stories above grade |

| | | | |
|--|-----------------------------------|-------------------------------------|-------------------------------------|
| Special Permit | | | |
| Residential Uses (Section 4.31 a-j.) & Religious Purposes Uses (Section 4.33.a) | 75 feet and 6 stories above grade | 100 feet and 8 stories above grade | 100 feet and 8 stories above grade |
| Residential Uses with Ground Story Active Uses (Section 17.803.3) | 75 feet and 6 stories above grade | 145 feet and 12 stories above grade | 145 feet and 12 stories above grade |
| Residential Uses with a Porter Square PUD Special Permit (Section 17.808) | 75 feet and 6 stories above grade | 145 feet and 12 stories above grade | 220 feet and 18 stories above grade |

17.805 Building and Site Plan Standards.

17.805.1 General Provisions.

17.805.1.1 Applicability. The standards of this Section 17.805 shall apply to new construction, including buildings and additions to buildings. Buildings in existence before the adoption of this Section do not need to be modified to meet the standards of this Section, but shall not be modified in a way that further violates the standards of this Section unless approved by special permit from the Planning Board.

17.805.1.2 Other Standards. The general development standards of Article 5.000 shall apply except as otherwise set forth in this Section 17.805. The applicable Sustainable Development standards in Article 22.000 shall be met. The standards of Section 19.50 shall generally not apply except as set forth in this Section.

17.805.1.3 Modifications. The Planning Board may approve modifications to the standards of this Section 17.805 by special permit upon finding that: (i) the criteria in Section 17.807.2 are met and (ii) such modifications respond to unique site-specific conditions that result in a design that is equally supportive of the purpose of the Massachusetts Avenue Districts. Approved modifications shall be specifically enumerated in the special permit decision.

17.805.2 Site Plan Standards.

17.805.2.1 Street Types. For the purposes of this Section 17.800, there shall be Primary Streets and Secondary Streets as defined below:

- (a) Primary Streets shall include Massachusetts Avenue and Somerville Avenue.
- (b) Secondary Streets shall include all streets not identified as Primary Streets.

17.805.2.2 Open Space. Lots shall be subject to a minimum ratio of total open space to lot area as set forth in the table below. The application of open space requirements shall be governed by Section 5.22. Some lots shall have a minimum requirement for Publicly Beneficial Open Space or Public Open Space as set forth in the table below, expressed as a minimum ratio of open space to lot area but included within the total open space requirement.

- 17.805.2.3 Front Yards.** Minimum required front yard setback distances are set forth in the table below. Such setback distances shall be measured in feet from front lot lines (or street lines). Different standards may apply based on the street type from which the setback is measured.
- 17.805.2.4 Side and Rear Yards.** Minimum required side and rear yard setback distances are set forth in the table below. Such setback distances shall be measured in feet from side or rear lot lines. Different standards may apply based on whether or not the portion of the lot line from which the setback is measured is located within 85 feet of a front lot line abutting a Primary Street, measured perpendicularly from the front lot line.
- 17.805.2.5 Upper Story Setbacks.** Minimum setback distances are set forth in the table below that apply to portions of buildings above a specified height above grade. Such setback distances shall be measured in feet horizontally from either the front lot line, varying by street type, or from a zoning district boundary adjoining a Residence district. Where development is impacted by the Flood Resilience Standards in Section 22.80, the heights at which upper story setbacks are required shall be adjusted according to the provisions of Section 5.23.2.
- 17.805.2.6 Yard Exceptions and Projections.** In general, the yard provisions of Section 5.24 shall apply to yard setbacks but not to upper story setbacks. However, portions of buildings may project into a required front setback or upper story setback from a Primary Street, notwithstanding Paragraph 5.24.1(f), if the following limitations are met:
- (a) Projections shall not be allowed at or below the ground story.
 - (b) Projections shall not extend more than four (4) feet into the required setback.
 - (c) Projections shall not occur over more than fifty percent (50%) of the total area of the façade facing a Primary Street.
 - (d) In a MAS-12 or MAS-18 district, the Planning Board may approve additional, limited projections into a yard setback or upper story setback upon granting a special permit if it is found to provide spatial definition of larger or broader streets, parks, or squares or to emphasize significant locations such as major street intersections, prominent bends in streets, and termina of major view corridors.
- 17.805.2.7 Upper Story Floorplates.** Portions of buildings above a specified height shall have a maximum floorplate area in square feet as set forth in the table below. For the purpose of this Section, the floorplate above a specified height shall mean the Gross Floor Area of any contiguous story of the building located partially or completely above the specified height. A building may have multiple non-contiguous stories above the specified height so long as each contiguous story does not exceed the maximum floorplate area. Where development is impacted by the Flood Resilience Standards in Section 22.80, the heights at which floorplates are limited shall be adjusted according to the provisions of Section 5.23.2.
- 17.805.3 Table of Site Plan Standards.**

| | MAS-6 | MAS-12 | MAS-18 |
|--|------------|--|--|
| Minimum Open Space as a percentage of lot area | | | |
| Lots with no buildings more than 8 stories above grade | none | none | none |
| Lots with a building 9 or more stories above grade | N/A | 15% total 10% public or publicly beneficial | 15% total 10% public or publicly beneficial |
| Minimum Yard Setbacks in feet | | | |
| Front, Primary Streets | none | 3' | 3' |
| Front, Secondary Streets | 2' | 2' | 2' |
| Side or Rear, within 85 feet of a Primary Street | none | none | none |
| Side or Rear, not within 85 feet of a Primary Street | 5' | 5' | 5' |
| Minimum Upper Story Setbacks in feet | | | |
| Setback from Primary Street | none | 13' above 100' | 13' above 100' |
| Setback from Secondary Street | none | 12' above 100' | 12' above 100' |
| Setback from Residence District Boundary | none | 15' above 75' 25' above 100' | 15' above 75' 25' above 100' |
| Maximum Upper Story Floorplates in square feet | | | |
| Maximum floorplate | No maximum | 15,000 sf. above 100' | 15,000 sf. above 100' |

17.805.4 Building and Site Design Standards.

17.805.4.1 Location of Uses. The standards for location of uses set forth in Section 19.53 of this Zoning Ordinance shall be met.

17.805.4.2 Maximum Building Length. A building footprint exceeding two hundred (200) feet in length, measured parallel to a street line, shall contain a massing recess extending back at least fifteen (15) feet in depth measured from and perpendicular to the front lot line and at least fifteen (15) feet in width measured parallel to the front lot line so that the maximum length of unbroken façade is two hundred (200) feet.

17.805.4.3 Front Yard Design.

(a) The area directly between a front lot line and the principal wall plane of the building nearest to that front lot line shall consist of any combination of hardscaped walkways, landscaped areas, and usable spaces such as seating, benches, canopies, awnings, porches, patios accessible to pedestrians, or bicycle parking, and may contain elevated porches, walkways, stairs, and/or ramps to provide a transition from the sidewalk Grade to portions of the Ground Story that are elevated

above grade.

- (b) Parking and circulation for automobiles shall not be permitted in a front yard with the exception of access drives to parking facilities located elsewhere on the lot, which shall be limited to a total of thirty (30) feet of width for each one hundred (100) feet of lot frontage.

17.805.4.4 Overall Façade Transparency. At least twenty percent (20%) of the total area of building façades facing a public street or public open space shall consist of clear glass windows. This figure shall be increased to thirty percent (30%) for non-residential portions of the building, if any. No minimum requirement shall be imposed for portions of buildings containing uses identified in Paragraph 19.50(2)(c).

17.805.4.5 Ground Story Façade Transparency. For the portion of the Ground Story façade facing a Primary Street, the following additional standards shall apply:

- (a) Where the Ground Story contains non-residential uses, the portion of the façade between two (2) feet and ten (10) feet above the finished floor shall consist of at least fifty percent (50%) transparent glass windows.
- (b) There shall be no section of the façade more than twenty-five (25) feet in length, measured parallel to the street, that does not contain at least one transparent window or pedestrian entryway.

17.805.4.6 Ground Story Finished Floor Grade. Ground Stories shall not have a finished floor below the mean Grade of the adjacent sidewalk on a Primary Street. Ground Stories containing only residential uses may be elevated no more than four (4) feet above the mean Grade of the adjacent sidewalk or to the 1%-LTFE as described in the Flood Resilience Standards in Section 22.80 of this Zoning Ordinance, whichever is greater. Ground Stories containing non-residential uses may be elevated above the sidewalk grade no higher than the 1%-LTFE, where applicable.

17.805.4.7 Ground Story Height. The minimum height of a Ground Story shall be fifteen (15) feet, measured from the Grade of the adjacent sidewalk on a Primary Street to the finished floor of the second Story Above Grade.

17.805.4.8 Ground Story Entrances. Each use at the Ground Story shall have a pedestrian entrance directly from the public sidewalk of a Primary Street, or of a Secondary Street where the use does not have direct frontage onto a Primary Street. All pedestrian entrances shall be accessible by way of routes that are separated from parking areas or motor vehicle access drives. Where the Ground Story is elevated above the Grade of the existing sidewalk, access to Ground Story uses shall be provided from the sidewalk using exterior or interior ramps, stairs, lifts, or other means that meet accessibility standards.

17.805.4.9 Structured Parking Restrictions.

- (a) Structured parking in Stories Above Grade, whether as a principal or accessory use,

shall not be permitted to have direct frontage on a Primary Street but shall be permitted if it is shielded from a Primary Street by a building or portion of a building containing principal non-residential or residential uses, pedestrian lobbies and common areas, or other areas devoted to non-vehicular use with a depth of at least 20 feet measured from the building façade to the above-grade parking facility in a direction perpendicular to the Primary Street. Driveway access shall be permitted as allowed in Section 17.804.4.3.

- (b) Structured parking in Stories Below Grade shall be permitted but must be fully screened from a Primary Street by an exterior wall wherever the story extends above the sidewalk grade.
- (c) All permitted structured parking, where not fully enclosed within a building, shall be screened from view from adjacent public streets by fences, plantings, fabric, or similar decorative elements that are at least fifty percent (50%) opaque across the visible portion of the structured parking with the exception of vehicular entrances and exits.

17.805.4.10 Fences. Fences within a front, side, or rear yard shall meet the following standards:

- (a) No fence shall be made primarily of chain-link or wire.
- (b) Fences may be provided for the purpose of screening parking areas, driveways, or on-grade mechanical or electrical equipment but shall be less than seven (7) feet in height above grade and may be partially or fully opaque. Any opaque fence shall be reviewed by the Cambridge Department of Transportation to ensure that it does not compromise safety by impeding views for motor vehicle drivers.
- (c) Fences may be provided for the purpose of containing or protecting planted areas, including trees, as well as for delineating Private Open Space for the use of occupants of the lot, but may be no more than thirty percent (30%) opaque and may be no more than four (4) feet in height above grade if located in a front yard and no more than six (6) feet above grade if located in a side or rear yard.
- (d) Fences not meeting the standards or serving the purposes described in Paragraphs (a) through (c) above shall require a special permit from the Planning Board.

17.805.4.11 Street Tree Planting. New buildings containing 25,000 square feet of Gross Floor Area or more shall incorporate tree plantings on public sidewalks directly adjacent to the lot or otherwise needing to be rebuilt as part of the development to the extent feasible, subject to approval by the Department of Public Works in accordance with the Cambridge Urban Forest Master Plan.

17.805.4.12 Mechanical Equipment, Refuse Storage, and Loading Areas. The standards for location and screening set forth in Section 19.58 of this Zoning Ordinance shall be met. Electrical equipment whose location is mandated by a public utility is strongly discouraged from being located on a Primary Street; however, where it is necessary, it shall be screened from public view by fences, plantings, or similar materials to the greatest extent allowable by the utility's standards.

17.806 Transportation.

- 17.806.1 Off-Street Parking, Bicycle Parking, and Loading.** The off-street parking, bicycle parking, and loading requirements of the Business A district as set forth in Article 6.000 of the Zoning Ordinance shall apply equally to the Massachusetts Avenue Districts, except as set forth below.
- 17.806.2 Waiver of Off-Street Loading Requirements.** The Planning Board may, upon issuing a special permit, waive any requirements for the amount, location, and design of loading facilities, and may permit loading facilities to be shared across various uses and lots within the Massachusetts Avenue Districts, upon finding that such waiver would reduce the negative impacts of loading activities on pedestrian access to the public sidewalk. The special permit may include conditions to ensure this criterion is met.
- 17.807 Development Review.**
- 17.807.1 Review Procedures.** The Massachusetts Avenue Districts shall be considered Areas of Special Planning Concern. The development review procedures shall apply as set forth in Article 19.000 of the Zoning Ordinance.
- 17.807.2 Special Permit Criteria.** In granting a special permit under this Section or any other special permit granted by the Planning Board, the Planning Board shall find that the following criteria are met in addition to the criteria in Section 10.43 of the Zoning Ordinance and other criteria specific to the special permit being sought:
- (a) The proposal supports the purpose of the Massachusetts Avenue Districts as described in Section 17.802.
 - (b) Development plans are in general conformance with the vision and goals of the *Mass Ave Planning Study (2023)* and the Citywide Urban Design Objectives in Section 19.30 of this Zoning Ordinance and are consistent with the *Citywide Urban Design Guidelines (2025)* and *Design Guidelines for Multifamily Housing (2025)* as applicable. The Planning Board may grant special permits for development that deviate from specific design guidelines if the Board finds that the proposal, on the whole, advances the intent of those guidelines.
- 17.808 Porter Square Planned Unit Development Overlay District (PUD-POR)**
- 17.808.1 Purpose.** This Section 17.808 is established to enable development at a greater height and density than the underlying base zoning in order to advance the following area-specific planning objectives for Porter Square described in the *Mass Ave Planning Study (2025)*:
- (a) Create a greater concentration of housing near public transit and other amenities.
 - (b) Retain the area’s function as a major retail center with a variety of amenities serving a local and regional population.
 - (c) Provide additional public open space serving unmet needs in the area.
 - (d) Improve pedestrian and bicycle connections through the area.

17.808.2 Applicability and Procedure.

- (a) The Planning Board may grant a special permit approving a Planned Unit Development (PUD) according to the procedures in Article 12.000 of this Zoning Ordinance.
- (b) In granting a special permit, the Planning Board shall find that the proposal complies with the requirements and criteria in Article 12.000, the Development Controls set forth below, and the criteria in Section 17.807 above and is generally supportive of the purpose of this Section 17.808.
- (c) The Planning Board may grant a special permit for a phased PUD to be built over an extended period of time, which period shall be defined in the special permit. For such a phased PUD, the Planning Board shall grant approval based on an overall site plan establishing building sites, arrangement of uses and Gross Floor Area, building heights, open spaces, travel routes for pedestrians, bicycles and vehicles, access and egress points, general explanations of how applicable development standards will be met, overall approach to sustainable development, and other relevant information deemed sufficient by the Planning Board. Individual buildings and major open spaces may be subject to future design review and approval by the Planning Board according to procedures set forth in the special permit.

17.808.3 Development Controls.

17.808.3.1 Development Parcel. The minimum development parcel size shall be 25,000 square feet. A development parcel may include any number of contiguous and non-contiguous lots within the Porter Square Planned Unit Development Overlay District.

17.808.3.2 Minimum Requirements. A PUD shall include the following components:

- (a) **Open Space.** At least 20% of the development parcel area, in the aggregate, shall be devoted to public or publicly beneficial open space. The purpose of this open space shall be to improve connections for pedestrians and bicycles and to provide active and passive recreational opportunities to the public that are not present in the immediate area. Publicly beneficial open space shall be generally accessible to the public for reasonable periods throughout the day for the purposes for which the open space is designed and approved by the Planning Board. Open space that provides pedestrian and bicycle access through the site shall be permanently guaranteed for public use by means of a recorded covenant, easement, conservation restriction, or other similar legal instrument acceptable to the City. Any proposal to significantly limit public access to the required open space shall require the approval of the Planning Board.
- (b) **Retail.** A minimum FAR of 0.5 shall be devoted to Retail and Consumer Service Establishments, inclusive of uses that would otherwise be exempt from FAR limitations by Section 17.804.1.1. At least one such establishment shall be a Grocery Store or Merchandise Store with at least 20,000 square feet of floor area providing goods that serve general convenience or household needs, or other establishment providing a comparable type of service to area households as

approved by the Planning Board. In approving a PUD, the Planning Board shall approve an initial plan for retail mix and tenanting that may be subject to change over time with Planning Board approval.

- (c) **Residential.** A minimum FAR of 3.0 shall be devoted to multifamily housing.

17.808.3.3 Development Limitations. The general use and dimensional requirements of the base zoning district shall apply with the following exceptions:

- (a) **Height.** The maximum height for residential uses shall be increased to 220 feet and 18 stories above grade within the MAS-18 base zoning district. The base zoning height limitations for residential uses shall apply to all development within the MAS-6 and MAS-12 districts. The maximum height for non-residential uses shall be increased to 55 feet and 5 stories above grade within the MAS-6, MAS-12, and MAS-18 base zoning districts.
- (b) **FAR.** The maximum FAR for non-residential uses shall be 1.25. Exemptions allowable by Section 17.804.1.1 shall apply. FAR limitations may be calculated in the aggregate across the entire development parcel so that allowable Gross Floor Area may be concentrated or distributed flexibly across different contiguous or non-contiguous sites. Land within the development parcel that is later conveyed to the City of Cambridge by easement or fee interest to create a public or private street, a pedestrian or bicycle pathway, open space or park, or other public use shall be included in the total lot area when applying FAR limitations.
- (c) **Building and Site Plan Standards.** Any standards of Section 17.805 may be waived by the Planning Board when approving a PUD. The open space, yard setbacks, upper story setbacks, upper story floorplate areas, and other site plan standards for each development site shall be established by the Planning Board in its approval of a PUD special permit.
- (d) **Parking.** Off-street accessory parking shall be limited by the following maximum ratios for principal uses within the PUD. However, parking for the PUD may be provided in one or more pooled parking facilities serving all principal uses, or within a principal use parking facility (subject to the Commercial Parking Space Permits Ordinance, Chapter 10.16 of the Cambridge Municipal Code, where applicable) with approval from the Planning Board provided that the total number of parking spaces does not exceed the sum of maximum allowed parking for all other uses in the PUD.
 - (i) Maximum 0.25 spaces per Dwelling Unit for Residential Uses listed in Section 6.36.1, lines a. through h. of the Schedule of Parking and Loading Requirements.
 - (ii) Maximum 0.90 spaces per 1,000 square feet of GFA for Office Uses listed in Section 6.36.4, lines a. through e. of the Schedule of Parking and Loading Requirements.
 - (iii) Maximum 0.80 spaces per 1,000 square feet of GFA for Technical Office for Research and Development Uses listed in Section 6.36.4, line f. of the Schedule of Parking and Loading Requirements.

- (iv) Maximum 1.35 spaces per 1,000 square feet of GFA for Retail and Consumer Service Uses listed in Sections 6.36.5 and 6.36.6 of the Schedule of Parking and Loading Requirements.
 - (v) Maximum 0.50 spaces per 1,000 square feet of GFA for Industrial Uses listed in Sections 6.36.7 and 6.36.8 of the Schedule and Parking and Loading Requirements.
 - (vi) Uses not listed in (i) through (v) above as limited by the maximum requirements of Section 6.36 in a Business B district.
- (e) **Bicycle Parking.** Bicycle parking shall be provided as required by Section 6.100. however, the Planning Board may approve modifications to enable the creation of a pooled bicycle parking facility serving all uses within the PUD if it meets the criteria set forth in Section 6.108.

Amendments to Article 19.000.

Amend the first paragraph Section 19.23 to read as follows (with no changes to subsequent paragraphs):

19.23 Special Permit Threshold. In all applicable zoning districts, a Project Review Special Permit shall be required for new building construction or change of use (pursuant to Subsection 19.23.1 below) where a Table I threshold has been met, on a lot or combination of contiguous lots held in common ownership at any time after September 15, 2000. In a Business A, Business A-1, or Business A-2 district, or a Massachusetts Avenue District (MAS-6, MAS-12, or MAS-18), a Project Review Special Permit shall also be required for new building construction of 20,000 square feet or more of non-residential Gross Floor Area (GFA), though a Traffic Study shall not be required if a Table I threshold is not met. Where a mix of uses is proposed the threshold shall be determined by the application of the Mixed Use Formula set forth in Table 1.

Amend Section 19.46 to read as follows:

- 19.46** Areas of Special Planning Concern. The following zoning districts shall be considered Areas of Special Planning Concern:
- (a) Business A-1 and Business A-2 and Business A-4 Districts
 - (b) Parkway Overlay District
 - (c) Kirkland Place Overlay District
 - (d) Harvard Square Overlay District
 - (e) Central Square Overlay District
 - (f) Cambridgeport Revitalization Development District
 - (g) Massachusetts Avenue ~~Overlay~~ Districts (MAS-6, MAS-12, and MAS-18)
 - (h) Special District 12
 - (i) Special District 13
 - (j) Special District 14
 - (k) Memorial Drive Overlay District

- (l) Prospect Street Overlay District
- (m) Alewife Overlay Districts

Amendments to Article 20.000.

Delete Section 20.100 as follows:

20.100 - ~~MASSACHUSETTS AVENUE OVERLAY DISTRICT DELETED~~

Amend Section 20.501 to read as follows:

20.501 *Establishment and Scope.* There is hereby established the Lesley Porter Overlay District which shall be governed by regulations and procedures specified in this Section. The District encompasses property constituting Lesley University's Porter Square campus and has a ~~Business C~~ **Massachusetts Avenue** District base zoning designation.

Amend Section 20.503.1 to read as follows:

20.503.1 The buildings and land uses within this district shall be controlled by the pertinent regulations of the applicable base ~~Business C~~ zoning district ~~and the Massachusetts Avenue Overlay District, Section 20.100~~, except as modified by the requirements of this Section 20.500. Where regulations differ among the several applicable zoning districts, the provisions of this Section 20.500 shall apply.

Amend Section 20.504.2, Paragraph 1. to read as follows with no change to the following paragraphs:

20.504.2 Height.

1. Height shall be that permitted in the base ~~Business C~~ zoning district and, notwithstanding other provisions in the Zoning Ordinance, shall be measured from mean grade measured at the perimeter of the lot.

However, the height of any historic structure (including any building determined to be a Preferably Preserved Significant Building by the Cambridge Historical Commission under the provisions of Ordinance No. 965, designated as a landmark pursuant to Chapter 2.78 of the Cambridge Municipal Code or the subject of a Preservation Easement granted to the Cambridge Historical Commission) shall be exempted from the provisions of Sections 5.33.2 and 5.43. All other new construction within the Overlay District, however, shall be subject to these sections.

Amend Section 20.504.3 to read as follows:

20.504.3 Setbacks, yards.

1. Setbacks, except as otherwise provided in Section 20.504.3 (2) below, shall be the same as required in the base zoning district (~~Business C~~) for all new construction provided, however, that historic structures (as defined above) shall not be subject to the yard requirements of Sections 5.41 and 5.42, including if all or a portion of such structures is relocated on the same lot in the Overlay District.
2. Church Lot Setbacks.
 - a. There shall be a required setback of twenty (20) feet from the side lot line of the Church Lot perpendicular to Roseland Street.
 - b. There shall be required a 7.5 foot front yard setback along the Frost Terrace front lot line. Such setback shall not be subject to the surface parking restrictions of Section 6.44.1 ~~or the Massachusetts Avenue Overlay District, Section 20.100.~~
 - c. In granting a special permit for development on the Church Lot the Planning Board shall pay particular attention to the design details of the building wall facing this lot line and the landscape treatment of the yard provided, as required in Section 20.505 (9) below. In general building walls should not remain uninterrupted for more than thirty (30) feet, with changes in the plane of building wall of up to four (4) feet encouraged.

Amend Section 20.504.5, Paragraph 1. to read as follows with no change to the following paragraphs:

20.504.5 Open Space Requirements.

1. For the Church Lot ~~in the Business C District~~ located south of Roseland Street there shall be a minimum ratio of Open Space to Lot Area of ten (10) percent. For purposes of calculating Open Space under this provision the following requirements shall apply:
 - a. Open Space shall be located along the Massachusetts Avenue frontage and have a depth of at least twenty (20) feet and shall have a minimum area of 3,000 contiguous square feet;
 - b. Area that is covered by a portion of a building but is open on three (3) sides with a height of at least twelve (12) feet may be included;
 - c. Area that is ten (10) feet or more in any direction may be included.

Description of proposed district boundaries based on the maps submitted with the petition:

Massachusetts Avenue Corridor

MAS-6 District – Legal Description

Create two new districts on the Zoning Map of the City of Cambridge, MA entitled “Massachusetts Avenue District 6 (MAS-6)” with the following boundaries:

Beginning at the northernmost point of the existing BC District where it meets the Cambridge/Somerville Municipal Boundary and the C-1 District boundary, and proceeding in a southeasterly direction along the Cambridge/Somerville Municipal Boundary to the intersection of the extension of a line described as follows: measured perpendicular to, and offset to the southwest by 250 feet from, the boundary of the parcel frontage of property abutting the southwest side of Elm Street between Davenport Street and White Street; thence turning in a northwesterly direction and proceeding to follow this described line to the southern boundary of the C-1 District; thence turning in a northeasterly direction and proceeding to follow the C-1 District boundary to the point of beginning.

Beginning at the southeastern most point of the existing BC District where it meets the Cambridge/Somerville Municipal Boundary and the northern C-1 District boundary within the Roseland Street right-of-way, and proceeding along the northern C-1 District boundary in a westerly direction to the intersection of an extension of a line described as follows: the easternmost property line for a parcel located at Map 153 Lot 85, extended northward; thence turning in a northerly direction to follow this described line 100 feet from the parcel frontage of property abutting the north side of Roseland Street; thence turning in an easterly direction and proceeding along a line measured 100 feet perpendicular from the parcel frontage of property abutting the north side of Roseland Street; thence following this described line in an easterly direction and proceeding to the Cambridge/Somerville Municipal Boundary; thence turning southeasterly along the Cambridge/Somerville Municipal Boundary and proceeding to the point of beginning.

MAS-12 District – Legal Description

Create two new districts on the Zoning Map of the City of Cambridge, MA entitled “Massachusetts Avenue District 12 (MAS-12)” with the following boundaries:

Beginning at a point on the southern boundary of the C-1 District within the Davenport Street right-of-way measured 250 feet perpendicular from the parcel frontage of property abutting the southwestern side of Elm Street, and proceeding in a southeasterly direction along a line measured 250 feet perpendicular from the parcel frontage of property abutting

the southwestern side of Elm Street to the Cambridge/Somerville Municipal Boundary; thence turning in a southwesterly direction and proceeding along the Cambridge/Somerville Municipal Boundary to the intersection of a line measured 200 feet perpendicular from the parcel frontage of property abutting the northeast side of Somerville Avenue; thence turning in a northwesterly direction and proceeding to follow this described line to intersect with the street centerline of White Street; thence continuing in a northwesterly direction and proceeding along a line measured 200 feet perpendicular from the parcel frontage of property abutting the northeast side of Massachusetts Avenue to the southern boundary of the C-1 District within the Davenport Street right-of-way; thence turning in a northeasterly direction and proceeding along the C-1 District boundary to the point of beginning.

Beginning at the northernmost point of the C-1 District boundary where it meets the street centerline of Massachusetts Avenue, and proceeding in a northwesterly direction; thence continuing in a northwesterly direction, and proceeding along the OS District boundary to the intersection with the extension of a line described as follows: measured 100 feet perpendicular from the parcel frontage of property abutting the northeastern side of Massachusetts Avenue; thence turning in a southeasterly direction to follow this described line to the southeastern boundary of the C-1 District; thence continuing in a southeasterly direction and proceeding along the boundary of the C-1 District; thence turning in a southwesterly direction along the boundary of the OS District abutting the Cameron Avenue right-of-way and proceeding along the OS District boundary to meet the C-1 District boundary; thence turning in a southwesterly direction and proceeding along the C-1 District boundary to the intersection of the street centerline of Davenport Street; thence turning in a southwesterly direction and proceeding along the street centerline of Davenport Street to the intersection of the street centerline of Massachusetts Avenue; thence turning in a southeasterly direction and proceeding along the street centerline of Massachusetts Avenue to the intersection of the street centerline of Roseland Street; thence turning in a easterly direction and proceeding along the street centerline of Roseland Street to the intersection of the C-1 District boundary; thence turning in a southerly direction and proceeding along the C-1 District boundary to the intersection with the extension of a line described as follows: measured 100 feet perpendicular from the parcel frontage of property abutting the eastern side of Massachusetts Avenue; thence continuing in a southerly direction to follow this described line to a southern boundary of the C-1 District; thence continuing in a southerly direction and proceeding along the western boundary of the C-1 District to the northern boundary of the C-2A district boundary; thence continuing in a southerly direction and proceeding along the extension of a line described as follows: measured 100 feet perpendicular from the parcel frontage of

property abutting the eastern side of Massachusetts Avenue; thence continuing in a southerly direction to follow this described line to the southern boundary of the C-2A district; thence turning in a westerly direction and proceeding along the C-2A district boundary to the intersection with the eastern boundary of the C-2 District; thence continuing in a westerly direction and proceeding along the southern boundary of the C-2 District to the intersection with the extension of a line described as follows: measured 100 feet perpendicular from the parcel frontage of property abutting the western side of Massachusetts Avenue; thence continuing in a northerly direction to follow this described line to the intersection with the boundary of the C-1 District; thence continuing in a northerly direction to follow the eastern boundary of the C-1 District to the intersection with the southern boundary of the C-2 District within the Linnaean Street right-of-way; thence continuing in a northerly direction and proceeding along the eastern boundary of the C-2 District to the intersection with the boundary of the C-1 District; thence continuing in a northerly direction and proceeding along the eastern boundary of the C-1 District to the boundary of the C-2 District; thence continuing in a northerly direction and proceeding along the eastern boundary of the C-2 district to the southern boundary of the C-1 District; thence continuing in a northerly direction and proceeding along the eastern boundary of the C-1 District to the northern boundary of the C-1 District; thence continuing in a northerly direction and proceeding along the extension of a line described as follows: measured 100 feet perpendicular from the parcel frontage of property abutting the western side of Massachusetts Avenue; thence continuing in a northerly direction to follow this described line to the southern boundary of the C-1 District; thence turning in a northwesterly direction and proceeding along the eastern boundary of the C-1 District to the boundary of the BA-5 District; thence turning in a southwesterly direction and proceeding along the BA-5 District boundary to the northern boundary of the C-1 District; thence turning in a westerly direction and proceeding along the C-1 District boundary to the southern boundary of the OS District; thence turning in an easterly direction and proceeding along the OS District boundary to the southern edge of the SD-2 boundary; thence turning in a northwesterly direction and proceeding along the SD-2 boundary to the southern boundary of the C-1 District; thence continuing in a northwesterly direction and proceeding along the C-1 District boundary to southeastern boundary of the C-1 District where it meets the extension of a line described as follows: measured 100 feet perpendicular from the parcel frontage of property abutting the southwestern side of Massachusetts Avenue; thence continuing in a northwesterly direction to follow this described line to the intersection with the southeastern boundary of the OS District; thence turning in a northeasterly direction and proceeding along the boundary of the OS District to the point of beginning. Add a boundary that excludes the existing OS district on the property located on Map 184, Lot RR4.

MAS-18 District – Legal Description

Create a new district on the Zoning Map of the City of Cambridge, MA entitled “Massachusetts Avenue District 18 (MAS-18)” with the following boundaries:

Beginning at a point on the southern boundary of the C-1 District within the Davenport Street right-of-way measured 200 feet perpendicular from the parcel frontage of property abutting the northeast side of Massachusetts Avenue and proceeding in a southeasterly direction along a line described as follows: measured 200 feet perpendicular from the parcel frontage of property abutting the northeast side of Massachusetts Avenue; thence continuing in a southeasterly direction and proceeding to follow this described line to intersect with the street centerline of White Street; thence continuing in a southeasterly direction and proceeding along a line measured 200 feet perpendicular from the parcel frontage of property abutting the northeast side of Somerville Avenue to the Cambridge/Somerville Municipal Boundary; thence turning in a southeasterly direction and proceeding along the Cambridge/Somerville Municipal Boundary to a point measured 100 feet perpendicular from the parcel frontage of property abutting the north side of the Roseland Street right-of-way; thence turning in westerly direction along a line measured 100 feet perpendicular from the parcel frontage of property abutting the north side of the Roseland Street right-of-way to the intersection of an extension of a line described as follows: the easternmost property line for a parcel located at Map 153 Lot 85, extended northward; thence turning in a southerly direction and proceeding along the described line to the northern boundary of the C-1 District; thence turning in a westerly direction and proceeding along the street centerline of Roseland Street to the intersection of the street centerline of Massachusetts Avenue; thence turning in a northerly direction and proceeding along the street centerline of Massachusetts Avenue to the intersection of the street centerline of Davenport Street; thence turning northeast and proceeding along the street centerline of Davenport Street to the point of beginning.

PUD-POR District – Legal Description

Create a new district on the Zoning Map of the City of Cambridge, MA entitled “Planned Unit Development District – Porter Square (PUD-POR)” with the following boundaries:

Beginning at the southern boundary of the C-1 District within the Davenport Street right-of-way where it meets the Cambridge/Somerville Municipal boundary; thence continuing in a southeasterly direction and proceeding along the Cambridge/Somerville Municipal boundary to the intersection with the northern boundary of the C-1 District; thence turning in a westerly direction and proceeding along the C-1 District boundary to the street centerline of Massachusetts Avenue; thence turning in a northerly direction and

proceeding along the street centerline of Massachusetts Avenue to the intersection of the street centerline of Arlington Street; thence turning in a westerly direction and proceeding along the street centerline of Arlington Street until meeting the boundary of the C-2 District; thence continuing in a northerly direction and proceeding along the eastern boundary of the C-2 district to the southern boundary of the C-1 District; thence continuing in a northerly direction and proceeding along the eastern boundary of the C-1 District to the northern boundary of the C-1 District; thence continuing in a northerly direction and proceeding along the extension of a line described as follows: measured 100 feet perpendicular from the parcel frontage of property abutting the western side of Massachusetts Avenue; thence continuing in a northerly direction to follow this described line to the southern boundary of the C-1 District; thence turning in a northwesterly direction and proceeding along the eastern boundary of the C-1 District to the intersection of the existing BC District and BA-2 District boundaries; thence turning in a northeasterly direction and proceeding along the existing BC District and BA-2 District boundaries until intersecting with the western boundary of the C-1 District; thence turning in a southeasterly direction and proceeding along the C-1 District boundary to the point of beginning.

C-1A District – Legal Description

Rezone the area described as follows from its current designation of Business C (BC) to the designation Residence C-1A (C-1A):

Beginning at the northwesternmost point of the existing BC District that includes the property located on Map 200 Lot 100 where it meets the boundaries of the existing C-1A District and C-1 District, and proceeding along the existing BC District boundary southeasterly until the intersection of the extension of a line described as follows: measured 100 feet perpendicular from the parcel frontage of property abutting the western side of Massachusetts Avenue; thence turning in a southeasterly direction to follow this described line to the intersection of the existing BC District and C-1 District boundaries; thence turning in a southwesterly direction along the boundary of the existing BC District and C-1 District to the eastern boundary of the C-1A District; thence turning in a northeasterly direction along the existing BC District and C-1A District boundaries to the point of beginning.

Proposed Massachusetts Avenue Districts

September 2025

Cambridge, Massachusetts

