



# ORDINANCE COMMITTEE

## COMMITTEE MEETING

~ MINUTES ~

Wednesday, September 21, 2022

5:30 PM

Sullivan Chamber  
795 Massachusetts Avenue  
Cambridge, MA 02139

The Ordinance Committee will meet to continue the Public Hearing on Ordinance # 2022-5, that would eliminate parking minimums. The Public Hearing Notice was published on July 14, 2022, and again on July 22, 2022. The Public Hearing was opened and recessed on August 3, 2022

Attendee Name	Present	Absent	Late	Arrived
Burhan Azeem	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dennis J. Carlone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Alanna Mallon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Marc C. McGovern	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Patricia Nolan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E. Denise Simmons	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Paul F. Toner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Quinton Zondervan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sumbul Siddiqui	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

A public meeting of the Cambridge City Council's Ordinance Committee was held on Wednesday, September 21, 2022. The meeting was Called to Order at 5:30 p.m. by the Chair, Councillor McGovern. Pursuant to Chapter 20 of the Acts of 2022 adopted by Massachusetts General Assembly and approved by the Governor, this public meeting was hybrid, allowing participation in person, in the Sullivan Chamber, 2<sup>nd</sup> Floor, City Hall, 795 Massachusetts Avenue, Cambridge, MA and by remote participation via zoom.

**Chair McGovern called the meeting to order.** The Chair noted that the call of the meeting was to continue the Public Hearing on Ordinance #2022-5 that would eliminate parking minimums. The Public Hearing was first opened and recessed on August 3, 2022.

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem – Present/In Sullivan Chamber

Councillor Dennis J. Carlone – Present/Remote

Vice Mayor Alanna M. Mallon – Present/In Sullivan Chamber

Councillor Marc C. McGovern – Present/Remote

Councillor Patricia Nolan – Present/In Sullivan Chamber

Councillor E. Denise Simmons – Absent

Councillor Paul Toner – Present/Remote

Councillor Quinton Y. Zondervan – Present/Remote

Mayor Sumbul Siddiqui – Present/In Sullivan Chamber

**Present-8, Absent-1. Quorum established.**

Minutes Acceptance: Minutes of Sep 21, 2022 5:30 PM (Committee Reports)

At the opening of the meeting there was no one to participate in public comment.

**The Chair, Councillor McGovern recognized Councillor Zondervan who provided an update and noted that the redlined version of the original ordinance proposal was sent to the Planning Board. Copy attached.**

**The Chair, Councillor McGovern recognized Councillor Azeem who made a presentation in support of eliminating parking minimums. Copy attached.**

**The Chair, Councillor McGovern recognized Neil Miller, 102 Pearl Street, Cambridge, MA who was remote to participate in public comment.** Neil Miller spoke on the matter before the Committee.

The Chair, Councillor McGovern, recognized Iram Farooq, Assistant City Manager for Community Development who introduced the members of her team present, Jeff Robert, Joseph Barr, and Susanne Rasmussen.

Jeff Roberts reiterated the Planning Board activity related to this petition and their negative recommendation. Copy attached.

The Chair, Councillor McGovern recognized Councillor Zondervan who spoke on his amendment noting that it would not change the table.

**The Chair, Councillor McGovern made a motion to close public comment at approximately 6:05 p.m.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – No

Mayor Sumbul Siddiqui – Yes

**Yes-8, No-1. Absent-0. Motion passed.**

The Chair, Councillor McGovern recognized Councillors for comments and questions that City Solicitor Nancy Glowa and CDD representatives addressed.

**The Chair, Councillor McGovern recognized Councillor Zondervan who made a motion to amend the petition by substitution so that it adds the sentence underlined and in red below to section 6.30, and that this be the entirety of the petition:**

**6.30 - PARKING QUANTITY REQUIREMENTS**

**6.31 *Required Amount of Parking.*** Off street parking facilities shall be provided for each use of a lot or structure in the amount specified in the schedule of parking requirements contained in Subsection 6.36. Said schedule specifies the amount of accessory off street parking required for each type of land use listed in "Table of Use Regulations" in this Ordinance. The amount of required parking is also based on the intensity of development permitted in the district in which the use is located. **Notwithstanding any other provision in the zoning, the minimum accessory parking required for all uses shall be zero (0) parking spaces.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – No

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

**Yes-8, No-1. Absent-0. Motion passed.**

**Councillor Zondervan made a motion to send proposed Zoning Ordinance #2022-5, as amended (listed below) to the Full Council with a favorable recommendation to pass to a second reading.**

**6.30 - PARKING QUANTITY REQUIREMENTS**

**6.31 *Required Amount of Parking.*** Off street parking facilities shall be provided for each use of a lot or structure in the amount specified in the schedule of parking requirements contained in Subsection 6.36. Said schedule specifies the amount of accessory off street parking required for each type of land use listed in "Table of Use Regulations" in this Ordinance. The amount of required parking is also based on the intensity of development permitted in the district in which the use is located. **Notwithstanding any other provision in the zoning, the minimum accessory parking required for all uses shall be zero (0) parking spaces.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – No

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Absent

**Yes-7, No-1. Absent-1. Motion passed.**

**Councillor Zondervan made a motion to adjourn.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Absent

**Yes-8, No-0. Absent-1. Motion passed.**

**The Ordinance Committee adjourned at approximately 6:32 p.m.**

**Attachments:**

Communication to the Planning Board dated August 11, 2022, showing redlined version of proposed changes.

Councillor Azeem's Presentation

Communication from Y-An Huang, City Manager dated September 12, 2022, with attached Planning Board negative recommendation

**Clerk's Note:** The City of Cambridge/22 City View records every City Council meeting and every City Council Committee meeting. This is a permanent record. This is the link to this meeting:

[https://cambridgema.granicus.com/player/clip/324?view\\_id=1&redirect=true&h=09f2d7e09d3f0ebcdb959f089e3f922a](https://cambridgema.granicus.com/player/clip/324?view_id=1&redirect=true&h=09f2d7e09d3f0ebcdb959f089e3f922a)

All meetings are "closed captioned". After each meeting the "closed captioned transcripts" are available online at: <https://app.box.com/s/9qormcahynjt4pzpt1n5opixogl3q7k5>

Please note that there is no editing of these "closed captioned transcripts" and they do not constitute a verbatim transcript prepared by a certified transcriber.

**That section 6.36 entitled, Schedule of Parking and Loading Requirements, of Article 6.000, entitled OFF STREET PARKING AND LOADING REQUIREMENTS AND NIGHTTIME CURFEW ON LARGE COMMERCIAL THROUGH TRUCKS, of the Zoning Ordinance of the City of Cambridge be amended CHARTER RIGHT EXERCISED BY COUNCILLOR IN COUNCIL SIMMONS FEBRUARY 7, 2022 (Ordinance #2022-5)**

**A communication transmitted from Yi-An Huang, City Manager, relative to a Planning Board report with negative recommendation on the Accessory Parking Requirements Zoning Petition.**

**A communication was received from Councillor Zondervan, transmitting a copy of Policy Order from June 27, 2022 City Council meeting regarding Parking Minimums Ordinance.**

**A communication was received from Councillor Azeem, transmitting a presentation regarding Parking Minimums - Ordinance Committee Presentation .**



# City of Cambridge

04  
Calendar Item #  
**FIRST IN COUNCIL**  
~~February 6, 2022~~

COUNCILLOR AZEEM  
COUNCILLOR ZONDERVAN  
COUNCILLOR MCGOVERN

- WHEREAS: Some residents in Cambridge drive and benefit from off-street parking spaces; not every resident, however, drives a car, and so the City should not require, but still allow, homes to have off-street parking spaces; and
- WHEREAS: Parking minimums can force homeowners and residential & commercial developers to accommodate space for more parking than they deem necessary, leading to higher project costs and a decrease in the number of units or amount of open space; and
- ORDERED: That the Zoning Ordinance of the City of Cambridge be amended by substitution as follows:
- 6.30 - PARKING QUANTITY REQUIREMENTS
- 6.31 Required Amount of Parking. Off street parking facilities shall be provided for each use of a lot or structure in the amount specified in the schedule of parking requirements contained in Subsection 6.36. Said schedule specifies the amount of accessory off street parking required for each type of land use listed in "Table of Use Regulations" in this Ordinance. The amount of required parking is also based on the intensity of development permitted in the district in which the use is located. Notwithstanding any other provision in the zoning, the minimum accessory parking required for all uses shall be zero (0) parking spaces.

Minutes Acceptance: Minutes of Sep 21, 2022 5:30 PM (Committee Reports)

**History:**

**02/07/22**    **City Council**  
**02/28/22**    **City Council**  
**06/27/22**    **City Council**  
**08/03/22**    **Ordinance Committee**

**CHARTER RIGHT**  
**REFERRED TO COMMITTEE**  
**REFERRED TO COMMITTEE**

**Next: 02/28/22**

**Minimum accessory parking required for all uses shall be 0 parking spaces.**

Land Use Category		Open Space, Res A-1, A-2, Res B	Res C, C-1, C-1A, Off 1, Bus A (Comm), Bus A-1, A-2, Bus A-3 <sup>14</sup> , A-4, Ind A-1, Ind B-2, Ind C	Bus. C, C-1, Ind A, Off 2, 2A, Res C-2, C-2A, Res C-2B, Bus A (res)	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)
6.36.1	Residential Uses							
a.	Detached dwelling occupied by not more than one family	0	0	0	0	n/a	R1	R1
b.	Two family dwelling	0	0	0	0	n/a	R2	R2
c.	Existing one-family detached dwelling converted for two families	0	0	0	0	n/a	R1	R1
d.	Townhouse development 2	0	0	0	0	n/a	R2	R2

e.	Elderly oriented housing, elderly oriented congregate housing	0	0	0	0	n/a	R3	R3
f.	Existing dwelling converted for elderly oriented congregate housing	0	0	0	0	n/a	R3	R3
g.	Multifamily dwelling	0	0	0	0	n/a	R2	R2
h.	Existing dwelling converted for more than two families	0	0	0	0	n/a	R2	R2
i.	Transient and nonfamily accommodations							
	1. Tourist house in an existing dwelling	0	0	0	0	n/a	R5	R5
	2. Hotel	0	0	0	0	E	R5	R5
	3. Motel	0	0	0	0	E	R5	R5
	4. Lodging House	0	0	0	0	E	R4	R4
j.	Trailer park or mobile home park	0	0	0	0	n/a	R2	R2



6.36.2	Transportation, Communication & Utility Uses							
a.	Bus or railroad passenger station	0	0	0	0	n/a	N5	N3
b.	Automobile parking lot or parking garage for private passenger cars	0	0	0	0	n/a	P	P
c.	Railroad freight terminal, railroad yards and shops	0	0	0	0	A	N5	N5
d.	Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or buses; parking lot for trucks	0	0	0	0	A	N5	N5
e.	Radio and television transmission station, including towers	0	0	0	0	A	N5	N5
f.	Radio and television studio	0	0	0	0	D	N1	N5
g.	Telephone exchange, transformer station, substation, gas regulator, or pumping station	0	0	0	0	A	N5	N5

h.—k.	Reserved							
l.	Cannabis Courier Establishment	0	0	0	0	A	N5	N5
<b>6.36.3</b>	<b>Institutional Uses</b>							
a.	Religious Purposes							
	1. Place of worship	0	0	0	0	F	N5	N3
	2. Rectory, parsonage	0	0	0	0	n/a	R1	R1
	3. Convent, monastery	0	0	0	0	n/a	R4	R4
	4. Social or recreation center	0	0	0	0	F	N5	N3
	5. Other use with religious purposes	0	0	0	0	F	N5	N3
b.	Educational Purposes							
	1. Preschool, day care center kindergarten	0				F	E1	E1
	2. Primary School	0				F	E1	E1
	3. Secondary School	0				F	E1	E1

4. College or university athletic facility, auditorium, theater or similar facility, any of which is customarily accessible to the general public on a paid admission fee or other basis.	0	0	0	0	F	E2 15	E3 15
5. College or university laboratory or research facility customarily involving radioactive materials and other controlled substances, high intensity electromagnetic radiation or chemical or biological processes which could entail a high level of danger to the public health.	0	0	0	0	F	E2	E2
6. Other college or university faculty							
a. Dining halls, canteens and similar eating facilities	0	0	0	0	E	E2	E3
b. Administrative faculty and staff offices, teaching facilities, libraries, museums, service facilities and	0	0	0	0	F	E2	E2

	facilities not specified in 6.36.3-4, 5, or 8.							
	7. Vocational or other schools	0	0	0	0	F	E1	E1
	8. Group residential and related facilities							
	a. Dormitories	0	0	0	0	E	R4	R4
	b. Fraternities and sororities	0	0	0	0	E	R4	R4
	c. Non-Commercial Research Facilities							
	1. Laboratory or other research facility customarily involving research with radioactive materials, controlled substances, radiation or chemical or biological processes potentially entailing a high level of danger to the public health and safety	0	0	0	0	F	N2	N5
	2. Private library or study center	0	0	0	0	F	N5	N3

	3. Other noncommercial research facilities	0	0	0	0	F	N2	N5
d.	Health Care Facilities							
	1. Hospital	0	0	0	0	E	N3	N4
	2. Infirmary	0	0	0	0	E	N3	N4
	3. Nursing home, convalescent home	0	0	0	0	E	N3	N4
	4. Clinic not affiliated with any other institution	0	0	0	0	E	N3	N3
	5. Clinic affiliated with a hospital or accredited university medical school	0	0	0	0	E	N3	N3
	6. Clinic connected to a community center	0	0	0	0	E	N3	N3
	7. Other health care facilities	0	0	0	0	E	N3	N3
e.	Social Service Facilities							
	1. Social service center	0	0	0	0	F	N5	N3

	2. Community center	0	0	0	0	F	N5	N3
	3. Community residence	0	0	0	0	E	R4	R4
	4. Personal Care lodging house	0	0	0	0	E	R4	R4
f.	Local government							
	1. Administrative office	0	0	0	0	F	N1	N3
	2. Fire or police station	0	0	0	0	n/a	N3	N5
	3. Library or museum	0	0	0	0	F	N5	N3
	4. Municipal service facilities	0	0	0	0	A	N1	N3
	5. Public parks, playgrounds or public recreation building	0	0	0	0	n/a	N5 15	N3 15
g.	Other governmental facilities	n/a	n/a	n/a	n/a	n/a	N3	N5
h.	Other institutional uses							
	1. Club, lodge or other fraternal or sororal meeting facility	0	0	0	0	F	N5	N3

	2. Museum or noncommercial gallery (including facilities for cultural and ethnic heritage appreciation)	0	0	0	0	F	N5	N3
	3. Cemetery	0	0	0	0	n/a	N5	N5
	4. Other institutional use	n/a 6	n/a 6	n/a 6	n/a 6	F	n/a 6	n/a 6
<b>6.36.4</b>	<b>Office and Laboratory Use</b>							
a.	Office of a physician, dentist or other medical practitioner not located in a clinic listed under Subsection 4.33(d) n/a	n/a	0	0	0	F	N1	N5
b.	Office of an accountant, attorney, or other nonmedical professional person n/a	n/a	0	0	0	F	N1	N5
c.	Real estate, insurance or other agency office n/a	n/a	0	0	0	F	N1	N5
d.	General office use n/a	n/a	0	0	0	F	N1	N5

e.	Bank, trust company or similar financial institution	(ground floor) n/a	0	0	0	F	N1	N3
		(upper floor)	0	0	0	F	N1	N5
f.	Technical office for research development laboratory or research facility subject to the restrictions in Section 4.21(m)	n/a	0	0	0	F	N2	N5
<b>6.36.5</b>	<b>Retail Business and Consumer Service Establishments</b>  Retail Business and Consumer Service Establishment, not otherwise defined	n/a	0	0	0	B 6	N4 6	N2 6
a-1.	Convenience Store	n/a	0	0	0	B	N4	N1
a-2.	Merchandise Store	n/a	0	0	0	B	N4	N2
a-3.	Grocery Store	n/a	0	0	0	B	N4	N1



b.	Craft Retail and Production Shop	n/a	0	0	0	A	N5	N5
c.	Personal Services Establishment	n/a	0	0	0	D	N4	N2
d.	Reserved							
e.	Reserved							
f-1.	Restaurant	n/a	0	0	0	C	N3	N1
f-2.	Bar	n/a	0	0	0	C	N3	N1
f-3.	Craft Beverage Establishment	n/a	0	0	0	C	N3	N1
f-4.	Food Stand or Kiosk	n/a	0	0	0	C	N3	N1
f-5.	Food Hall	n/a	0	0	0	C	N3	N1
g.	Dance Hall or Nightclub	n/a	0	0	0	C	N3	N1
h.	Theater	n/a	0	0	0	F	N5	N1
i-1.	Commercial Recreation Establishment	n/a	0	0	0	F	N4	N1
i-2.	Fitness Center	n/a	0	0	0	F	N4	N1

j.	Funeral Home	n/a	0	0	0	F	N4	N2
k.	Reserved							
l.	Animal Services Facility	n/a	0	0	0	F	N3	N3
m.	Sales place for new and used cars, vehicle rental agencies	n/a	0	0	0	C	N5	N5
n.	Reserved							
o.	Quick-Service Food Establishment	n/a	0	0	0	C	N3	N1
q-1.	Art/Craft Studio 13	n/a	0	0	0	n/a	N1	N5
q-2.	Performing Arts Studio 13	n/a	0	0	0	n/a	N1	N5
r.	Bakery, Retail	n/a	0	0	0	B	N4	N1
s.	Cannabis Retail Store	n/a	0	0	0	B	N4	N2
<b>6.36.6</b>	<b>Outdoor Retail or Consumer Service Establishments</b>	n/a	0	0	0	D 6	N4 6,15	N2 6,15

	Outdoor Retail or Consumer Service Establishment, not otherwise defined							
a.	Open-Lot Retail Sales Establishment	n/a	0	0	0	D	N4 15	N2 15
b.	Drive-In Food Service Establishment	n/a	n/a 6	n/a 6	n/a 6	C	N3 15	N1 15
c.	Drive-In Consumer Service Establishment	n/a	n/a 6,10	n/a 6,10	n/a 6,10	D	N1 15	N5 15
d.	Outdoor Entertainment and Recreation Facility	n/a	n/a 6	n/a 6	n/a 6	n/a	N4 15	N1 15
e.	Drive-In Theater	n/a	n/a	0	0	n/a	N4 15	N1 15
f.	Outdoor Auto Sales Facility	n/a	0	0	0	C	N5 15	N5 15
g.	Auto Service Station	n/a	0	0	0	D	N5 15	N5 15
h.	Auto Wash	n/a	n/a 6,10	n/a 6,10	n/a 6,10	D	N5 15	N5 15
i.	Reserved							

j.	Temporary Outdoor Retail or Consumer Service Use	No max. or min.	No max. or min.	No max. or min.	No max. or min.	No max. or min.	No max. or min.	No max. or min.
<b>6.36.7</b>	<b>Light Industry, Wholesale, Business and Storage</b>							
a.	Assembly or packaging of articles	n/a	0	0	0	A	N5	N5
b.	Manufacture, processing, assembly and packaging the following:							
	1. Clothing but not the manufacture of the cloth or other material of which the cloth is made	n/a	0	0	0	A	N5	N5
	2. Food products, including bakery confectionery and dairy products	n/a	0	0	0	A	N5	N5
	3. Drugs	n/a	0	0	0	A	N5	N5
	4. Electrical, electronic and communication instruments	n/a	0	0	0	A	N5	N5

5. Engineering, laboratory and scientific instruments, temperature controls	n/a	0	0	0	A	N5	N5
6. Jewelry, insignia, emblems and badges, lapidary, scale models, dolls, costume jewelry and costume novelties	n/a	0	0	0	A	N5	N5
7. Lamp shades except of glass or metal	n/a	0	0	0	A	N5	N5
8. Leather goods, excluding footwear and saddlery	n/a	0	0	0	A	N5	N5
9. Medical and dental instruments and supplies, optical instruments and lenses	n/a	0	0	0	A	N5	N5
10. Paper and paperboard products	n/a	0	0	0	A.	N5	N5
11. Pens and pencils	n/a	0	0	0	A	N5	N5
12. Plaster of paris or paper mache products	n/a	0	0	0	A	N5	N5

	13. Office machines, including cash registers, computing machines and typewriters, scales and balances	n/a	0	0	0	A	N5	N5
	14. Umbrellas, parasols and canes	n/a	0	0	0	A	N5	N5
	15. Watches, clocks, watchcases, clockwork mechanisms	n/a	0	0	0	A	N5	N5
c.	Bottling of beverages	n/a	0	0	0	A	N5	N5
d.	Distribution center, parcel delivery center, delivery warehouse	n/a	0	0	0	A	N5	N5
e.	Laundry, dry cleaning plant	n/a	0	0	0	A	N5	N5
f.	Printing, binding, published and related arts and trades	n/a	0	0	0	A	N5	N5
g.	Auto body or paint shop	n/a	0	0	0	A	N5	N5
h.	Automotive repair garage	n/a	0	0	0	A	N5	N5
i.	Food commissary	n/a	0	0	0	A	N5	N5

j.	Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquid, gas or explosives	n/a	0	0	0	A	N5	N5
k.	Storage warehouse, cold storage plant, storage building	n/a	0	0	0	A	N5	N5
l.	Open lot storage of new building materials, machinery and new metals	n/a	0	0	0	A	N5 15	N5 15
m.	Open lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers	n/a	0	0	0	A	N5 15	N5 15
n.	Cannabis Production Facility	n/a	0	0	0	A	N5	N5
o.	Cannabis Delivery Operator Establishment	n/a	0	0	0	A	N5	N5
<b>6.36.8</b>	<b>Heavy Industry</b>							
a.	Dismantling or wrecking of used motor vehicles and storage or sale	n/a	n/a	n/a	n/a 6	A	N5	N5

	of dismantled, inoperative or wrecked vehicles or their parts							
b.	Rendering or preparing of grease, tallow, fats, and oils, manufacturing or shortening, table oil, margarine and other food oils, but not including garbage, dead animals, offal or refuse reduction	n/a	n/a	n/a	0	A	N5	N5
c.	Stone cutting, shaping, and finishing, in completely enclosed buildings	n/a	0	0	0	A	N5	N5
d.	Textile mill, except mill for processing of jute, burlap, or sisal	n/a	n/a	n/a	0	A	N5	N5
e.	Manufacturing, processing, assembly, packaging or other industrial operation, but the following are expressly prohibited:	n/a	0	0	0	A	N5	N5
	1. Acid manufacture							



	2. Cement, lime, gypsum manufacture							
	3. Explosives or fireworks manufacture							
	4. Glue manufacture							
	5. Incineration or reduction of garbage, offal or dead animals							
	6. Petroleum Refining							
	7. Smelting of zinc, copper, tin or iron ores							
	8. Stockyard or abattoir							
f.	Open lot storage of second hand lumber or other used building material	n/a	0	0	0	n/a	N5 15	N5 15
g.	Open lot storage of junk, scrap, paper, rags, unrepaired or unclean containers or other salvage articles	n/a	0	0	0	n/a	N5 15	N5 15





# City of Cambridge

## Executive Department

YI-AN HUANG  
City Manager

September 21, 2022

To the Honorable, the City Council:

Please find attached a Planning Board report, with a negative recommendation on the Accessory Parking Requirements Zoning Petition.

Very truly yours,

Yi-An Huang  
City Manager

Attachment(s)

Minutes Acceptance: Minutes of Sep 21, 2022 5:30 PM (Committee Reports)





CITY OF CAMBRIDGE, MASSACHUSETTS

## PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

Date: September 1, 2022

Subject: Accessory Parking Requirements Zoning Petition

Recommendation: The Planning Board does NOT RECOMMEND adoption.

To the Honorable, the City Council,

On August 16, 2022, the Planning Board (the “Board”) held a public hearing to discuss a Zoning Petition by the City Council to amend section 6.36, entitled “Schedule of Parking and Loading Requirements,” of Article 6.000, entitled “Off Street Parking and Loading Requirements and Nighttime Curfew on Large Commercial Through Trucks,” of the Zoning Ordinance of the City of Cambridge by inserting text that reads “Minimum accessory parking required for all uses shall be 0 parking spaces” and by inserting the numeral “0” in place of all current accessory parking requirements for all uses in all zoning districts. The Board heard a presentation from Councillor Zondervan and comments from Councillor McGovern, and received written materials from staff in the City’s Community Development Department (CDD).

Following the presentation, public comment, and discussion among Board members, the Planning Board voted to transmit an unfavorable recommendation on this Petition to the City Council. Board members had a wide range of views on the concept, but expressed a shared concern that more information and study is necessary to more fully understand the potential effects of this zoning change.

The following is a list of comments made by Board members during the discussion:

- Several Board members acknowledged that attitudes around parking largely depend on people’s individual travel habits and preferences. Some noted that the City does not require other types of amenities, and questioned whether it is in the public interest to require parking and whether it is fair given that 30-40% of residents do not own a car.
- Many Board members were unconvinced that not requiring parking would have a meaningful impact on overall housing costs, because demand for housing in Cambridge tends to be high regardless of parking availability. However, it was noted that there could be other benefits to not requiring parking, such as allowing space for more housing units and green space.
- A primary concern was the potential impact in neighborhoods that already have little off-street parking and very high demand for on-street parking, particularly in the eastern half of the city. In those areas, additional development with less off-street parking could result

Minutes Acceptance: Minutes of Sep 21, 2022 5:30 PM (Committee Reports)

in increased competition for on-street parking, affecting existing residents who rely on that parking. A specific concern was additional stress on longtime residents who are feeling displaced by economic pressures.

- Board members suggested that the City could consider more nuanced approaches. For example, changes could be focused on areas that are closer to transit, or areas where there is less demand for on-street parking. Another suggestion was to remove requirements in smaller cases – such as when small numbers of housing units are created – but require more scrutiny of larger developments, where there might be greater impact because there is more likely to be a greater total parking demand.
- There was interest in hearing more about other cities that have made similar changes and what the results have been. However, there was some concern about comparing these examples to Cambridge, because Cambridge has particularly dense, historic patterns of development with relatively little off-street parking to begin with. Many of the communities that have stopped requiring parking are less densely developed and have more off-street parking as an existing condition.
- There was also interest in seeing the results of the parking study being undertaken to review the City’s parking regulations more holistically and make recommendations after hearing community input. This study may not answer every question, but it will be helpful when moving forward to have as much information as possible.
- Several Board members noted that the zoning text needs clarification, including a thorough review of other sections of the Zoning Ordinance that may be affected. For example, the intent expressed by Councillors that the change would not affect parking maximums should be resolved and made clear in the text. Potential ambiguity with other sections of zoning, such as the requirements for reduced parking under the Affordable Housing Overlay and special permit provisions related to parking, should also be addressed. The text should also clearly state how existing required accessory parking will be treated and whether owners can eliminate those spaces in favor of other land uses, such as new buildable area or open space.

The Planning Board voted with 7 members in favor transmitting the above recommendation. One member was absent.

Respectfully submitted for the Planning Board,

*Catherine Preston Connolly*

Catherine Preston Connolly, Chair.



# City of Cambridge

COF 2022 #114  
**IN CITY COUNCIL**  
September 21, 2022

Minutes Acceptance: Minutes of Sep 21, 2022 5:30 PM (Committee Reports)



# City of Cambridge

09  
Calendar Item #  
**FIRST IN COUNCIL**  
~~February 7, 2022~~  
June 27, 2022

COUNCILLOR AZEEM  
COUNCILLOR ZONDERVAN  
COUNCILLOR MCGOVERN

- WHEREAS: Some residents in Cambridge drive and benefit from off-street parking spaces. Not every resident, however, drives a car, and so the City should not require, but still allow, homes to have off-street parking spaces; and
- WHEREAS: Parking minimums can force homeowners and residential & commercial developers to accommodate space for more parking than they deem necessary, leading to higher project costs and a decrease in the number of units or amount of open space; and
- WHEREAS: The city should review its maximum parking requirement periodically to ensure they meet our transportation and environmental goals; now therefore be it
- ORDERED: That the City Manager be and hereby is requested to direct staff from the Community Development and Law Departments to examine the Zoning Ordinance and provide amendment language for consideration by the City Council to remove all other references to parking minimums, including in Articles 13.000, 14.000, 15.000, 16.000, 17.000, and 20.000; and further be it
- ORDERED: That the City Manager be and hereby is requested to direct staff from the Community Development and Law Departments to examine the Zoning Ordinance and provide amendment language for commercial parking maximums.

In City Council June 27, 2022.

Adopted by a ye and nay vote:-

Yeas 9; Nays 0; Absent 0.

Attest:- Paula M. Crane, Interim City Clerk

A true copy;

ATTEST:-

Paula M. Crane, Interim City Clerk

Minutes Acceptance: Minutes of Sep 21, 2022 5:30 PM (Committee Reports)

**History:**

<b>02/07/22</b>	<b>City Council</b>	<b>CHARTER RIGHT</b>
<b>02/28/22</b>	<b>City Council</b>	<b>REFERRED TO COMMITTEE</b>
<b>04/05/22</b>	<b>Transportation &amp; Public Utilities Committee</b>	

**Next: 02/28/22**





# City of Cambridge

COF 2022 #115  
**IN CITY COUNCIL**  
September 21, 2022

Minutes Acceptance: Minutes of Sep 21, 2022 5:30 PM (Committee Reports)

# Parking Minimums

Councillor Burhan Azeem

# Cambridge currently uses parking minimums

**What are parking minimums?** Requirements that new commercial and residential developments provide off-street parking spaces



JKR Partners. Found here: <https://why.org/articles/proposal-to-increase-parking-minimums-finds-no-support-from-planning-commission/>

# Our Parking Minimums Table is Extensive

We have 140+ categories with different reqs depending on base zoning

f-4.	Food Stand or Kiosk	n/a	1 per 400 sq. ft. <sup>9</sup> 1 per 200 sq. ft.
------	---------------------	-----	-----------------------------------------------------

f.	Open lot storage of second hand lumber or other used building material	n/a	1 per 1600 sq. ft. of lot area
g.	Open lot storage of junk, scrap, paper, rags, unrepared or unclean containers or other salvage articles	n/a	1 per 1000 sq. ft. of lot area

8. Group residential and related facilities			
a.	Dormitories	n/a	1 per 4 beds + 1
b.	Fraternities and sororities	n/a	1 per 2 beds

# Proposal: Set Required Parking Minimums To Zero



**Cambridge City  
MA**

**Policy Order  
POR 2022 #19**

REFERRED TO  
COMMITTEE  
Feb 28, 2022 5:30 PM

**That section 6.36 entitled, Schedule of Parking and Loading Requirements, of Article 6.000, entitled OFF STREET PARKING AND LOADING REQUIREMENTS AND NIGHTTIME CURFEW ON LARGE COMMERCIAL THROUGH TRUCKS, of the Zoning Ordinance of the City of Cambridge be amended CHARTER RIGHT EXERCISED BY COUNCILLOR IN COUNCIL SIMMONS FEBRUARY 7, 2022 (Ordinance #2022-5)**

## Information

**Department:**

City Clerk's Office

**Sponsors:**

Councillor Burhan Azeem,  
Councillor Quinton Zondervan,  
Councillor Mary

# Parking Minimums Add Unnecessary Costs

**“Parking requirements that are too high suggest that cities are forcing developers to build parking that people don’t want, at the cost of housing units that people do want.”**

*-C.J. Gabbe, assistant professor in the Department of Environmental Studies and Sciences at Santa Clara University*

**“Seattle developers built 40% less parking than would have been required before their parking reforms in 2012, resulting in 18,000 fewer parking spaces and saving an estimated \$537 million.”**

*-Gregory Pierce, associate director of the UCLA Luskin Center for Innovation and a faculty in Urban Planning at UCLA.*

Off-Street Parking costs between \$50,000 to \$100,000 per spot. This equates to roughly \$200 - \$400 additional in rent (\$2400 to \$4800 annually).

Source: Anna Swartz, Policy Genius

# Removing Minimums Won't Stop Parking

**Can developers still build the same amount of parking?** Yes, this allows but does not require less parking.

**Will developers stop building parking?** No, parking is still valued by many homeowners and tenants. Furthermore, financing requirements often demand it for new developments and commercial tenants often require it to provide parking for employees who commute by car and don't live in the city.

# Many cities have removed parking minimums

- Parking minimums were mainly introduced starting in the mid 20th century. In the 21st century, **cities have started repealing them.**
- **Buffalo, NY and Hartford, CT led the way**
  - "Buffalo Becomes First Major U.S. City to Eliminate Parking Minimums"
  - "Hartford Eliminates Parking Minimums Citywide"
- Since then many cities have followed
  - "In light of negative externalities, cities such as **San Francisco** and **Minneapolis** have followed the lead of Buffalo and Hartford in eliminating parking minimums entirely. Other cities have deregulated parking in key development districts: **Chicago, New Orleans, Pittsburgh, Lexington (KY), Spokane, and Santa Monica**"
    - [Daniel Hess](#), Professor in Urban Planning at the University of Buffalo
- California Poised To Eliminate Parking Requirements Near Transit Statewide
  - A state bill awaiting Governor Gavin Newsom's signature would prohibit parking mandates in neighborhoods within half a mile of transit.
  - **Oregon has a similar measure in place:** 61 cities in the state's 8 metro regions must eliminate parking mandates near high frequency transit service by 1/1/2023.



# Analysis from [Buffalo](#)

Journal of the American Planning Association >

Volume 87, 2021 - Issue 3

Articles

## Minus Minimums

*Development Response to the Removal of Minimum Parking Requirements in Buffalo (NY)*

Daniel Baldwin Hess  & Jeffrey Rehler 

Pages 396-408 | Published online: 12 Mar 2021

### High Level Trends, Parking Minimums Produce

- More traffic congestion; higher levels of air pollution/particulates
- Sprawling land use patterns
- Costs passed along to consumers (including non-drivers) in the form of higher rents, higher prices of goods and lower salaries


# Analysis from [Buffalo](#): More Shared Parking

- **Rather than build parking, developers shared parking**
  - Four mixed-use projects tracked by the researchers built no parking spaces
    - These projects relied on shared parking networks instead of building new parking which enabled them to provide parking access without dedicating excess space
  - One mixed-use project tracked by the researchers built notably more spaces (17) than it would have needed to build under the old rules
    - Intentional → project had entered into a shared parking arrangement with adjacent mixed-use project
    - Result was 71 fewer total spaces between the two sites than previously required

# Analysis from [Buffalo](#): More Viable Housing

- **Transit-oriented development got a boost**
  - Two mixed-use projects along the Main Street transit corridor in Buffalo, NY created hundreds of units of student housing.
  - Researchers suggest that the added cost of the old parking requirements had served as a deterrent to new development in transit-friendly areas.
- **Adaptive reuse projects also became more viable**
  - One small-scale mixed-use development near a light rail station rehabilitated an old structure into 10 new apartments with ground floor retail space.
    - Project not feasible under the old parking requirements
      - Called for 10 spaces on the site despite its close proximity to transit.

# Summary of Proposal

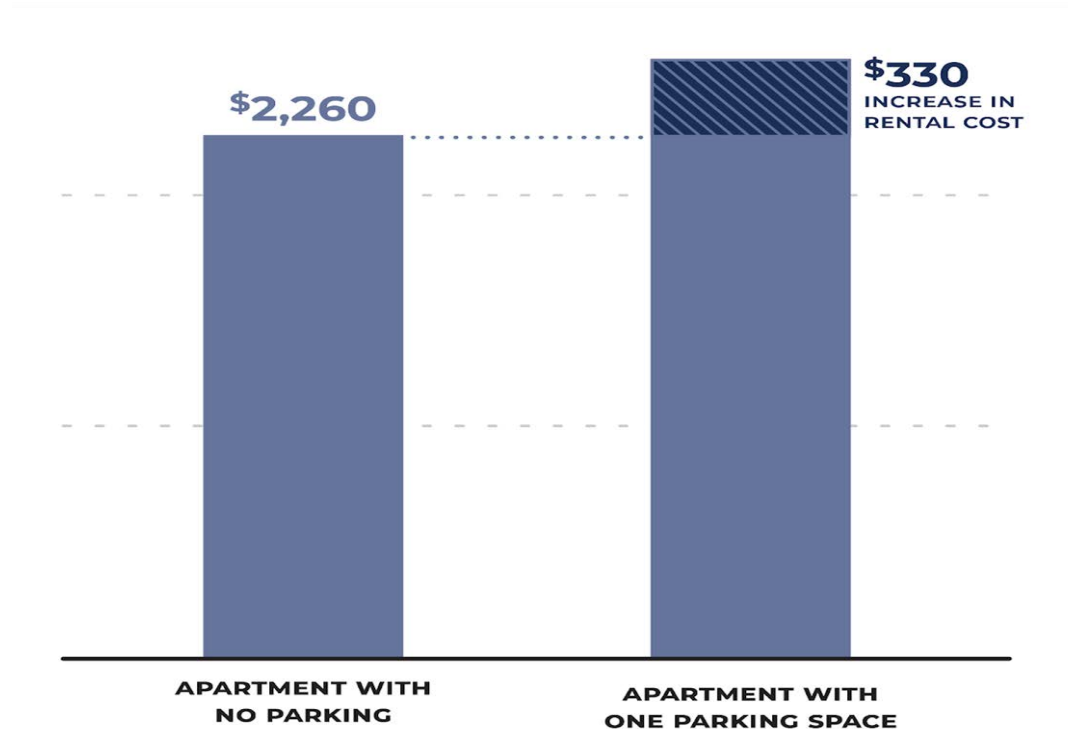
	<b>Cambridge City MA</b>	REFERRED TO COMMITTEE Feb 28, 2022 5:30 PM
<b>Policy Order POR 2022 #19</b>		
<p>That section 6.36 entitled, Schedule of Parking and Loading Requirements, of Article 6.000, entitled OFF STREET PARKING AND LOADING REQUIREMENTS AND NIGHTTIME CURFEW ON LARGE COMMERCIAL THROUGH TRUCKS, of the Zoning Ordinance of the City of Cambridge be amended CHARTER RIGHT EXERCISED BY COUNCILLOR IN COUNCIL SIMMONS FEBRUARY 7, 2022 (Ordinance #2022-5)</p>		
<b>Information</b>		
<b>Department:</b>	City Clerk's Office	<b>Sponsors:</b> Councillor Burhan Azeem, Councillor Quinton Zondervan, Councillor Marc C. McGovern

## Removing Parking Minimums

- Allows greater flexibility for housing & more sustainable development
- Optional: Developers can still build the same amount of parking if desired

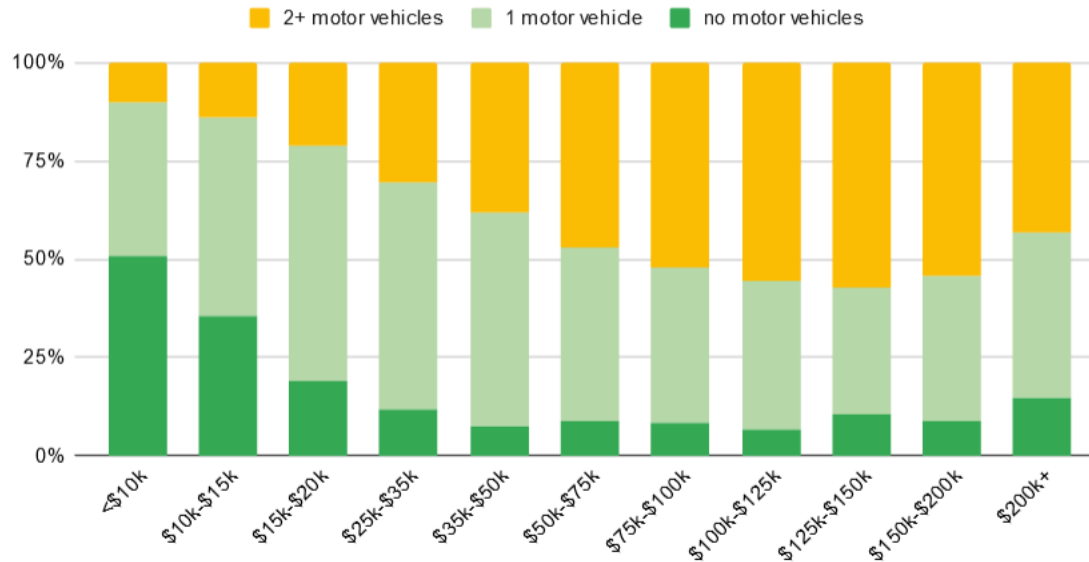


## 2. They drive up housing prices



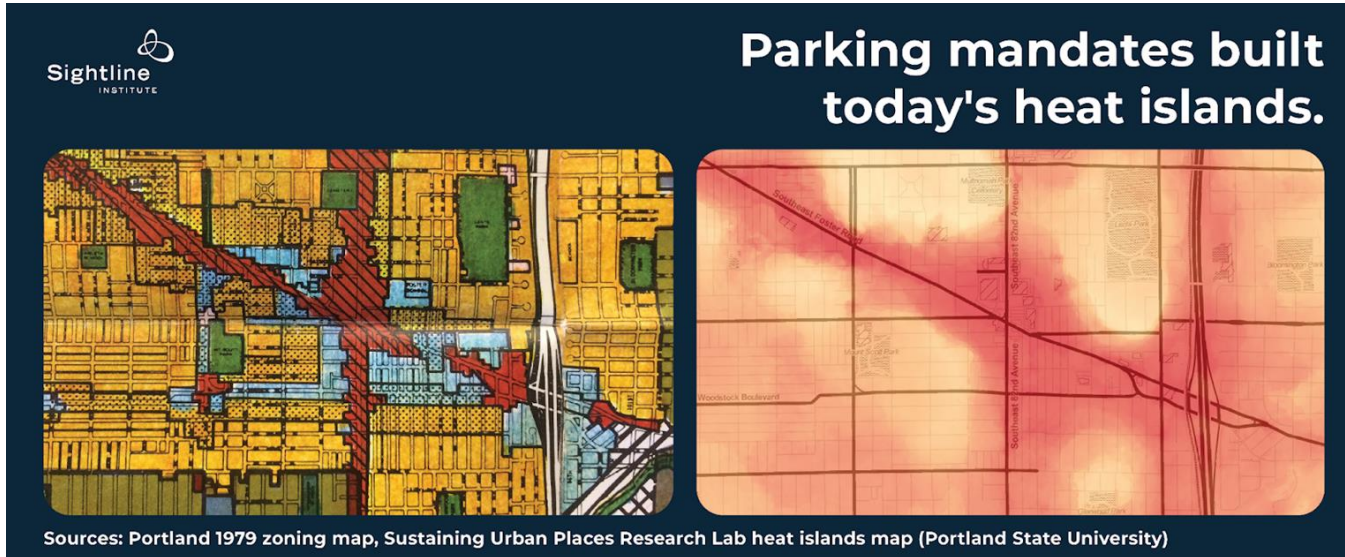
# 4. They exclude renters

Most tenant households in the United States own either zero or one cars.



2016-2017 household income.

# 5. They create heat islands





# 7. They keep buildings vacant



# 19. Ending mandates doesn't end parking





# City of Cambridge

04  
Calendar Item #  
**FIRST IN COUNCIL**  
~~February 6, 2022~~

COUNCILLOR AZEEM  
COUNCILLOR ZONDERVAN  
COUNCILLOR MCGOVERN

WHEREAS: Some residents in Cambridge drive and benefit from off-street parking spaces; not every resident, however, drives a car, and so the City should not require, but still allow, homes to have off-street parking spaces; and

WHEREAS: Parking minimums can force homeowners and residential & commercial developers to accommodate space for more parking than they deem necessary, leading to higher project costs and a decrease in the number of units or amount of open space; and

ORDERED: That the Zoning Ordinance of the City of Cambridge be amended by substitution as follows:

## 6.30 - PARKING QUANTITY REQUIREMENTS

6.31 Required Amount of Parking. Off street parking facilities shall be provided for each use of a lot or structure in the amount specified in the schedule of parking requirements contained in Subsection 6.36. Said schedule specifies the amount of accessory off street parking required for each type of land use listed in "Table of Use Regulations" in this Ordinance. The amount of required parking is also based on the intensity of development permitted in the district in which the use is located.

Notwithstanding any other provision in the zoning, the minimum accessory parking required for all uses shall be zero (0) parking spaces.

**History:**

**02/07/22**    **City Council**  
**02/28/22**    **City Council**  
**06/27/22**    **City Council**  
**08/03/22**    **Ordinance Committee**  
**09/21/22**    **Ordinance Committee**

**CHARTER RIGHT**  
**REFERRED TO COMMITTEE**  
**REFERRED TO COMMITTEE**

**Next: 02/28/22**

**Minimum accessory parking required for all uses shall be 0 parking spaces.**

Land Use Category		Open Space, Res A-1, A-2, Res B	Res C, C-1, C-1A, Off 1, Bus A (Comm), Bus A-1, A-2, Bus A-3 <sup>14</sup> , A-4, Ind A-1, Ind B-2, Ind C	Bus. C, C-1, Ind A, Off 2, 2A, Res C-2, C-2A, Res C-2B, Bus A (res)	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)
6.36.1	Residential Uses							
a.	Detached dwelling occupied by not more than one family	0	0	0	0	n/a	R1	R1
b.	Two family dwelling	0	0	0	0	n/a	R2	R2
c.	Existing one-family detached dwelling converted for two families	0	0	0	0	n/a	R1	R1
d.	Townhouse development 2	0	0	0	0	n/a	R2	R2

e.	Elderly oriented housing, elderly oriented congregate housing	0	0	0	0	n/a	R3	R3
f.	Existing dwelling converted for elderly oriented congregate housing	0	0	0	0	n/a	R3	R3
g.	Multifamily dwelling	0	0	0	0	n/a	R2	R2
h.	Existing dwelling converted for more than two families	0	0	0	0	n/a	R2	R2
i.	Transient and nonfamily accommodations							
	1. Tourist house in an existing dwelling	0	0	0	0	n/a	R5	R5
	2. Hotel	0	0	0	0	E	R5	R5
	3. Motel	0	0	0	0	E	R5	R5
	4. Lodging House	0	0	0	0	E	R4	R4
j.	Trailer park or mobile home park	0	0	0	0	n/a	R2	R2

6.36.2	Transportation, Communication & Utility Uses							
a.	Bus or railroad passenger station	0	0	0	0	n/a	N5	N3
b.	Automobile parking lot or parking garage for private passenger cars	0	0	0	0	n/a	P	P
c.	Railroad freight terminal, railroad yards and shops	0	0	0	0	A	N5	N5
d.	Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or buses; parking lot for trucks	0	0	0	0	A	N5	N5
e.	Radio and television transmission station, including towers	0	0	0	0	A	N5	N5
f.	Radio and television studio	0	0	0	0	D	N1	N5
g.	Telephone exchange, transformer station, substation, gas regulator, or pumping station	0	0	0	0	A	N5	N5

h.—k.	Reserved							
l.	Cannabis Courier Establishment	0	0	0	0	A	N5	N5
<b>6.36.3</b>	<b>Institutional Uses</b>							
a.	Religious Purposes							
	1. Place of worship	0	0	0	0	F	N5	N3
	2. Rectory, parsonage	0	0	0	0	n/a	R1	R1
	3. Convent, monastery	0	0	0	0	n/a	R4	R4
	4. Social or recreation center	0	0	0	0	F	N5	N3
	5. Other use with religious purposes	0	0	0	0	F	N5	N3
b.	Educational Purposes							
	1. Preschool, day care center kindergarten	0				F	E1	E1
	2. Primary School	0				F	E1	E1
	3. Secondary School	0				F	E1	E1



4. College or university athletic facility, auditorium, theater or similar facility, any of which is customarily accessible to the general public on a paid admission fee or other basis.	0	0	0	0	F	E2 15	E3 15
5. College or university laboratory or research facility customarily involving radioactive materials and other controlled substances, high intensity electromagnetic radiation or chemical or biological processes which could entail a high level of danger to the public health.	0	0	0	0	F	E2	E2
6. Other college or university faculty							
a. Dining halls, canteens and similar eating facilities	0	0	0	0	E	E2	E3
b. Administrative faculty and staff offices, teaching facilities, libraries, museums, service facilities and	0	0	0	0	F	E2	E2

	facilities not specified in 6.36.3-4, 5, or 8.							
	7. Vocational or other schools	0	0	0	0	F	E1	E1
	8. Group residential and related facilities							
	a. Dormitories	0	0	0	0	E	R4	R4
	b. Fraternities and sororities	0	0	0	0	E	R4	R4
c.	Non-Commercial Research Facilities							
	1. Laboratory or other research facility customarily involving research with radioactive materials, controlled substances, radiation or chemical or biological processes potentially entailing a high level of danger to the public health and safety	0	0	0	0	F	N2	N5
	2. Private library or study center	0	0	0	0	F	N5	N3

	3. Other noncommercial research facilities	0	0	0	0	F	N2	N5
d.	Health Care Facilities							
	1. Hospital	0	0	0	0	E	N3	N4
	2. Infirmary	0	0	0	0	E	N3	N4
	3. Nursing home, convalescent home	0	0	0	0	E	N3	N4
	4. Clinic not affiliated with any other institution	0	0	0	0	E	N3	N3
	5. Clinic affiliated with a hospital or accredited university medical school	0	0	0	0	E	N3	N3
	6. Clinic connected to a community center	0	0	0	0	E	N3	N3
	7. Other health care facilities	0	0	0	0	E	N3	N3
e.	Social Service Facilities							
	1. Social service center	0	0	0	0	F	N5	N3

	2. Community center	0	0	0	0	F	N5	N3
	3. Community residence	0	0	0	0	E	R4	R4
	4. Personal Care lodging house	0	0	0	0	E	R4	R4
f.	Local government							
	1. Administrative office	0	0	0	0	F	N1	N3
	2. Fire or police station	0	0	0	0	n/a	N3	N5
	3. Library or museum	0	0	0	0	F	N5	N3
	4. Municipal service facilities	0	0	0	0	A	N1	N3
	5. Public parks, playgrounds or public recreation building	0	0	0	0	n/a	N5 15	N3 15
g.	Other governmental facilities	n/a	n/a	n/a	n/a	n/a	N3	N5
h.	Other institutional uses							
	1. Club, lodge or other fraternal or sororal meeting facility	0	0	0	0	F	N5	N3

	2. Museum or noncommercial gallery (including facilities for cultural and ethnic heritage appreciation)	0	0	0	0	F	N5	N3
	3. Cemetery	0	0	0	0	n/a	N5	N5
	4. Other institutional use	n/a 6	n/a 6	n/a 6	n/a 6	F	n/a 6	n/a 6
<b>6.36.4</b>	<b>Office and Laboratory Use</b>							
a.	Office of a physician, dentist or other medical practitioner not located in a clinic listed under Subsection 4.33(d) n/a	n/a	0	0	0	F	N1	N5
b.	Office of an accountant, attorney, or other nonmedical professional person n/a	n/a	0	0	0	F	N1	N5
c.	Real estate, insurance or other agency office n/a	n/a	0	0	0	F	N1	N5
d.	General office use n/a	n/a	0	0	0	F	N1	N5

e.	Bank, trust company or similar financial institution	(ground floor) n/a	0	0	0	F	N1	N3
		(upper floor)	0	0	0	F	N1	N5
f.	Technical office for research development laboratory or research facility subject to the restrictions in Section 4.21(m)	n/a	0	0	0	F	N2	N5
<b>6.36.5</b>	<b>Retail Business and Consumer Service Establishments</b>  Retail Business and Consumer Service Establishment, not otherwise defined	n/a	0	0	0	B 6	N4 6	N2 6
a-1.	Convenience Store	n/a	0	0	0	B	N4	N1
a-2.	Merchandise Store	n/a	0	0	0	B	N4	N2
a-3.	Grocery Store	n/a	0	0	0	B	N4	N1

b.	Craft Retail and Production Shop	n/a	0	0	0	A	N5	N5
c.	Personal Services Establishment	n/a	0	0	0	D	N4	N2
d.	Reserved							
e.	Reserved							
f-1.	Restaurant	n/a	0	0	0	C	N3	N1
f-2.	Bar	n/a	0	0	0	C	N3	N1
f-3.	Craft Beverage Establishment	n/a	0	0	0	C	N3	N1
f-4.	Food Stand or Kiosk	n/a	0	0	0	C	N3	N1
f-5.	Food Hall	n/a	0	0	0	C	N3	N1
g.	Dance Hall or Nightclub	n/a	0	0	0	C	N3	N1
h.	Theater	n/a	0	0	0	F	N5	N1
i-1.	Commercial Recreation Establishment	n/a	0	0	0	F	N4	N1
i-2.	Fitness Center	n/a	0	0	0	F	N4	N1

j.	Funeral Home	n/a	0	0	0	F	N4	N2
k.	Reserved							
l.	Animal Services Facility	n/a	0	0	0	F	N3	N3
m.	Sales place for new and used cars, vehicle rental agencies	n/a	0	0	0	C	N5	N5
n.	Reserved							
o.	Quick-Service Food Establishment	n/a	0	0	0	C	N3	N1
q-1.	Art/Craft Studio 13	n/a	0	0	0	n/a	N1	N5
q-2.	Performing Arts Studio 13	n/a	0	0	0	n/a	N1	N5
r.	Bakery, Retail	n/a	0	0	0	B	N4	N1
s.	Cannabis Retail Store	n/a	0	0	0	B	N4	N2
6.36.6	<b>Outdoor Retail or Consumer Service Establishments</b>	n/a	0	0	0	D 6	N4 6,15	N2 6,15



	Outdoor Retail or Consumer Service Establishment, not otherwise defined							
a.	Open-Lot Retail Sales Establishment	n/a	0	0	0	D	N4 15	N2 15
b.	Drive-In Food Service Establishment	n/a	n/a 6	n/a 6	n/a 6	C	N3 15	N1 15
c.	Drive-In Consumer Service Establishment	n/a	n/a 6,10	n/a 6,10	n/a 6,10	D	N1 15	N5 15
d.	Outdoor Entertainment and Recreation Facility	n/a	n/a 6	n/a 6	n/a 6	n/a	N4 15	N1 15
e.	Drive-In Theater	n/a	n/a	0	0	n/a	N4 15	N1 15
f.	Outdoor Auto Sales Facility	n/a	0	0	0	C	N5 15	N5 15
g.	Auto Service Station	n/a	0	0	0	D	N5 15	N5 15
h.	Auto Wash	n/a	n/a 6,10	n/a 6,10	n/a 6,10	D	N5 15	N5 15
i.	Reserved							

j.	Temporary Outdoor Retail or Consumer Service Use	No max. or min.	No max. or min.	No max. or min.	No max. or min.	No max. or min.	No max. or min.	No max. or min.
<b>6.36.7</b>	<b>Light Industry, Wholesale, Business and Storage</b>							
a.	Assembly or packaging of articles	n/a	0	0	0	A	N5	N5
b.	Manufacture, processing, assembly and packaging the following:							
	1. Clothing but not the manufacture of the cloth or other material of which the cloth is made	n/a	0	0	0	A	N5	N5
	2. Food products, including bakery confectionery and dairy products	n/a	0	0	0	A	N5	N5
	3. Drugs	n/a	0	0	0	A	N5	N5
	4. Electrical, electronic and communication instruments	n/a	0	0	0	A	N5	N5

5. Engineering, laboratory and scientific instruments, temperature controls	n/a	0	0	0	A	N5	N5
6. Jewelry, insignia, emblems and badges, lapidary, scale models, dolls, costume jewelry and costume novelties	n/a	0	0	0	A	N5	N5
7. Lamp shades except of glass or metal	n/a	0	0	0	A	N5	N5
8. Leather goods, excluding footwear and saddlery	n/a	0	0	0	A	N5	N5
9. Medical and dental instruments and supplies, optical instruments and lenses	n/a	0	0	0	A	N5	N5
10. Paper and paperboard products	n/a	0	0	0	A.	N5	N5
11. Pens and pencils	n/a	0	0	0	A	N5	N5
12. Plaster of paris or paper mache products	n/a	0	0	0	A	N5	N5

	13. Office machines, including cash registers, computing machines and typewriters, scales and balances	n/a	0	0	0	A	N5	N5
	14. Umbrellas, parasols and canes	n/a	0	0	0	A	N5	N5
	15. Watches, clocks, watchcases, clockwork mechanisms	n/a	0	0	0	A	N5	N5
c.	Bottling of beverages	n/a	0	0	0	A	N5	N5
d.	Distribution center, parcel delivery center, delivery warehouse	n/a	0	0	0	A	N5	N5
e.	Laundry, dry cleaning plant	n/a	0	0	0	A	N5	N5
f.	Printing, binding, published and related arts and trades	n/a	0	0	0	A	N5	N5
g.	Auto body or paint shop	n/a	0	0	0	A	N5	N5
h.	Automotive repair garage	n/a	0	0	0	A	N5	N5
i.	Food commissary	n/a	0	0	0	A	N5	N5

j.	Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquid, gas or explosives	n/a	0	0	0	A	N5	N5
k.	Storage warehouse, cold storage plant, storage building	n/a	0	0	0	A	N5	N5
l.	Open lot storage of new building materials, machinery and new metals	n/a	0	0	0	A	N5 15	N5 15
m.	Open lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers	n/a	0	0	0	A	N5 15	N5 15
n.	Cannabis Production Facility	n/a	0	0	0	A	N5	N5
o.	Cannabis Delivery Operator Establishment	n/a	0	0	0	A	N5	N5
<b>6.36.8</b>	<b>Heavy Industry</b>							
a.	Dismantling or wrecking of used motor vehicles and storage or sale	n/a	n/a	n/a	n/a 6	A	N5	N5

	of dismantled, inoperative or wrecked vehicles or their parts							
b.	Rendering or preparing of grease, tallow, fats, and oils, manufacturing or shortening, table oil, margarine and other food oils, but not including garbage, dead animals, offal or refuse reduction	n/a	n/a	n/a	0	A	N5	N5
c.	Stone cutting, shaping, and finishing, in completely enclosed buildings	n/a	0	0	0	A	N5	N5
d.	Textile mill, except mill for processing of jute, burlap, or sisal	n/a	n/a	n/a	0	A	N5	N5
e.	Manufacturing, processing, assembly, packaging or other industrial operation, but the following are expressly prohibited:	n/a	0	0	0	A	N5	N5
	1. Acid manufacture							

	2. Cement, lime, gypsum manufacture							
	3. Explosives or fireworks manufacture							
	4. Glue manufacture							
	5. Incineration or reduction of garbage, offal or dead animals							
	6. Petroleum Refining							
	7. Smelting of zinc, copper, tin or iron ores							
	8. Stockyard or abattoir							
f.	Open lot storage of second hand lumber or other used building material	n/a	0	0	0	n/a	N5 15	N5 15
g.	Open lot storage of junk, scrap, paper, rags, unrepaired or unclean containers or other salvage articles	n/a	0	0	0	n/a	N5 15	N5 15







# City of Cambridge

04  
Calendar Item #  
**FIRST IN COUNCIL**  
~~February 6, 2022~~

COUNCILLOR AZEEM  
COUNCILLOR ZONDERVAN  
COUNCILLOR MCGOVERN

- WHEREAS: Some residents in Cambridge drive and benefit from off-street parking spaces; not every resident, however, drives a car, and so the City should not require, but still allow, homes to have off-street parking spaces; and
- WHEREAS: Parking minimums can force homeowners and residential & commercial developers to accommodate space for more parking than they deem necessary, leading to higher project costs and a decrease in the number of units or amount of open space; and
- ORDERED: That section 6.36 entitled, Schedule of Parking and Loading Requirements, of Article 6.000, entitled OFF STREET PARKING AND LOADING REQUIREMENTS AND NIGHTTIME CURFEW ON LARGE COMMERCIAL THROUGH TRUCKS, of the Zoning Ordinance of the City of Cambridge, be amended by substitution with the language attached.

**History:**

**02/07/22**    **City Council**  
**02/28/22**    **City Council**

**CHARTER RIGHT**  
**REFERRED TO COMMITTEE**

**Next: 02/28/22**