

Amend the Zoning Map of the City of Cambridge by designating on the map the Cambridge Highlands Overlay District that area bounded and described below:

Beginning at a point, said point being the intersection of the centerline of Concord Avenue and the Cambridge Municipal Boundary with the Town of Belmont;

Thence proceeding in a northerly direction along the Cambridge Municipal Boundary to its intersection with the centerline of Normandy Avenue;

Thence turning and proceeding in an easterly direction along the centerline of Normandy Avenue until before the point at which such centerline turns in a southerly direction, and thence continuing along the easterly extension of that same line segment to its intersection with the western boundary of that lot identified as 267A-244 on the City of Cambridge Assessor's Map;

Thence turning and proceeding in a northerly direction along the western boundary of that lot identified as 267A-244 on the City of Cambridge Assessor's Map to its intersection with the northern boundary of that same lot;

Thence turning and proceeding in an easterly direction along the northern boundaries of the following lots as identified on the City of Cambridge Assessor's Map: 267A-244, 267A-245, 267A-248, 267A-249, 267A-246, 267A-261, 267A-260 and 267A-258 to its terminus;

Thence turning and proceeding in a southerly direction along the eastern boundaries of the following lots as identified on the City of Cambridge Assessor's Map: 267A-258, 267A-257, 267A-200 and 267A-243 to its terminus;

Thence turning and proceeding in an easterly direction along the northern boundaries of the following lots as identified on the City of Cambridge Assessor's Map: 267C-55, 267C-66 and 267C-92 for the first one hundred feet of its length;

Thence turning and proceeding in a southerly direction along that line that is parallel to and one hundred feet to the east of the western boundaries of those lots identified as 267C-92 and 267C-91 on the City of Cambridge Assessor's Map to its intersection with the northern boundary of that lot identified as 267C-70 on the City of Cambridge Assessor's Map;

Thence turning and proceeding in a westerly direction along the northern boundary of that lot identified as 267C-70 on the City of Cambridge Assessor's Map to its terminus;

Thence turning and proceeding in a southerly direction along the western boundary of that lot identified as 267C-70 on the City of Cambridge Assessor's Map to its terminus;

Thence turning and proceeding in a westerly direction along the northern boundary of that lot identified as 267D-322 (also known as Rafferty Park) on the City of Cambridge Assessor's Map to its terminus;

Thence turning and proceeding in southerly direction along the western boundaries of those lots identified as 267D-322 (also known as Rafferty Park) and 267D-339 on the City of Cambridge Assessor's Map and its southerly extension to its intersection with the centerline of Concord Avenue;

Thence turning and proceeding in a westerly direction along the centerline of Concord Avenue to the point of origin;

Such boundary encompassing, entirely and to the exclusion of other districts, a base zoning district having a designation of Residence B on May 5, 2014.

Create the new Section 20.800 in Article 20 of the Zoning Ordinance of the City of Cambridge as follows:

20.800 CAMBRIDGE HIGHLANDS OVERLAY DISTRICT

20.801 Purpose. It is the purpose of the Cambridge Highlands Overlay District to modify the base zoning requirements applicable in the Cambridge Highlands neighborhood with the intent of supporting the unique character of that district, which is predominantly modest-sized single-family and two-family homes. Stricter controls are applied to development on larger lots so that they might better fit the established character of the neighborhood.

20.802 Establishment and Applicability. There is hereby established on the Zoning Map of the City of Cambridge the Cambridge Highlands Overlay District. Except as set forth in this Section, the requirements applicable in the base zoning district shall apply within the Cambridge Highlands Overlay District.

20.803 Lot Area Per Dwelling Unit. The permitted number of dwelling units on a lot within the Cambridge Highlands Overlay District shall be calculated as follows. A minimum lot area per dwelling unit of two thousand five hundred (2,500) square feet shall apply to the first five thousand (5,000) square feet of lot area. For those portions of any lot exceeding five thousand (5,000) square feet, the minimum lot area for each permitted dwelling unit shall be five thousand (5,000) square feet. However, for any lot in existence as of May 5, 2014 that is subsequently subdivided into two or more lots, the total number of units on the subdivided lots, in total, shall at no time exceed that permitted on the lot before the subdivision occurred. Unless otherwise permitted by special permit from the Board of Zoning Appeal, the dwelling units permitted on each subdivided lot shall be in the same ratio as that lot's area is to the area of the unsubdivided lot. Nothing in this Section shall prohibit the subdivision of a Townhouse Development conforming at the time of its construction, as permitted in Section 11.10. Where the base zoning sets forth a more restrictive standard, the more restrictive standard shall apply.

20.804 Townhouse and Multifamily Special Permit Applicability. A special permit pursuant to the Procedure for Townhouses and Multifamily Dwellings set forth in Section 10.47 of the Zoning Ordinance shall be required for any development resulting in a total of three (3) or more units on a lot that is wholly or partially within the Cambridge Highlands Overlay District.