

ORDINANCE 2023-1

That the Zoning Ordinance of the City of Cambridge be amended on a Zoning Petition by Michael Monestime, et al., to amend the Zoning Ordinance of the City of Cambridge by creating new footnotes in the Table of Permitted Uses in Section 4.30 for *Outdoor Retail or Consumer Service Establishment, not otherwise defined* and *Outdoor Entertainment and Recreation Facility*” in the Business B, B-1 and B-2 column which read, “For the Central Square Overlay see section 20.304.5 (5)” and “For the Central Square Overlay see section 20.304.5 (6)”; and by amending Section 20.304.5 of the Central Square Overlay District to allow *Outdoor Retail or Consumer Service Establishment, not otherwise defined* by Special Permit from the Planning Board, with associated approval criteria, and to permit *Outdoor Entertainment and Recreation Facility* as-of-right within the Business B District of the Central Square Overlay District.

4.36	Outdoor Retail or Consumer Service Establishments													
	Outdoor Retail or Consumer Service Establishment, not otherwise defined	No ¹¹	No	No	No	No	SP	SP	SP ⁶²	SP	SP	SP	SP	SP
	a. Open-Lot Retail Sales Establishment	No	No	No	No	Yes ¹²	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	b. Drive-In Food Service Establishment	No	No	No	No	No	SP	SP	No	SP	No	SP	No	SP
	c. Drive-In Consumer Service Establishment	No	No	No	No	No	No	SP	SP ¹³	SP	SP	SP	No	SP
	d. Outdoor Entertainment and Recreation Facility	No ¹¹	No	No	No	Yes ¹²	No	No	SP ⁶²	SP	SP	SP	SP	SP

⁶² For development within the Central Square Overlay District, see Section 20.304.5

	e. Drive-In Theater	No	No	No	No	No	No	No	No	No	No	Yes	No	Yes
	f. Outdoor Auto Sales Facility	No	No	No	No	No	No	SP	No	No	No	SP	No	SP
	g. Auto Service Station	No	No	No	No	No	SP	SP	SP ¹³	SP	No	Yes	SP	Yes
	h. Auto Wash	No	No	No	No	No	No	SP	No	No	No	SP	SP	SP
	i. [Deleted]													
	j. Temporary Outdoor Retail or Consumer Service Use	Yes	No	No	SP ⁶¹	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

20.304.5 Use Regulations. In addition to the use regulations applicable in each base zoning district the following provisions shall apply in the Central Square Overlay District:

5. Outdoor Retail or Consumer Service Establishment, not otherwise defined shall be a permitted use within the Central Square Overlay, subject to a special permit granted by the Planning Board. In granting the special permit the Planning Board must make the required findings in Section 10.43 and 10.43.1 of this Ordinance and may impose conditions pursuant to Section 10.44 of this Ordinance.

6. Outdoor Entertainment and Recreation Facility, 4.36 (d), shall be a permitted use within the Business B District of the Central Square Overlay.