CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

Date:	October 18, 2011
Subject:	Bagedenow, et al. Zoning Petition (Side Yards in C-1 Districts)
Recommendation:	The Planning Board recommends **ADOPTION** of the petition, with recommended changes to the zoning language.

To the Honorable, the City Council,

Upon review of the Bagedenow, et al. Petition, the Planning Board finds that there is a compelling rationale for requiring a minimum seven-foot six-inch (7'-6") side yard setback in Residence C-1 Districts. Although side yard setbacks are required in C-1, the requirement is calculated through a formula that allows some portions of buildings to be located within a few feet of side lot lines. The character of Residence C-1 is moderate-density with predominantly detached buildings in a low-scale neighborhood fabric, and for new buildings or additions it is reasonable to provide a minimum separation between buildings and abutting lots. The distance of 7'-6" is consistent with the minimum side yard setback in Residence B and C Districts, which have a similar character.

However, the Board finds that it would not be appropriate to place additional restrictions on projections from the plane of a building. Current zoning regulations throughout the city allow projections such as eaves, chimneys, bay windows, balconies and open fire escapes (subject to the requirements of Section 5.24.2). Those features are allowed because they provide operational or visual benefits to the design of a building, and the Board finds no reason why they should be prohibited from setbacks in Residence C-1 districts.

In order to maintain consistency with the zoning requirements in other districts, and in order to treat projecting elements consistently in all districts, the Board recommends amending the Table of Use Regulations in Section 5.31 to require the proposed 7'-6" minimum yard setback, but does not recommend placing new restrictions on projecting elements as they are permitted under Section 5.24.2. Recommended language is included on the following page.

Respectfully submitted for the Planning Board,

William Tibbs (JCR)

William Tibbs, Senior Planning Board Member Acting in Place of the Chair.

Recommended Zoning Language

Proposed new text is **bold and underlined**.

Table 5-1. Table of Dimensional Requirements - Residential Districts

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet: Front	Side	Rear	(6) Maximum Height in Feet	(7) Min. Ratio of Private Op. Sp. to Lot Area
Res. A-1	0.5	8,000	6,000	80	25	15(sum of 35)	25[c]	35	50%
Res. A-2	0.5	6,000	4,500	65	20	10 (sum of 25)	25[c]	35	50%
Res. B	0.5 [j]	5,000	2,500[j]	50	15	7'6" (sum of 20)	25[c]	35	40%
Res C.[i]	0.6	5,000	1,800	50	$\frac{H+L}{4}$[a]	$\frac{H+L}{5}$ (min. 7'6" sum of 20)	$\frac{H+L}{4}$[c]	35	36%
Res. C-1	0.75	5,000	1,500	50	$\frac{H+L}{4}$[a]	$\frac{H+L}{5}$ **(n)**	$\frac{H+L}{4}$[c]	35	30%
Res. C-1A	1.25	5,000	1,000	50	10	$\frac{H+L}{7}$ (l)	$\frac{H+L}{5}$ (l)	45	15%
Res. C-2	1.75	5,000	600	50	$\frac{H+L}{4}$[a]	$\frac{H+L}{5}$	$\frac{H+L}{4}$[c]	85	15%
Res. C-2B	1.75	5,000	600	50	$\frac{H+L}{4}$[a][k]	$\frac{H+L}{5}$[k]	$\frac{H+L}{4}$[c][k]	45	15%
Res. C-2A	2.5	5,000	300	50	$\frac{H+L}{5}$[b][g]	$\frac{H+L}{6}$[g]	$\frac{H+L}{5}$[c]	60	10%[h]
Res. C-3	3.0	5,000	300	50	$\frac{H+L}{5}$[b]	$\frac{H+L}{6}$	$\frac{H+L}{5}$[c]	120	10%
Res. C-3A	3.0[d]	5,000	300	50	$\frac{H+L}{5}$[b][e]	$\frac{H+L}{6}$[f]	$\frac{H+L}{5}$[c]	120	10%
Res. C-3B	3.0/4.0	5,000[m]	300	50	10	none	none	120	10%

2. Footnotes

(a) Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet.

(b) Measured from the centerline of the street, but in no case may a building be nearer the street line than five (5) feet

[…]

(n) In a Residence C-1 District, no building plane (excluding projections as permitted by Section 5.24.2) may be nearer than seven feet, six inches (7'-6") to a side lot line.