

A<sub>1</sub>



# City of Cambridge

O-20  
AMENDED ORDER  
IN CITY COUNCIL  
September 12, 2011

COUNCILLOR REEVES  
COUNCILLOR CHEUNG  
VICE MAYOR DAVIS  
COUNCILLOR DECKER  
COUNCILLOR KELLEY  
MAYOR MAHER  
COUNCILLOR SEIDEL  
COUNCILLOR SIMMONS  
COUNCILLOR TOOMEY

WHEREAS: Central Square is widely regarded as a thriving entertainment and cultural district; and

WHEREAS: Many successful restaurants and nightclubs contribute to its vibrancy; and

WHEREAS: Opportunities to further enhance the vibrancy of Central Square are limited by a provision in the zoning language for the Central Square Overlay which requires that the principal public entrance be on Massachusetts Avenue; and

WHEREAS: That restriction has the effect of rendering what is a square into a linear strip and preventing active ground floor uses along such principal locations as Prospect Street; and

WHEREAS: In all other areas of the City such uses are permitted in the other Business B Zoning Districts; now therefore be it

ORDERED: That the City Council vote to file a Zoning Petition amending **Section 20.300 Central Square Overlay District** of the Zoning Ordinance by deleting Section 20.304.5.3 b. which reads as follows:

*b. Bar or establishment where alcoholic beverages are consumed and where dancing and entertainment is provided, dance hall or similar places of entertainment; Section 4.35 g shall be permitted only if the principal public entrance or entrances are directly from Massachusetts Avenue or Main Street;*

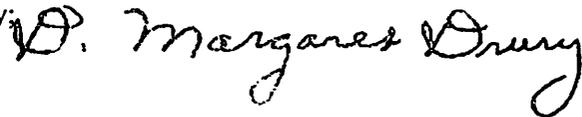
and be it further

ORDERED: That the petition be referred to the Planning Board and Ordinance Committee for a hearing and report.

In City Council September 12, 2011  
Adopted as amended by the affirmative vote of eight members.

Attest:- D. Margaret Drury, City Clerk

A true copy:



ATTEST:-

D. Margaret Drury, City Clerk

**COUNCILLOR DAVIS RECORDED IN THE NEGATIVE. REFERRED TO THE PLANNING BOARD AND ORDINANCE COMMITTEE FOR HEARING AND REPORT ON THE MOTION OF COUNCILLOR REEVES**



CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT

B<sub>1</sub>

BRIAN MURPHY  
Assistant City Manager for  
Community Development

SUSAN GLAZER  
Deputy Director for  
Community Development

To: Planning Board  
From: CDD Staff  
Date: October 12, 2011  
Re: **City Council Rezoning Petition on Central Square Overlay District**

**Background**

The petition proposes to delete paragraph 20.304.5(3)(b), which currently reads:

b. Bar or establishment where alcoholic beverages are consumed and where dancing and entertainment is provided, dance hall or similar place of entertainment; Section 4.35 g shall be permitted only if the principal public entrance or entrances are directly from Massachusetts Avenue or Main Street.

This language was adopted with the creation of the Central Square Overlay District in 1989. The intent was to prevent bar and nightclub activity from being located near residential areas. Establishments like T.T. The Bear's Place and the former Man Ray nightclub (at the corner of Brookline and Green Streets), which tended to generate noise and traffic late at night, raised concerns about similar kinds of establishments locating along the edges of the Central Square business district.

**Analysis**

Bars and entertainment venues (such as nightclubs) are allowed uses in all business-zoned portions of the Central Square Overlay District (in pink or red on the accompanying map). Removing the restrictions on entrance locations would effectively allow bar or nightclub entrances in most portions of the district, including along streets that are adjacent to residential uses.

Some alternative approaches may achieve the goal of expanding the allowed areas for bars and entertainment establishments while addressing concerns about adjacency to residential uses:

- Select only a few additional streets not adjacent to residential uses where bar entrances would be allowed, such as Prospect Street, Western Ave and Magazine Street (within one block of Massachusetts Ave) and portions of Landsdowne Street and Windsor Street.
- Require a special permit for a bar or entertainment establishment serving alcohol to locate its entrance on a non-designated street. Criteria could include distance from residential uses.
- Allow bar entrances anywhere except within 100 feet (or some other distance) of a residential district.

