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OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CITY OF CAMBRIDGE

CAMBRIDGE CITY HALL, 795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

TO THE CITY COUNCIL OF THE CITY OF CAMBRIDGE:

Charles Jessup Franklin hereby petitions the City Council of the City of Cambridge to amend the Zoning Ordinance of the City of Cambridge, as amended, as follows:

- ☒ Amend the Zoning Map in the area(s) set forth in the attached text description(s) and map(s) by
- ☒ changing the base Zoning District(s) from See petition text section titled "Amend Section 3.20" to a new zoning designation(s) of See petition text section titled "Amend Section 3.20"
- ☐ creating a new Overlay Zoning District(s) entitled _____
- ☐ deleting or amending the boundaries of the current Overlay Zoning District(s) entitled _____

- ☒ Amend the text of the Zoning Ordinance as set forth in the attached text by
- ☐ inserting a new Article(s) and/or section(s) numbered and entitled _____
- ☐ deleting the current Article(s) and/or section(s) numbered and entitled _____
- ☒ amending the current Article(s) and/or section(s) numbered and entitled Articles 3, 4, 5, 6, 7, 8, 11, 17, 19, 20, 21

with the intent of Allowing new construction that is similar in size and shape as existing buildings for the purpose of promoting housing and first floor retail.

Contact Person: Charles Franklin

Street Address: 162 Hampshire St. 1R

Telephone Number: 703-203-2755

E-mail Address: cjfmman@gmail.com

Attach the following materials:

- ☒ Signatures of 10 or more Cambridge residents registered to vote in Cambridge (if applicable – see attached page template)
- ☐ Map Amendments: a map and text description describing the exact boundaries of the area to be rezoned
- ☒ Text Amendments: a document providing the exact wording of all inserted, deleted, or amended sections (also provide in a word processing format to cityclerk@cambridgema.gov)

FOR CITY CLERK USE ONLY – Zoning Petition Number: _____

Submission Date: _____

Submission Date: MARCH 15, 2023Page 1 of 3

Petition to Amend the Zoning Ordinance of the City of Cambridge with the intent of:

Allowing new construction that is similar in size and shape as existing buildings for the purpose of promoting housing and first floor retail.

	Signature	Name	Address	Date
✓ 1	Charles Franklin	Charles Franklin	162 Hampshire St. 1R	3/3/23
2	Jonathan Y. Huang	Jonathan Y. Huang	130 Cambridge park Pr.	3/3/2023
✓ 3	Matthew Gurevitz	Matthew Gurevitz	17 1/2 Centre St. Apt. 3	3/3/2023
4	Duane Callender	Duane Callender	160 Camb PK Dr #148	3/7/23
✓ 5	Nancy M. Ryan	Nancy M. Ryan	4 Ashburton Pl. #2	3/7/23
✓ 6	Bobby Phillips	Bobby Phillips	4 Ashburton Pl. #2	3/7/23
✓ 7	Gertrude Goodman	Gertrude Goodman	1221 Cambridge St Apt 88	3/7/23
8	Eric Marion	Eric Marion	10 Essex St. #309	3/3/23
✓ 9	Arigelo Veneziano	Arigelo Veneziano	162 Hampshire St. 3L	3/8/23
✓ 10	Shawnte Oliver	Shawnte Oliver	6 Columbia terrace	3/8/23
11	Jessica Akers	Jessica Akers	143 Columbia St	3/11/23
12	Chalia Stevens	Chalia Stevens	209 Columbia	3/11/23
13	Andrew Kirk	Andrew Kirk	85 Third St Apt 3	3/11/23
14	Colette Perry	Colette Perry	18 Amory St 2L	3/11/23
15	Linda Hudson	Linda Hudson	11 Albion St 2L	3/11/23
✓ 16	Bess Emanuel	Bess Emanuel	600 Green St	3/11/23
✓ 17	Allen Keston	Allen Keston	2049 Harvard St.	3/11/23
18	Beth George	Beth George	16 Murdock St	3/11/23
19	Linda Hudson	Linda Hudson	3 Murdock St.	3/11/23
20	Domin Whitfield	Domin Whitfield	3 Murdock St	3/11/23

FOR CITY CLERK USE ONLY – Zoning Petition Number: _____

Petition to Amend the Zoning Ordinance of the City of Cambridge with the intent of:

Allowing new construction that is similar in size and shape as existing buildings for the purpose of promoting housing and first floor retail.

	Signature	Name	Address	Date
1		Emily Tixer	9 Murdock St, Cambridge, MA 02139	3/11/23
2		Dazhong Xia	9 Murdock St. Cambridge MA	3/11/23
3		Ali Haber	34 Fayette St. Cambridge MA	3/11/23
4		Jaguar Kristeller	409 Washington St.	3/11/23
5		Dana Gretton	409 Washington St.	3/11/23
6		Steven ZHANG	425 Mass Ave	3/11/23
7		GEORGE WHITE	9-2 BELLIS CIRCLE	3/12/23
8		Simil	3 Woodrow Wilson #19	3/12/23
9		Jeremy Kaplan	60 Bishop PLENDI/4	3/12/23
10		Jacob Sims Spenger	60 Bishop All Dr 9	3/12/23
11		Sylvia Y. Padilla	59 Waverly St #8	3/12/23
12		Talia Goldberg Bicas	47 Bishop Allen Dr	3/12/23
13		Chad Leith	12 Kelly Pl.	3/16/23
14		Erin Mahony	22 Murdock St	3/12/23
15		Daniel Grazian	129 Franklin St, Apt 114	3/13/23
16		Michelle Lapointe	119 Pine St Apt 239	3/13/23
17		Michelle Lapointe	119 Pine Apt 2	3/13/23
18		Cynthia Hibbard	23 Ellsworth Apt 2	3/14/23
19		Roy P. Russell	40 Cottage St 02139	3/15/23
20				

Submission Date: _____

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Petition to Amend the Zoning Ordinance of the City of Cambridge with the intent of:

Allowing new construction that is similar in size and shape as existing buildings for the purpose of promoting housing and first floor retail.

	Signature	Name	Address	Date
1	<i>Maage Sylver</i>		<i>3 Woodrow Wilson</i>	<i>3-13-23</i>
2	<i>[Signature]</i>	<i>Steven Lewis</i>	<i>162 Hampshire 02139</i>	<i>3-14-23</i>
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FOR CITY CLERK USE ONLY – Zoning Petition Number: _____

Restore Cambridge Housing Zoning Petition

WHEREAS: Cambridge is a beautiful city with many diverse neighborhoods and people;

WHEREAS: Most if not all Cambridge neighborhoods were downzoned decades ago, making many existing buildings non-conforming and illegal to build today;

WHEREAS: Housing demand greatly outstrips new construction;

WHEREAS: Current zoning in multi-family districts promotes expensive single-family home in-fill, despite numerous adjacent and nearby multi-family homes;

WHEREAS: The inability to build homes similar to existing ones is confounding;

WHEREAS: Renovating and improving existing buildings is made difficult by current zoning;

WHEREAS: Neighborhood character is just as dependent if not more on the residents than the buildings in which they reside;

WHEREAS: Restoring the ability to create new homes similar to existing ones improves all aspects of neighborhood character, primarily by the slowing of displacement of residents and accommodating growth;

WHEREAS: Concentrating zoning increases along business and transit corridors is beneficial to creating a more sustainable city;

WHEREAS: First floor retail with housing above in business districts promotes a lively and walkable city;

WHEREAS: The following zoning changes may provide a start to an incremental improvement that the undersigned hope can be swiftly agreed upon by the City Council;

THEREFORE WE, THE UNDERSIGNED, ask the Cambridge City Council to consider and pass the attached zoning petition to restore the ability to create and expand Cambridge neighborhoods that are beloved by many.

Amend Section 3.11 as shown below, and renumber the remaining rows in the table

3.11For the purpose of this Ordinance, the City of Cambridge is hereby divided into ~~fifty-three~~ **fifty-one** classes of districts listed below in order of decreasing restrictiveness as follows:

1.	Open Space District	Public parks and recreation facilities and other public facilities
2.	Residence A-1 District	Single-family dwellings
3.	Residence A-2 District	Single-family dwellings
2.	Residence A	Single-family, two-family, semi-detached, and townhouse dwellings
4.	Residence B District	Two-family or semi-detached dwellings Single-family, two-family, semi-detached, townhouse, and multifamily dwellings
5.	Residence C District	Multifamily dwellings
6.	Residence C-1 District	Multifamily dwellings
...	...	...

Amend Section 3.20, the Zoning Map, to reclassify all land currently as follows

Change the following existing residential zones to Residential Zone A:

- A-1, A-2

In neighborhoods Area 4, Area 5, and Area 6, change all Residential B zones to C

Amend Section 4.21(c)

- Provisions of garage or parking space for occupants, employees, customers, or visitors shall be considered as an accessory use, ~~provided that where accessory to residential uses in Residence A and B districts such garage or parking space shall be limited to the accommodation of three passenger vehicles, or two passenger vehicles for each dwelling unit, whichever is greater.~~

Amend Section 4.21(h)

- In Residence A, B, ~~and C, and C-1~~ Districts an accessory building shall not be located nearer than ten (10) feet to the principal building or nearer than five (5) feet to any side or rear lot line or nearer to the front lot line than the minimum setback in the zoning district.

Amend Section 4.21(k)

- An accessory building in Residence A, B, ~~C, C-1,~~ and Office-1 districts shall not exceed fifteen (15) feet in height above the ground level.

Amend Section 4.26.1

4.26.1The construction of a multifamily dwelling containing twelve (12) or more dwelling units or of elderly oriented congregate housing containing twenty-four (24) or more separate living spaces in a Residence C, ~~Residence C-1,~~ Residence C-1A, Office 1, Business A-1, or Business A-3 district shall require a special permit granted by the Planning Board.

Amend Section 4.26.2

4.26.2The construction of a multifamily dwelling or of elderly oriented congregate housing in a Residence C, ~~Residence C-1~~, Residence C-1A, Office 1, Business A-1 or Business A-3 district which contains less than twelve (12) dwelling units or twenty-four (24) dwelling living spaces shall require a special permit if both of the following conditions pertain to the development. [...]

Amend Section 4.26.3(3)

4.26.3

3. Twelve (12) or more dwelling units are proposed where any portion of the development is located within one hundred (100) feet of a Residence ~~A-1, A-2, B, C, and C-1~~ A, B, and C district.

Amend Section 4.28.1

4.28.1The Board of Zoning Appeal may grant a special permit for the location of an art/craft studio or group of studios in Residence C, ~~C-1~~, C-2, C-2A, C-2B, C-3, C-3A, C-3B and Office Districts provided that the following requirements are satisfied;

- a. Residence C, ~~C-1~~, C-2, C-2A, C-2B, C-3, C-3A, C-3B Districts:
[...]
- b. Residence C, ~~C-1~~, C-2, C-2A, C-2B C-3, C-3A, C-3B and Office Districts:
[...]

Amend table section 4.31 as follows (Table of Use Regulations)

		Open Space	Res A 1&2	Res B	Res C, C-1 , C-1A, 2, 2A, 2B, 3, 3A, 3B	...
4.31						
	a. Detached dwelling occupied by not more than one family	No	Yes	Yes	Yes	...
	b. Two family dwelling	No	No Yes	Yes	Yes	...
	c. Existing one-family detached dwelling converted for two families ^{15,16}	No	Yes ²	Yes	Yes	...
	d. Townhouse development	No	No Yes	Yes ³	Yes ³	...
	e. Elderly oriented congregate housing	No	No	No	Yes ⁵	...
	f. Existing dwelling converted for elderly oriented congregate housing ¹⁷	No	Yes	Yes	Yes	...
	g. Multifamily dwelling	No	No	No Yes ⁵	Yes ⁵	...
	h. Existing dwelling converted for more than two families ¹⁶	No	No Yes	Yes	Yes	...

Amend Section 4.40 (FOOTNOTES TO THE TABLE OF USE REGULATIONS)

1. [...]

~~2. — Provided that in Residence A districts the exterior design of the structure is not changed.~~

~~3. — Planning Board Special Permit for developments specified in Section 11.12.~~

4 - 16. [...]

~~17. — Provided that in the Residence A districts the exterior design of the structure is not changed unless a special permit is granted by the Planning Board.~~

18 - 42. [...]

43. Except that in Residence C ~~and C-1~~ districts this use shall be subject to the regulations of Section 4.50, Institutional Use Regulations.

44 - 58. [...]

~~53. — No in Business C-1 districts.~~

59. In Residence B, C, ~~C-1~~, C-1A, 2, 2A, 2B, 3, 3A, and 3B Districts [...]

60 - 61. [...]

Amend Section 4.53

4.53~~Approach.~~ This Section 4.50 establishes special use regulations for institutional activities in the Residence ~~A-1, A-2, B, C, and C-1~~ A, B, and C zoning districts. [...]

Amend Section 4.54

4.54 [...] Regardless of the location of an Institutional Overlay District boundary, the special institutional use regulations of this Section 4.50 shall only apply within the Residence ~~A-1, A-2, B, C, and C-1~~ A, B, and C districts. The following Institutional Overlay Districts are hereby established on the Zoning Map.

Amend Section 4.55

4.55~~Existing Lot Status.~~ The institutional use of land or structures for each category of institutional activity in a Residence ~~A-1, A-2, B, C, and C-1~~ A, B, and C district shall be governed [...]

Amend Section 5.13

5.13In the case of multiple buildings on a lot, the minimum distance between such buildings shall not be less than seven feet and six inches (7' 6"). ~~the sum of the heights of the buildings divided by six, or ten feet, whichever is greater. In determining compliance with this section, portions of buildings exempted by Section 5.23 shall not be counted in computing building height.~~

Amend Section 5.22.3

5.22.3Special Requirements in Residence ~~A-1, A-2, B, C, and C-1~~ A, B, and C

[...]

Amend Section 5.23

5.23~~Height Exceptions~~ [...]

However, building elements enumerated in (a) above shall be limited in height where they are placed on a building located in a non-residential district, which district abuts a Residence ~~A-1, A-2, B, C, C-1, C-1A, C-2, C-2A, C-2B~~ A, B, C, C1-A, C-2, C-2A, C-2B district. In these instances the following height limitations shall apply to those building elements:

[...]

Remove Section 5.28.1

~~**5.28.1**Dwellings in Non Residential Districts. A dwelling shall be subject to the dimensional standards generally applicable in the district set forth in the Tables of Dimensional Requirements in Section 5.30, except as provided for below.~~

- ~~a. — A dwelling in a Business A district shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-2B district, except that the height limitation on lots abutting Hampshire Street shall be sixty five (65) feet.~~
- ~~b. — A dwelling in a Business A-1 district shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-1 district.~~
- ~~c. — A dwelling in a Business B district shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-3 district.~~

Amend Section 5.30.11

5.30.11 FAR and Height. Where two numbers appear in Column (1) - Maximum Ratio of Floor Area to Lot Area (**FAR**) and Column (6) Maximum Height in Feet, the first number shall apply to all permitted uses in the district except Residential Uses, Section 4.31 ~~a-h~~ d-h, and Dormitory (but excluding resident fraternity or sorority) Uses, Section 4.33 b(7), both of which shall be governed by the second number.

- a. Buildings containing both Non-Residential Uses and Residential Uses (4.31 d-h) may also be governed by the second number such that the additional allowed height and floor space is dedicated to Residential Uses (4.31 d-h) and all Residential Uses are on stories above all the Non-Residential Uses.
- b. Stories 75% or more below grade shall not count against FAR in all cases.

Amend 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. ^q	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Private Op. Sp. to Lot Area
					Front	Side	Rear		
Res. A- 1	0.5	8,000	6,000	80	25	15 (sum of 35)	25^(e)	35	50%
Res. A- 2	0.5/1.0	6,000	4,500	65	20 15	10 (sum of 25)	25^(e)	35	50% 30%
Res. B	0.5 ^(h) /1.0	5,000	2,500 ^(h)	50	15	7'6" (sum of 20)	25 ^(e) 20	35	40% 30%
Res C ^(h)	0.6/1.49^(q)	5,000	1,800	50	H+L^(a) 4 10	H+L 5 (min. 7'6" sum of 20)	H+L^(e) 4 15	35	36% 30%
Res. C- 1	0.75	5,000	1,500	50	H+L^(a) 4	H+L^(h) 5	H+L^(e) 4	35	30%
...	...	...	...	...	...	...	...	...	...

Amend Section 5.31.2

2. Footnotes:

(a - b) [...]

- (c) In no case may a building be nearer the rear lot line than twenty (20) feet in Residence C-2, C-2B, C-2A, C-3, C-3A, C-3B districts. ~~In Residence C and C-1 districts, no building may be nearer the rear lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet. In Residence A-1, A-2, and B districts, no building may be nearer the rear lot line than twenty five (25) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds one hundred (100) feet, up to a maximum of thirty five (35) feet.~~ For purposes of this Footnote C, the lot depth shall be that distance measured along a line perpendicular to the front lot line and extending to that point on the rear lot line most distant from the front lot line.

(d-f) [...]

- (g) In no case may a building on any lot which abuts or is separated only by a public or private way from a Residence ~~A-1 and A-2, B, C, C-1, C-2, or C-2B~~ A, B, C, C-2, C-2B district be nearer the street line or side line of the lot than the minimum front and side yard requirements for the residential district which said lot abuts or from which it is separated by a way. However, such increased setback requirements shall only apply to any part of a building which is located within one hundred and twenty five (125) feet of a Residence ~~A-1 and A-2, B, C, C-1, C-2, or C-2B~~ A, B, C, C-2, C-2B district.

- (h) The minimum ratio of private open space to lot area required for a lot which abuts/or is separated only by a public or private way from a Residence ~~A-1 and A-2, B, C, C-1, C-2, or C-2B~~ A, B, C, C-2, C-2B district shall be equal to the amount of private open space required in the residential district which said lot abuts or from which it is separated by a way.

- ~~(i) The dimensional requirements of the Residence C-1 district as detailed in this Section 5.31 shall apply in the Residence C district for structures in existence as of December 1, 1986 under the following limitations and conditions:~~

- ~~(1) Any increase in floor area or numbers of units, provided all construction occurs within the limits of the existing structure; or~~
- ~~(2) For any construction without limit as to cost (notwithstanding any contrary provisions of Section 8.23) of a nonconforming structure destroyed or damaged by fire or other catastrophe provided the structure as restored shall not be greater in lot coverage or volume, or shall not extend further into required yards, than the original structure; all other provisions of Section 8.23, however, shall continue to apply.~~

- ~~(j) Applicable 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 applicable Maximum Ratio of Floor Area to Lot Area shall be 0.35 for all permitted residential uses and the Minimum Lot Area for Each Dwelling Unit shall be four thousand (4,000) square feet. However, for any lot in existence as of June 30, 1995 that is subsequently subdivided into two or more lots, the total amount of gross area and number of units on the subdivided lots, in total, shall at no time exceed that permitted by this footnote (j) on the lot before the subdivision occurred. Unless otherwise permitted by special permit from the Board of Zoning Appeal, the gross floor area and 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 footnote (j) shall prohibit the subdivision of a Townhouse Development conforming at the time of its construction, as permitted in Section 11.10.~~

(k - m) [...]

- (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.
- (q) Residential Uses (4.31 a-h) shall use a Minimum Lot Area for Each D.U. (Column 3) of 300 sq. ft.

Amend Section 5.31.3

3. Setback exceptions:

- ~~(a) In a Residence A 1 or A 2 district a dwelling need not set back more than the average of the setbacks of the buildings, other than accessory buildings, on the lots adjacent thereto on either side, but in no case may any part of a building or accessory building extend nearer to any street line, or building line if such has been established, than fifteen (15) feet. A vacant lot or lot occupied by a building set back more than twenty five (25) feet in a Residence A 1 district and more than twenty (20) feet in a Residence A 2 district shall be considered as though occupied by a building set back twenty five (25) feet and twenty (20) feet respectively.~~
- (b) [...]
- (c) In a Residence C, ~~C-1~~, C-2, C-2A, C-2B, C-3, or C-3A district [...]

Add Section 5.31.4

- 4. Buildings defined in Section 5.30.11.a and built with the front lot line on the following streets may use relaxed height and FAR restrictions as defined below:
 - a) This footnote shall apply to these streets:
 - Broadway, Cambridge Street, Columbia Street, Concord Avenue, Hampshire Street, Huron Avenue, Kirkland Street, Mt. Auburn Street, Prospect Street, and Western Avenue
 - b) In a Residence B district, a mixed-use structure (5.30.11.a) may use a FAR of 1.5. The cornice line of any wall plane shall not exceed thirty (30) feet in height at the front lot line.
 - c) In a C district, a mixed-use structure (5.30.11.a) may use a FAR of 2.0 and max height of forty-five feet (45'). The cornice line of any wall plane shall not exceed thirty-five (35) feet in height at the front lot line.
 - d) Any part of a mixed-use structure (5.30.11.a) which projects above the cornice line shall be set below an imaginary inclined plane beginning at the cornice line, and thereafter rising at a sixty-five degree (65°) angle. However, portions of the building may rise above the imaginary inclined plane provided the area of those portions above the inclined plane projected onto the vertical plane does not exceed ten (10) percent of the area of the vertical plane lying between the cornice line and the maximum height of the structure, calculated for and limited to each separate plane. The maximum percent of portions that rise above the imaginary plane may be forty-five (45) percent when at least thirty-five (35) percent is used for dormer windows.

Amend Table 5-3 (Table of Dimensional Requirements—Business 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			(6) Maximum Height in Feet	(7) Min. Ratio of Private Op. Sp. to Lot Area
					Front	Side	Rear		
Bus. A	1.0/1.75 2.0/4.0	none	600 300	none	none	none	H+L^(a) 5 15 ⁽ⁱ⁾	35/45 to 65^(b) 35/60 ^(k)	none
Bus. A-1	1.0/0.75 1.0/1.5	none	1,200 ^(q)	none	none	none	H+L^(a) 5 15	35	none
Bus. A-2	1.0/3.0	none	600 300	none	5 ^(m)	10 ⁽ⁱ⁾	20 ⁽ⁱ⁾	45/60 ^(k)	none
Bus. A-3	0.75/1.49 ^(f)	5,000	1,500 ^(q)	50	H+L^(h) /4 10	H+L/5 7'6"	H+L^(a) /4 15	35	30%
Bus. A-4	1.0 ^(p) /1.75	5,000	600	50	H+L/4 ^(p)	H+L/5 ^(p)	H+L/5 ^(p)	35 ^(p)	none
Bus. B	2.75/3.0 3.0/7.0	none	300 none	none	none	none	none	80	none
Bus. B-1	1.50 /3.25	none	300	none	none	none ^(e)	none ^(e)	55/90 ^(c)	^(d)
Bus. B-2	1.50/3.0	none	300	none	none	none ^(e)	none ^(e)	45	^(d)
Bus. C	1.25/2.0 2.0/5.0	none	500	none	none	none	20 ⁽ⁱ⁾	55/65 ^(g)	none
Bus. C-1	2.75/3.0⁽ⁿ⁾	none	450⁽ⁿ⁾	none	none	none^(a)	20⁽ⁱ⁾	50^{(g)(h)}	none

Amend Section 5.34.2

2. Footnotes:

~~(a) In no case may a building be nearer the rear lot line than twenty (20) feet.~~

~~(b) As set forth in Section 5.28.1.~~

(c - e) [...]

(g) For buildings in a Business C district with no Residential Uses (4.31 a-h), Thirty-five (35) feet [or height permitted in the abutting residential district, but in no case higher than fifty-five (55) feet] within fifty (50) feet of a residential district line. Where the zoning district boundary splits a lot the fifty (50) feet shall be measured from the lot lines located in the residential district. The

height, however, may exceed thirty-five (35) feet provided the building is set back a minimum distance equal to two-thirds ($2/3$) the height.

(h - i) [...]

- (j) ~~Or two-thirds ($2/3$) of the height of the rear wall whichever is greater; however in the Business C and Business C-1 In Business~~ districts, No rear yard shall be required where the rear lot line abuts a lot all of which lies in a business or industrial district.
- (k) Provided however that any portion of a building in a Business A or Business A-2 district having a height greater than ~~thirty-five (35)~~ fifty (50) feet shall be set back of a bulk control plane rising at an angle of ~~sixty-five (65°)~~ degrees from the plane of the principal front wall and rear wall planes beginning at a height of ~~thirty-five (35)~~ fifty (50) feet. However, portions of the building may rise above the imaginary inclined plane provided the area of those portions above the inclined plane projected onto the vertical plane does not exceed ten (10) percent of the area of the vertical plane lying between the height of the start of the bulk control plane and the maximum height of the structure, calculated for and limited to each separate plane. The maximum percent of portions that rise above the imaginary plane may be forty-five (45) percent when at least thirty-five (35) percent is used for dormer-style windows.

Where the parcel has frontage on two or more streets, this setback plane provision shall apply only to the front wall plane facing the principal abutting arterial street and to the opposite wall plane facing either a side or front property line.

~~In addition to the above provisions, that portion of a building located within fifty (50) feet of a residential zoning district line shall be limited to thirty-five (35) feet where the maximum height permitted in the residential district is thirty-five (35) feet or less.~~

- ~~(l) The maximum height of a building may be increased to sixty (60) feet provided the average height of the building is fifty (50) feet (excluding any portion of the building devoted to parking which is not covered with building included in gross floor area). The heights of the several parts of the building shall be such that the volume of building exceeding fifty (50) feet in height shall be equal to or less than the volume of space lying between the fifty (50) foot height and portions of building less than fifty (50) feet in height, as illustrated below:~~

~~Volume 1 (area of a building at a single height—1 above fifty feet x the difference between height—1 and fifty feet) + Volume 2 (area of building at a single height—2 above fifty feet x the difference between the height—2 and fifty feet) MUST EQUAL OR BE LESS THAN THE SUM OF Volume 1' (area of building at a single height—1' below fifty feet x the difference between height 1' and fifty feet) + Volume 2' (area of building at single height—2' below fifty feet x the difference between height—2' and fifty feet).~~

- ~~(m) Or the setback of the principal front wall plane of any adjacent building facing the same street, whichever is less.~~
- ~~(n) Of the total FAR permitted on the lot the maximum ratio of floor area to lot area for permitted principal uses other than residential uses specified in Section 4.31 shall not exceed 2.75. The maximum ratio of floor area to lot area for permitted residential uses specified in Section 4.31 shall be 2.5 as of right; it may be increased to 3.0 and lot area per dwelling unit decreased to three hundred (300) after the issuance of a special permit by the Planning Board provided the following conditions are met:~~
- ~~1. At least seventy five (75) percent of the gross floor area on the lot is devoted to residential uses specified in Section 4.31.~~
 - ~~2. All parking on site is covered and enclosed.~~
 - ~~3. Fifteen (15) percent or more of the lot is green area or other open space acceptable to the Planning Board.~~

~~4. The building shall be subject to mandatory design review.~~

~~(e) H+L/6 for all buildings having fifty (50) percent or more of their gross floor area devoted to residential uses specified in Section 4.31 where the side lot line abuts or is within fifty (50) feet of a lot residentially used, the majority of which lies in a residential district.~~

(p) [...]

(q) Residential Uses (4.31 a-h) shall use a Minimum Lot Area for Each D.U. (Column 3) of 300 sq. ft.

Add Section 5.33.9

5.33.9 Required Ground Floor Non-Residential Uses. The ground floor of any building using additional height and/or floorspace allowed by section 5.30.11.a shall consist of at least one (1) active non-residential use meeting the following requirements:

1. Range of Qualifying Uses. The required ground floor active non-residential uses shall be limited to one or a combination of the following uses, to the extent permitted in the base zoning district:

- (a) Section 4.34 a (office of a physician, dentist or other medical practitioner not located in a clinic listed under subsection 4.33(d)), b (office of an accountant, attorney, or other non-medical professional person (includes properly licensed massage therapists), c (real estate, insurance or other agency office);
- (b) Section 4.35 a-1 (Convenience Store), a-2 (Merchandise Store), a-3 (Grocery Store), c (Personal Services Establishment), f-1 (Restaurant), f-2 (Bar), f-3 (Craft Beverage Establishment), f-4 (Food Stand or Kiosk), f-5 (Food Hall), g (Dance Hall or Nightclub), h (Theater), i-1 (Commercial Recreation Establishment), i-2 (Fitness Center), l (Animal Services Facility), o (Fast Order or Quick-Service Food Establishment), q-1 (Art/Craft Studio), q-2 (Performing Arts Studio), r (Bakery, retail);
- (c) Section 4.56 a(4) (religious or social recreation center), c(4) (college theater), e(4,5,6) (medical clinics), f (social service or community center), g(3) (museum), i(2) (museum or non commercial gallery).

2. Minimum Depth. The required ground floor uses shall have a minimum depth of twenty (20) feet measured from frontage of the building (or the full depth of the building if less than twenty (20) feet).

3. Minimum Linear Frontage. The required ground floor non-residential use shall occupy a minimum of 75% of the linear frontage of the building facing Massachusetts Avenue.

Amend Section 5.53

5.53 ~~In Residence A-1 and Residence A-2 districts, only one structure containing a principal use shall be allowed on a lot.~~

In ~~Residence B~~ **Residence A** districts only one structure containing a principal residential use shall be allowed on a lot except as set forth below:

1. [...]

2. [...]

In Residence ~~A-1, A-2~~ **A** and **B** districts there shall be no limit on the number of those structures on a lot that contain principal nonresidential uses exclusively, provided all other requirements of this Zoning Ordinance are met.

Amend Section 6.36 Table

Replace "Res A-1, A-2" from Column 1 with "Res A" in column 1

Replace "Res C, C-1" with "Res C" in column 2

Remove "C-1," from column 3

Amend Section 6.36 Footnote(13)

13. In Residence C, ~~C-1~~, C-2, C-2A, C-2B, C-3, C-3A districts the amount of parking required for this use may be reduced at the discretion of the Board of Zoning Appeal in accordance with Section 4.28

Amend Section 8.22.1(f)

- f. Conforming additions, under Article 5.000, to a structure not conforming to the requirements of Article 5.000 provided that no nonconforming element or aspect of the nonconforming structure is extended or increased ~~and further provided that the nonconforming structure is not thereby increased in area or volume by more than ten (10) percent since the structure first became nonconforming.~~

Amend Section 8.22.2(c)

- c. In a Residence District the Board of Zoning Appeal may grant a special permit for the alteration or enlargement of a nonconforming structure, not otherwise permitted in Section 8.22.1 above, but not the alteration or enlargement of a nonconforming use, provided any enlargement or alteration of such nonconforming structure is not further in violation of the dimensional requirements of Article 5.000 or the off street parking and loading requirements in Article 6.000 for the district in which such structure is located ~~and provided such nonconforming structure will not be increased in area or volume by more than twenty five (25) percent since it first began to be nonconforming.~~

Amend Section 11.11

11.11Statement of Purpose. This Section 11.10 has been adopted to encourage the development of ~~one and two family~~ townhouses. [...]

Provisions for the townhouse development use are intended to overcome obstacles to the development of ~~one and two family~~ townhouses, by providing special incentives where appropriate. [...]

Amend Section 11.12

11.12Applicability of Regulations. The development standards specified in this Section 11.10 are applicable only to townhouse developments and do not change the development standards for other uses in the Residence, Office and Business, and Industry A-1 districts. Townhouse developments which meet the requirements specified in Sections 11.14, 11.15, and 11.16 shall be allowed in ~~Residence B, C, C-1, C-1A, C-2, C-2A, C-2B, C-3, C-3A, C-3B, Residence,~~ Office and Business and Industry A-1 districts as follows:

Amend Section 11.12.1

11.12.1Construction of a townhouse development containing six (6) or more dwelling units in a Residence ~~B A~~ district and Residence ~~C B~~ district shall require a special permit.

Amend Section 11.12.2

11.12.2Construction of a townhouse development containing twelve (12) or more dwelling units in a Residence ~~C-1~~ Residence C-1A, Office 1, Office 2, Business A-1, Industry A-1 or Business A-3 district shall require a special permit.

Amend Section 11.12.3

11.12.3 Construction of a townhouse development in a Residence B, C, ~~C-1~~, Residence C-1A, Office 1, ~~or Business A-1 or Business A-3~~ district which contains fewer units than specified in Section ~~11.12.1 or~~ 11.12.2 shall require a special permit if both of the following conditions pertain to the development:

- (1) [...]
- (2) The townhouse development for which the permit is being sought would increase the total number of dwelling units on said lot(s) to the threshold specified in Section ~~11.12.1 or~~ 11.12.2.

Amend Section 11.12.4(3)

3. Twelve units or more dwelling units are proposed where any portion of the development is located within one hundred (100) feet ~~or of~~ a Residence A-1, A-2, B, ~~or C, or C-1~~ district.

Amend Section 11.15.3

11.15.3 Maximum Height. In a townhouse development the maximum permitted height shall be ~~the lesser of the base zoning max height and~~ four habitable stories. ~~and the~~ The maximum height of the cornice line shall be thirty (30) feet. Any part of a townhouse structure which projects above the cornice line shall be set below an imaginary inclined plane beginning at the thirty (30) foot cornice line on any facade of the structure facing a street or facing any lot line abutting a residentially zoned lot, and thereafter rising at a forty-five degree (45°) angle. However, portions of the building may rise above the imaginary inclined plane provided the area of those portions above the inclined plane projected onto the vertical plane does not exceed ten (10) percent of the area of the vertical plane lying between the thirty (30) foot cornice line and the maximum height of the structure, calculated for and limited to each separate plane. ~~The maximum percent of portions that rise above the imaginary plane may be forty-five (45) percent when at least thirty-five (35) percent is used for dormer windows.~~

However, the maximum height of any portion of a townhouse development shall be forty (40) feet, ~~except that in a Residence B district the maximum height shall be thirty five (35) feet.~~

Delete Section 11.15.31

~~**11.15.31** In any zoning district that limits building height to thirty five (35) feet or less, the maximum permitted height in a Townhouse Development shall be thirty five (35) feet.~~

Delete Section 11.15.32

~~**11.15.32** In all other districts the maximum permitted height in a townhouse development shall be four habitable stores and the maximum height of the cornice line shall be thirty (30) feet. Any part of a townhouse structure which projects above the cornice line shall be set below an imaginary inclined plane beginning at the thirty (30) cornice line on any facade of the structure facing a street or facing any lot line abutting a residentially zoned lot, and thereafter rising at a forty five (45) degree angle. However, portions of the building may rise above the imaginary inclined plane provided the are of those portions above the inclined plane projected into the vertical plane does not exceed ten (10) percent of the area of the vertical plane lying between the thirty (30) foot cornice line and the maximum height of the structure, calculated for and limited to each separate plane.~~

~~However, the maximum height of any portion of a townhouse development shall be forty (40) feet, except that in a Residence B district the maximum height shall be thirty five (35) feet.~~

Delete Section 11.16.1

~~**11.16.1** One off street parking space per dwelling unit in a townhouse development shall be provided unless a special permit is granted in accordance with Section 11.16.2(4) below.~~

Amend Section 11.207.5.2.2(a)

11.207.5.2.2(a)

- (a) Where the District Dimensional Standards establish a maximum floor area ratio (FAR) of less than ~~1.00~~ **1.50**, an AHO Project shall not exceed an FAR of 2.00. Otherwise, there shall be no maximum FAR for an AHO Project.

20.20 MIXED USE RESIDENTIAL OVERLAY DISTRICT (MXR)

Amend Section 20.23

20.23 Dimensional Limitations. The Gross Floor Area for any non-residential use or combination of non-residential uses on a lot shall be limited by the FAR set forth below for the applicable residential base district.

- a. Residence C: ~~0.6~~ **1.5**
- ~~b. Residence C-1: 0.75~~
- c - h. [...]

20.40 EASTERN CAMBRIDGE HOUSING OVERLAY DISTRICT

Amend Section 20.43

20.43 Residential Development Density. The maximum permitted FAR for all residential uses shall be twice the non-residential FAR permitted in the underlying base zoning district, except that for those areas whose underlying base zoning district is Residence C-~~1~~ the FAR shall be ~~0.75~~ **1.5**. [...]

Amend Section 20.44.3(2)

2. Thirty-five (35) feet in that area bounded by the centerline of Binney Street, then the centerline of Medeiros Avenue; then the Residence C-~~1~~ zoning district line; [...]

Amend Section 20.44.4

20.44.4 Maximum Height in all areas having a base Residence C-~~1~~ zoning district.

[...]

20.50: Harvard Square Overlay District

Amend Section 20.54.2

20.54.2 Building Height Limitations. The maximum height of buildings in the Harvard Square Overlay District shall be governed by the requirements of this Section 20.54.2; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

1. As of Right Height Limitations. The maximum height of any building shall be sixty (60) feet, **or eighty (80) feet when all stories partially or entirely above sixty (60) feet are dedicated to Residential Uses (section 4.31 a-h). Any portions of the building in excess of sixty (60) feet are set back from the street line at least ten (10) feet.**
2. Special Permit for Additional Height. The maximum allowable height in the Harvard Square Overlay District may be increased up to eighty (80) feet upon issuance of a Special Permit by the Planning Board. **That increase may be up to ninety (90) if all additional stories are entirely dedicated to Residential Uses (4.31 a-h).** If a Special Permit is issued portions of the building may extend to **eighty (80) feet in specified** height provided that those portions in excess of sixty (60) feet are set back from the street line at least ten (10) feet, and that those portions are also set back from one or more forty-five (45) degree sky exposure planes, unless otherwise permitted by the Planning Board. A forty-five

(45) degree sky exposure plane shall be an imaginary inclined plane beginning forty-five (45) feet above any streetline in the districts and rising over one or more lots at a forty-five (45) degree angle.

[...]

Amend Section 20.54.6

20.54.6 Maximum Ratio of Floor Area to Lot Area (FAR) in the Harvard Square Historic Overlay District.

Notwithstanding the FAR limits set forth in Article 5.000 or elsewhere in this Ordinance, the maximum FAR applicable in the Harvard Square Historic Overlay District shall be as follows: Business B district: 4.0 for all Non-Residential Uses and ~~4.0 for all Residential Uses (4.31 a-h)~~ 7.0 for buildings with Residential Uses (4.31 a-h). A building with both Residential Uses and Non-Residential Uses may also have a FAR of 7.0 when at least 3.0 of the FAR is dedicated to Residential Uses (4.31 a-h).; Office 3 district: 3.0 for all uses; Office 2 district: 2.0 for all uses; Residence C-3 district: 3.0 for all uses; Residence C-2B district: 1.75 for all uses; ~~Residence C-1 district: 0.75 for all uses; Business A district: 1.0 for all uses except dwellings, 1.75 for dwellings.~~ All other districts shall be subject to the FAR in the base zoning.

20.100: Massachusetts Avenue Overlay District

Amend Section 20.104.3

20.104.3 Additional Dimensional Standards for Lots Located in both a Business C zoning district and an abutting Residence C-1 or Residence B Zoning District. [...]

1. Modification of the Transitional Requirements of Section 5.40. [...]
 - a - b. [...]
 - c. The portion of the lot dedicated to Open Space provides an adequate transition buffer between any structure constructed in the commercially zoned portion of the lot and adjacent residential uses in the residential district. Such Open Space shall have a minimum depth of ~~twenty (20)~~ fifteen (15) feet.

Amend Section 20.110.31

20.110.31 FAR. Notwithstanding the general applicability standards set forth in Subsection 20.103.1, the following Floor Area Ratio (FAR) limitations shall apply in place of those set forth in the base zoning district or elsewhere in the Overlay District to the portions of a lot contained within the BA-2 Districts, provided that such lot has direct frontage onto Massachusetts Avenue. For a lot with no direct frontage onto Massachusetts Avenue, and for portions of a lot that are not contained within the BA-2 Districts, the FAR requirements generally applicable in the base district or elsewhere in the Overlay District shall apply.

1. Mixed Use Lots. The maximum allowed FAR shall be ~~1.75~~ 4.00 for any lot that ~~either~~ consists entirely of residential or dormitory uses, as listed in Subsections 4.31 (a-h) and paragraph 4.33(b)(7), ~~or said uses only above the ground and second floors floor and includes with ground and second floors as floor~~ active non-residential uses meeting the requirements of Subsection 20.110.21.
2. [...]

Amend Section 20.110.34

20.110.34 Maximum Height. Generally, the maximum height of any structure shall be the height applicable in the base district. However, notwithstanding the base district regulations and notwithstanding the general applicability standards set forth in 20.103.1, to the extent that the height of the ground floor non-residential space exceed ten (10) feet as measured in the manner described in Paragraph 20.110.42 below, the maximum height may be increased to ~~fifty (50)~~ sixty (60) feet in the included BA-2 Districts for any mixed use building with direct frontage onto Massachusetts Avenue and located on a Mixed Use Lot as set forth in Section 20.110.31 above. ~~Additionally, the portion of such a mixed use building that faces Massachusetts Avenue shall be exempt from the bulk control plane requirements of Footnote 5.33(k) in the Table of~~

~~Dimensional Requirements; however, the provisions of Footnote 5.33(k) shall nonetheless apply to rear portions of a building within 50 feet of a residential zoning district line.~~

Delete Section 20.110.36

~~**20.110.36** Required Front Yards. In the BA-2 District south of Arlington Street, notwithstanding the provisions of footnote (m) in Section 5.33, Paragraph 2 of this Zoning Ordinance, a five foot front yard setback shall be required in all instances unless the Planning Board reduces or waives the requirement upon granting a special permit. Such special permit may be granted if the Planning Board finds, that considering the size of the sidewalk and the setbacks of the abutting buildings, a reduction or waiver of the requirement would support the purpose and objectives of the Massachusetts Avenue Overlay District.~~

20.200: Prospect Street Overlay District

Amend Section 20.204.31

20.204.31 Minimum Yard Requirements in the Prospect Street Overlay District. ~~If no front yard is required under the applicable base zoning district, the~~ The minimum required front yard for that portion of a lot fronting Prospect Street or another street in a business district shall be three (3) feet.

20.300: Central Square Overlay District

Amend Section 20.304.2

20.304.2 Building Height Limitations. The maximum height of buildings in the Central Square Overlay District shall be governed by the requirements of this Section 20.304.2; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

1. As of Right Height Limitations. The maximum height of ~~any building~~ a building for Non-Residential Uses shall be fifty-five (55) feet. ~~The maximum height of a building with either purely Residential or mixed Residential and Non-Residential Uses shall be one-hundred and twenty (120) feet when all stories partially or entirely above fifty-five (55) feet are dedicated to Residential Uses (4.31 a-h), except as further limited below:~~

(a - b) [...]

- (c) In a Business B district where a lot abuts a street not mentioned in Section **20.304.2.a**, portions of a building in excess of sixty (60) feet are set back from the street line at least ten (10) feet and that those portions are also set back from one or more forty-five degree (45°) bulk control planes beginning sixty (60) feet above any streetline in the district and rising over one or more lots at a forty-five degree (45°) angle.

2. Special Permit for Additional Height. Additional height may be permitted as follows:

[...]

3. [...]

Amend Section 20.304.3

20.304.3 Floor Area Ratio Limitation. The maximum Floor Area Ratio (FAR) limitations established in the applicable base zoning district shall continue to apply to any lot in the Central Square Overlay District unless specifically modified by the following provisions:

1. As Of Right Limitation. The maximum as of right FAR shall be 3.0 in the Office 3 base zoning district for Residential Uses, Section 4.31 a-h, and 2.0 for all other uses; ~~4.0 for all Residential and Mixed uses in the Business B base zoning district~~; and 2.0 in the Residence C-3 and Residence C-2A base zoning districts.

- 2 - 3. [...]

Amend Section 20.307.2

20.307.2Boundaries of the District. [...] The Mass and Main Residential Mixed Income Subdistrict includes lots located within the Business B and Business A base zoning districts, with portions of some lots located within the Residence C-1 [...]

Amend Section 21.25.2(2)

2. The GFA resulting from an FAR of ~~0.75~~ 1.5 in Residence C-1 base district or 1.25 in any non-residential base district.

Amend Section 21.43.2(b)

21.43.2(b) For any residential use permitted in a Residence C-1 District in a building or buildings meeting all the dimensional requirements of the Residence C-1 District. An FAR of ~~0.75~~ 1.5 shall be authorized on the site, in addition to that authorized for transfer to the Receiving Lot. Such additional FAR, however, shall not be granted for transfers of GFA that only occur within the boundaries of a single Overlay District.

The remaining amendments are solely to address the merging of districts

Amend Section 7.15(c)

7.15*General Limitations for All Signs Permitted in the City of Cambridge.*

- C. No illumination shall be permitted after 11 P.M. in any Residence A, B, or ~~C, or C-1~~ district.

Amend Section 7.20

In Residence A, B, and ~~C, and C-1~~ districts no outdoor floodlighting or decorative lighting, except lighting primarily designed to illuminate walks, driveways [...]

Amend Section 17.13.2(2)

17.13.2Building Height Limitation.

- (2) Notwithstanding the provisions of this Subsection 17.13.2 above no building may exceed thirty-five (35) feet within fifty (50) feet of the Special District 1/Residence C-1 zoning district line, or where the zoning district line splits a lot, within fifty (50) feet of the lot line located in the residential district.

Amend Section 17.13.3(e)

17.13.3Minimum Yard Requirements

- c. Notwithstanding the requirements of Paragraphs a - c above all buildings shall be set back a minimum of twenty (20) feet from any Special District/Residence C-1 district line; [...]

Amend Section 17.81.32.1(c)

17.81.32.1For all uses, the maximum height shall be further limited as follows:

- (c) Height shall be limited to forty-five (45) feet within one hundred (100) feet from the boundary of the existing Residence ~~C-1 District.~~

Amend Section 17.82.32.1(c)

17.82.32.1For all uses, the maximum height shall be further limited as follows:

- (c) Maximum height shall be limited to forty-five (45) feet within one hundred (100) feet from the boundary of a Residence C-1 district.

Amend Section 17.501

17.501*Scope.* This Section 17.500 regulates development in Special District 14 as shown on the Zoning Map of the City of Cambridge, as amended. Except as herein provided in this Section 17.500, all requirements of and regulations applicable to the Residence C-1 District shall apply equally in Special District 14.

Amend Section 17.504

17.504*Use and Dimensional Modifications Permitted.* The following modifications to the regulations applicable to the Residence C-1 district shall be permitted in Special District 14.

Amend Section 17.505

17.505*Other Use and Dimensional Modifications.* The following modifications to the regulations applicable to the Residence C-1 district, as modified by Section 17.504 above, shall be permitted, subject to compliance with the provisions of Section 17.506 below.

Amend Section 20.11.1

20.11.1 [...] These regulations are intended to provide a transition between the character and scale of development existing and permitted in the abutting Residence C-1 district and the institutional development existing and permitted in the base Residence C-3 district. [...]

Amend Section 20.12.1

20.12.1*Establishment and Scope.* [...] These regulations are intended to provide a transition between the character and scale of the abutting A-2 residential district [...]

Amend Section 20.610

20.610*Establishment and Scope.* [...] The corridor along Massachusetts Avenue between Harvard Square and Porter Square contains a significant number of buildings wholly or partially on lots with a base district among the Residence C family of use categories (Res. C, C-1, C-1A, C-2, C-2A, C-2B, C-3, C-3A, C-3B) which because of their age, location, [...]

Amend Section 20.620(a)

20.620*Applicability.* [...]

- a. The structure is located wholly or partially within a Residence C, C-1, C-1A, C-2A, C-2, C-2A, C-2B, C-3, C-3A, or C-3B base zoning district;

Amend Section 20.1009.1

20.1009.1 Floor Area Ratio. The maximum Floor Area Ratio for the Development Land located in the underlying Industry A-1 District (130,671 square feet) shall be 2.5. Development Land in the underlying Residence C-1 District (60,835 square feet) may be included in the calculation of allowable Gross Floor Area on Development Land located in the Industry A-1 District (for Uses allowed therein) at the Floor Area Ratio allowed in the Industry A-1 District of 1.25, provided that: (i) future use of the Development Land in the Residence C-1 District shall be Publicly Beneficial Open Space, except that fences, berms, sound barriers, a vehicle turnaround, a loading dock enclosure and underground systems serving the Development Land may be located in the underlying Residence C-1 District; and (ii) a 25 foot wide landscaped buffer shall be created along the westerly boundary of that portion of the Development Land located in the Residence C-1 District abutting the railroad right-of-way.