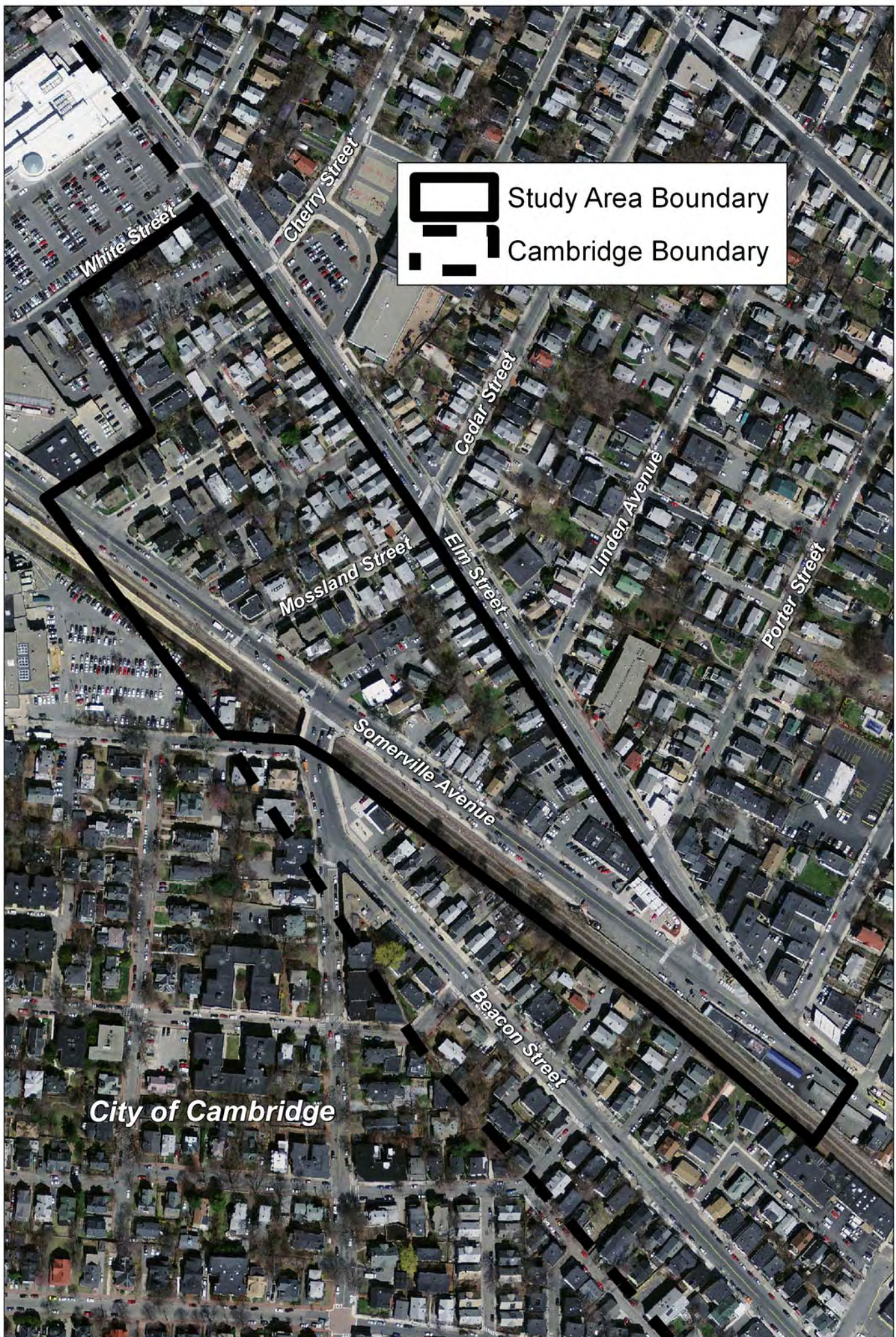
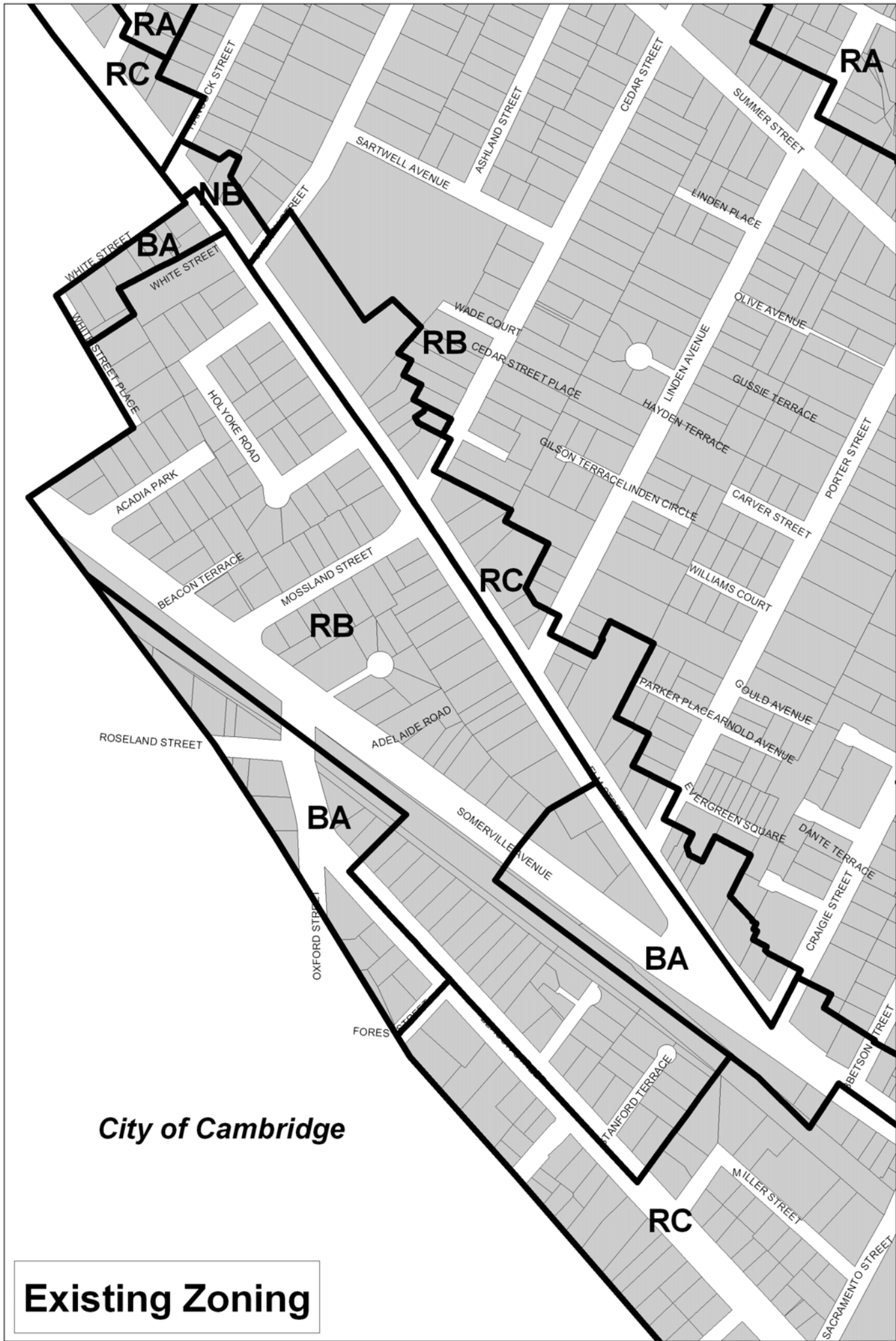


Study Area Boundary
Cambridge Boundary

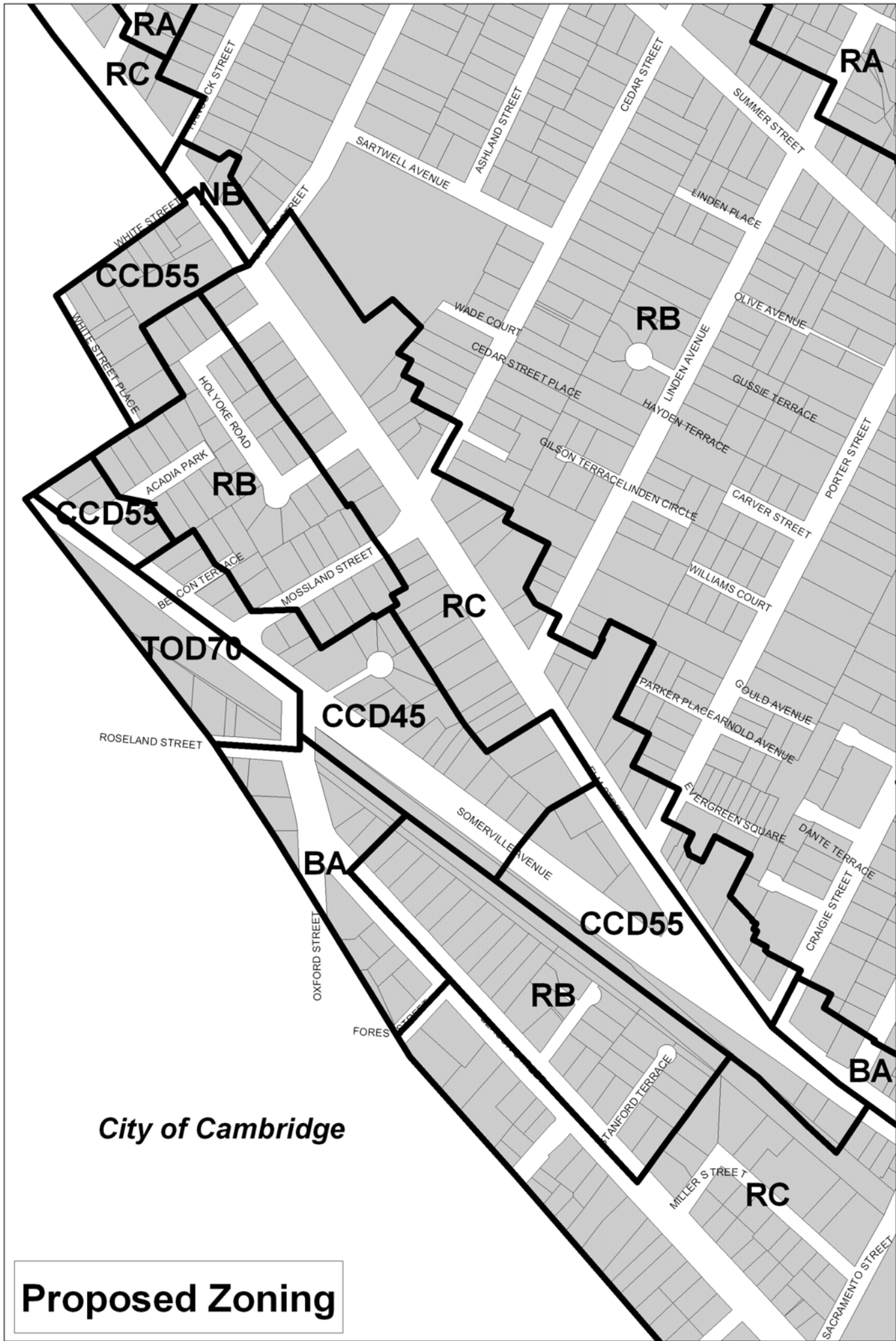


City of Cambridge



City of Cambridge

Existing Zoning



City of Cambridge

Proposed Zoning

COMPARISON OF ZONES:							
Dimensional & Use Standards	RB	RC	NB	BA	CCD 45	CCD 55	TOD 70
Minimum lot size (s.f.)*	7,500	7,500	NA	NA	NA	NA	25,000
Min lot area / dwelling unit	1,500	875 / 1,000	875 / 1,000	875 / 1,000	750	600	450
Max ground coverage (%)*	50	70	80	80	80	80	80
Landscaped area, min percentage of lot (%)	25	25	10	10	10	10	15
Floor area ratio (FAR)* (max)	1.0	2.0	2.0	2.0	2.5	3.0	3.5 / 4.0 Green
Max height (ft)*	40	40	40	50	45	55	55 / 70 Green
Min front, side rear yard setback (ft)*	Front-15 Side-6 to 10 Rear-20	Front-15 Side-6 to 10 Rear-20	Front-NA Side-NA except when abutting residential district then 15 min. Rear-10', plus 2' for each story above ground	Front-NA Side-NA except when abutting residential district then 15 min. Rear-10', plus 2' for each story above ground	NA except when abutting residential district 20' setback with outermost 10' as landscaping	NA except when abutting residential district 20' setback with outermost 10' as landscaping	NA except when abutting residential district 24' tall solid masonry wall within 40' of property line or 20' setback exclusively landscaped
Min frontage (ft)	50	50	NA	NA	30	30	100
Permitted Uses	See Sec 7.11 for use information	See Sec 7.11 for use information	See Sec 7.11 for use information	See Sec 7.11 for use information	Clusters A, B, C, D, E, F, G, I, J, K	Clusters A, B, C, D, E, F, G, I, J, K	Clusters A, B, C, D, E, F, G, I, J, K
Arts Related Use Requirements	NA	NA	NA	NA	NA	NA	5% of gsf
Inclusionary Housing Requirement (%)	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	15%
Tapering Height (ft)	NA	NA	40	NA	NA	NA	55
Upper Level Setback (ft)	NA	NA	5	NA	NA	NA	15
Usable Open Space Requirements (%)	NA	NA	NA	NA	NA	NA	10
Unique Parking Provisions					parking freeze for non-residential	parking freeze for non-residential	structured parking required

*** See Zoning Ordinance for Footnotes ***