



## Zoning Regulations

### Uses allowed by zoning

- protected open space
- residential only
- residential with institutional
- residential with institutional and small, service retail
- residential but existing uses allowed \*
- office/lab, manufacturing/packaging, small retail, no parking
- office/lab, manufacturing/packaging, retail, parking
- office/lab, retail, bars, light industry where exists
- all uses except parking, large-scale retail, bars \*\*

\* any new use in these districts must be as or more "compatible" with residential uses than the existing use. e.g., if the existing use is light industry, the new use can be retail or office/lab, but not heavy industry; and if the existing use is office/lab, the new use cannot be any other commercial use.  
 \*\* heavy industry also allowed only if the existing use is heavy industry.  
 NOTE: Residential uses are currently allowed within every development zone except protected open space.

The decimal figures shown on the map indicate the maximum allowed Floor Area Ratio (FAR) for any new development in the district(s). The figures with a foot (') symbol indicate the maximum allowed building height for that district.

Maximum height figures appearing with a plus (+) sign indicate that the allowable height in that district may be increased to 100' with a special permit granted by the Cambridge Planning Board.

The [45'] figure over Fort Washington Park indicates that any development within 100 feet of an edge of the park may be no more than 45 feet in height.

Shapefile Sources:  
 MIT Department of Facilities, City of Cambridge Geographic Information System, MassGIS, complemented by visual observation

Data Sources:  
 City of Cambridge online zoning map and ordinance:  
<http://www.cambridgema.gov/~CDD/commplan/zoning/zord/index.html>

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