

**ORDINANCE NO. 1413**

**FINAL PUBLICATION NO. 3521. FIRST PUBLICATION IN THE CHRONICLE ON NOVEMBER 21, 2019.**

**CITY OF CAMBRIDGE**

In the Year Two Thousand and Nineteen

**AN ORDINANCE**

That the Zoning Ordinance of the City of Cambridge be amended as follows:

***Proposed Zoning Change***

Delete Current Text from Article 22.000:

**22.43.2** *Yard Exceptions for Added Exterior Insulation.* Existing conforming or pre-existing non-conforming buildings or buildings that received a building permit prior to August 2, 2010 that cannot add insulation exterior to the exterior structural wall of the building without intruding into a required setback may encroach or further encroach into the required yard setback through the addition of insulation external to the exterior structural wall of the building, provided that the additional insulation does not increase the thickness of the exterior wall by more than four (4) inches and that the resulting outermost plane of each exterior wall is no closer than seven feet, two inches (7'-2") to the nearest property line.

Proposed: Move text to the "Yards" section of Article 5.000, and amend to read as follows:

- 5.24.2** Projecting eaves, chimneys, bay windows, balconies, open fire escapes and like projections which do not project more than three and one half (3 1/2) feet and which are part of a building not more than thirty-five (35) feet in height, and unenclosed steps, unroofed porches and the like which do not project more than ten (10) feet beyond the line of the foundation wall and which are not over four (4) feet above the average level of the adjoining ground, may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built.
- 5.24.2.1** Existing conforming or pre-existing non-conforming buildings in existence prior to August 2, 2010, may encroach or further encroach into a required yard solely in order to install exterior insulation to an existing exterior wall, provided that such existing exterior wall is not moved or demolished except to remove and replace its exterior wall covering and that the requirements of either Paragraph (a) or Paragraph (b) below are met:
- (a) The yard is not decreased by more than eight (8) inches from the pre-existing condition, the wall itself does not intrude more than eight (8) inches further into the existing yard, and the outer plane of the exterior wall after the installation of exterior insulation and exterior wall covering is not closer than three (3) feet to the nearest property line; or
  - (b) the Board of Zoning Appeal (BZA) has granted a special permit to exceed the limitations of Paragraph (a) above upon finding that, given the unique physical constraints of the building or the site, such relief is necessary to install exterior insulation that will substantively improve the thermal performance of the exterior wall envelope, that potential impacts to the safety or privacy of abutting uses will be mitigated, and that the general criteria set forth in Section 10.43 of this Zoning Ordinance are met.

In City Council December 9, 2019.  
Passed to be ordained by a yeas and nays vote:  
Yeas 9; Nays 0; Absent 0.  
Attest:- Anthony I. Wilson, City Clerk.

A true copy:

ATTEST:-

Anthony I. Wilson  
City Clerk