



City of Cambridge
 DEPARTMENT OF PUBLIC WORKS
 PLANNING & ZONING
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Memorandum

Date: February 2, 2021
To: Planning Commission
From: Pat Escher, A.I.C.P., City Planner
Regarding: Outdoor Recreational Uses

Within the UDC Permitted Land Use Table 1, private recreational amenities are a Special Exception review.

Land Use	Zoning Districts									Use Regs.
	NC 1,2,3,4	R	I	CMU	GC	IND	MR	RC	OS	
TABLE 1: PERMITTED USES BY ZONING DISTRICT										
P: Permitted C: Permitted, subject to conditions SE: Special Exception SC: Special Exception, subject to conditions										
Recreational, Amusements, Entertainment										
Activity conducted primarily entirely within a building or substantial structure buildings or structures										
Bowling alleys, skating rinks, indoor tennis and squash courts, yoga, indoor athletic and exercise facilities and similar uses				P	P		P		P	
Theaters, cinemas				P	P		P			
Activity conducted primarily outside enclosed buildings or structures										
Golf Driving Range							P	P	P	
Privately owned and operated outdoor recreational facilities such as yacht clubs, golf courses, and country clubs, swimming or tennis clubs, (excluding rifle and pistol ranges), etc. not constructed pursuant to a permit authorizing the construction of some residential development	SE	SE	P	P			P	P	P	
Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc. not constructed pursuant to a permit authorizing the construction of another use such as a school.	P	P	P	P			P	P	P	
Emergency Services										
Civil Defense Operation	P	P	P	P	P	P	P	P	P	
Fire Stations	P	P	P	P	P	P	P	P	P	
Police Stations	P	P	P	P	P	P	P	P	P	
Rescue squad, ambulance service	P	P	P	P	P	P	P	P	P	

The discussion item before you is for a private weekend retreat that may include future buildings.

The proposal is for a Friday to Sunday retreat with meals and lodging. The current proposal would be for up to 5 occupants, with the potential for two other buildings. There is also mention of outdoor concerts in the summer. For more detailed information, please see the enclosed documents.

The criteria for a Special Exception is as follows:

1. The establishment, maintenance and operation of the special exception at its proposed location will not be detrimental to or endanger the public health, safety, or general welfare.
2. The special exception at its proposed location shall be such that it will be harmonious in character as well as appropriate in appearance with and will not be injurious to the use and enjoyment of other property in the neighborhood for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. The establishment of the special exception at its proposed location will not impede the normal and orderly development and improvement of surrounding properties.
4. Adequate utilities, public water and sewer facilities, access streets, drainage and all necessary facilities have been or are being provided.
5. The special exception shall be such that pedestrian, bicycle, and vehicle traffic associated with such use at its proposed location will not be hazardous to or unduly conflict with the existing and anticipated traffic in the neighborhood.
6. The special exception shall in all other respects conform to the applicable regulations of the district in which it is located and to the special requirements that may be established for the specific use.
7. The proposed use at its proposed location conforms to the Comprehensive Plan.

This is a discussion item for the Commission to provide the thought with respect to this proposal.



