



City of Cambridge

DEPARTMENT OF PUBLIC WORKS

PLANNING & ZONING

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Memorandum

Date: May 4, 2021
To: Planning Commission
From: Pat Escher, A.I.C.P., City Planner
Regarding: Accessory Structure Requirements pursuant to Section 5.1.3

There are several lots, mostly on Locust Street that are Through Corner Lots. These lots are problematic when trying to locate accessory structures or detached garages. The reason they are problematic is that these lots have three front yards and one side yard. We did look at accessory structures previously as it relates to corner lots and modified the code to address this situation.

Additionally, we modified the rear and yard setbacks for accessory structures in the NC and Neighborhood setbacks. Staff has reviewed several permits which would allow a structure up to 18 feet with these smaller setbacks and staff has concerns with these larger structures being that close to adjacent properties and is making a recommendation that these larger structures are not permitted to have the smaller setbacks.

Staff is proposing modifying this section to address these lots.

§ 5.1.3 Accessory Building/Structure Requirements

A. Location of Accessory Buildings and Structure

The following provisions apply to the location of accessory buildings:

1. Accessory buildings shall not occupy any required front yard or side street yard; provided, however; that
 - a) in the case of a corner lot, the accessory building shall be located in a side yard, with its front façade rear of the primary residence;
 - b) **in the case of a corner through lot the accessory structure shall be reviewed by the City Zoning Official to locate that building in the most appropriate location.**
2. An accessory use or structure may not occupy more than thirty-five percent (35%) of the area of the rear yard, or in the case of a corner lot, thirty-five percent (35%) of the area of the side yard rear of the building footprint.
3. Accessory buildings shall not be located closer than six feet from any side property line or five feet from any rear property line, except in all the Neighborhood Conservation Districts and in the Downtown Waterfront Development District Neighborhood Subdistrict where accessory residential buildings and structures may be as close as three feet from the side or rear property lines, **when they are at the 12 foot height, taller accessory structures shall meet the 6 foot side setback and the modified rear setback requirement pursuant to 5.1.3. B. 1.**





