

*City of Cambridge*  
*Cambridge, Maryland 21613*

**ORDINANCE NO. 1073**

**AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND, TO AMEND SECTION 5.1.1.C. TABLE #3 OF THE CITY'S UNIFIED DEVELOPMENT CODE TO REQUIRE MINIMUM LOT SIZES IN THE DOWNTOWN/WATERFRONT DEVELOPMENT DISTRICT.**

**WHEREAS**, on February 2, 2016 the Planning Commission held a public hearing and issued recommendation regarding the proposed text amendment. The Planning Commission unanimously voted to recommend that the Commissioners of Cambridge approve the text amendment which to require a minimum lot size within the Downtown/Waterfront Development Districts. (Sec. 5.1.1.C. Table #3); and

**WHEREAS**, the Commissioners of Cambridge find that it is in the best interest of the City to amend Section 5.1.1.C. Table #3 of the Unified Development Code to require a minimum lot size within the Downtown/Waterfront Development Districts; and

**WHEREAS**, a public hearing on the proposed text amendment was duly advertised on February 26, and March 4, 2016 and held before the Commissioners of Cambridge on March 14, 2016; and

**WHEREAS**, the Commissioners of Cambridge find that it is in the best interest of the City to amend Section 5.1.1.C. and Table #3 Of the Unified Development Code to require a minimum lot size within the Downtown/Waterfront Development Districts: and

**WHEREAS**, upon the consideration of the recommendation of the Planning & Zoning Commission, and upon consideration of the staff of the Department of Planning and Zoning, and the comments made at the public hearing before Planning Commission, held on February 2, 2016, and at the public hearing before the City Council on March 14, 2016, the City Council finds that the proposed amendment is needed to promote and protect the public's health, safety and welfare; and

**NOW, THEREFORE, BE IT ORDAINED** by the Commissioners of Cambridge, that Section 5.1.1.C of the City's Unified Development Code is hereby amended to read as follows:

**Sec. 5.1.1.**

**C. Requirements by District**

1. The lot dimensional, density, and bulk requirements set forth in Tables 3 and 4 shall apply to all new construction except as provided below.



- a. Specific requirements for new construction in the Downtown/Waterfront Development District are as provided in § 4.4.5 of this Ordinance **with the exception of minimum lots sizes found in Table 3.**
  - b. Requirements for new construction in the NC-1, NC-2, NC-3, and NC-4 districts are set forth in Tables 5 and 6 of this Section.
  - c. Requirements for new construction in the Maritime Resort district (MR) shall be established through the site plan approval process and shall reasonably relate to any restrictions and standards established in any applicable approved PWRD plan.
2. Impervious surfaces (surfaces that do not absorb rain, including buildings, streets, non-pervious driveways, sidewalks, patios, parking areas, and any other surfaces that are paved or are otherwise impervious to water) shall be minimized to the maximum extent possible. Notwithstanding the impervious coverage requirements of Table 3, the City may condition site plan approval upon the substitution of pervious surfacing materials for proposed or existing impervious surfaces or may require that driveway and other proposed impervious surfaces be the smallest necessary to serve their intended function, or impose other comparable restrictions.

**Table 3 Dimensional and Density Requirements**

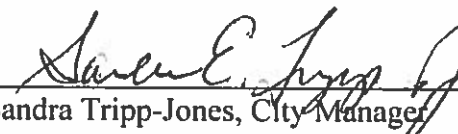
Zoning District	Lot Area		Lot Area Per Unit		Lot Width		Lot Depth		Maximum Residential Density Dwelling Units (Per Acre)
	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	
<b>Residential (R) District Lots 1</b>									
Residential Single-Family detached	7,500	10,000	7,500	10,000	50	80	125	190	5.8
Residential, single-family attached	2,000	--	2,500	--	20	--	90	115	8
Residential, duplex	12,500	14,500	6,250	7,250	50	80	125	190	7
Residential, multi-family	2 acres	5 acres	5,400	5,400	100	--	125	--	10
Civic, educational, cultural, religious	20,000	n/a	n/a	n/a	100	--	125	--	--
Institutions for care/ treatment of persons	2 acres	n/a	n/a	n/a	200	--	125	--	n/a
Recreational (excluding parking lots)	2 acres	n/a	n/a	n/a	200	--	125	--	n/a
<b>Institutional (I) Lots</b>									
Civic, educational, cultural, religious	20,000	--	--	--	100	--	125	--	n/a
Institutions for care/ treatment of persons	20,000	--	--	--	100	--	125	--	n/a
Recreational (excluding parking lots)	20,000	--	--	--	100	--	125	--	n/a
Other	20,000	--	--	--	100	--	125	--	n/a

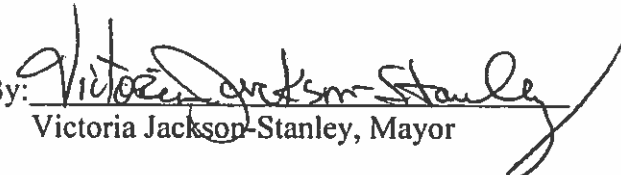
Corridor Mixed Use (CMU) Lots									
Residential Single-Family detached	5,400	7,500	5,400	7,250	50	65	100	125	12
Residential, single-family attached	1,200	--	3,000	--	18	--	60	65	14
Residential, multi-family	20,000	5 acres	1,200	3,500	80	--	125	--	63
Civic, educational, cultural, religious	20,000	--	n/a	n/a	100	--	125	--	--
Institutions for care/ treatment of persons	20,000	--	n/a	n/a	100	--	125	--	n/a
Recreational (excluding parking lots)	20,000	--	n/a	n/a	100	--	125	--	n/a
Commercial, other	5,000	--	n/a	n/a	n/a	n/a	n/a	n/a	--
Downtown/Waterfront Development District									
Core	2,500	12,500	n/a	n/a	n/a	n/a	n/a	n/a	n/a
General	2,500	52,500	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Center	2,500	7,500	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Neighborhood	NC-3	NC-3	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Gateway	3,500	10,500	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Civic	43,560	240,000	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Industrial (I) Lots									
Contractor yards, small-scale	5,000	--	n/a	n/a	50	--	100	--	n/a
Warehousing, salvage, manufacturing	40,000	--	n/a	n/a	100	--	100	--	n/a
Open Space (OS) Lots									
Agricultural, forestry, other	3 acres	--	n/a	n/a	--	--	--	--	n/a
Other	2 acres	--	n/a	n/a	200	--	--	--	n/a
Resource Conservation (RC) Lots									
Single-family detached	10 acres	--	10 acres	--	--	--	--	--	0.1
Other	5 acres	--	n/a	--	--	--	--	--	n/a
1 No lot in the Residential district shall be created through the resubdivision of an existing lot that has a lot width smaller than 12 percent of the average of the existing lots on the same blockface.									

AND BE IT FURTHER enacted and ordained that this Ordinance shall become effective on the tenth (10<sup>th</sup>) day following the date of adoption.

ATTEST:

THE COMMISSIONERS OF CAMBRIDGE

  
Sandra Tripp-Jones, City Manager

By:   
Victoria Jackson-Stanley, Mayor

Introduced the 22<sup>ND</sup> day of February, 2016  
Adopted the 28<sup>TH</sup> day of March, 2016  
Effective the 7<sup>TH</sup> day of April, 2016

NOTE: Word(s) which are in bold and underscored are to be added to the City Code of Laws; words in double bold brackets to be deleted from the City Code of Laws.

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