

City of Cambridge
Cambridge, Maryland 21613

ORDINANCE NO. 1076

AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND, TO: (1) RETAIN NO OFF-STREET PARKING REQUIREMENTS WITHIN THE CORE SUB-DISTRICT OF THE DOWNTOWN/WATERFRONT DEVELOPMENT DISTRICT; AND (2) ALLOW FOR NO OFF-STREET PARKING WITHIN THE OTHER SUB-DISTRICTS OF THE DOWNTOWN/WATERFRONT DEVELOPMENT DISTRICT, PROVIDED THE APPLICANT CAN DEMONSTRATE (A) THAT NO ADDITIONAL OFF-STREET PARKING IS REQUIRED FOR THE PARTICULAR USE AND/OR (B) ADJACENT STREETS CAN ADEQUATELY ACCOMMODATE THE PARKING NEEDS OF THE PROPOSED USE.

WHEREAS, upon consideration of the recommendation of the Planning and Zoning Commission, and upon consideration of the staff of the Department of Planning and Zoning, the comments made at a public hearing before City Council, held on June 20, 2016 the City Council finds that the proposed amendments are needed to protect the public health, safety and welfare; and

WHEREAS, on March 1, 2016 the Planning Commission held a public hearing and issued recommendation regarding the proposed text amendment. The Planning Commission unanimously recommended that the Commissioners of Cambridge approve the text to firstly, retain no on-site parking requirements within the Core sub district of Downtown/Waterfront Development District. Secondly, allow for no on-site parking requirements within the other sub-districts provided the applicant can demonstrate that there will be no negative impacts to the neighborhood and on street parking is permitted; and

WHEREAS, the Commissioners of Cambridge find that it is in the best interest of the City to amend to firstly, retain no on-site parking requirements within the Core sub district of Downtown/Waterfront Development District. Secondly, allow for no on-site parking requirements within the other sub-districts provided the applicant can demonstrate that there will be no negative impacts to the neighborhood and on street parking is permitted; and

NOW, THEREFORE, BE IT ORDAINED by the Commissioners of Cambridge, that the City's Unified Development Code is hereby amended as follows:

The following language is added to the "Required Spaces" Section of "General Sub-district Stands, "Center Sub-District Standards," "Neighborhood Sub-district Standards," and "Maryland Avenue Gateway Standards" of Section 4.4.5 of the UDC:

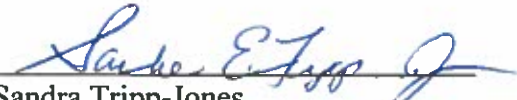
There are no off-street parking requirements in this district, pending the submission of documentation by the applicant which sufficiently demonstrates to the Planning & Zoning Commission, that (a) no additional off-street parking is required for the proposed land use; and/or (b) that adjacent streets can adequately accommodate the parking needs for the proposed land use.




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

ATTEST:

THE COMMISSIONERS OF CAMBRIDGE


Sandra Tripp-Jones
City Manager

By: 
Donald Sydnor, Council President and
Acting Mayor

Introduced the 13th day of June, 2016
Adopted the 20th day of June, 2016
Effective the 30th day of June, 2016

City of Cambridge
Cambridge, Maryland

