

Council Agenda Report

Date: February 6, 2017
Submitted by: Odie Wheeler, Director of Public Works
Prepared by: Pat Escher, City Planner, A.I.C.P.

SUBJECT: Ordinance No. 1092 Text Amendment to Amend Section 5.1 Table 4: Yard and Bulk Requirements to increase the building height in the Industrial Zone District from 35 feet to 50 feet.

Recommendation: That Council:

- A. Introduce Ordinance No. 1092 by reading of title only; and
- B. Open the public hearing and continue to February 27, 2017 for second reading, public hearing and adoption of Ordinance No. 1092.

- I. **Discussion:** Staff brought forth this text amendment to the Planning Commission at the January 3rd and it is now being forwarded to the Council with a unanimous recommendation of approval by the Planning Commission.

At the November 10, 2016 meeting of the Planning and Zoning Commission, staff raised for discussion the issue of the maximum building height in the Industrial Zoning District. It was noted that expanding the maximum to 40' or 50' would encourage buildings to be constructed up instead of out, and could be beneficial to local businesses that require increased vertical space.

The existing UDC allows for a maximum building height of 35' in the Industrial Zone District. The proposed amendment would allow for an increase to 50' by right, with a bulk angle plane of 45 or 50 degrees, pending the site's location (see attachment 2) in all industrial zones in the City. This will address the need for increased height in the district, while also considering the relationship of taller buildings to the streetscape and the visual impact to other properties by providing a formula that prevents exceedingly tall buildings from being constructed directly on the street. The UDC currently includes building design standards for buildings that require Category 1 site plans, as all industrial buildings do, which require applicants to avoid blank walls, maintain compatible rhythm, scale, and proportion both with the building and with neighboring buildings, and also addresses materials, street orientation, and screening. The Commission also has the flexibility to require further architectural enhancements as necessary. Staff would also suggest that landscaping be mandatory in the required setback, regardless of whether or not the space is developed as a parking lot.

Fiscal Impact: This increase in building height may encourage new development within our Industrial Zone District.

Approved by: 

Attachment 1: § 5.1.1 Table 4: Yard and Bulk Requirements

A.

Table 4 Yard and Bulk Requirements

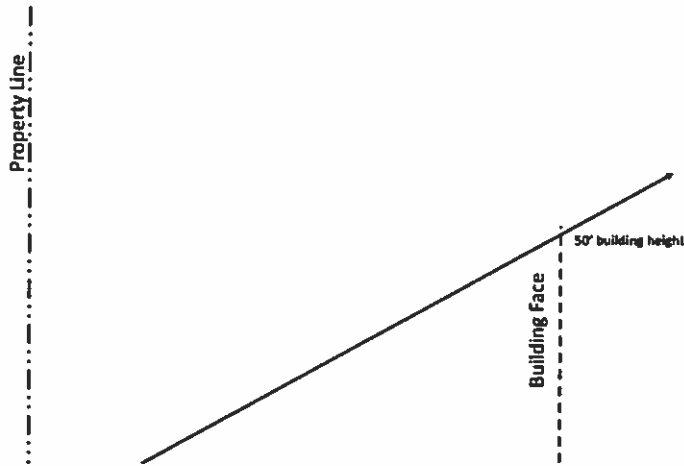
Zoning District	Minimum Yard Requirements			Maximum Bulk Standards		
	Front Min (ft) 1	Side (ft) 2	Rear (ft)	Height 3 (ft)	Building Coverage 4 (%)	Impervious Surface Coverage (%)
Residential (R) District Lots 1						
Residential Single-Family detached	15 ft	8 ft	25 ft	33 ft	30%	35%
residential, single-family attached	12 ft	25 ft	50 ft	33 ft	45%	50%
residential, duplex	15 ft	8 ft	25 ft	33 ft	30%	35%
residential, multiple - Family	30 ft	25 ft	50 ft	35 ft	45%	50%
civic, educational, cultural, religious	30 ft	25 ft	30 ft	35 ft	45%	50%
institutions for care/ treatment of persons	30 ft	25 ft	50 ft	35 ft	20%	30%
recreational (excluding parking lots)	30 ft	50 ft	50 ft	35 ft	20%	30%
other	30 ft	25 ft	30 ft	35 ft	30%	35%
Institutional (I) Lots						
civic, educational, cultural, religious	30 ft	25 ft	30 ft	35 ft	45%	50%

institutions for care/ treatment of persons	30 ft	25 ft	30 ft	35 ft	45%	50%
recreational (excluding parking lots)	30 ft	25 ft	50 ft	35 ft	20%	30%
other	30 ft	25 ft	30 ft	35 ft	45%	50%
Corridor Mixed Use (CMU) Lots						
Residential Single- Family detached	15 ft	8 ft	25 ft	33 ft	30%	40%
residential, single- family attached	15 ft	8 ft	20 ft	33 ft	43%	45%
residential, multi- family	15 ft	8 ft	50 ft	50 ft	60%	65%
civic, educational, cultural, religious	15 ft	8 ft	30 ft	35 ft	45%	50%
institutions for care/ treatment of persons	15 ft	8 ft	30 ft	35 ft	45%	50%
recreational (excluding parking lots)	15 ft	8 ft	50 ft	35 ft	20%	30%
commercial	15 ft	8 ft	25 ft	50 ft	65%	75%
Other	15 ft	8 ft	20 ft	35 ft	43%	45%
Commercial (C) Lot						
civic, educational, cultural, religious	15 ft	20 ft	20 ft	50 ft	50%	60%
institutions for care/ treatment of persons	15 ft	25 ft	20 ft	50 ft	50%	60%
recreational (excluding parking lots)	15 ft	25 ft	20 ft	50 ft	50%	60%
commercial, all other	15 ft	8 ft	20 ft	50 ft	50%	60%
Industrial (I) Lots						
contractor yards, small- scale	30 ft	15 ft	50 ft	35 ft	65%	75%

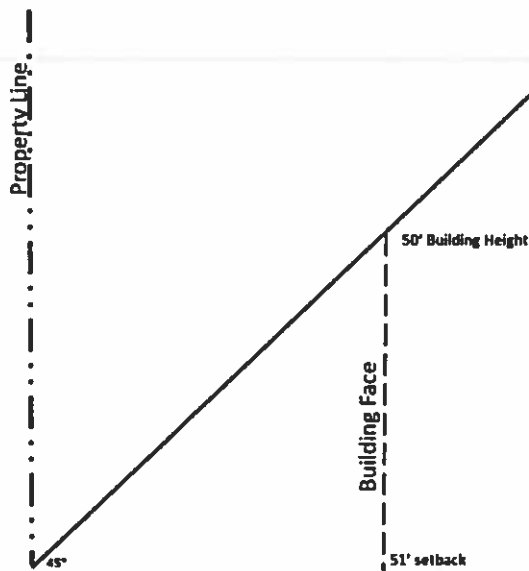
warehousing, salvage, manufacturing, industrial, other	50 ft	50 ft	50 ft	50 ft ^{5,6}	65%	75%
Open Space (OS) Lots						
Agricultural, forestry, other	50 ft	50 ft	100 ft	35 ft	20%	30%
all other	50 ft	50 ft	100 ft	35 ft	20%	30%
Resource Conservation (RC) Lots						
residential, single- family detached	100 ft	50 ft	100 ft	35 ft	1%	2%
all other	100 ft	50 ft	100 ft	35 ft	1%	2%
<p>1 Notwithstanding the requirements of this table, in all cases, the setback from the building to the property line along U.S. Route 50 shall be at least 50 feet.</p> <p>2. For attached units, the entire structure shall be considered a single building with respect to side yard requirements.</p> <p>3. For residential single-family structures with sloped roofs, the mean height of a sloped roof shall be no greater than 28 feet.</p> <p>4. Accessory buildings shall be included in the calculation of maximum building coverage.</p> <p>5. Requires a 45° or 50° pending the site's location.</p> <p>6 All Industrial building designs shall conform to section 6.4.2. (B), and shall require landscaping within the required setback, regardless of where any parking lot is placed. No less than 50% of the landscaping shall be evergreen plantings.</p>						

Attachment 2: Bulk Angle Plane Examples

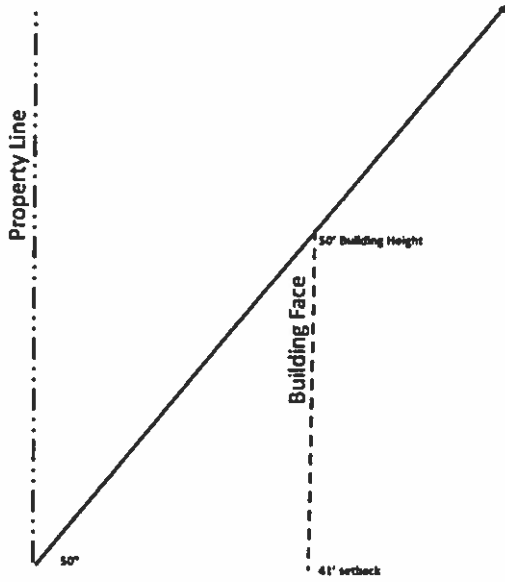
22.5 ° Bulk Angle Plane



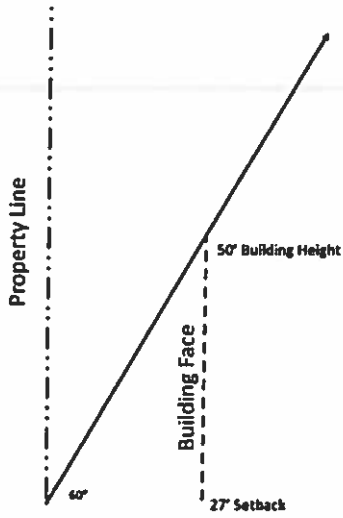
45 ° Bulk Angle Plane



50° Bulk Angle Plane



60° Bulk Angle Plane



ORDINANCE NO. 1092

AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND, TO AMEND THE UNIFIED DEVELOPMENT CODE (UDC) SECTION 5.1 TABLE 4 “YARD AND BULK REQUIREMENTS” TO INCREASE THE BUILDING HEIGHT IN THE INDUSTRIAL ZONE DISTRICT FROM THIRTY FIVE (35) FEET TO FIFTY (50) FEET.

WHEREAS, upon consideration of the unanimous recommendation of the Planning and Zoning Commission following a public hearing before the commission held on January 3, 2017, and upon consideration of the recommendation of staff of the Department of Planning and Zoning, the comments made at a public hearing before City Council, held on February 13, 2017 the City Council finds that the proposed amendments are needed to promote and/or protect the public health, safety and welfare; and

WHEREAS, notice of the public hearing on the proposed text amendment was published in the Star Democrat on January 27, and February 3, 2017; and

WHEREAS, the amendment would include increase the permitted height of structures in the Industrial Zone from thirty five feet to fifty feet.

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

TABLE 4 “YARD AND BULK REQUIREMENTS” of SECTION 5.1 of the UDC is hereby amended by increasing the permitted height of structures in Industrial Zones from Thirty Five (35) feet to Fifty (50) feet, with a bulk angle plane of 45 degrees or 50 degrees, pending the site’s location, consistent with Exhibit 2 attached hereto and incorporated herein by reference.

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: _____
Victoria Jackson-Stanley, Mayor

Introduced the 13TH day of February, 2017

Adopted the 27TH day of **February, 2017**
Effective the 9TH day of **March, 2017**