

Council Agenda Report

Date: February 17, 2016 (March 14, 2016 Meeting)

Submitted by: Odie Wheeler, Public Works Director

Prepared by: Patricia Escher, City Planner

SUBJECT: **ORDINANCE 1073**

- I. Ordinance to amend Section 5.1.1.C Table #3 of the Unified Development Code to require minimum lot sizes in the downtown/waterfront development district.
- II. **STAFF RECOMMENDATION:** Staff is recommending approval of the proposed amendments to the Unified Development Code

Discussion:

- III. Within the Downtown/Waterfront Development District there are no minimum lot sizes; only maximum lots sizes. This combined with no or small setbacks and no on-site parking requirements may prove to be problematic sometime in the future.

In an effort to mitigate this situation, staff has made some recommendations for minimum lots sizes.

Please be advised by creating these minimum lot sizes, some lots within the Downtown/Waterfront Development District subzones will become non-complying.

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.	
Residential (R) District Lots 1									
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

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.									

Fiscal Impact: NA

PROPOSED ORDINANCE

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 recommended 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, 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, 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 the City's Unified Development Code is hereby amended 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.
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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

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Residential (R) District Lots 1									
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
Institutional (I) Lots									
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	1,500	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
<p>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.</p>									

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 __ day of February, 2016
Adopted the __ day of _____, 2016
Effective the __ day of _____, 2016