

## Council Agenda Report

**Date:** March 21, 2016  
**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. This amendment to Section 5.1.1 Table #3 was discussed at the March 14<sup>th</sup> hearing. Commissioner Thomas wanted some clarification as to why there are maximum lot sizes in the residential zones. The maximum lots size for residential lots was based on the premise that development within the City should be more compact and urban in nature. An example of this concept is prohibiting the creation of a new a single family lot of 2 acres within the City. The larger lot size does not encourage compact urban development and is more appropriate in the County. Additionally, the maximum lot sizes within the Downtown/Waterfront Development District are based upon the maximum lot dimensions set forth in the form based code Section 4.4.5 Development Standards, which, again are to encourage more compact development. (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



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
<b>Industrial (I) Lots</b>									
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
<b>Open Space (OS) Lots</b>									
Agricultural, forestry, other	3 acres	--	n/a	n/a	--	--	--	--	n/a
Other	2 acres	--	n/a	n/a	200	--	--	--	n/a
<b>Resource Conservation (RC) Lots</b>									
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.

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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
<b>Corridor Mixed Use (CMU) Lots</b>									
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	--
<b>Downtown/Waterfront Development District</b>									
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
<b>Industrial (I) Lots</b>									
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
<b>Open Space (OS) Lots</b>									
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 (10<sup>th</sup>) day following the date of adoption.

ATTEST:

THE COMMISSIONERS OF CAMBRIDGE

By: \_\_\_\_\_  
Victoria Jackson-Stanley, Mayor

**Introduced the 22nd day of February, 2016**  
**Adopted the 28nd day of March, 2016**  
**Effective the 7th day of April, 2016**