

Council Agenda Report

Date: May 8, 2017

Submitted by: Odie Wheeler, Director of Public Works

Prepared by: Pat Escher, City Planner, A.I.C.P.

SUBJECT: (1) Amend Permitted Land Use Table #1 to allow for Solar Energy Systems in the Resource Conservation District, (2) amend Permitted Land Use Table #1 and Table #2 to allow small systems throughout the City (3) amend 4.2.3, adding Section E. and amend Section 4.4.4, adding Section I, to add conditions for a Solar Energy System in the UDC and (4) add definitions for Solar Energy Systems into Section 9.2 of the UDC.

Recommendation: That Council

- A. Introduce Ordinance No. 1102 by reading title only; and
- B. Schedule May 22, 2017 for second reading, public hearing and adoption of Ordinance 1102.

DISCUSSION: During the recent adoption of the Unified Development Code, there was no mention of alternate energy land uses such as solar, wind or geo-thermal. As the Code is silent to these uses, the City's position is that they are not permitted. These alternate energy sources need to be reviewed by the City to determine whether they are appropriate and if so, where are the best locations. Each of these systems have their pros and cons. This report will be focusing on the solar panels.

The State of Maryland wants to become more energy independent. Currently, the State imports most its power from outside sources. Given this objective, local jurisdictions are seeing more and more requests for projects involving alternate sources of power, most notably wind and solar.

At the October 4th hearing the Planning Commission had informal discussion with Urban Grid representatives to get feedback on a proposed Solar Energy System (SES) on Egypt Road. After discussion with the applicant, staff was directed to work with a small subgroup consisting of two Planning Commissioners, Mary Losty and Gene Lauer and the City Attorney to research SES. This committee met on a regular basis and invited Jeremy Goldman, the Dorchester County Manager and Robert Hanson, the County Planning Commission president, to one meeting. Furthermore, a staff member from the Power Plant Research Program (PPRP), the reviewing agency of the Department of Natural Resources, attended one of the meetings to provide additional insight.

On February 3rd, the City's subcommittee and Dorchester County representatives met with staff from the Power Plant Research Program. Susan Grey, the Director of PPRP, gave a power point

presentation, providing staff with information with respect to the State's process for solar installations and informing the group about what resources are available.

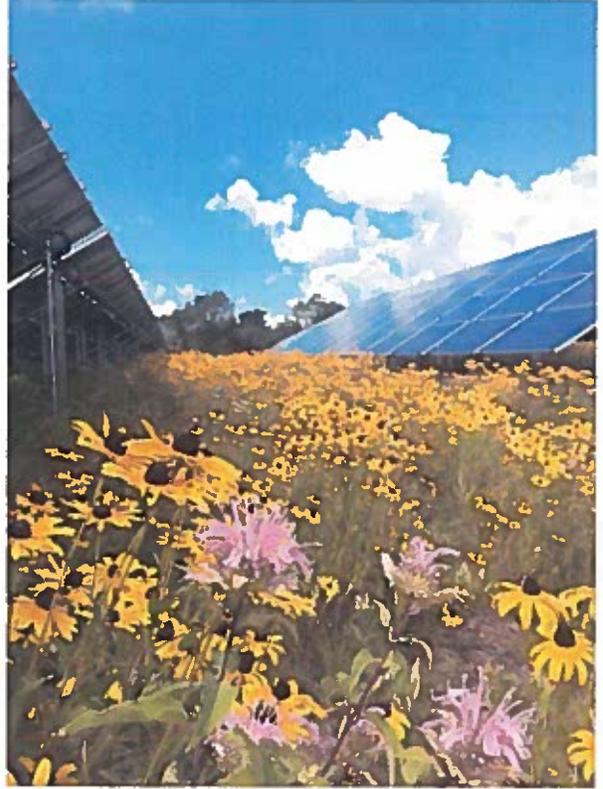
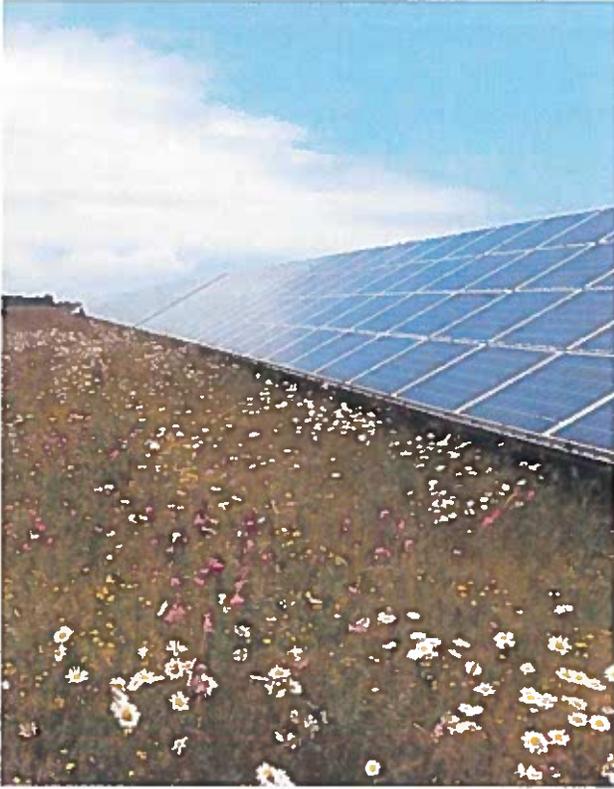
Staff did two "report backs" to the Commission in January and February. At the February hearing, the Planning Commission gave staff direction to proceed with the rezoning of the Egypt Road parcel to Resource Conservation and to amend the UDC to allow SES in the City. At the same hearing, the City heard testimony from Steve Dodd, Director of Dorchester Planning and Zoning Department. He gave his insights and made some recommendations on SES given the County's experience with several SES applications.

At a public hearing in March, staff presented the first draft of the proposed regulations. There was a lengthy discussion and staff was directed to make the discussed revisions to the proposed text amendment language. A second public hearing was held in April for the proposed text amendment. This amendment was again discussed at length with the Planning Commission requesting additional revisions. At the third public hearing in May, after a prolonged discussion, the Planning Commission voted unanimously to recommend to Council to approve the solar text amendment, acknowledging the revisions discussed at the hearing would be incorporated into the text amendment and that staff and the ordinance committee would be making additional refinements to the language, but not changing the substantive language of the amendment.

Concurrently, the applicant filed an application with the Public Service Commission (PSC) for the Egypt Road SES. The PSC will host public hearings in Cambridge on June 1, 2017 and July 10, 2017 regarding this matter.

Fiscal Impact: The amendment allows SES to be constructed in the City. The ability to build these systems will provide a temporary infusion construction jobs and will provide consistent tax revenue based on the City personal property taxes.

Approved by: Sandra Tripp-Jones, City Manager



Pollinator Habitat

PROPOSED ORDINANCE

ORDINANCE NO. 1102

AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND TO AMEND PERMITTED LAND USE TABLE #1 OF THE CITY'S UNIFIED DEVELOPMENT CODE TO ALLOW MEDIUM AND LARGE-SCALE SOLAR ENERGY SYSTEMS IN THE RESOURCE CONSERVATION ZONING DISTRICT AND TO ALLOW COMMUNITY SOLAR ENERGY SYSTEMS IN ALL ZONING DISTRICTS EXCEPT THE RESOURCE CONSERVATION ZONING DISTRICT AS SPECIAL EXCEPTIONS SUBJECT TO CERTAIN CONDITIONS, TO AMEND PERMITTED LAND USE TABLES #1 AND #2 TO ALLOW SMALL-SCALE SOLAR ENERGY SYSTEMS THROUGHOUT THE CITY OF CAMBRIDGE AS A CONDITIONAL USE SUBJECT TO CERTAIN CONDITIONS, TO AMEND SECTIONS 4.2.3(B) AND 4.4.4 OF THE CITY'S UNIFIED DEVELOPMENT CODE TO ESTABLISH SUCH CONDITIONS, AND TO AMEND SECTION 9.2 OF THE CITY'S UNIFIED DEVELOPMENT CODE TO DEFINE TERMS ASSOCIATED WITH SOLAR ENERGY SYSTEMS; PROVIDING THAT THE TITLE OF THIS ORDINANCE SHALL BE DEEMED TO BE A FAIR SUMMARY, AND GENERALLY RELATING TO SOLAR ENERGY SYSTEMS IN THE CITY OF CAMBRIDGE.

WHEREAS, on March 7, 2017 the City of Cambridge Planning Commission (the "Planning Commission") held a public hearing, which was continued on April 4, 2017 and May 2, 2017, at which time the Planning Commission issued recommendations regarding the proposed text amendments to the City's Unified Development Code (the "UDC") set forth herein; and

WHEREAS, on May 2, 2017, the Planning Commission unanimously recommended that the Commissioners of Cambridge (the "Commissioners") approve the text amendments to Permitted Land Use Table #1 to allow Medium and Large-Scale Solar Energy Systems in the Resource Conservation Zoning District and to allow Community Solar Energy Systems in all Zoning Districts except the Resource Conservation Zoning District as special exceptions subject to certain conditions, to Permitted Land Use Tables #1 and #2 to allow Small-Scale Solar Energy Systems in all Zoning Districts as a conditional use subject to certain conditions, to Sections 4.2.3(B) and 4.4.4 of the UDC to establish such conditions, and to Section 9.2 of the UDC to define terms associated with Solar Energy Systems; and

WHEREAS, the Commissioners find that it is in the best interest of the City of Cambridge (the "City") to amend Permitted Land Use Table #1 to allow Medium and Large-Scale Solar Energy Systems in the Resource Conservation Zoning District and to allow Community Solar Energy Systems in all Zoning Districts except the Resource Conservation Zoning District as special exceptions subject to certain conditions, to amend Permitted Land Use Tables #1 and #2 to allow Small-Scale Solar Energy Systems in all Zoning Districts as a conditional use subject to certain conditions, to amend Sections 4.2.3(B) and 4.4.4 of the UDC to establish such conditions, and to amend Section 9.2 of the UDC to define terms associated with Solar Energy Systems; and

WHEREAS, upon the consideration of the recommendations of the Planning Commission and the staff of the Department of Planning & Zoning, as well as the comments made during the Planning Commission's public hearing held on April 4 and May 2, 2017, the Commissioners find that the proposed amendments are 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 be and it is hereby amended as follows:

SECTION 1. The Permitted Land Use Tables #1 and #2 of the Unified Development Code are hereby amended as set forth on EXHIBITS A and B attached hereto and incorporated herein by reference to permit Small-Scale Solar Energy Systems as a conditional use in all Zoning Districts, to permit Medium and Large-Scale Solar Energy Systems by special exception with conditions in the Resource Conservation Zoning District, and to permit Community Solar Energy Systems in all Zoning Districts except the Resource Conservation Zoning District by special exception, subject to the conditions set forth in §§ 4.2.3(D)(5) and 4.4.4(L) as applicable.

SECTION 2. Section 4.2.3 (Standards for Conditional and Special Exception Uses) is amended as follows:

The following conditions and specific standards apply to land uses designated C (Conditional), SE (Special Exception) and SC (Special Exception with Conditions) in Tables 1 and 2 of this Ordinance. The applicable conditions shall be satisfied during the period of the use and occupancy.

D. Miscellaneous Uses

5. Solar Energy Systems

a. Zoning Districts

- i. Small-Scale Solar Energy Systems shall be permitted throughout the City.**
- ii. Medium and Large-Scale Solar Energy Systems shall be permitted by Special Exception (SE) in the Resource Conservation Zoning District and subject to the acreage limitation in Subsection (c) herein.**
- iii. Community Solar Energy Systems shall be permitted by Special Exception (SE) in all Zoning Districts except the Resource Conservation Zoning District, in which they are not permitted, and subject to the acreage limitation in Subsection (c) herein.**

b. Critical Area

Medium, Large, and Community Solar Energy Systems shall conform to the State's Critical Area requirements.

c. Acreage Limitations

No more than a total of three hundred fifty (350) acres shall be approved for Medium, Large, or Community Solar Energy Systems within the incorporated limits of the City of Cambridge. The calculation of acreage for the Solar Energy Systems subject to this limitation shall include the panels, any accessory buildings, and the seventy-five (75) foot buffer area. This limitation shall not include off-site facilities required for the connection or transmission of the electricity to the grid.

d. Procedure

i. Small-Scale Solar Energy Systems require a building permit and, if ground mounted and visible from a City right-of-way, a landscaping and screening plan.

ii. Medium and Large-Scale Solar Energy Systems require a Category 1 Site Plan, Special Exception, building permit, a landscaping and screening plan, and a decommissioning plan.

iii. Community Solar Energy Systems require a Category 1 Site Plan, Special Exception, building permit, a landscaping and screening plan, and a decommissioning plan. As part of the Special Exception process, the applicant may request an exemption from the acreage limitation set forth in Subsection (c) herein. As used throughout § 4.2.3(D)(5) of this Ordinance, the term "applicant" shall mean and refer to the applicant for City approval of a Solar Energy System hereunder, as well as the owner of the Solar Energy System, the operator of the Solar Energy System, and the owner of the property or properties upon which the Solar Energy System is located, if any such person(s) is not the person applying for approval.

iv. Documentation of the site's soil composition is required for ground mounted projects.

v. Other site-specific approvals from appropriate federal, State, or local authorities, such as nontidal wetland permits, forest conservation plans, forest preservation plans, and habitat protection plans are also required, as applicable.

e. Siting Requirements

i. Rooftop Small-Scale Solar Energy Systems shall not extend more than ten (10) feet above the surface of the roof. Visual analysis and approval shall be required, including but not limited to building sections and site distance evaluations. The total height of the building or structure, including the solar collection devices, shall comply with the height regulations established in this Ordinance.

- ii. Ground-mounted Solar Energy Systems shall not exceed sixteen (16) feet in height.
- iii. Small-Scale Solar Energy Systems in residential districts shall be located in a side or rear yard to the extent practicable.
- iv. Solar Energy Systems shall be located in such a manner to minimize adverse impacts to view sheds of historic sites and scenic corridors.
- v. Solar Energy Systems shall not be located on the State's scenic byways or on mostly wooded lots.
- vi. Projects that result in significant loss of prime agricultural land or undue impacts to forests, wetlands, other natural resources, or environmentally sensitive areas are strongly discouraged.
- vii. All projects within the City's Historic Preservation District are subject to review and approval by the Historic Preservation Commission.

f. Aviation Analysis

If a Solar Energy System is proposed to be located within two (2) miles of an airport perimeter, the applicant must complete a glare analysis and Notice of Proposed Construction or Alteration (Form FAA 7460-1) and submit the same to the City prior to approval.

g. Visual Impact Analysis

An analysis of potential visual impacts to adjacent properties resulting from the project, including solar panels, roads, accessory structures, and fencing, along with a discussion of measures to avoid, minimize, or mitigate such impacts shall be required. A plan shall be submitted for review and approval, showing vegetative screening or buffering of the Solar Energy System to mitigate any adverse visual impacts.

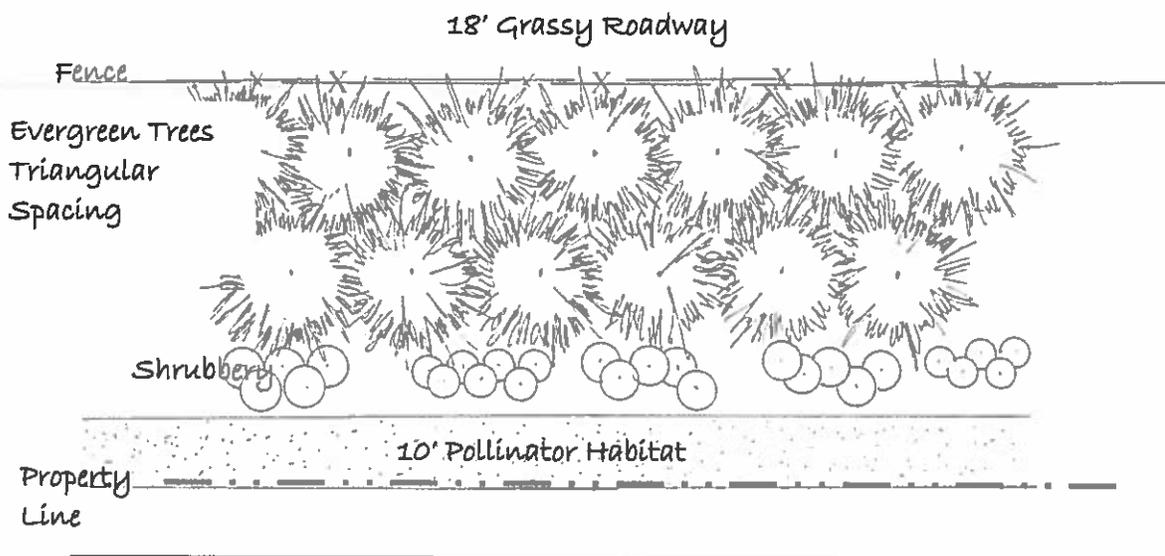
h. Screening

- i. Small-Scale and Community Solar Energy Systems shall be screened so as to be shielded from public view to the maximum extent practicable. Ground-mounted Solar Energy Systems shall require a landscape screening plan for review and approval by the Zoning Official, and such screening shall be maintained in good health throughout the existence of the Solar Energy System.

ii. Medium and Large-Scale Solar Energy Systems shall be screened from all City rights-of-way and from adjoining properties with vegetation. The vegetative screen may consist of existing vegetation as determined by the City. A landscape plan, prepared by a third party licensed landscape architect and paid for by the applicant, shall be submitted for review and approval by the City as part of the application process. The plan set shall show and identify all existing vegetation to remain or proposed to be removed, pending City approval. Any trees with a six (6) inch or greater caliper to be removed shall be shown on the plan set, along with a mitigation plan for their removal with a two (2) for one (1) tree replacement ratio with a minimum caliper of three (3) inches, measured at the DBH (diameter at breast height, or four and a half (4.5) feet above the ground). The landscape plan shall include:

a. A minimum of a seventy-five (75) foot buffer with two (2) staggered rows of six (6) foot tall native evergreen trees located on a three (3) foot average undulating, naturalized berm. Evergreen tree species shall be a varied mixture of compatible types. The trees shall be planted using triangular spacing and attain an eight (8) foot height in two (2) years. Actual spacing of the trees will be dependent on species selection. The buffer shall include evergreen shrubs and a ten (10) foot-wide flowering ground cover/pollinator habitat area with the remaining area planted in native, warm season, low growing grasses/clovers. The Planning Commission and/or the Board of Appeals may remove or modify the berm requirement on a case by case basis.

75 Foot Buffer (Typ)



- b. All plantings, excluding trees, shall benefit pollinators. The screen plantings, the flowering ground covers, and warm season, low growing grasses and clovers shall be considered “beneficial habitat.”
- c. Seed mixture shall be reviewed and approved by the City in conjunction with State agencies.
- d. Flowering ground cover shall have a minimum of ten (10) plant species with a minimum of two (2) flowering seasons in addition to spring.
- e. In addition to the evergreen trees, cluster plantings of seven (7) to nine (9) native deciduous trees randomly planted to break up the evergreen screen shall be planted every fifty (50) to seventy-five (75) feet.
- f. A minimum of sixty (60) percent of the site shall consist of flowering ground cover/pollinator habitat for the panel area, with the remaining portion of the site seeded with native, warm season, low growing grasses/clovers that benefit pollinators.
- iii. The applicant shall be responsible for maintaining all required screening and “beneficial habitat” for the life of the Solar Energy System, and the applicant shall replace or repair the same immediately to preserve the required screening and habitat, to the satisfaction of the Zoning Official.
- iv. Screening shall minimize glare on all City rights-of-way and adjacent properties.
- v. The fencing for the project shall be no less than six (6) feet nor more than eight (8) feet tall and shall have no barbed wire.
- vi. The applicant shall provide a detailed establishment, maintenance, and monitoring plan for the vegetation. These plans shall include best management practices (BMP) and schedules of inspections.

 - a. If mowing is required, it shall commence October through March. If warranted, mowing may occur during mid to late summer if it does not disturb wildlife habitat. The vegetative plantings are not subject to the City’s property maintenance ordinance.
 - b. Invasive species shall be removed annually either by herbicide or manually.
- vii. If complaints regarding glare/reflection are received by the applicant and/or the City, within two (2) years of installation, these complaints shall be addressed/mitigated by the applicant to the City’s satisfaction, and a written solution shall be submitted to the City for review and approval.

viii. Medium and Large-Scale Solar Energy Systems shall require a performance bond, at the applicant's expense, of one hundred twenty-five (125) percent of the landscape's installed value. The bond shall be held by the City for a period of three (3) years, at which time which the City shall inspect the vegetative buffer to ensure its viability and require replacement of dead or dying material. Upon inspection and replacement of the planting material, the bond will be reduced to twenty-five (25) percent of the initial bond and held by the City for an additional three (3) years to ensure proper maintenance of the planting material. The City reserves the right to inspect and require replacement of plant material for the duration of the life of the Solar Energy System.

i. Setbacks

i. Small-Scale Solar Energy Systems shall comply with required accessory structure setbacks for the parcel size in the zoning district where the project is located.

ii. Medium and Large-Scale and Community Solar Energy Systems shall be set back seventy-five (75) feet from residentially zoned property lines and seventy-five (75) feet from all other property lines. The setback applicable to residentially zoned properties may be increased by the Planning Commission or the Board of Appeals, in their sole discretion and for good cause shown, up to two hundred (200) feet. Setbacks shall be measured from the nearest solar array and/or structure within the Solar Energy System, excluding security fencing, screening, access roads, or berms.

iii. Notwithstanding the provisions of Sections 6.1.2, 6.1.3 and 6.1.4 of this Ordinance and without a variance or buffer modification, solar panels mounted at least twenty-four (24) inches above existing grade and related rack and pile systems, fencing, landscaping, and access paths shall be subject to a twenty-five (25) foot setback from perennial and intermittent streams, nontidal wetlands, and features for which buffers are expanded under subsections (B) thereof, provided that the ground surface of or under such components is established in natural vegetation. Additionally, within Solar Energy System sites, access paths, culverts, and roads may cross and/or be constructed within twenty-five (25) feet of perennial or intermittent streams or nontidal wetlands, provided that such crossings minimize impacts to such features and are authorized by all applicable State and federal agencies.

j. Lighting

If lighting is required it shall be activated by motion sensors and shall be fully shielded and downcast to prevent the light from shining onto adjacent parcels or into the night sky.

k. Abandonment or useful life of the SES

- i. Medium and Large-Scale and Community Solar Energy Systems that cease to produce electricity for six (6) months shall be presumed abandoned. The applicant may overcome this presumption by presenting substantial evidence, satisfactory to the Zoning Official, that cessation of the use occurred from causes beyond the applicant's reasonable control, that there is no intent to abandon the Solar Energy System, and that resumption of use of the existing Solar Energy System is reasonably practicable.**
- ii. If the Solar Energy System has been destroyed or substantially damaged and shall not be repaired or replaced, the City shall direct the applicant to begin the decommissioning process within sixty (60) days of the date of the incident that rendered the Solar Energy System unserviceable.**
- iii. The applicant shall provide to the City an annual report regarding the Solar Energy System's power production.**
- iii. Following project abandonment (as defined above), the applicant shall remove the Solar Energy System and restore the site in accordance with the approved decommissioning plan. The failure of the applicant to remove the Solar Energy System and restore the site in compliance with the approved decommissioning plan, shall entitle and authorize the City, without further notice, to abate the violation and thereby remove the Solar Energy System and restore the site, the costs for which restoration shall constitute a lien on the property to the extent not covered by the bond requirement for decommissioning. Said lien shall be collected in the same manner as delinquent real property taxes.**

l. Decommissioning Plan

A decommissioning plan prepared by a licensed third party shall be required. The applicant shall be responsible for the implementation of the decommissioning plan, which shall include:

- i. At least ninety (90) days prior to the start of construction, the applicant shall submit a decommissioning plan to the City for review and approval. The decommissioning plan shall describe the responsible party(ies), timeframes, and estimated costs for decommissioning, dismantling, and lawful disposal of all components, including cables, wiring, and foundations below ground surface. The plan shall address site conditions after decommissioning, including stabilization, grading, and seeding of all disturbed areas. The plan shall maximize the extent of component recycling and reuse, where practicable, and ensure all materials are handled in accordance with applicable federal, State, County, and local**

requirements. The applicant shall not begin construction of the Solar Energy System until the City has approved the plan.

- ii. The expiration date of the contract, lease, easement, or other agreement for installation and maintenance of the Solar Energy System, and shall provide for the removal of the Solar Energy System within one hundred twenty (120) days following abandonment thereof to the satisfaction of the Zoning Official.
- iii. A requirement that the operator and property owner provide written notice to the City whenever a Solar Energy System is out of active production for more than six (6) months.
- iv. Removal of all above and underground equipment, structures, fencing, and foundations. Subject to (vi) below, all components shall be completely removed from the subject parcel upon decommissioning.
- v. Removal of substations, overhead poles, and above-ground electric lines located on-site or within a public right-of-way that are not usable by any other public or private utility.
- vi. Removal of lot coverage and access roads associated with the Solar Energy System, subject to the approval of the applicant (to include the property owner, if other than the applicant) and City staff.
- vii. Re-grading and, if required, placement of like-kind topsoil after removal of all structures and equipment.
- viii. Re-vegetation of disturbed areas with native seed mixes and plant species suitable to the area or evidence of an approved nutrient management plan.
- ix. A recordable covenant executed by the applicant (to include the property owner, if other than the applicant) to reclaim the site in accordance with the decommissioning plan and associated approvals upon cessation of the use.
- x. A provision requiring City approval of the decommissioning and reclamation of the site, subject to consultation with and approval from the appropriate State agencies having authority, such as the Maryland Department of the Environment and the Public Service Commission.
- xi. The applicant shall demonstrate that the removal of the Solar Energy System has minimal impacts to the Dorchester County Landfill and its materials are repurposed/recycled to the greatest extent possible.

xii. The decommissioning plan shall be updated and resubmitted to the City for review and approval every five (5) years.

xiii. The applicant for a Medium or Large-Scale or Community Solar Energy System shall provide security in the form of a bond, surety, letter of credit, lien instrument, or other financial assurance by a financial institution, or other alternative security in a form and amount acceptable to the City to secure payment of one hundred twenty-five (125) percent of the anticipated cost of removal of all equipment, structures, and fencing, above or below ground level, and any accessory structures, as well as restoration of the site, and otherwise in accordance with the requirements of this section, subject to the following:

a. The bond shall exclude all the salvage value of the improvements.

b. The security shall be provided prior to issuance of a building permit and shall be renewed so as to remain in full force and effect while the Solar Energy System remains in place.

c. The security shall require the obligor and the applicant (to include the property owner, if other than the applicant) to provide at least ninety (90) days' prior written notice to the City of its expiration or nonrenewal. The Zoning Official may adjust the amount of the security as reasonably necessary from time to time to insure the amount is adequate to cover the cost of decommissioning, removal, and restoration of the site.

d. The security shall ensure that decommissioning costs are not borne by the State, County, and/or the City at the end of the useful life of the Solar Energy System or in the event of its abandonment. The security is subject to the approval of the City, and evaluation thereof shall include the credit-worthiness and financial capabilities of the obligor(s).

SECTION 3. Section 4.4.4 (Standards for Conditional and Special Exception Uses) is amended as follows:

The following conditions and specific standards apply to land uses designated C (Conditional), SE (Special Exception) and SC (Special Exception with Conditions) in Table 2 of this Ordinance. The applicable conditions shall be satisfied during the period of the use and occupancy.

L. Solar Energy Systems

See the conditions and standards set forth in § 4.2.3(D)(5), incorporated below by reference as if fully set forth herein.

SECTION 4. Section 9.2 (Terms and Definitions) is amended as follows:

§ 9.2 Terms and Definitions.

Solar Energy System – A system of solar collectors, panels, controls, energy storage devices, heat pumps, heat exchangers, and/or other materials, hardware or equipment to collect solar radiation and convert it to a useable energy form. Solar Energy Systems include thermal and photovoltaic systems.

Small-Scale Solar Energy System – A Solar Energy System that produces less than two hundred kilowatts (200kW) of power and utilizes less than one (1) acre. A Small-Scale Solar Energy System includes a rooftop solar energy system of any generating capacity and size.

Medium-Scale Solar Energy System – A Solar Energy System that is engineered and designed to produce at least two hundred kilowatts (200kW) but less than two megawatts (2 MW) of power. A Medium-Scale Solar Energy System shall be located on a parcel or assemblage of contiguous parcels no less than nine (9) acres in size.

Large-Scale Solar Energy System – A Solar Energy System that is engineered and designed to produce at least two megawatts (2 MW) of power. A Large-Scale Solar Energy System shall be located on a parcel or assemblage of contiguous parcels no less than one hundred (100) acres in size.

Community Solar Energy System – A Solar Energy System that provides power and/or financial benefit to, and/or is owned by, multiple residents of a community. The primary purpose of a Community Solar Energy System is to allow such residents the opportunity to share the benefits of solar energy even if they cannot or prefer not to install a Solar Energy System on their own property.

Kilowatt (kW) – A measure of the use of electrical power equal to one thousand (1,000) watts.

Megawatt (MW) – A measure of the use of electrical power equal to one thousand (1,000) kilowatts.

SECTION 5. The recitals to this Ordinance are incorporated herein and deemed a substantive part of this Ordinance.

SECTION 6. In this Ordinance, unless a section of the City Code of Laws is expressly repealed in its entirety and reenacted, new or added language is underlined and in boldface type, and deleted text is crossed out with a single strikethrough. Language added after the date of introduction is in bold, italicized font and language deleted after the date of introduction is crossed out with a double strikethrough.

SECTION 7. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance, it being the intent of the Commissioners

that this Ordinance shall stand, notwithstanding the invalidity of any section, subsection, sentence, clause, phrase, or portion hereof.

SECTION 8. All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 9. The title of this Ordinance, or a condensed version thereof, shall be deemed to be, and is, a fair summary of this Ordinance for publication and all other purposes.

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

ATTEST: THE COMMISSIONERS OF CAMBRIDGE

Sandra Tripp-Jones, City Manager

By: _____
Victoria Jackson-Stanley, Mayor

Introduced the __ day of _____, 2017
Adopted the __ day of _____, 2017
Effective the __ day of _____, 2017

For Tables 1 and 2,
please see
Ordinance 1100.