

PROPOSED ORDINANCE

ORDINANCE NO. 1059

AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND, TO AMEND SECTION 6.2.2 OF THE CITY'S UNIFIED DEVELOPMENT CODE TO INCLUDE PARKING STANDARDS FOR RESIDENTIAL AND INSTITUTIONAL LAND USES AND PROVIDE CLARIFICATION TO SECTION 6.3.3.

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 December 14, 2015 the City Council finds that the proposed amendments are needed to protect the public health, safety and welfare; and

WHEREAS, the amendments would include parking standards that were omitted from the Unified Development Code and provide clarification for parking in the Downtown Core Subdistrict; and

WHEREAS, a public hearing on the proposed text amendment was held before the Planning and Zoning Commission on October 6, 2015 and November 5, 2015, following which the Planning & Zoning Commission unanimously recommended that the proposed text amendment be approved; and

WHEREAS, a public hearing on the proposed text amendment was held before the Commissioners of Cambridge on December 14, 2015.

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

§ 6.3.2 Off-Street Parking Required

A. Schedule of Required Parking

1. Except as provided in § 6.3.3, in all districts, space for parking vehicles shall be provided in accordance with the Schedule of Minimum Off-Street Parking Requirements by Land Use set forth in Table 4 of this Ordinance.
2. Subject to approval by Planning Commission, off-street parking requirements may be varied or modified within the Historic District and for designated historic sites without adherence to § 6.3.3 of this Ordinance.

3. In the review and approval of site plans and subdivision plats, in an effort to minimize the amount of impervious surface coverage in keeping with § 5.1.1(C) and implement the purposes of this Ordinance, the Planning Commission may require that all or some portion of parking surface area and on-site driveway surfaces be constructed of a pervious surface approved by the City.

B. Minimum Parking Space Area

1. An off-street parking space shall comprise not less than one hundred eighty (180) square feet per parking stall plus necessary maneuvering space.
2. Space for maneuvering incidental to parking shall not encroach upon any public right-of-way.

C. Parking in Front Yards

The use of the area in any required front yard between the house and the street in the NC districts, Residential (R) district, Downtown/Waterfront (DW) district, and Corridor Mixed-Use (CMU) district for the parking or storage of motorized and non-motorized vehicles of any kind is prohibited.

TABLE 6A: SCHEDULE OF MINIMUM OFF-STREET PARKING REQUIREMENTS BY LAND USE

Use	Minimum Required Parking Spaces
Residential	
Accessory Apartment	1 per Dwelling Unit
Bed and Breakfast	1 per Unit plus Residential Requirement
Boarding House	1 per Unit plus Residential Requirement
Boarder in Residence	1 per Boarder plus Residential Requirement
Country Inn	1 per Unit plus Residential Requirement
Day Care Home	1 per Staff plus Residential Requirement
Group Home	1 per Staff plus 1 per 2 Residents
Halfway House	1 per Staff plus 1 per 2 Residents
Home Occupations	1 per Employed Non-resident plus Residential Requirement

Homeless Shelter	*
Multi-family Dwelling	1.5 per Dwelling Unit
Single Family Residential – Attached (Townhouse)	2 per Dwelling Unit
Single Family Residential - Detached	2 per Dwelling Unit
Two-family, Duplex	2 per Dwelling Unit
Institutional	
Cemeteries	*
Churches and Other Buildings for Religious Assembly	1 per 4 seats in Main Assembly Hall
Hospitals, Medical Clinics and Similar Center in Excess of 10,000 sf	*
Libraries, Other Public Administrative and Cultural Buildings	*
Lodges, Clubs, Fraternal Organization	*
Nursery Schools, Day Care Centers (With more than 30 people)	3 per Classroom
Nursing Care Institutions, Child or Day Care Institutions	1 per Staff plus 1 per 5 residents
Public or Non-profit Park and/or Recreational Areas	**
Schools, Elementary, Secondary, trade, and Vocational, Colleges	*
Studios for Instruction in Dance, Art and Similar	*

Use	Minimum Required Parking Spaces
Commercial	
Artists, photographer galleries, studios, museums	1 per 500 sf GFA***
Animal hospital, veterinarian clinic	1.5/ exam room
Automotive body shop	1 per service bay plus 1 per staff
Banks and Financial Institutions	1 per 300 sf GFA***
Building materials, lumber yards, boat and heavy equipment sales, etc.	*
Business offices, including finance, insurance, real estate	1 per 400 sf GFA***
Business services, plumbing shops, contractor shops	1/staff
Computer repair shops, small appliance repair, similar	1 per 500 sf GFA***
Filling stations, service stations, automotive repair, full service garage	1 per pump plus 1 per service bay plus 1 per staff
Funeral Parlor	1 per 4 seats in chapel

Grocery, department, variety, hardware, dry goods stores	1 per 350 sf GFA***
Health and Fitness Center, Spa	1 per 300 sf GFA***
Hotels, motels	1 per unit plus 1 per staff
[[Hotels, motels]]	[[1 per unit plus 1 per staff]]
Industrial uses, generally	1/staff
Kennel/Cattery	1 per staff
Manufacturing and assembly uses, warehousing	1/staff
Marina	*
Medical or dental office, clinic or center under 10,000 sf	1 per 250 sf GFA***
Motor vehicle sales, rental, service	1 per 350 sf GFA***
Nursery for plants, greenhouses	*
personal service shops, barber, salons, shoe repair, dry cleaning	1 per 350 sf GFA*** (excluding storage)
Places of indoor amusement, movie cinema, theater	1 per 4 seats
Private outdoor amusement/recreational activities	**
Professional office	2 per professional
Pubs, taverns, nightclubs, dance halls	1 per 250 sf GFA***
Resorts	**
Restaurants, fast food, drive-in, thru	1 per 250 sf GFA***
Restaurants, standard	1 per 300 sf GFA***
Retail shops and showrooms, including service/repair such as jewelry	1 per 500 sf GFA***
Shopping center	**
Miscellaneous	
Festivals, events of public interest, special events, occasional	**
Public utility building/facility	*
Temporary Buildings incidental to Construction	**

* Minimum parking shall be 1 space per staff plus spaces in number as determined by Approving Authority to serve the visiting/resident public.

** Minimum parking shall be established by Approving Authority upon review and approval of a site plan and/or zoning permit.

*** GFA = Gross Floor Area

§ 6.3.3 Modification of Parking Requirement

A. Due to Zoning District

The minimum parking requirements set forth in § 6.3.2 shall be modified according to the following:

1. In the Downtown/Waterfront, Core subdistrict, no parking lot serving more than 10 parked cars shall hereafter be created, **unless reviewed and approved by the Planning Commission. If parking is to be provided on-site, in the Downtown/Waterfront Core subdistrict, the minimum off-street parking requirements set forth in § 6.3.2 shall be considered the maximum allowed.** There shall be no requirement for automobile parking as a condition of any site plan approval.
2. In the Downtown/Waterfront District, outside of the Core subdistrict, no off-street parking shall be required as a condition of any site plan approval.
3. On lots used for single-family detached residences, in the NC districts and in the Residential, Downtown/Waterfront, and Corridor Mixed-Use districts, no off-street parking shall be required except where the abutting street is determined by the Zoning Official to be too narrow to accommodate the parking requirements of the residence.
4. In every other zoning district, the minimum parking requirements of § 6.3.2 shall be adhered to, except that under no circumstance may the numerical standards be exceeded by more than 10 percent.

B. Due to Site Conditions

Should the configuration of the lot, the placement of existing conforming structures, or a change of use to a conforming and more intensive use, preclude strict adherence to § 6.3.2, the Planning Commission, in relation to a Category 1 site plan, or the Zoning Official in relation to a Category 2 site plan, may modify the parking requirements provided there are findings of facts that:

1. Adequate public off-street parking is available within reasonable walking distance; or
2. On-street parking is available and adequate and that the parking required by the contemplated use will not materially impede the flow of traffic or preempt existing residential parking; or
3. A written agreement is established and made part of any site plan approval, allowing parking required by the use of an adequate off-street parking lot within a reasonable walking distance.

C. Due to Joint Use of Parking

Where joint use of parking by one or more uses is possible, the Planning Commission, in relation to a Category 1 site plan, or the Zoning Official in relation to a Category 2 site plan, may modify the parking requirements provided there are findings of facts that:

1. Joint use of parking spaces will not reduce the availability of parking spaces below the minimum required number of spaces required by each use during its peak demand.
2. A written agreement is established and made part of any site plan approval providing for the joint use of spaces.

D. Due to Lack of Demand

Should the applicant demonstrate and the Planning Commission, in relation to a Category 1 site plan, or the Zoning Official in relation to a Category 2 site plan, find that a sizeable share of site-related traffic would access the site by bicycle and/or walking, then minimum parking requirements may be reduced.

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

By: _____
Victoria Jackson-Stanley, Mayor

Introduced the 23rd day of November, 2015

Adopted the _____ day of December, 2015

Effective the _____ day of December, 2015

NOTE: Word(s) which are in bold and underscored are to be added to the City Code of Laws; words in double bold brackets to be deleted from the City Code of Laws.