



*City of Cambridge*  
*Cambridge, Maryland*

**ORDINANCE NO. 1088**

**AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND, TO AMEND THE PERMITTED LAND USE TABLE #2 OF THE UNIFIED DEVELOPMENT CODE TO PERMIT MARINE REPAIR SHOPS (EXCLUDING SALVAGE) IN THE DWDD, "GENERAL" SUB-ZONE AS A SPECIAL EXCEPTION ON NON-WATERFRONT LOTS.**

**WHEREAS**, on August 2, 2016 the Planning Commission held a public hearing and recommended the following zoning text amendment: Amend Permitted Land Use Table #2 of the Unified Development Code Text (UDC) to permit marine repair shops (excluding salvage) in the Downtown Waterfront Development District ("DWDD"), "General" sub-zone as a Special Exception on non-waterfront lots; and

**WHEREAS**, the Commissioners of Cambridge held a public hearing on the property zoning text amendment on November 28, 2016, as required by Section 4-203(b) of the Land Use Article, Annotated Code of Maryland; and

**WHEREAS**, upon the consideration of the recommendation of the Planning & Zoning Commission, and the recommendation of staff of the Department of Planning and Zoning, and the comments made at the public hearing before Planning Commission, held on August 2, 2016, and the public hearing before the City Council on November 28, 2016, the Commissioners of Cambridge find that the proposed amendment is an appropriate text amendment consistent with the City's Comprehensive Plan; and

**WHEREAS**, the Commissioners of Cambridge find that it is in the best interest of the City to amend Permitted Land Use Table #2 of the Unified Development Code to permit marine repair shops (excluding salvage) in the DWDD, "General" sub-zone as a Special Exception on non-waterfront lots.

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

That Permitted Land Use Table #2 of the Unified Development Code is hereby amended as set forth on "EXHIBIT A" attached hereto and incorporated herein by reference, to permit, as a Special Exception, marine repair shops (excluding salvage) on non-waterfront lots in the DWDD district, "General" sub-zone.



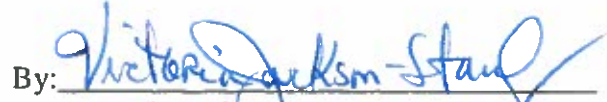
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**AND BE IT FURTHER** enacted and ordained that this Ordinance shall become effective on the tenth (10<sup>th</sup>) day following the date of adoption.

ATTEST:

THE COMMISSIONERS OF CAMBRIDGE

  
Sandra Tripp-Jones, City Manager

By:   
Victoria Jackson-Stanley, Mayor

Introduced the 14<sup>th</sup> day of November, 2016  
Adopted the 28<sup>th</sup> day of November, 2016  
Effective the 8<sup>th</sup> day of December, 2016

Table 2: Permitted Uses by Zoning Subdistrict in the Downtown/Waterfront Development District

Land Use	Zoning Districts					Use Regs.	
	Core	General	Center	Neighborhood	Gateway		Civic
	P: Permitted C: Permitted, subject to conditions SE: Special Exception SC: Special Exception, subject to conditions						
<b>Residential</b>							
Day Care, Home (no more than 8 clients)		C	C	C		§ 4.3.4 (B)	
Group Home (no more than 8 clients)							
Home Occupations	C	C	C	C	C	§ 4.3.4 (E)	
Homeless Shelter							
Multi-Family Residences							
Attached (townhouses located on a single lot)	P <sup>2</sup>	P	P				
Commercial Apartments	P <sup>2</sup>	P	P				
Single-Family Residences							
Accessory Dwelling Unit (ADU) to a primary residence		SC	SC	SC	SC	§ 4.3.4 (A)	
Attached (townhouses located on individual lots)	P <sup>2</sup>	P	P				
Detached		P	P	P	P		
Duplex							
Live/Work	P	P	P	P	P		
Temporal Housing							
Bed and Breakfast	SC	SC	SC	SC	SC	§ 4.3.4 (C)	
Boarding Houses							
Country Inn	SC	SC	SC	SC	SC	§ 4.3.4 (D)	

Note: P<sup>2</sup> indicates that while the use is permitted, it is not permitted on the ground floor of a building.

**TABLE 2: PERMITTED USES BY ZONING DISTRICT**

Land Use	P: Permitted C: Permitted, subject to conditions SE: Special Exception SC: Special Exception, subject to conditions					Use Regs.
	Zoning Districts					
	Core	General	Center	Neighborhood	Gateway	
<b>Commercial and Industrial</b>						
Adult Bookstore/Entertainment	SC	SC	SC			§ 4.3.4 (K)
Animal hospital, veterinarian clinic						
Artisan Shop	P	P	P	SC	P	§ 4.3.4 (F)
Automotive Repair and Service: body shop, repair garage (excluding salvage), car wash ( <b>Not permitted on Maryland Ave, Market, Muse, Cedar, Race, High or Washington Streets</b> ) ( <b>Non-waterfront lots only</b> )		SE				
Building material and supply, boat sales, farm implements storage and sales, feed and grain storage and sales, heavy equipment sales and service						
Café, coffee shop	P	P	P			
Commercial retail sales, service and repair	P	P	P			
Contractor shops, plumbing, construction, etc. and service and repair						§ 4.3.4 (L)
Convenience Store	P	P	P			
Filling stations, service stations						
Funeral Parlor	P	P	P		P	
Hotels, motels, convention centers, and similar businesses or institutions providing overnight accommodations	P	P	P			
Kennel or cattery	SC	SC	SC			§ 4.3.4 (K)
Large-scale Manufacturing						
<b>Marina uses including boat repair, storage, marine-related manufacturing (excluding salvage) (Waterfront lots only)</b>		P				
<b>Marina uses including boat repair, storage, marine-related manufacturing (excluding salvage) (Non-waterfront lots only)</b>		SE				
Mixed-Use: Dwelling Above, Nonresidential	P	P	P		P	
<b>Mixed-Use: Residential/Commercial, side by side</b>					<b>P</b>	
Motor vehicle sales or rental						
Nursery for plants, greenhouses		SC				
Office Buildings, generally	P	P	P			§ 4.3.4 (J)

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Land Use	P: Permitted C: Permitted, subject to conditions SE: Special Exception SC: Special Exception, subject to conditions							Use Regs.
	Zoning Districts							
	Core	General	Center	Neighborhood	Gateway	Civic		
Offices and shops for professional and business services such as real estate offices, tax and accounting offices, travel agency, copy centers, similar	P	P	P	SC	P			§ 4.3.4 (G)
Personal services such as salons and barbershops	P	P	P					
Professional offices (such as physician, law, urban planning, architecture)	P	P	P	SC	P			§ 4.3.4 (H)
Pubs, bars, dance halls, nightclubs	P		P					
Research and Development (office)	P	P	P					
Research, experimental, testing laboratories, (excluding explosives and toxic materials)								
Resorts		P						
Restaurants, fast food, drive-in, drive-thru								
Restaurants, standard	P	P	P		SE			
Salvage, recycling processing								
Seasonal/temporary scales	SE	SE	SE	SE	SE	SE	SE	
Small-scale manufacturing and assembly such as cabinet making, furniture upholstery, printing, publishing								
Studios for art, music, dance, similar	P	P	P	SC	P			§ 4.3.4 (I)
Tattooing, body art, body piercing								
Trucking and freight stations, storage yards								
Warehousing, (Large/Medium) storage, distribution facilities								
<del>Waterfront lots only: Marina uses including boat repair, storage, marine-related manufacturing (excluding salvage)</del>		P						

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Land Use	P: Permitted C: Permitted, subject to conditions SE: Special Exception SC: Special Exception, subject to conditions						
	Core	General	Center	Zoning Districts			Use Regs.
				Neighborhood	Gateway	Civic	
<b>Institutional</b>							
Airport							
Buildings for religious assembly (including associated residential structures for religious personnel and associated buildings but not including elementary or secondary school buildings)	P	P	P	P	P	P	
<b>Institutional Residence or Care or Confinement Facilities</b>							
Day care center, day nursery (9 to 16 clients)	P	P	P	P	P	P	
Day care center, day nursery (between 16 and 30 clients)	P	P	P	P	P	P	
Day care center, nursery school (up to 30 clients)	P	P	P	P	P	P	
Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 square feet of floor area		P					
Nursing care institutions, intermediate care institutions, handicapped or infirm institutions, child care institutions	P	P	P	P	P	P	
Schools							
Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)	P	P			P		P
Elementary and secondary (including preschool, kindergarten, associated grounds and athletic and other facilities)	P	P	P	P	P	P	P
Trade and Vocational Schools	P	P					
Educational centers such as for environmental research and education, nature centers, similar	P	P	P	P	P	P	P

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Land Use	Zoning Districts							Use Regs.
	Core	General	Center	Neighborhood	Gateway	Civic		
	P	P	P	P	P	P		
Libraries	P							
Museums, art galleries, art and cultural centers, public governmental offices, and similar uses	P	P	P	P	P	P	P	
Social and fraternal clubs and lodges, philanthropic institutions	P	P	P					
<b>Recreation, Amusements, Entertainment</b>								
Activity conducted primarily outside enclosed buildings or structures								
Privately owned and operated outdoor recreational facilities such as yacht clubs, golf courses, and country clubs, swimming or tennis clubs, (excluding rifle and pistol ranges), etc. not constructed pursuant to a permit authorizing the construction of some residential development		P						
Activity conducted entirely within a building or substantial structure								
Bowling alleys, skating rinks, indoor tennis and squash courts, yoga, indoor athletic and exercise facilities and similar uses	P	P	P					
Theaters, cinemas	P	P	P					
Golf Driving Range								
<b>Emergency Services</b>								
Police Stations		P	P				P	
Fire Stations		P					P	
Rescue squad, ambulance service		P					P	
Civil defense operation		P					P	
<b>Miscellaneous Uses</b>								
Agricultural and Forestry Uses								

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 SE: Special Exception  
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