



City of Cambridge
Cambridge, Maryland

ORDINANCE NO. 1090

AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND, TO AMEND THE PERMITTED LAND USE TABLE #2 OF THE UNIFIED DEVELOPMENT CODE TO PERMIT RESIDENTIAL AND COMMERCIAL MIXED USE DEVELOPMENT IN A “SIDE BY SIDE” CONFIGURATION IN THE DOWNTOWN WATERFRONT DEVELOPMENT DISTRICT, “MARYLAND AVENUE GATEWAY” SUB-DISTRICT.

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 residential and commercial mixed use development to include a “side by side” configuration in the Downtown Waterfront Development District, “Maryland Avenue Gateway” sub-district; and

WHEREAS, the Commissioners of Cambridge held a public hearing on the proposed 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 include as a permitted use residential and commercial mixed use development in a “side by side” configuration in the Downtown Waterfront Development District, “Maryland Avenue Gateway” sub-district.

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 matter of right, residential and commercial mixed use development in a “side by side” configuration in the DWDD, “Maryland Avenue Gateway” sub-district;



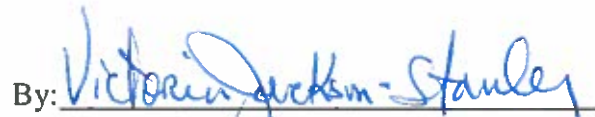
City of Cambridge
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AND BE IT FURTHER enacted and ordained that this Ordinance shall become effective on the tenth (10th) day following the date of adoption.

ATTEST:

THE COMMISSIONERS OF CAMBRIDGE


Sandra Tripp-Jones, City Manager

By: 
Victoria Jackson-Stanley, Mayor

Introduced the 14th day of November, 2016
Adopted the 28th day of November, 2016
Effective the 8th 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						
Residential							
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 ²	P	P				
Commercial Apartments	P ²	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 ²	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: P² 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	
Commercial and Industrial						
Adult Bookstore/Entertainment						
Animal hospital, veterinarian clinic	SC	SC	SC			§ 4.3.4 (K)
Artisan Shop	P	P	P	SC	P	§ 4.3.4 (F)
Automotive Repair and Service: body shop, repair garage (excluding salvage), car wash (Not permitted on Maryland Ave, Market, Muse, Cedar, Race, High or Washington Streets) (Non-waterfront lots only)		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						
Convenience Store	P	SC	P			§ 4.3.4 (L)
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						
Marina uses including boat repair, storage, marine-related manufacturing (excluding salvage) (Waterfront lots only)		P				
Marina uses including boat repair, storage, marine-related manufacturing (excluding salvage) (Non-waterfront lots only)		SE				
Mixed-Use: Dwelling Above, Nonresidential	P	P	P		P	
Mixed-Use: Residential/Commercial, side by side					P	
Motor vehicle sales or rental						
Nursery for plants, greenhouses						
Office Buildings, generally	P	P	P			§ 4.3.4 (J)

TABLE 2: PERMITTED USES BY ZONING DISTRICT

Land Use	Zoning Districts							Use Regs.
	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			
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								
Waterfront lots only; Marina uses including boat repair, storage, marine-related manufacturing (excluding salvage)		P						

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						
	Zoning Districts						
	Core	General	Center	Neighborhood	Gateway	Civic	Use Regs.
Institutional							
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		
Institutional Residence or Care or Confinement Facilities							
Day care center, day nursery (9 to 16 clients)	P	P	P	P	P		
Day care center, day nursery (between 16 and 30 clients)	P	P	P	P			
Day care center, nursery school (up to 30 clients)	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			
Schools							
Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)							
Elementary and secondary (including preschool, kindergarten, associated grounds and athletic and other facilities)	P	P		P			P
Trade and Vocational Schools							
Educational centers such as for environmental research and education, nature centers, similar	P	P	P	P	P		P

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	Zoning Districts						
	Core	General	Center	Neighborhood	Gateway	Civic	Use Regs.
Libraries	P	P	P	P	P	P	
Museums, art galleries, art and cultural centers, public governmental offices, and similar uses	P	P	P	P	P	P	
Social and fraternal clubs and lodges, philanthropic institutions	P	P	P				
Recreation, Amusements, Entertainment							
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							
Emergency Services							
Police Stations		P	P			P	
Fire Stations		P					
Rescue squad, ambulance service		P				P	
Civil defense operation		P				P	
Miscellaneous Uses							
Agricultural and forestry Uses							

