

Council Agenda Report

Date: July 8, 2019
Submitted by: Odie Wheeler, Director of Public Works
Prepared by: Pat Escher, A.I.C.P., Division Manager
SUBJECT: DWDD Neighborhood Sub-District Setbacks

Recommendation that Council:

- A. Provide direction regarding the memo from the Planning Commission regarding setbacks within the DWDD Neighborhood Subdistrict

Discussion: The Planning Commission and City Council met in a joint work session to discuss setbacks in the Downtown Waterfront Development District – Neighborhood Subdistrict. After the discussion with Council, the Planning Commission still believes that the current setbacks of 3 feet on either side, which are consistent with the building code, are appropriate. The Planning Commission sent a memo to the Council to propose an alternative to the existing setbacks. This memo contains a very conceptual notion of keeping the small setbacks for the very narrow lots and gradually increasing them for wider lots, but keeping the setbacks to a maximum of four feet. The intent of this memo is to continue the discussion and get direction from the Commissioners with respect to this matter.

See Attachment 1.

Fiscal Impact: NA

Approved by: *Patrick C. Comiskey, City Manager*



City of Cambridge

DEPARTMENT OF PUBLIC WORKS

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Memorandum

Date: June 18, 2019
To: Commissioners of Cambridge
From: Planning Commission via Pat Escher, City Planner, Division Manager
Regarding: DWDD Neighborhood Sub-District Setbacks

At their May 7th hearing the Planning Commissioners discussed the joint work session with City Council that was held earlier that day. The Commissioners are recommending the following changes to the existing Unified Development Code three (3) foot setback requirement for the DWDD Neighborhood Sub-District:

All lots that have a minimum width of twenty-five (25) feet are buildable, by-right lots.

Lots with a lot width of twenty-five (25) feet shall retain the three-foot setback on either side, providing a nineteen (19) foot building envelope.

Lots with a lot width of twenty-six (26) feet shall have a three and a half (3-1/2) foot setback on either side, providing a nineteen (19) foot building envelope.

All other lots equal to or greater than twenty-seven (27) foot width shall have a four (4) foot setback on either side and can build home of at least 19 feet and/or greater depending on the lot width.

Lots widths that have a dimension that include inches shall be rounded down to the lesser width to ensure a nineteen (19) foot building envelope.