

1. September 13, 2021 Council Agenda/CARS

Documents:

SEPT. 13, 2021 ITEM 1 AGENDA.PDF
SEPT. 13, 2021 ITEM 2 JULY 1, 2021 MM.PDF
SEPT. 13, 2021 ITEM 3 AUG. 23, 2021 MM.PDF
SEPT. 13, 2021 ITEM 4 XMAS PARADE.PDF
SEPT. 13, 2021 ITEM 5 2022 CRAWFISH BOIL.PDF
SEPT. 13, 2021 ITEM 6 READING KICK-OFF.PDF
SEPT. 13, 2021 ITEM 7 ORDINANCE 1192.PDF



City of Cambridge

410 Academy Street
Cambridge, Maryland 21613

AGENDA

City of Cambridge
City Commission Meeting
Monday, September 13, 2021
Commission Chambers - 305 Gay Street
Cambridge, MD 21613
6:00 pm

Notice to Citizens: The City Commissioners are conducting the city business in person. The commission meeting is open to the public. Citizens may also observe the meeting by going on-line to TownHallStreams.com. Citizens may call in their public comments by calling the mayor during the meeting at 410-228-5808 or citizens may participate in the meeting by logging into the meeting by calling 408-418-9388 and entering the meeting number and password: Meeting Number 132 958 6308; Password 5808.

6:00 pm Mayor to Convene Commission in Regular Session

Agenda

1. Commission to approve or amend agenda as presented.

Presentations from the Public

Mayoral Citations for the Unity Fest

Jordan Pearlstein – Youth Mentorship Presentation (J. Noah Skills Academy)

Consent Calendar

2. July 1, 2021 Special Called Meeting Minutes

3. August 23, 2021 Meeting Minutes
4. 72nd Annual Cambridge-Dorchester County Christmas Parade, Saturday, December 4, 2021 from 4pm-10pm, Race Street.
5. 2022 Crawfish Boil and Muskrat Stew Fest, Saturday, May 7, 2022 at Long Wharf, 11am-6pm.
6. Bill Christopher is requesting to have a Grade Level Reading Program Kick-off, Wednesday, October 20, 2021 from 5pm-7:30pm at Cannery Way.

Ordinances for First Reading

7. **Ordinance No. 1192 - AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND AMENDING §§ 6.3.2, TABLE 6A (SCHEDULE OF MINIMUM OFF-STREET PARKING REQUIREMENTS BY LAND USE) AND 6.3.3 (MODIFICATION OF PARKING REQUIREMENT) OF THE CITY'S UNIFIED DEVELOPMENT CODE FOR THE PURPOSE OF PROVIDING FOR MAXIMUM OFF-STREET PARKING REQUIREMENTS FOR NEW DEVELOPMENT BY LAND USE; PROVIDING THAT THE TITLE OF THIS ORDINANCE SHALL BE DEEMED A FAIR SUMMARY AND GENERALLY RELATING TO OFF-STREET PARKING IN THE CITY OF CAMBRIDGE.**

Ordinances for Second Reading

None

Old Business

New Business

8. Ethics Commission Roster Discussion

Meetings

The City of Cambridge Historic Preservation Commission will conduct a in person meeting on Wednesday September 15, 2021 at 6:00 p.m. from City Council Chambers, 305 Gay Street.

The City of Cambridge will meet in a Work Session on Rental Registration Tiered System, October 18, 2021, Commission Chambers at 6pm.

Public Comment

Department/Division Head Reports

Commissioners' Comments

Mayor's Comments

Adjourn

City Commission meetings are conducted in open session unless otherwise indicated. Pursuant to the Maryland Open Meetings Act, all or a portion of the Commission meeting may be held in closed session by vote of the Commission. Please note that the order of agenda items is subject to change and that meetings are subject to audio and video recording.

The City Commission held a Special Called meeting on Monday, July 1, 2021. The meeting was scheduled for 5:30 p.m. in the City Commission Chambers at 305 Gay Street in Cambridge.

All Commissioners and Mayor were present except Spuddy Cephas and Brian Roche attended via webex. Also present were Tyler Walker, Assistant IT, Patrick Thomas, Assistant City Attorney, city police chief Mark Lewis, and city police captain Louis Nichols and city manager Patrick Comiskey. Citizens were able to observe the meeting by going on-line to TownHallStreams.com. Citizens were invited to call in their public comments by calling the Mayor during the meeting at 410-228-5808. Citizens were also able to participate in the meeting by logging into the meeting by calling 408-418-9388 and entering the meeting number and password: Meeting Number 132 958 6308; Password 5808.

Commission President Cephas led the Commission in the Pledge of Allegiance.

The Mayor called the meeting to order at 5:33pm.

Agenda

1. Poplar Avenue Street Closures and Other Potential Amendments to 2020 Emergency Ordinance Regarding Temporary Waiver and Relaxation of Certain City Code Provisions.

The City Attorney explained that the previous order had expired leaving the city with a 48 hour grace period.

It was decided that music, bands should be inside unless approved by the Commission

Public Comment

Chris Brohawn – stated that he liked the one-way street idea that it was nice to see the people dining outside.

Dormain Greene – The Property Shoppe office stated that she would like for the Ava's table to be moved from in of the door to her office.

Brad Walters – requested moving the structure in front of Ava's, he then said that it could be okay as long as there is a fire lane.

It was agreed to extend the Ordinance period until October 31, 2021. This is with the one-way street closures. Commissioner Malkus stated that most businesses were on board with the extension.

It was asked to have a diagram made up of the closures/set-ups and have the fire chief review it within ten business days, then have the City Manager have everyone sign-off on it. Commissioner Roche suggested that the Engineering department be responsible for making the diagrams.

On a motion by Commissioner Malkus and a second by Commissioner Harrington the decision passed on a vote of 5-0. Added to the motion were the times of the outdoor dining, Friday 3-11, Saturday 10-11, Sunday 10-5. No outside bands and the police will handle covering and uncovering the traffic lights.

2. Greenwood Avenue and Leonard's Lane Security Concerns

Theresa Stafford and Lynette Wongus both spoke regarding having more police presence. It was discussed to have police/security service on site due to the large gatherings of people. On a motion from Commissioner Harrington and a second from Commission President Lajan Cephas to contact Allied Security Agency.

Lajan will prepare a letter to send to the property manager.

This matter passed on a 4-0 vote as Commissioner Sputty Cephas fell off of the webex system.

It was also tasked to Dale Price to see why Commissioner Cephas lost communication.

Mayor's Comments

Adjourn

A motion by Commissioner Malkus to adjourn the meeting was seconded by Commissioner Harrington and approved unanimously.

With no further business, Mayor Andrew Bradshaw adjourned the meeting at 7:51 p.m.

I hereby certify that the foregoing is a true and accurate account of the Council meeting Monday, July 1, 2021, insofar as I personally am aware.

Andrew Bradshaw

Mayor

The City Commission held its regularly scheduled meeting on Monday, August 23, 2021. The meeting was scheduled for its regular time of 6:00 p.m. in the City Commission Chambers at 305 Gay Street in Cambridge.

The mayor opened the regular meeting at 6:08 p.m. Those present in person or virtually were Mayor Bradshaw, Commissioner Brian Roche, Commissioner Lajan Cephass (via WebEx), Commissioner Jameson Harrington, Commissioner Spuddy Cephass, Commissioner Chad Malkus, city assistant attorney Patrick Thomas, city police chief Mark Lewis, Carol Richardson, and city manager Patrick Comiskey. Citizens were able to observe the meeting by going on-line to TownHallStreams.com. Citizens were invited to call in their public comments by calling the mayor during the meeting at 410-228-5808. Citizens were also able to participate in the meeting by logging into the meeting by calling 408-418-9388 and entering the meeting number and password: Meeting Number 132 958 6308; Password 5808.

Commission President Cephass led the Commission in the Pledge of Allegiance.

Agenda

1. Council to approve or amend agenda as presented.

On a motion by Commissioner Roche and seconded by Commissioner Malkus to have item 9 removed from the agenda. Motion failed on a 2-3 vote.

Commissioner Malkus motioned to have CAN removed from the agenda. On a 4-1 vote with Commissioner Malkus voting no, the mayor directed CAN to speak during the Public Comment.

The agenda was then approved on a motion by Commissioner Spuddy Cephass and a second by Commissioner Harrington and vote of 5-0.

Requests from the Public

Cambridge Association of Neighborhoods (CAN) Marina Committee Presentation

This session moved to Public Comment

Consent Calendar

1. July 19, 2021, Meeting Minutes

2. July 26, 2021, Meeting Minutes
3. August 9, 2021, Meeting Minutes
4. Bob Lawrence is requesting to have the 2022 Fishing Derby on August 6, 2022, at Long Wharf from 6:00am to 1:00pm
 4. a. Choptank Heritage Skipjack Race, Saturday, September 24, 2021, at Long Wharf, Near the Oyster Shed, from 5:30 p.m. – 8:30 p.m.

After discussion of the time July 19, 2021, meeting ended 8:05pm and the closed session ended at 8:00pm.

The July 26, 2021, minutes, the Stone Boundary Neighborhood should have said E. Appleby Road.

After the revision of the July meetings the Consent Calendar was approved on a 5-0 vote.

Ordinances for First Reading

5. ORDINANCE 1188 – Proposed by the City Planning Commission

AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND AMENDING § 4.4.4 AND TABLE 2 – PERMITTED USES BY ZONING SUBDISTRICT IN THE DOWNTOWN/WATERFRONT DEVELOPMENT DISTRICT OF THE CITY’S UNIFIED DEVELOPMENT CODE TO ALLOW STORAGE BUILDINGS AS A PERMITTED USE WITH CONDITIONS IN ALL DOWNTOWN/WATERFRONT DEVELOPMENT DISTRICT ZONING SUBDISTRICTS AND AMENDING § 9.2 OF THE UDC TO DEFINE TERMS ASSOCIATED THEREWITH; PROVIDING THAT THE TITLE OF THIS ORDINANCE SHALL BE DEEMED A FAIR SUMMARY AND GENERALLY RELATING TO STORAGE IN THE CITY OF CAMBRIDGE.

Ordinance 1188 was read the Assistant City Attorney for first reading, second reading is scheduled for September 27, 2021.

6. ORDINANCE 1189 – Proposed by the City Planning Commission

AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND AMENDING § 4.2.3(D) AND TABLE 1: PERMITTED USES BY ZONING DISTRICT OF THE CITY’S UNIFIED DEVELOPMENT CODE (“UDC”) TO PROVIDE THAT MEDICAL CANNABIS PROCESSING FACILITIES FOR CONSUMER PACKAGE GOODS IS A PERMITTED USE WITH CONDITIONS IN THE GENERAL COMMERCIAL ZONING DISTRICT; PROVIDING THAT

THE TITLE OF THIS ORDINANCE SHALL BE DEEMED A FAIR SUMMARY AND GENERALLY RELATING TO ZONING IN THE CITY OF CAMBRIDGE.

Ordinance 1189 was read the Assistant City Attorney for first reading, second reading is scheduled for September 27, 2021.

Ordinances for Second Reading

7. CHARTER RESOLUTION NO. CR-2021-02

A RESOLUTION OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND PASSED PURSUANT TO THE AUTHORITY OF ARTICLE XI-E OF THE CONSTITUTION OF MARYLAND AND §§ 4-302(1) AND 4-304 OF THE LOCAL GOVERNMENT ARTICLE OF THE MARYLAND ANNOTATED CODE TO AMEND § 3-83 OF THE CHARTER OF THE CITY OF CAMBRIDGE FOR THE PURPOSES OF INCREASING THE MAXIMUM FINES FOR VIOLATIONS OF THE CITY CODE, INCLUSIVE OF THE UNIFIED DEVELOPMENT CODE, THAT ARE PUNISHABLE AS A MISDEMEANOR TO \$1,000.00 AND/OR UP TO SIX MONTHS' IMPRISONMENT AND INCREASING THE MAXIMUM FINES FOR SUCH VIOLATIONS THAT ARE PUNISHABLE AS MUNICIPAL INFRACTIONS TO \$1,000.00; PROVIDING THAT THE TITLE OF THIS CHARTER AMENDMENT RESOLUTION SHALL BE DEEMED A FAIR SUMMARY AND GENERALLY RELATING TO MISDEMEANORS AND MUNICIPAL INFRACTIONS IN THE CITY OF CAMBRIDGE.

The mayor opened public hearing on the Charter Resolution. No one spoke or called in regarding the resolution. On a motion from Commissioner Roche to table the resolution until the rental licensing has been determined and a second by Commissioner Malkus. Commissioner Roche then withdrew his motion. Commission President Lajan Cephas motioned to approve the resolution with a second by Commissioner Harrington on a 5-0 vote.

Old Business

8. Enterprise Vehicle Lease Contract

Motion to approve the Enterprise Contract was made by Commission President Lajan Cephas and a second by Commissioner Malkus and a vote of 5-0.

9. Fire Truck Purchase Proposal – Purchase of 3 trucks for \$3.8 million with COVID Funds

After a lengthy discussion with the Fire Chief Adam Pritchett on hand to answer questions, and a motion by Commissioner Malkus, second by President Lajan Cephas to purchase the ladder truck. The was approved on a 5-0 vote.

New Business

10. **Parking Minimums in the City – Planning Commission**

Commissioner Roche suggested that no action taken on this item at this time. The Assistant City Attorney will prepare an Ordinance for presentation to the Planning Commission.

11. **Presentation of Tiered Rental Licensing Proposal – City Technology Committee**

Gregg Voss of Technology Committee spoke regarding creating a work session to be scheduled sometime in October for rental registration.

12. **Presentation of Proposed Ordinance requiring inspections of newly registered rental units and any rental units that change hands going forward. This was proposed by the former ordinance committee of the former city commission. Proposed for commission review by the city manager.**

This item will be presented at the same October work session.

13. **Consideration of City Manager Acquiring his city cell phone from the city prior to leaving office. (City Commissioners approved in December 2020 allowing outgoing commissioners to acquire their city issued laptops for \$100).**

On a motion by Commissioner Malkus and a second by Commissioner Harrington this was approved on 5-0 vote.

Meetings

Planning and Zoning – September 7, 2021

Public Comment

Charles McFadden, 200 Belvedere – give an update of the CAN Committee

Veronica Taylor, Groove City Culture Fest – thanked the city for their donation and invited them to attend the next GrooveFest.

Kim Pushee – spoke regarding lady walking down the street drinking while walking dog and dogs not being on a leech.

Tyrone Pushee – stated that dogs should be on a leech at Great Marsh Park.

Dr. Theresa Stafford, 2429 Rock Drive – stated that she was threatened three times by a city police officer. Dr. Stafford stated that she is going to file a formal complaint.

Carol Richardson stated that she wanted to be involved in the housing and rental inspections.

Lynette Wongus – thanked the city and DPW crew for their timely clean-up after the GrooveFest on August 21, 2021.

Motion to go into closed session was made by Commissioner Harrington and a second by Commissioner Spuddy Cephas. The was approved on a 4-1 vote. Commissioner Malkus voted against.

Department or Division Head Comments

Commissioner's Comments

Mayor's Comments

Mayor explained what was discussed in the closed session.

Closed Session – This meeting will be closed under General Provisions Article 3-305(b) (1) To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals; (2) to consult with counsel to obtain legal advice

Adjourn

A motion by Commissioner Spuddy Cephas to adjourn the meeting was seconded by Commissioner Harrington and approved unanimously.

With no further business, Mayor Andrew Bradshaw adjourned the meeting at 10:40 p.m.
I hereby certify that the foregoing is a true and accurate account of the Council meeting Monday, August 23, 2021, insofar as I personally am aware.

Andrew Bradshaw
Mayor

Roslyn Matthews

From: Patrick Comiskey
Sent: Wednesday, September 01, 2021 6:27 PM
To: Roslyn Matthews
Cc: David Deutsch
Subject: FW: Online Form Submittal: Application for a Special Event License

Roslyn,

Please add to the agenda for the first meeting in September.

Thank you.

-Patrick

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, August 31, 2021 8:46 AM
To: mdixon@chooscamrbridge.com; Roslyn Matthews <rmatthews@chooscambridge.com>; citymanager <citymanager@chooscambridge.com>
Subject: Online Form Submittal: Application for a Special Event License

Application for a Special Event License

Date of Application	8/30/2021
Date of Event	12/4/2021
Time of Event	4:00 PM - 10:00 PM
Event Title or Type	72d Annual Cambridge-Dorchester County Christmas Parade
Cost of Admission	Free
Location of Event	Downtown Cambridge (Lineup is from Hambrooks to Long Wharf) Parade Route from Long Wharf through Race, ending at Washington Street Intersection
Organization Name	CDCCP, Inc., DBA Dorchester County Christmas Parade
Non-Profit	Yes
Will alcohol be served?	No
If available, please upload County liquor license.	<i>Field not completed.</i>
Will food be prepared on premises?	No

If available, please upload County Health Department approval.	<i>Field not completed.</i>
Expected attendance:	5,000 - 7,000
Venue seating capacity:	Cambridge
Is parking available?	Yes
If there is parking, how much?	N/A - City Parking where available
Are you requesting the use of city trash cans?	Yes
Will tents be erected?	No
Is the event on City, State or Private Property?	City
If private, name owner.	<i>Field not completed.</i>
Is staging or a platform required?	Yes
Will there be amplified music?	Yes
What types of musical instruments?	<i>Field not completed.</i>
Is a street closure being requested	Yes
If a street closure is requested, what time will it begin and end (please consider set-up and tear-down time.)	4:00 PM - 10:00 PM
Is Water Available at the event?	Yes
If water is available, please describe the source.	Hydrant, Great Marsh, Long Wharf
Contact Person	Bruce McWilliams or Amanda McWilliams
Email Address	cdccp@yahoo.com
Address	PO BOX 1083

City	CAMBRIDGE
State	Maryland
Zip Code	21613
Cell Phone Number	443-521-1671 Bruce Cell
Office Phone Number	410-924-0687 Amanda Cell
Electronic Signature Agreement	I agree.
Electronic Signature	Bruce P. McWilliams
Please complete the following section for a road race, walk-a-thon, etc...	
Will this require use of roads?	Yes
Will this require use of sidewalks?	Yes
Will residents on the route be notified?	Yes
Will temporary signs be posted?	Yes
Please describe the specific route.	Lineup runs along Hambrooks from roughly Pinks Pond (dependent on the number of entries) to Long Wharf. Bands are staged from Long Wharf. The parade kicks off from Long Wharf, onto High Street, turning at four corners onto Race Street, ending at the intersection of Washington and Race.

Email not displaying correctly? [View it in your browser.](#)



APPLICATION FOR A SPECIAL EVENT LICENSE

Date of Application: 8/24/2021

Event Title or Type: Crawfish Boil and Muskrat Stew Fest

Location of Event: Long Wharf

Date(s) of Event: May 7, 2022

Hours of Event: 11 am till 6 pm

Organization/Corp. Name: Dorchester Chamber Foundation

Signature of Holder of Event: *W. Christopher*

Printed Name: William Christopher Title: President/CEO

Address of Holder of Event: 306 High Street

Business Telephone: 410-228-3575 Residence Telephone: 443-280-0185

Is Organization Non-Profit? Yes No Is there a charge for admission? Yes No

Is event to on City, State, or Private Property? City If private, name of owner: _____

You requesting the city to provide trash containers? Yes No

Is water available at event? Yes No

If yes, list source of water (i.e. fire hydrant, Great Marsh, Sailwinds, etc.): _____

Will a tent be erected? Yes No (Include on plan)

Expected Attendance: 600-800 Venue Seating Capacity: 2,000

Is parking available: Yes No For how many vehicles? 250

Is staging or platform required? Yes No Amplification? Yes No

List types of musical instruments: PA System and band

Are required approvals attached, e.g., State, County: Yes No

Is a street closing being requested (attach map)? Yes No (do want to close Long Wharf Parking Lot from 9 am – 7 pm)

If yes, indicate closure time (consider set up and breakdown time): _____

Will food be prepared on the premises? Yes No

If yes, is County Health Dept. Inspection Approval attached? Yes No

Will alcohol be served? Yes No

If yes, please attach a copy of the county liquor license

If no, please submit a copy after you receive it

ROAD RACE, WALK-A-THON, ETC.

On Roadway Yes No

On Sidewalk Yes No

Will notification be made to residents along the route? Yes No

Will temporary signs be posted? Yes No

(Signs must be removed by the following business day, no paint is allowed on streets or sidewalks.)

SPECIFIC ROUTE: _____

-FOR OFFICE USE ONLY-

City Manager Approved/Denied: _____ Date: _____

Special Conditions, if : _____

Police Detail Estimated Cost: \$ _____ DPW Personnel Estimated Cost: \$ _____

Cambridge Police Department: Approved: _____ Denied: _____ Signature: _____

Rescue Fire Department: Approved: _____ Denied: _____ Signature: _____

Department of Public Works: Approved: _____ Denied: _____ Signature: _____



APPLICATION FOR A SPECIAL EVENT PERMIT

Date of Application: 8/24/2021Event Title or Type: Grade Level Reading Program Kick-offLocation of Event: Cannery WayDate(s) of Event: 10/20/2021Hours of Event (Actual): 5 pm - 7:30 pmName of Applicant: Bill Christopher Title: President/CEOIf representing an organization or company, name(s): Dorchester Chamber of CommerceSignature of Applicant: If application is presented on or behalf of 1 or 2 businesses only, list names of business(es):
_____Address of Applicant: 306 High Street, Cambridge, MD 21613Telephone: 410-228-3575 Email: bill@dorchesterchamber.orgExpected attendance: 50 - 100Is a street closing being requested? Yes (show on map) No **XX**

If yes, what street(s) _____

If yes, indicate street closure & reopen times
(include set up and breakdown time): _____Is staging or a platform required? Yes (show on map) No **XX** Amplification: Yes No **XX**

If event is on private property, name of Property Owner: _____

Will trash barrels & pick-up be provided by event holder? Yes No **XX**Will portable toilets be provided? Yes (show on map) No **XX**Will tent(s) be erected? Yes (show on map) No **XX**Will food be prepared on the premises? Yes No **XX**Will food trucks be present? (list names on back of form) Yes No **XX**Will alcohol be served? Yes No **XX**



APPLICATION FOR A SPECIAL EVENT PERMIT

ROAD RACE, WALK-A-THON, ETC.

On Roadway? Yes No X

On Sidewalk? Yes X No

Will temporary signs be posted? Yes No X

*****Signs must be removed by the following business day; no paint is allowed on streets or sidewalks.*****

We will have 5 - 6 local businesses set up to discuss how Science, Technology, Engineering and Math are key to their businesses. Chesapeake College is our bad

Specific Route: weather back up location.

I attached a map showing locations of street closures, vehicles and temporary structures.

For new events, I have attached documentation of notification of the application to all affected businesses and residents, and attest that a majority have supported and/or not objected to this event.

XX I have read & agree to the City's Street Closures Policy.

FOR OFFICE USE ONLY

Conditions of Special Event Permission: _____

Police Costs: \$ _____ DPW Costs: \$ _____ Other Costs: \$ _____

TOTAL COSTS REQUIRED BY CITY COUNCIL: \$ _____

Recommendations:

Cambridge Police Department Approval Denial _____
Signature

Rescue Fire Department Approval Denial _____
Signature

Public Works Department Approval Denial _____
Signature

ORDINANCE NO. 1192

AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND AMENDING §§ 6.3.2, TABLE 6A (SCHEDULE OF MINIMUM OFF-STREET PARKING REQUIREMENTS BY LAND USE) AND 6.3.3 (MODIFICATION OF PARKING REQUIREMENT) OF THE CITY'S UNIFIED DEVELOPMENT CODE FOR THE PURPOSE OF PROVIDING FOR MAXIMUM OFF-STREET PARKING REQUIREMENTS FOR NEW DEVELOPMENT BY LAND USE; PROVIDING THAT THE TITLE OF THIS ORDINANCE SHALL BE DEEMED A FAIR SUMMARY AND GENERALLY RELATING TO OFF-STREET PARKING IN THE CITY OF CAMBRIDGE.

WHEREAS, pursuant to Md. Code Ann., Land Use § 4-204 and § 2.2.3 of the Unified Development Code (the "UDC"), the Commissioners of Cambridge are authorized and empowered to amend, supplement, change, modify, and repeal the City of Cambridge's (the "City") zoning regulations and boundaries and change the City's zoning classifications; and

WHEREAS, pursuant to Md. Code Ann., Local Gov't § 5-202 and § 3-27(1) of the Charter of the City of Cambridge, the Commissioners of Cambridge are authorized and empowered to pass all such ordinances not contrary to the Constitution and laws of the State of Maryland or the Charter as they may deem necessary for the good government of the City; for the protection and preservation of the City's property, rights, and privileges; for the preservation of peace and good order; to secure persons and property from danger and destruction; and for the protection and promotion of the health, safety, comfort, convenience, welfare, and happiness of the residents of the City and visitors thereto and sojourners therein; and

WHEREAS, on September 13, 2021, the Commissioners of Cambridge introduced a text amendment proposing to amend §§ 6.3.2, Table 6A (Schedule of Minimum Off-Street Parking Requirements by Land Use) and 6.3.3 (Modification of Parking Requirement) of the UDC for the purposes of providing for maximum off-street parking requirements for new development by land use; and

WHEREAS, following a public hearing held on October 5, 2021, the City of Cambridge Planning Commission (the "Planning Commission") recommended that the Commissioners of Cambridge approve the foregoing text amendment as introduced on September 13, 2021; and

WHEREAS, on _____, 2021, the Commissioners of Cambridge held a public hearing regarding the foregoing text amendment, notice of which was published on _____, 2021 and _____, 2021 in the Star Democrat, a newspaper of general circulation in the City, in accordance with Md. Code Ann., Land Use § 4-203(b) and § 2.2.3.C of the UDC; and

WHEREAS, having considered the recommendations of the Planning Commission and the Department of Planning and Zoning Staff, as well as the comments made during the _____, 2021 public hearing, the Commissioners of Cambridge find that it is in the best interest of the City to amend §§ 6.3.2, Table 6A (Schedule of Minimum Off-Street Parking Requirements by Land

Use) and 6.3.3 (Modification of Parking Requirement) of the UDC for the purposes of providing for maximum off-street parking requirements for new development by land use; and

WHEREAS, the Commissioners of Cambridge find that the text amendment set forth herein is necessary to promote and protect the public health, safety, and welfare.

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

SECTION 1. Section 6.3.2, Table 6A (Schedule of Minimum Off-Street Parking Requirements by Land Use) of the Unified Development Code is hereby amended as follows:

TABLE 6A: SCHEDULE OF MINIMUM MAXIMUM OFF-STREET PARKING REQUIREMENTS FOR NEW DEVELOPMENT BY LAND USE

Use	Minimum <u>Maximum</u> Required Parking Spaces
Residential	
Accessory Apartment	1 per Dwelling Unit
Auction	1 per 4 seats, or if no seats, 1 per 500 sq GFA
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
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	
Miscellaneous	
Festivals, events of public interest, special events, occasional	**
Public utility building/facility	*
Temporary Buildings incidental to Construction	**

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

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

*** GFA = Gross Floor Area

**** The reconstruction of existing developed parcels shall have their maximum number of parking spaces be established by the Approving Authority.

SECTION 2. Section 6.3.3 (Modification of Parking Requirement) of the Unified Development Code is hereby amended as follows:

§ 6.3.3 Modification of Parking Requirement

A. Due to Zoning District

The ~~minimum~~ **maximum** 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, **pending submission of supporting documentation (See Section 4.4.5).**
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~~ **maximum** 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~~ **20** percent. **If additional on-site parking is requested, the application shall demonstrate that the impacts of the additional parking spaces are mitigated by the use of porous pavers, additional landscape material and/or environmentally sensitive stormwater practices.**

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~~ **reduce** 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~~ **maximum** 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.~~

SECTION 3. The recitals to this Ordinance are incorporated herein and deemed a substantive part of this Ordinance.

SECTION 4. In this Ordinance, unless a section of the UDC 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. With respect to the substantive provisions of this Ordinance set forth in Sections 1 and 2, 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 5. 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 of Cambridge that this Ordinance shall stand, notwithstanding the invalidity of any section, subsection, sentence, clause, phrase, or portion hereof.

SECTION 6. All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 7. 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

David J. Deutsch, Acting City Manager

By: _____
Andrew Bradshaw, Mayor

Introduced the 13th day of September, 2021

Passed the ____ day of ____, 2021

Effective the ____ day of ____, 2021