

O-25-21

Waterfront Maritime Zoning Districts – Uses

Amendment 13 - Schandelmeier

Amendment 13:

On page 12 strike lines 29 down through page 13 line 7 and insert:

“C. PROFESSIONAL OFFICE USE MAY BE EXPANDED BEYOND THE APPLICABLE PERCENTAGE OF GROSS FLOOR AREA OF THE BUILDINGS ON THE LOT IF PROPERTY OWNER PROVIDES ONE OR MORE INCENTIVE USES LISTED IN 21.46.010(D) TO A MAXIMUM (CUMULATIVE WITH RETAIL SALES OF NON-MARITIME GOODS) AS FOLLOWS:

WMM: MAXIMUM 50% IN CONJUNCTION WITH TRIGGERS AND WATER ACCESS INCENTIVES

WME: MAXIMUM 20 % IN CONJUNCTION WITH TRIGGERS AND WATER ACCESS INCENTIVES

WMI: MAXIMUM 20% IN CONJUNCTION WITH TRIGGERS AND WATER ACCESS INCENTIVES

IN THE WMM ZONE, THIS USE MAY NOT EXCEED 45% OF THE TOTAL GROSS FLOOR AREA OF BUILDINGS IN EXISTENCE ON THE LOT AS OF THE EFFECTIVE DATE OF THIS ORDINANCE. IN THE WMI AND WME ZONES, THIS USE MAY NOT EXCEED 25% OF THE TOTAL GROSS FLOOR AREA OF A BUILDING IN EXISTENCE AS OF THE EFFECTIVE DATE OF THIS ORDINANCE. RESIDENTIAL USES WILL NOT BE COUNTED TOWARD THE GROSS FLOOR AREA FOR PURPOSES OF CALCULATING THE ADDITIONAL 25% PROFESSIONAL OFFICE SQUARE FOOTAGE. IF THERE IS A 25% TOTAL INCREASE IN LISTED NON-MARITIME USES GRANTED THROUGH THE ABOVE INCENTIVES, A FEE ESTABLISHED BY RESOLUTION OF THE CITY COUNCIL AND SET FORTH IN THE FEES SCHEDULE SHALL BE ASSESSED TO THE PROPERTY OWNER FOR THE PURPOSES OF SUPPORTING THE ANNAPOLIS MARITIME INDUSTRY FUND AND ASSOCIATED PROGRAMS.”

and on page 16 strike lines 36 down through page 17 line 4 and insert:

“C. WME AND WMI DISTRICTS.

1. THIS USE IS PERMITTED ONLY IN COMINBATION WITH ONE OF THE FOLLOWING MARITIME TRIGGERS:

- I. A WORKING BOATYARD OF AT LEAST FIVE THOUSAND SQUARE FEET,
- II. AN ACTIVELY OPERATED TRAVEL BOAT LIFT OR CRANE,
- III. SEAFOOD PROCESSING OF AT LEAST FIVE THOUSAND SQUARE FEET,

- IV. ON-LAND BOAT STORAGE OF AT LEAST FIVE THOUSAND SQUARE FEET,
 - V. YACHT AND SAILING CLUBS PROVIDING IN-WATER AND ON-LAND BOAT STORAGE TO THEIR MEMBERS,
 - VI. A WORKING SAIL LOFT OF AT LEAST TWO THOUSAND SQUARE FEET.
 - VII. A FUEL DOCK, OR
 - VIII. PUBLIC ACCESS INCENTIVES AS FOLLOWS:
 - A. ANY TWO PUBLIC ACCESS INCENTIVES LISTED IN SECTION 21.46.010.D.2 (CATEGORY II), OR
 - B. ONE PUBLIC ACCESS INCENTIVE FROM SECTION 21.46.010D.2 (CATEGORY II) AND AT LEAST THREE INCENTIVES FROM SECTION 21.46.010.D.1 (CATEGORY I).
2. IN STRUCTURES IN EXISTENCE AS OF THE DATE OF THIS ORDINANCE THIS USE MAY NOT EXCEED 25% OF THE TOTAL GROSS FLOOR AREA OF BUILDINGS ON THE LOT. RESIDENTIAL USES DO NOT COUNT TOWARDS BUILDINGS ON THE LOT FOR THIS CALCULATION.”