



# City of Annapolis

Planning Commission  
Department of Planning & Zoning  
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November 14, 2019

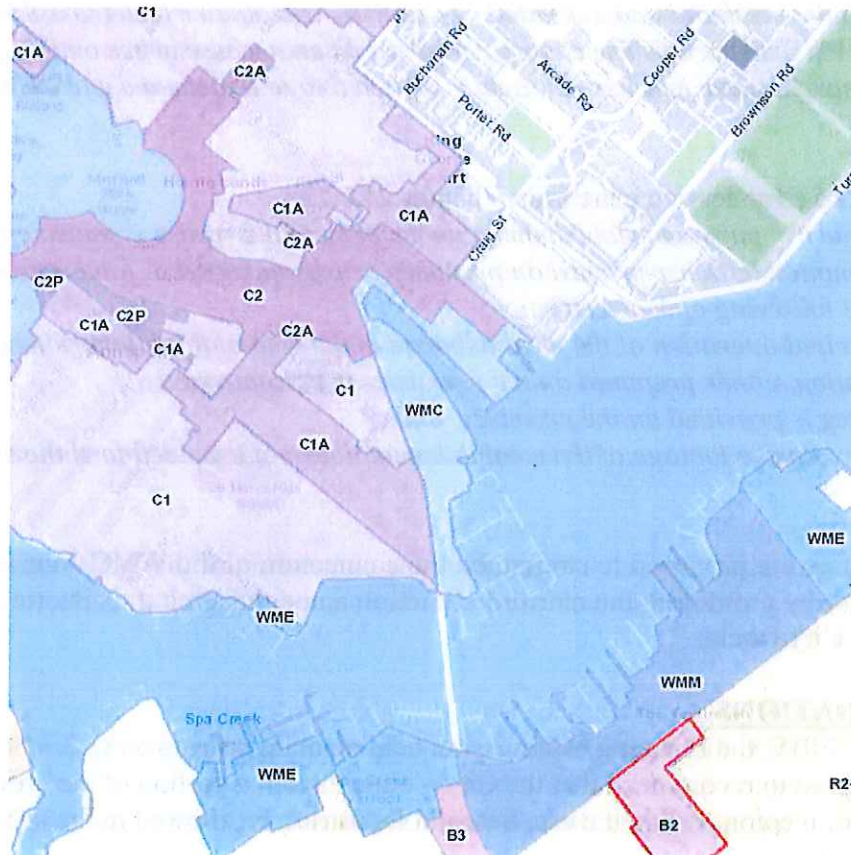
**To: Annapolis City Council**  
**From: Planning Commission**  
**Re: Findings for Ordinance O-35-19: Waterfront Maritime Conservation District - Uses**

## SUMMARY

This legislation amends the Table of Use for the Maritime Zoning Districts to allow seafood industrial (landing, distribution, processing, brokerage, wholesale and retail sales of fish and shellfish) and food service marts in the Waterfront Maritime Conservation (WMC) district.

## ANALYSIS

The WMC District encompasses the “City Dock” section of downtown and includes Susan Campbell Park, the walkway around Ego Alley, the Donner Parking Lot, 110 Compromise Street, the Fleet Reserve Club, the Marriott Hotel, and the Annapolis Yacht Club. See map below.



Established in 1987, the purpose of the WMC zone is “to provide a location for maritime-related activities, including docks and slips; public access, recreational uses; and views of the waterfront in an attractive environment which supports and is harmonious with the interrelationship of the historic urban core, the waterfront and adjacent commercial and residential uses.”

The seafood industrial use is allowed in all other maritime zoning districts and was long a common practice downtown until the mid 1970s. The proposed ordinance would restore this traditional use.

Food service marts are allowed as an accessory use in two of the four maritime districts currently. These small markets are typically used as an amenity for boaters who need small provisions of food and beverages. The existing standards for food service marts are:

*21.64.310 - Food service marts.*

*Food service marts are subject to the general standards for food and beverage-related uses. The following additional standards apply:*

- A. Bars, dancing or live entertainment are not permitted.*
- B. The service of alcoholic beverages is limited to beer and wine only and sold prepackaged for off-premises consumption.*
- C. The service of food items for immediate consumption, off the premises, may occur accessory to the principal use.*
- D. In the WMI district, this use is only permitted as an accessory use on lots without access to the bulkhead and is limited to one thousand square feet gross floor area.*
- E. In the WME district, this use is only permitted as an accessory use on lots greater than ten thousand square feet in area, and is limited to one thousand square feet gross floor area.*

The definition of a food service mart from Chapter 21.72 is:

*"Food service mart" means an establishment whose principal purpose is the sale of food items for home consumption, either prepared on premises or prepackaged. A food service mart must exhibit all of the following characteristics:*

- a. The principal operation of the establishment is the sale of food items for home consumption, either prepared on the premises or prepackaged,*
- b. No seating is provided on the premises, and*
- c. The gross square footage of the establishment does not exceed four thousand square feet.*


The additional uses are proposed to strengthen the connection of the WMC zone to the maritime industry by promoting the maritime function and enhancing the historic maritime character of the City Dock.

## **RECOMMENDATIONS**

On November 7, 2019, the Planning Commission held a public hearing on O-35-19 and subsequently moved to recommend that the City Council adopt a portion of the ordinance. They moved in favor of recommending the use, Seafood Industrial, be allowed in the WMC.

However, they moved in favor of not recommending food service marts in the WMC as currently drafted. The recommendation was approved with a vote of 7 to 0.

Adopted this 14<sup>th</sup> day of November, 2019

  
Robert Waldman, Chair

