



**City of Annapolis**  
**Signature Copy**  
**O-9-25**



**Expanding Waterfront Uses in R4 General Residence (Zoning) Districts**

For the purpose of changing the residential table of uses to allow for limited commercial waterfront activities, such as boat rentals, charters, and charter services, in R4 General Residence Districts; and requiring a special exception use reviewed and approved by the city's Board of Appeals.

..Body

**City Council of the**  
**City of Annapolis**

**Ordinance 9-25**

**Introduced by: Alderman Arnett**  
**Co-sponsored by: Alderman Savidge**

**Referred to:** Planning Commission; Maritime Advisory Board; and Rules and City Government Committee

**AN ORDINANCE** concerning

**Expanding Waterfront Uses in R4 General Residence (Zoning) Districts**

**FOR** the purpose of changing the residential table of uses to allow for limited commercial waterfront activities, such as boat rentals, charters, and charter services, in R4 General Residence Districts; and requiring a special exception use reviewed and approved by the city's Board of Appeals.

**BY** repealing and reenacting with amendments the following portions of the Code of the City of Annapolis, 2025 Edition:  
21.48.010

**SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL** that the Code of the City of Annapolis shall be amended to read as follows:

**City Code Title 21 - PLANNING AND ZONING**  
**Division III - Base District Regulations**



## Chapter 21.48 - Use Tables

### Section 21.48.010 - Tables of Uses—Residential Zoning Districts

P = Permitted Use; S = Special Exception Use; -Std = Use Subject to Standards (Chapter 21.64); A = Accessory Use; Blank = Not Permitted

A use, including a special exception use, that is not normally permissible as a permitted use or use subject to standards in a zoning district may be permitted in that district as a planned development use pursuant to Section 21.24.020.

Uses	District R1A	District R1B	District R1	District R2	District R2-NC	District R3	District R3-NC	District R3- NC2	District R3-R	District R4	District R4-R	District C1	District C1A
Bed and breakfast home in a structure constructed or erected after December 14, 1998 on a vacant lot of record					S-Std								
<b>Boat Rentals:</b> <u>Boat and</u> <u>paddlecraft</u> <u>rentals,</u> <u>charters, and</u> <u>charter services</u>										<del>S</del> <u>P-</u> <u>Std</u> <sup>3</sup>			
<b>Boat Services:</b> <u>Tugboat, vessel</u> <u>towing</u> <u>services,</u> <u>fireboat,</u> <u>pilotboat,</u> <u>harbormaster</u> <u>and similar</u> <u>services</u>										<u>P</u> <sup>3</sup>			
<b>Boat and</b> <b>Paddlecraft</b>										<u>P</u> <sup>3</sup>			

**Explanation:** ~~Strikethrough~~ indicates matter stricken from existing law.  
Underlining indicates a change to the City Code.  
Underlining & black - copyediting or reformatting of existing Code section  
Underlining & red - new matter added to the code.  
Underlining & blue - amendment  
Underlining & green - amendment to an amendment (2nd degree amendment)



<b><u>Storage - In Water:</u></b> <u>Docks, slips, piers and other facilities at which boats are berthed.</u>													
<b><u>BoatPaddlecraft Storage - On Land:</u></b> <u>Open areas, paved or unpaved, and structures providing for on-land boat and marine equipment storage and display</u>										<u>P-Std<sup>3</sup></u>			
<b><u>Boat Transportation:</u></b> <u>Marine transportation and water taxis</u>										<u>P<sup>3</sup></u>			
Cemeteries	P	P	P	P	P								

#### Footnotes

1 Duplex units existing on August 10, 1970, may be altered or enlarged provided that the alteration or enlargements otherwise meet the provisions of the R2 zoning district, except that the shared lot line between each half of the duplex unit must meet the provisions of the R3, General Residence District, and subject to minor site design plan review.

2 Attached units existing on August 10, 1970, may be altered or enlarged provided that the alteration or enlargement otherwise meets the provisions of the C1A zoning district except that the shared lot line between attached units will have no setback requirement, and subject to minor site design plan approval and review by the Historic Preservation Commission under Section 21.56 of this Code.

3 Subject to Port Wardens approval pursuant to § 15.16.030 and § 15.16.040 of the City Code.

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**City Code Title 21 - PLANNING AND ZONING**  
**Division V - REGULATIONS OF GENERAL APPLICABILITY**  
**Chapter 21.64 STANDARDS FOR USES SUBJECT TO STANDARDS**

**Section 21.64.125 - ~~Boats and Marine~~Paddlecraft Vessels**

**On-Land ~~Boats and Marine~~Paddlecraft Equipment Storage and Display**

- ~~1. In the R4 district, only open areas, paved or unpaved, and structures providing on-land boat and marine equipment storage and are permitted.~~
- ~~2. Any open areas, paved or unpaved, and structures providing on-land boat and marine equipment storage may also be replaced in-kind.~~
1. In the R4 district, on-land paddlecraft and associated equipment storage are permitted on paved or unpaved areas.
2. Any structures providing on-land paddlecraft or associated equipment storage may be replaced in-kind, regardless of being located on paved or unpaved surfaces.

**Title 21 - PLANNING AND ZONING**  
**Division VI - GENERAL TERMS AND RULES OF MEASUREMENT**  
**Chapter 21.72 - TERMS AND DEFINITIONS**

**Section 21.72.010 - Terms.**

"Overlay district" means a district established to respond to special features or conditions of a land area, such as historic value, physical characteristics, location, or other circumstances. An overlay district supplements the regulations of the underlying zoning district.

"Paddlecraft" refers to any type of water vessel that is propelled and steered by human power, where the primary means of propulsion is a single or double-bladed paddle, without reliance on motors, or other mechanical devices.

"Perennial stream" is a stream that flows continuously throughout the year.

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**SECTION II: AND BE IT FINALLY ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL** that this ordinance shall take effect upon passage.

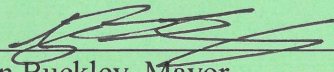
**ADOPTED this 28th day of July 2025.**

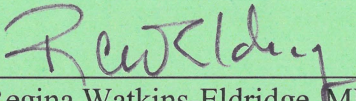
**Aye:** 6 Mayor Buckley, Alderman Huntley, Alderwoman Finlayson,  
Alderman Gay, Alderman Savidge and Alderman Arnett

**Nay:** 2 Alderwoman O'Neill and Alderwoman Pindell Charles

**Absent:** 1 Alderman Schandelmeier,

THE ANNAPOLIS CITY  
COUNCIL

 Date: 8/26/25  
Gavin Buckley, Mayor

 Date: 8/26/25  
ATTEST Regina Watkins-Eldridge, MMC,  
City Clerk

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