



# City of Annapolis

160 Duke of Gloucester Street  
Annapolis, Maryland 21401



## Signature Copy

O-57-22

### ..Title

**Residential District – Code Section Correction** – For the purpose of correcting a referral to a section of city code in Title 21 § 40.050(D)(1) and § 50.040 Tablenote 10.

### ..Body

## CITY COUNCIL OF THE City of Annapolis

### Ordinance 57-22

**Introduced by: Mayor Buckley**  
**Co-sponsored by:**

AN ORDINANCE concerning

### Residential District – Code Section Correction

**FOR** the purpose of correcting a referral to a section of city code in Title 21 § 40.050(D)(1) and § 50.040 Tablenote 10.

**BY** repealing and reenacting with amendments the following portions of the Code of the City of Annapolis, 2022 Edition  
**21.40.050**

**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:

### Title 21 - PLANNING AND ZONING

#### Chapter 21.40 - Residential Districts

#### Section 21.40.050 - R2 Single-Family Residence district.

#### 21.40.050 R2 Single-Family Residence district.

##### D. Uses Deemed Conforming.

1. A stadium is deemed to be conforming, pursuant to Section 21.68.030 of this Zoning Code, provided that it was legally existing on July 1, 2009, and may be altered or expanded subject to approval through the special exception process, pursuant to Chapter 21.2226 of this Zoning Code.

#### 21.50.040 Bulk Regulations Table R2 District.

**Important.** The notes at the end of the table are as much a part of the law as the table itself.

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (minimum) Area, (sq. ft. or acres) <sup>1</sup>	Lot Dimensions (minimum) Width, (ft)	Yards (minimum) Front (ft) <sup>6</sup>	Yards (minimum) Interior Side (ft) <sup>7</sup>	Yards (minimum) Corner Site (ft) <sup>7</sup>	Yards (minimum) Rear (ft)	Height, Coverage, Floor Area Ratio (maximum) Height, (stories and feet) <sup>8</sup>	Height, Coverage, Floor Area Ratio (maximum) Lot Coverage, (percent)	Height, Coverage, Floor Area Ratio (maximum) Floor Area Ratio	Open Space (minimum, percent)
Cemeteries	5 acres	200								
Day care centers, group	5,400	50	25	6	15	30	2.5 stories not to exceed 35 feet			
Dwellings, single-family detached	5,400	50	25	6	15	30	2.5 stories not to exceed 35 feet			
Educational institutions	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, 21.22,	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, 21.22,	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24	Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22, and 21.24			Bulk regulations shall be determined through the site design plan review and/or planned development processes, pursuant to Chapters 21.22,	

	and 21.24	and 21.24							and 21.24	
Governmental uses	5	5	5	5	5	5	5	5	5	5
Health and medical institutions	40,000	120	50 <sup>2</sup>	15 <sup>3</sup>	35 <sup>3</sup>	50			0.4	
Inns	2 acres		i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet	i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet	i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet	i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet	2.5 stories not to exceed 35 feet	10		50
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill	5 acres	200	5	5	5	5			0.25	
Museums and art galleries	40,000	120	50 <sup>2</sup>	15 <sup>3</sup>	35 <sup>3</sup>	50			0.4	
Philanthropic	20,000	100	35 <sup>2</sup>	10 <sup>3</sup>	25 <sup>3</sup>	50			0.4	

and charitable institutions										
Planned developments	Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.	Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.	Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.	Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.	Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.	Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.	Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.	Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.	Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.	Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.
Recreational and social clubs	20,000	100	5	5	5	5			0.4	
Religious institutions	20,000	100	35 <sup>2</sup>	10 <sup>3</sup>	35 <sup>3</sup>	40			0.4	
Stadium	50 acres	200	100	100	100	100	10	10	10	10
Accessory Uses										
Buildings accessory to single-family dwellings, other than as specified elsewhere in			30	6 <sup>4</sup>	15	2	9			

Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs			Minimum of 150 feet from the nearest residential property line, 25 feet from all others.	Minimum of 150 feet from the nearest residential property line, 25 feet from all others.	Minimum of 150 feet from the nearest residential property line, 25 feet from all others.	Minimum of 150 feet from the nearest residential property line, 25 feet from all others.				
Mausoleums, crematories and columbariums in cemeteries			Minimum of 150 feet from the nearest residential property line, 25 feet from all others.	Minimum of 150 feet from the nearest residential property line, 25 feet from all others.	Minimum of 150 feet from the nearest residential property line, 25 feet from all others.	Minimum of 150 feet from the nearest residential property line, 25 feet from all others.				
Mooring slip			No requirement	No requirement	No requirement					

Table Notes:

10 Bulk regulations shall be determined through the special exception process, pursuant to Chapter 21.2226 of this Zoning Code.

**SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL** that this ordinance shall take effect from the date of its passage.

**Explanation:**

UPPERCASE indicates new matter added to existing law.

~~Strikethrough~~ indicates matter stricken from existing law.

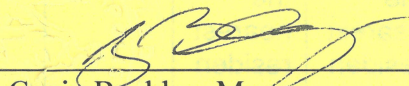
Underlining indicates copyediting of existing law

Underlining and red indicate new matter added.

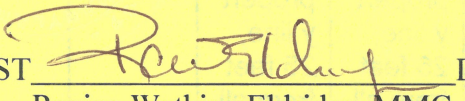
**ADOPTED this 23rd day of January 2022.**

Aye: 9 Mayor Buckley, Alderwoman Tierney, Alderwoman O'Neill, Alderwoman Pindell Charles, Alderwoman Finlayson, Alderman Schandelmeier, Alderman Gay, Alderman Savidge and Alderman Arnett

THE ANNAPOLIS CITY  
COUNCIL

  
Gavin Buckley, Mayor

Date: 1/27/23

ATTEST   
Regina Watkins-Eldridge, MMC,  
City Clerk

Date: 1/27/23