

Staff Report

O-15-14

Bulk Regulations for Educational Institutions

The proposed ordinance would amend the bulk regulations related to educational facilities. The current regulations date to 1970. The goal of the changes is to update the bulk regulations to provide flexibility to meet State standards related to classroom size, recreation space, and amenities, among others. The proposed ordinance will allow for a flexible design-oriented approach to the development or redevelopment of schools.

Public schools and colleges are a permitted use in all residential zoning districts, all commercial and industrial zoning districts, commercial and industrial zoning districts, in the professional office district, and the professional mixed office zoning district.

In some of the commercial and industrial zoning districts (B1, B2, and B3), the bulk requirements (lot size, lot width, setbacks, floor area ratio, and height) public schools and colleges are determined through the site design plan review, planned development, or special exception process, pursuant to Chapters 21.22, 21.24, and 21.26 of the City Code. The proposed ordinance would make the bulk requirements for educational institutions in the rest of the zoning districts where educational institutions are an allowed use consistent with those already in effect in some of the commercial and industrial zoning districts.

Prepared by Jacqui Rouse, Planning Administrator in the Department of Planning and Zoning, at JMR@annapolis.gov or 410.263.7961