

## **Staff Report**

### **Ordinance 1-14**

#### **Single-Family Attached Dwellings in C1A Special Conservation District**

The proposed ordinance would deem conforming those single-family attached dwellings lawfully existing on June 20, 1994, in the C1A Special Conservation Residence District.

Prior to the adoption of the Ward One Sector Study, the historic core residential areas were zoned C1, Conservation Residence District. This district allowed single-family detached dwellings as a permitted use. Attached dwellings (two-family and up, including row houses) were allowed as conditional uses (now labeled a “special exception”).

With the adoption of the Ward One Sector Study, some areas such as Fleet and Cornhill Streets, were zoned C1A, Special Conservation Residence District. The C1A district allows single-family detached dwellings as a permitted use, and two-family dwellings by special exception, except that existing two-family dwellings are deemed conforming for the purposes of expansion. Currently, single-family attached dwellings with more than two units (such as a row house block) were deemed nonconforming, meaning that they could be repaired or restored, but not expanded.

The ordinance is proposed in order to grant some relief to property owners of single-family attached structures that are seeking to expand their home. By deeming single-family attached structures conforming for the purposes of expansion, the City recognizes the legitimacy of existing single-family attached units while keeping historic densities by not allowing new housing other than single- and two-family structures. The right of expansion is already allowed for single- and two-family units, and the proposed ordinance would confer this right on townhouse and row house structures.

Prepared by Sally Nash, Acting Director of Planning and Zoning, at [SNash@annapolis.gov](mailto:SNash@annapolis.gov) and 410-263-7961 and Jessica Cowles, Legislative and Policy Analyst, at [JCCowles@annapolis.gov](mailto:JCCowles@annapolis.gov) and 410-263-1184.