

**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**

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**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.

## 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								
<u>Boat rentals, charters, and charter services</u>										<u>S</u>			
Cemeteries	P	P	P	P	P								

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

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