



# City of Annapolis

160 Duke Of Gloucester  
Street  
Annapolis, MD 21401

Signature Copy

Ordinance: O-1-14

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File Number: O-1-14

**Single-Family Attached Dwellings in C1A Special Conservation District** - For the purpose of deeming conforming those single-family attached dwellings lawfully existing on June 20, 1994, in the C1A Special Conservation Residence District.

## CITY COUNCIL OF THE City of Annapolis

Ordinance 1-14 Amended

Introduced by: Alderman Budge

Referred to  
Rules and City Government  
Planning Commission

A **ORDINANCE** concerning  
**Single-Family Attached Dwellings in C1A Special Conservation District**

**FOR** the purpose of deeming conforming those single-family attached dwellings lawfully existing on June 20, 1994, in the C1A Special Conservation Residence District.

**BY** repealing and re-enacting with amendments the following portions of the Code of the City of Annapolis, 2012 Edition  
Section 21.40.140

**WHEREAS,** row houses are an established feature of historic Annapolis and, while the Zoning Code prohibits new row house construction, the current restrictions in effect mean that an owner of an existing row house does not have the same expansion privileges as an owner of a single-family dwelling or a two-family attached dwelling; and

**WHEREAS,** any expansion permitted as a result of this ordinance would still be subject to Historic Preservation Commission review and approval.

**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:

### **CHAPTER 21.40 - Residential Districts**

#### **21.40.140 C1-A Special Conservation Residence district.**

A. Purpose. The C1-A Special Conservation Residence district is designed to preserve neighborhoods that have been identified as "at risk" in the Annapolis Comprehensive Plan as amended through and including amendments to the "Ward One Sector Study." At risk neighborhoods are identified as being significantly impacted by at least two of the following characteristics:

1. A growing number of nonconforming uses,
2. Unmaintained buildings or lots,
3. Traffic volumes inconsistent with strictly residential land uses due to through commercial traffic, and
4. Other adverse impact from nearby commercial uses.

Lands zoned C1-A are the focus of the intensive public efforts, including periodic monitoring of land uses, to minimize conversions from single-family to multi-family or office use, to stabilize and enhance the residential quality of life, and to encourage single-family development and conversion to single-family use.

B. Uses. Uses that may be permitted in the C1-A district are set forth in the table of uses for residential districts in Chapter 21.48

C. Development Standards.

1. Chapter 21.50 contains the bulk regulations table for the C1-A district.
2. No single use of property may occupy more than two adjacent buildings.
3. All new construction including alterations (any change to the exterior of a structure) and enlargements (changes made to increase the bulk of a structure) to existing structures are subject to review by Department of Planning and Zoning in accordance with the provisions of Chapter 21.22, Site Design Plan Review, and Chapter 21.56, Historic District, if applicable.

D. Additional Standards. Reserved.

E. Uses Deemed Conforming.

1. Multi-family dwellings lawfully existing on June 20, 1994 are deemed conforming for the purposes of condominium conversion regardless of lot area or parking requirements, pursuant to Section 21.68.030 of this Zoning Code.
2. single-family attached dwellings, lawfully existing on June 20, 1994, are deemed conforming and may be expanded, ~~subject to compliance with the bulk regulations for single-family detached dwellings in the c1a zoning district~~ IF THEY OTHERWISE MEET THE REQUIREMENTS OF THIS DISTRICT, INCLUDING THE SETBACK AND HEIGHT LIMITATIONS IN ACCORDANCE WITH SINGLE-FAMILY DETACHED DWELLINGS EXCEPT THAT FOR THE REAR YARD 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

**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**

CAPITAL LETTERS indicate matter added to existing law.  
 Strikethrough indicates matter stricken from existing law.  
Underlining indicates amendments.

ADOPTED this 12th day of May, 2014.

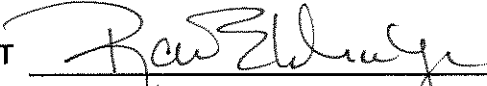
**Aye:** 9 Mayor Pantelides, Alderman Budge, Alderman Paone, Alderwoman Pindell Charles, Alderwoman Finlayson, Alderman Littmann, Alderman Kirby, Alderman Pfeiffer and Alderman Arnett

THE ANNAPOLIS CITY  
 COUNCIL

  
 Michael J. Pantelides, Mayor

Date

4/13/14

ATTEST   
Regina C. Watkins-Eldridge, MMC,  
City Clerk

Date 4/3/14