

Staff Report
O-40-15
Waterfront Maritime Conservation District

This legislation amends the Use Table; the Standards for Uses Subject to Standards; and the Parking Regulations in the Waterfront Maritime Conservation (WMC) District.

The WMC District encompasses the "City Dock" section of downtown and includes Susan Campbell Park, the walkway around Ego Alley, the Donner Parking Lot, 110 Compromise, Fleet Reserve, the Marriott Hotel, and Annapolis Yacht Club.

Established in 1987, the intent of the WMC was to both preserve the maritime industry and the historic character of this waterfront area. Retail and restaurants have been limited uses in this district.

The C2 District is adjacent to the WMC and allows not only for many different types of retail uses, but does not require parking for such uses.

This legislation continues to restrict non-maritime retail in the WMC, but would permit this use as long as maritime use comprises forty percent of the gross floor area on the lot. The legislation also would permit outdoor and rooftop dining with restrictions on the service of alcoholic beverages (only in conjunction with food), dancing and live entertainment, and the distance between the dining and a residential structure. Hours of operation are limited to two o'clock AM.

O-40-15 also eliminates off-street parking requirements except for uses containing fifteen thousand square feet or more of floor area.

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