

1 **..Title**

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

5  
6 **..Body**

7 **CITY COUNCIL OF THE**  
8 **City of Annapolis**

9  
10 **Ordinance 1-14**

11  
12 **Introduced by: Alderman Budge**

13 **Referred to**  
14 **Rules and City Government**  
15 **Planning Commission**  
16

17 **A ORDINANCE** concerning

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

19  
20 **FOR** the purpose of deeming conforming those single-family attached dwellings  
21 lawfully existing on June 20, 1994, in the C1A Special Conservation Residence  
22 District.

23 **BY** repealing and re-enacting with amendments the following portions of the Code of  
24 the City of Annapolis, 2014 Edition  
25 Section 21.40.140  
26

27 **WHEREAS,** row houses are an established feature of historic Annapolis and, while the  
28 Zoning Code prohibits new row house construction, the current  
29 restrictions in effect mean that an owner of an existing row house does  
30 not have the same expansion privileges as an owner of a single-family  
31 dwelling or a two-family attached dwelling; and  
32

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

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36 **SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS**  
37 **CITY COUNCIL** that the Code of the City of Annapolis shall be amended to read as  
38 follows:  
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40 **CHAPTER 21.40 – RESIDENTIAL DISTRICTS**

41 **21.40.140 C1-A Special Conservation Residence district.**

42 A. Purpose. The C1-A Special Conservation Residence district is designed to preserve  
43 neighborhoods that have been identified as "at risk" in the Annapolis

1 Comprehensive Plan as amended through and including amendments to the "Ward  
2 One Sector Study." At risk neighborhoods are identified as being significantly  
3 impacted by at least two of the following characteristics:

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

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

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

15 C. Development Standards.

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

23 D. Additional Standards. Reserved.

24 E. Uses Deemed Conforming.

- 25 1. Multi-family dwellings lawfully existing on June 20, 1994 are deemed conforming  
26 for the purposes of condominium conversion regardless of lot area or parking  
27 requirements, pursuant to Section 21.68.030 of this Zoning Code.
- 28 2. SINGLE-FAMILY ATTACHED DWELLINGS, LAWFULLY EXISTING ON JUNE  
29 20, 1994, ARE DEEMED CONFORMING AND MAY BE EXPANDED, SUBJECT  
30 TO COMPLIANCE WITH THE BULK REGULATIONS FOR SINGLE-FAMILY  
31 DETACHED DWELLINGS IN THE C1A ZONING DISTRICT.

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33 **SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE**  
34 **ANNAPOLIS CITY COUNCIL** that this Ordinance shall take effect from the date of its  
35 passage.

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37 **EXPLANATION**

38 CAPITAL LETTERS indicate matter added to existing law.  
39 ~~Strikethrough~~ indicates matter stricken from existing law.  
40 Underlining indicates amendments.  
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