

# Zoning Unlocked: *Clear Code for a Thriving Annapolis*

Annapolis City Council

February 19, 2026

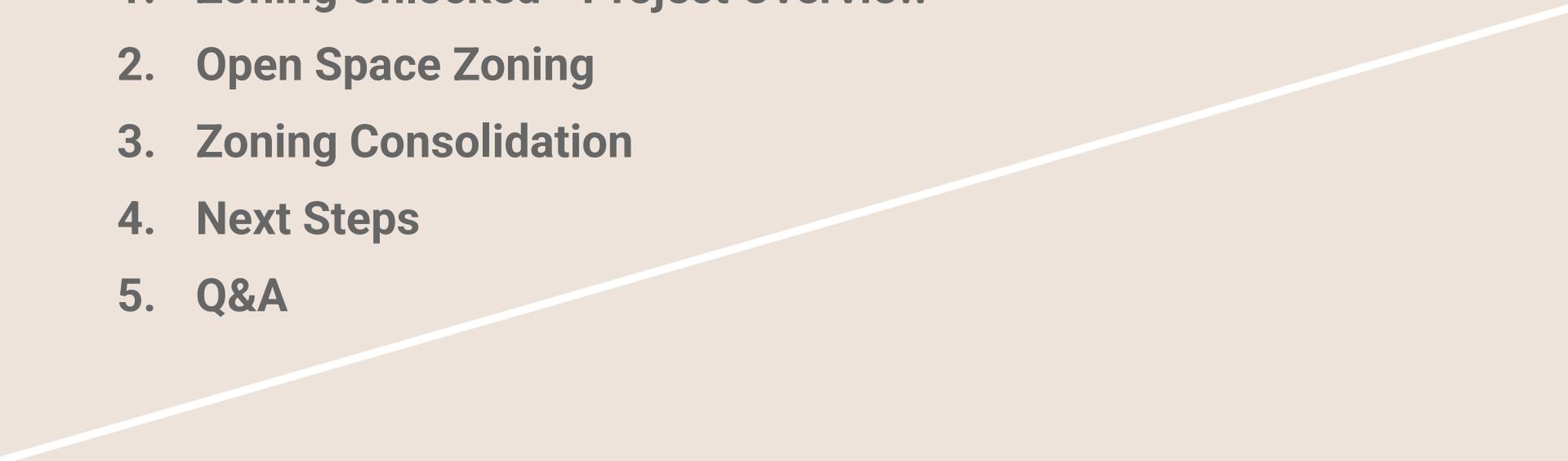




A. AUBREY BOONIN

Annapolis City Dock, 1960

# Presentation Agenda

1. Zoning Unlocked - Project Overview
  2. Open Space Zoning
  3. Zoning Consolidation
  4. Next Steps
  5. Q&A
- 

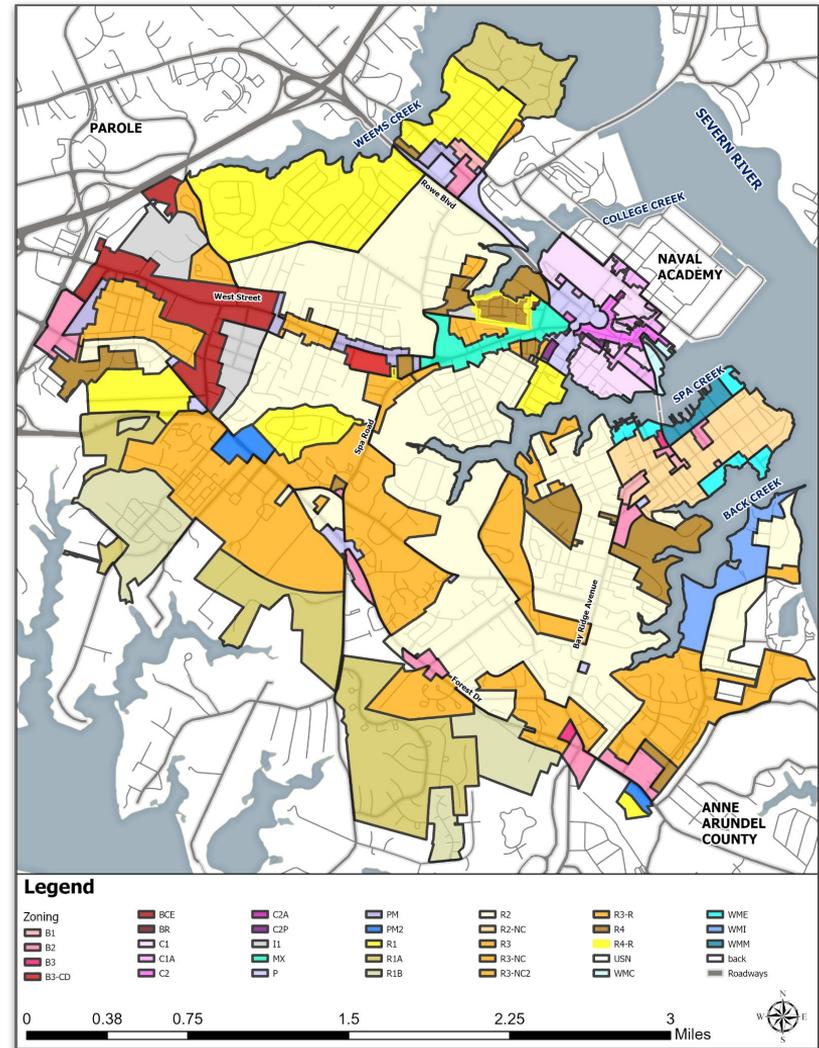
# **Zoning Unlocked**

## *Project Overview*

# Existing Zoning Districts

Currently, Annapolis has  
32 different zoning districts.

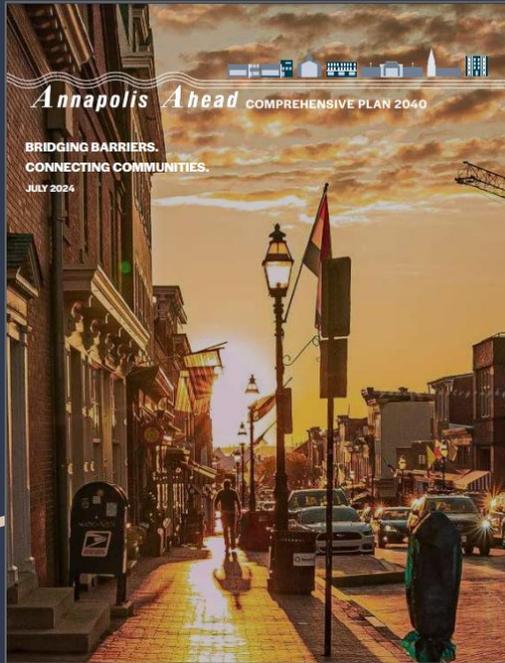
*\* Open Space Zone exists but is not currently  
in use.*







# Comprehensive Plan *Priorities*



- Housing Access for All
- Neighborhood Preservation
- Inclusive Economic Growth
- Sustainable Development
- Pedestrian, Bicycle, and Transit Connectivity
- Lower Carbon Footprint
- Prioritized Environmental Assets

(Pages 38-39, *Annapolis Ahead 2040*)



# Make Annapolis *More* Annapolis



**FIGURE 5-14: EXAMPLES OF COMMON MISSING MIDDLE HOUSING TYPES SUCH AS DUPLEXES, TRIPLEXES, AND FOURPLEXES ABUNDANT IN ANNAPOLIS. ALTHOUGH ALL ARE CONSISTENT WITH THE ARCHITECTURAL CHARACTER OF THE CITY, MOST ARE NOT PERMITTED BY CURRENT ZONING STANDARDS.**

Source: *Missing Middle Annapolis*

# Zoning Unlocked: *Clear Code for a Thriving Annapolis*

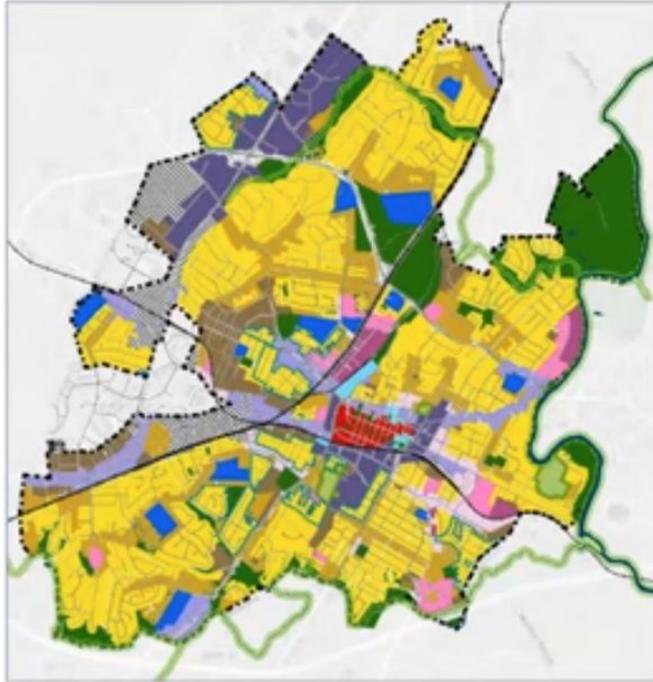
*Aspirations for our zoning  
regulations:*

- *More intuitive*
- *Better address the City's goals  
and needs*
- *Provide greater consistency  
between the future land use  
map and the zoning map*





# From the FLUM to the Zoning Map



*Final Future Land Use Map*



*Final Zoning Map*



# Zoning Unlocked Approach

## PHASE 1

Fall 2024 – Fall 2025

- Tyler Avenue Complete Community
- Text Amendments

## PHASE 2

Fall 2025 – Spring 2026

- Open Space Zoning
- Zoning Consolidation

## PHASE 3

Winter 2025 – Winter 2026

- Form-based standards - Mixed Use

## PHASE 4

Winter 2026 – Winter 2027

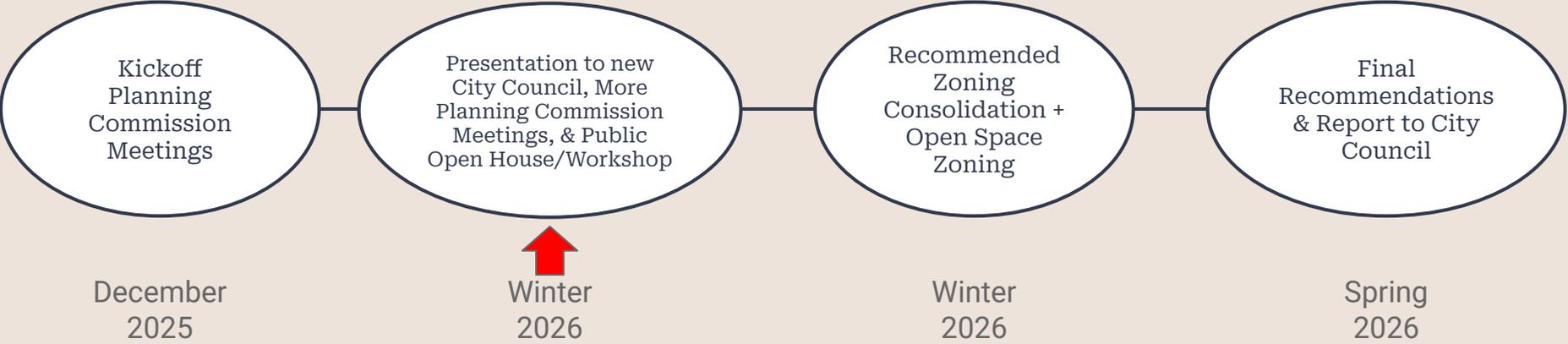
- Form-based standards - Residential



# Tyler Avenue Complete Community Overlay District Project Area



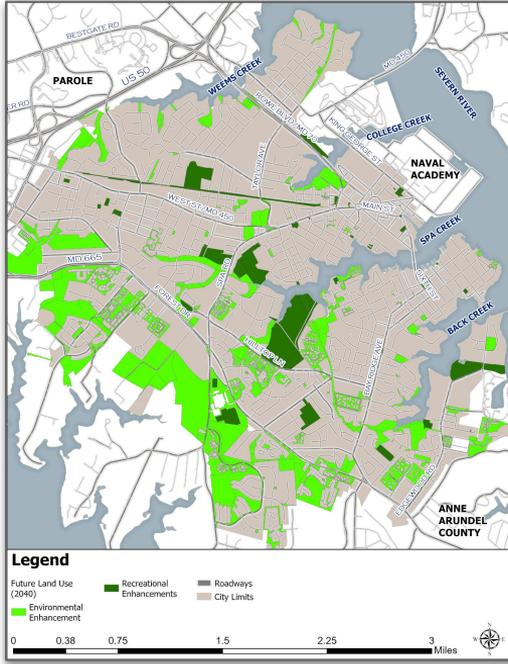
# Roadmap to Phase 2 Process



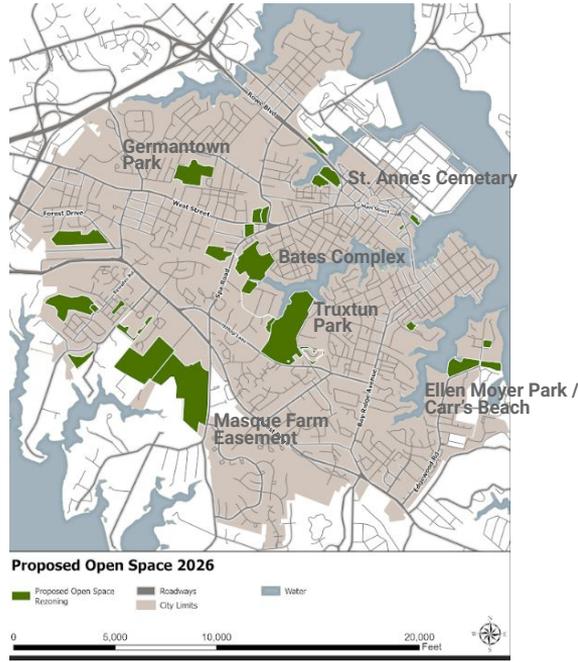
# Open Space Zoning



# Open Space Zoning District – OS



**Recreational Enhancement Areas and Environmental Enhancement Areas**  
(Future Land Use Map, Annapolis Ahead 2040)



**Existing Parks and Conservation Easements over 2 acre** (based on available data)

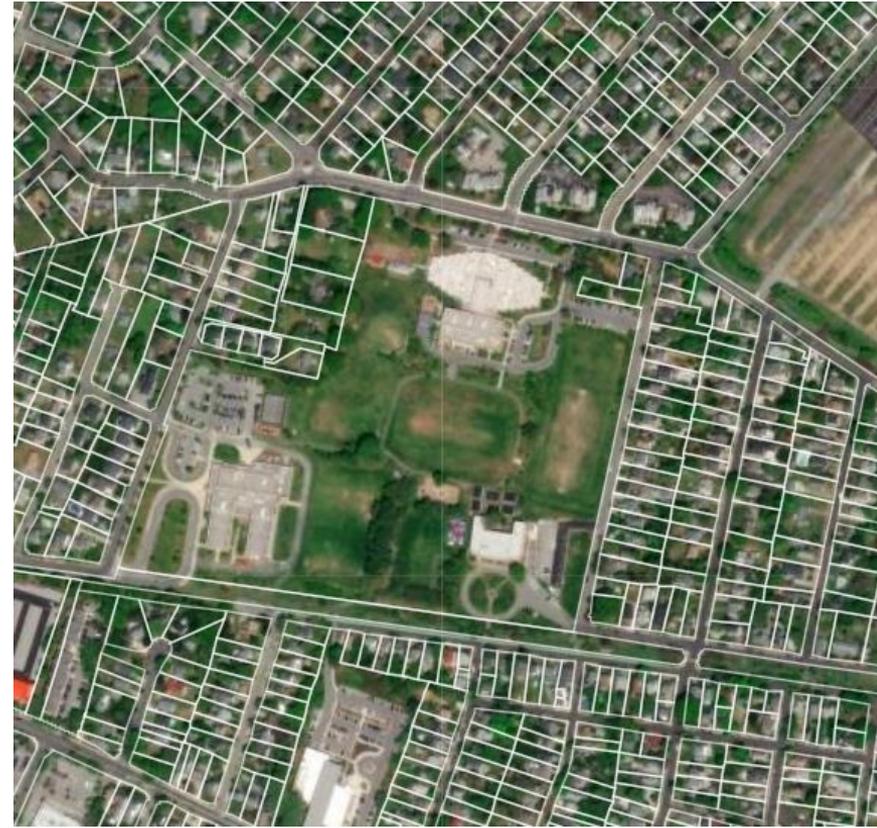
The zoning district already exists in the City Code but has not been utilized on the map. The district would apply to the following areas:

- Existing and Future Parks over 2 ac.
- Existing and Future Conservation Easements over 2 ac.
- Cemeteries
- *Select AACPS properties currently managed as parks*



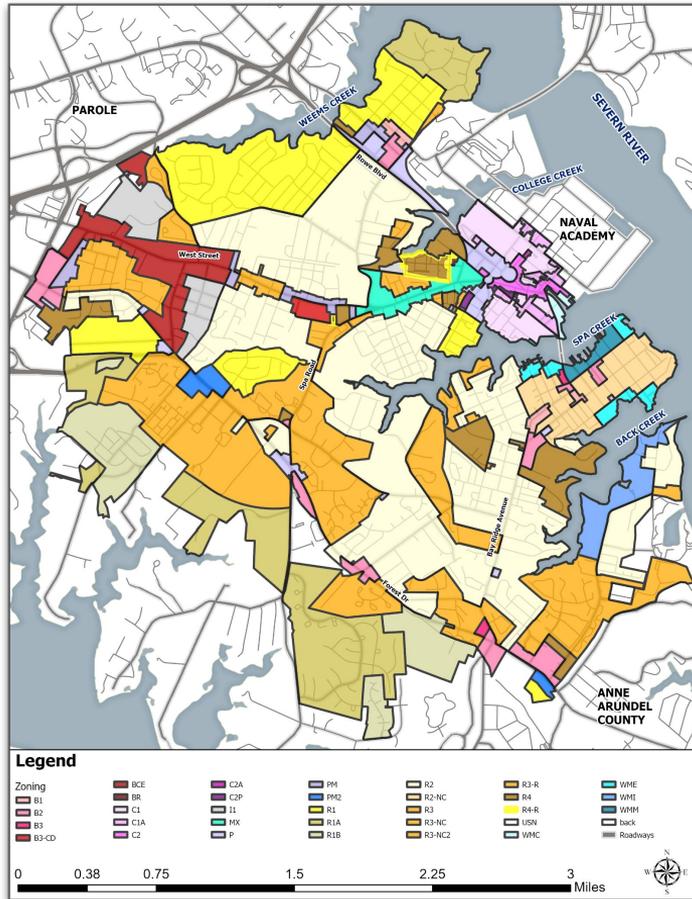


Bates Athletic Complex (AACPS)

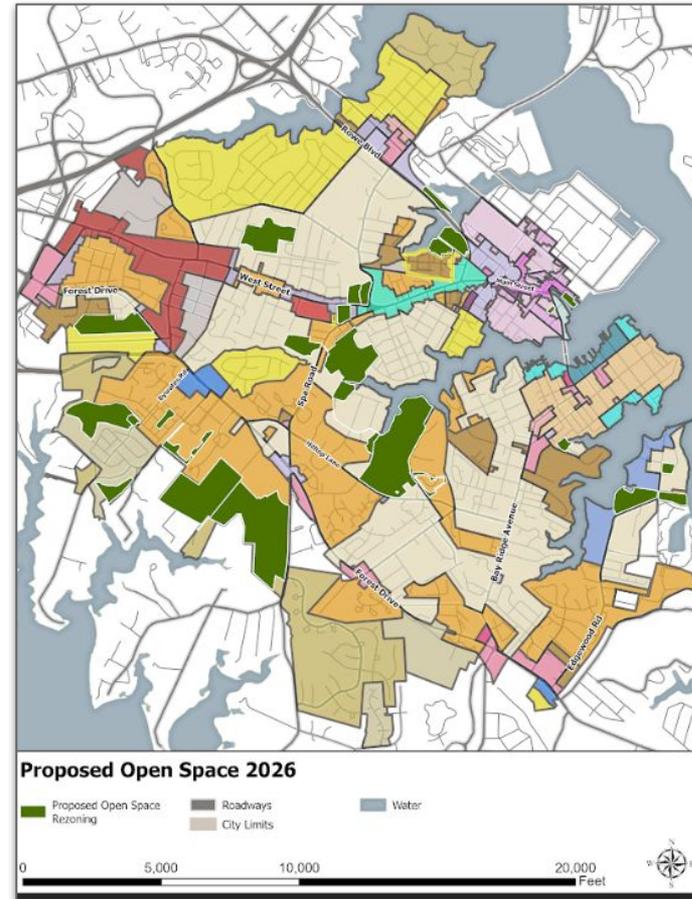


Germantown Park (AACPS)





Current Zoning Map



Current Zoning Map with Open Space District



# Open Space District Changes Legislation

## The Open Space District legislation will include:

- Language to include conservation easements in definition of Open Space
- Additional bulk regulations and development restrictions for development of Open Space parcels
- Addition of/changes to uses allowed in Open Space district
- New standards for active recreation uses
- New addition of term definitions for cemeteries and active and passive recreation

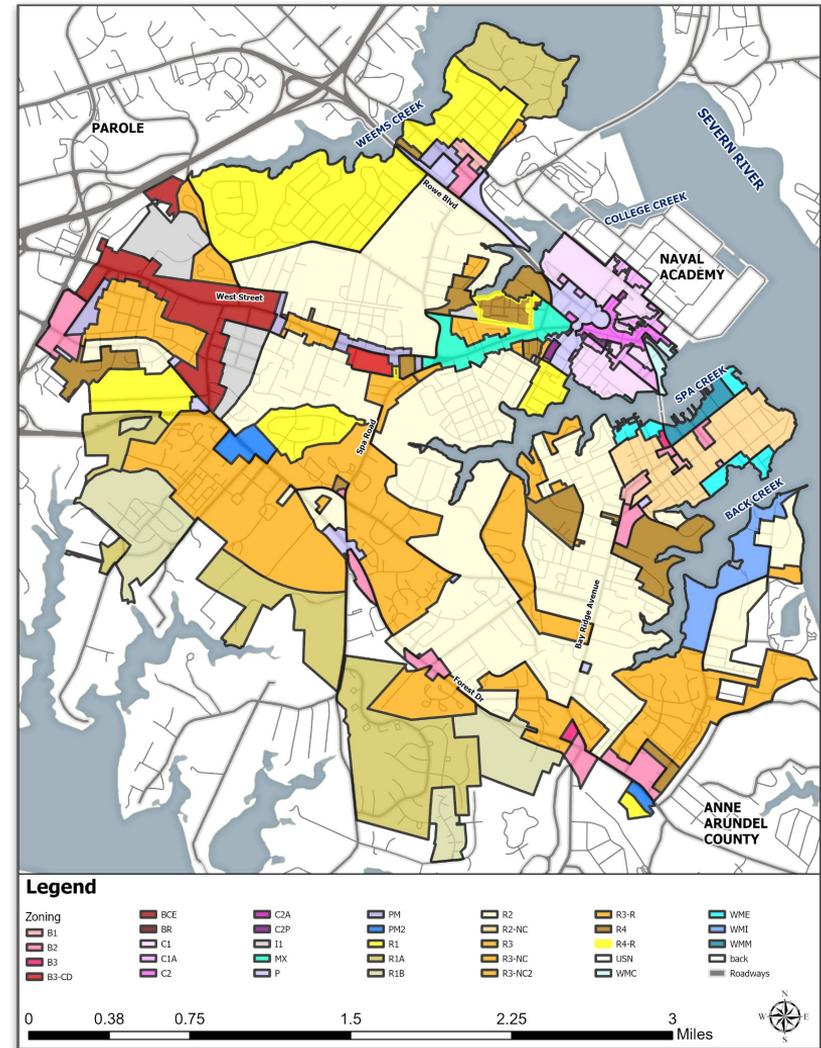


# Zoning Consolidation



# What is Zoning Consolidation?

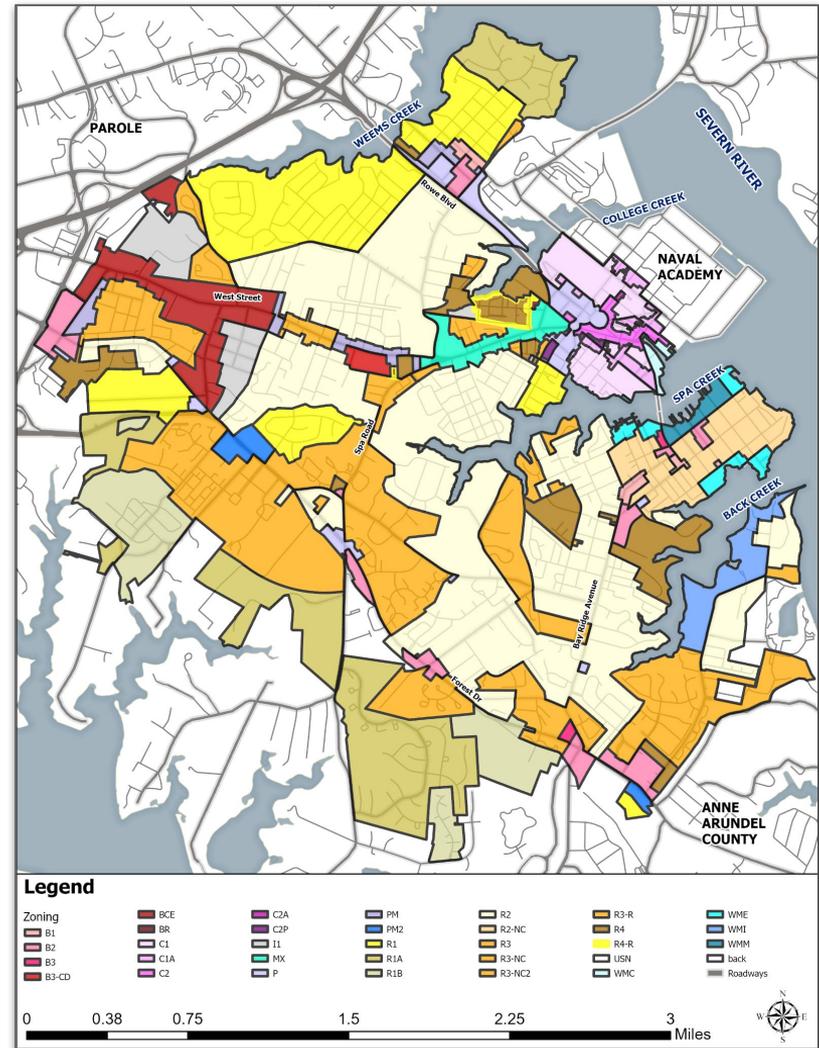
- *Zoning Consolidation* refers to recommendations for simplifying the zoning map by reducing the total number of zoning districts.
- Some existing districts will merge with other districts while some districts will be updated to be more relevant to address current goals.
- A simplified zoning map will make the City's development regulations easier to understand, making it easier to open new businesses, build new homes, and improve property in general.



# What justifies the Zoning Consolidation Recommendations?

Zoning districts are recommended for consolidation based on the following criteria:

- Inconsistent with Comprehensive Plan
- Redundant/outdated/underutilized zoning districts
- and/or
- Community-supported changes



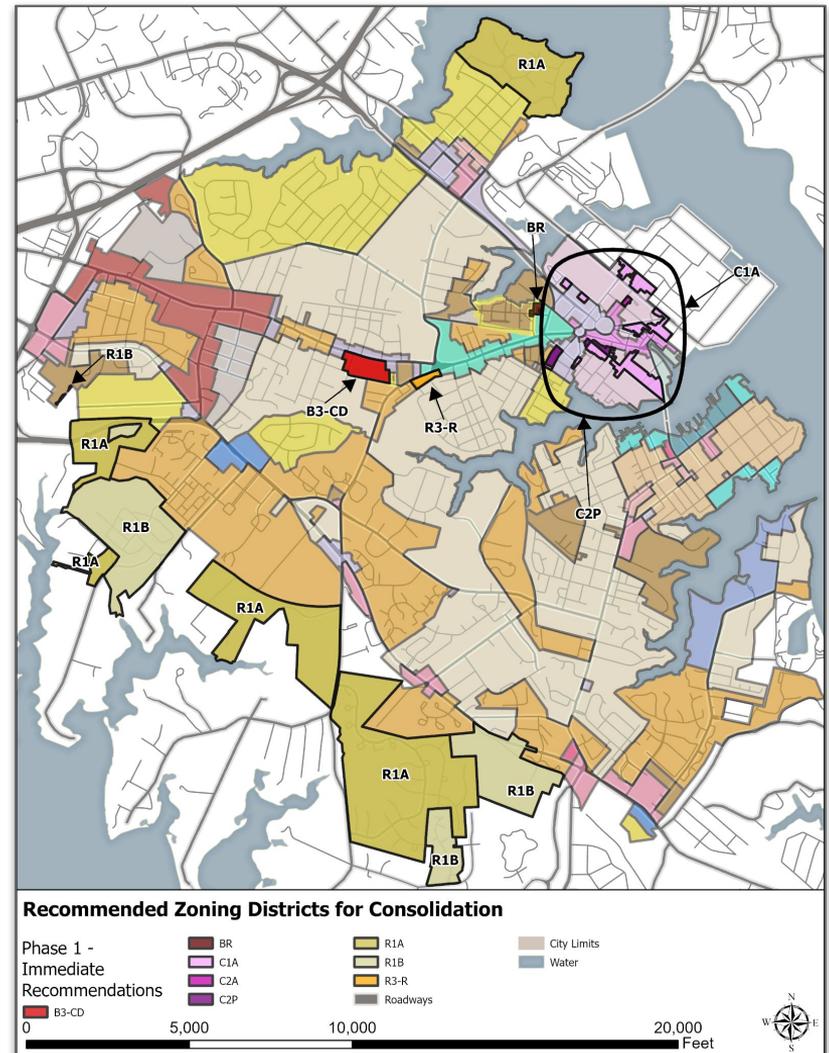
# Immediate Zoning Consolidation Recommendations

Immediate Recommendations do not require a new zoning district to be created or altered.

**Immediate Zoning Consolidation includes:**

- R1A - Single-Family Residence
- R1B - Single-Family Residence
- R3-R - General Residence Neighborhood Revitalization
- BR - Business Revitalization
- B3-CD - General Commercial Corridor Design
- C1-A - Special Conservation Residence\*
- C2P - Conservation Professional Office\*

*\*includes additional coordination with HPC*

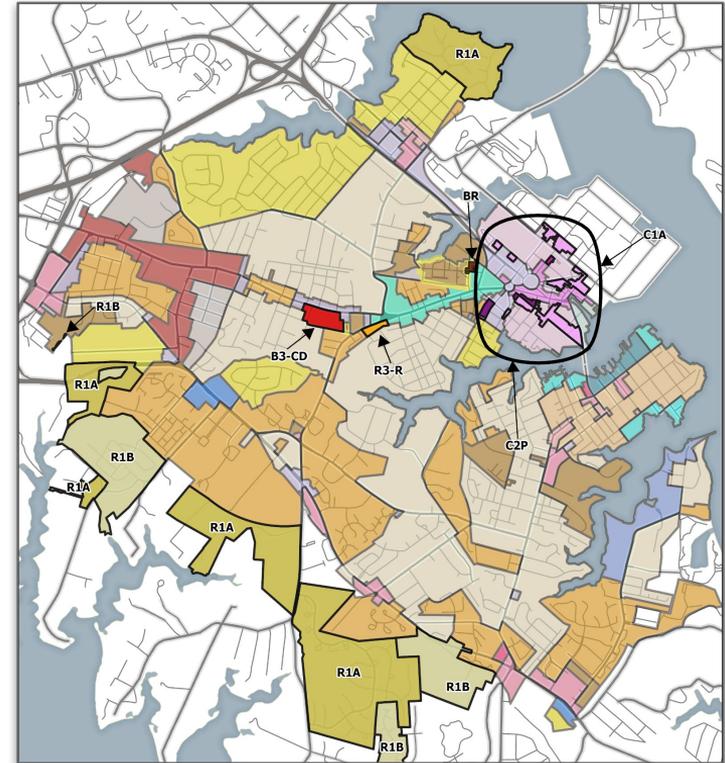


# Immediate Zoning Consolidation Recommendations

Preliminary recommendations are based on staff analysis, and input from both the Planning Commission and Historic Preservation Commission:

- R1-A → R1
- R1-B → R1 or R2 or R3
- R3-R → R3 or MX
- B3-CD → MX\*
- BR → MX\*
- C1-A → C1 or C2
- C2P → C1, C2, or P

*\*MX height district recommendations still in progress*



# R1A – Single Family Residence Zone

**Goals:** Consolidating R1A would support neighborhood preservation, stewardship of environmental assets, and general consistency with the Comprehensive Plan.

**Recommendation:**

- Consolidate R1A into R1

**Differences:**

- Use Differences - R1 allows three additional uses: child care in conjunction with public school facilities (permitted as an accessory use subject to standards; golf courses (permitted by right); and Inns (permitted by special exception subject to standards)
- Bulk Differences - R1 has smaller minimum lot size requirement for single family dwellings (7000 square feet vs 21,000 in R1A)



**Recommended Zoning Districts for Consolidation**

- R1A
- Roadways
- Water



# R1A Zoning Districts – Existing Lot Context



## *Wardour*

- 1.7 Units Per Acre
- Average lot size 22,000 sqft



## *Hunt Meadow*

- 3.1 Units Per Acre
- Average Lot Size 12,000 sqft



# R1B – Single Family Residence Zone

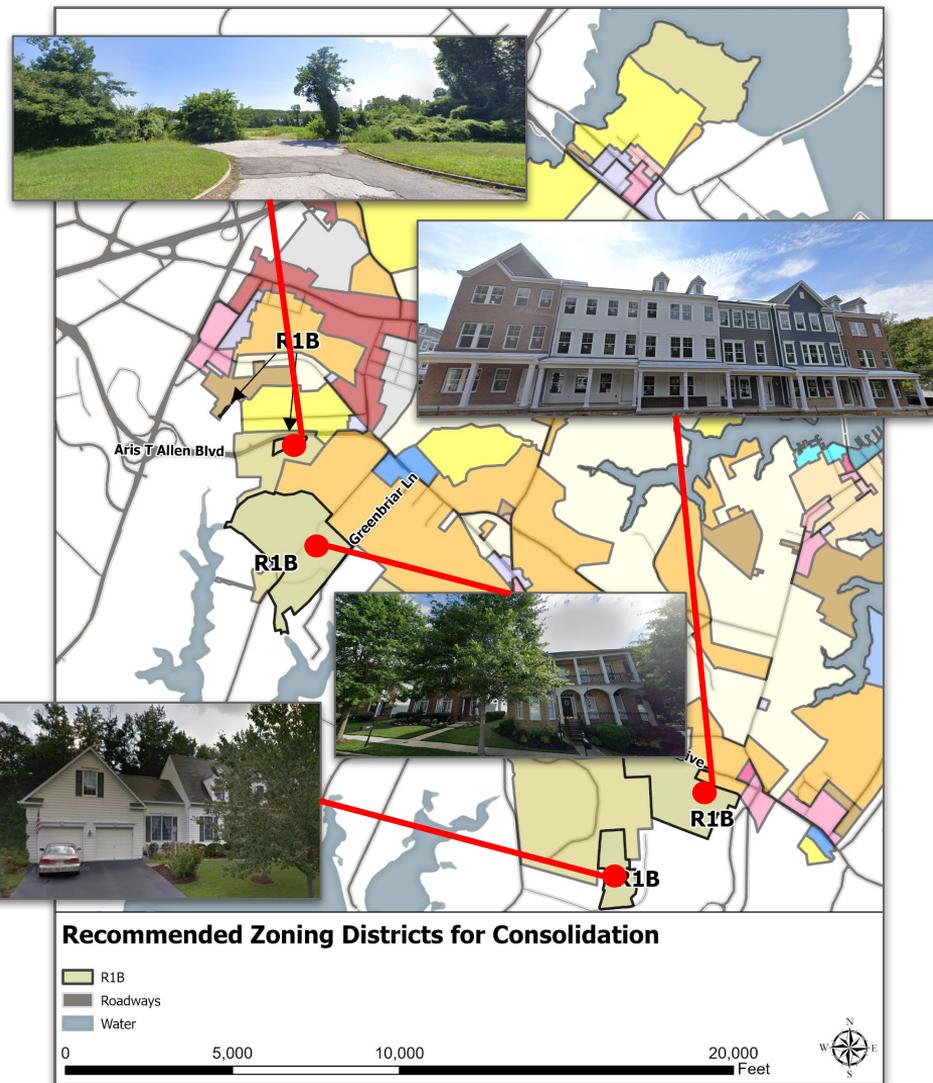
**Goals:** Consolidating R1B would support neighborhood preservation, stewardship of environmental assets, and general consistency with the Comprehensive Plan.

**Recommendation:**

- Consolidate R1B into R1, R2 or R3 depending on development pattern within zone

**Differences:**

- Use Differences - R1 allows three additional uses: child care in conjunction with public school facilities (permitted as an accessory use subject to standards; golf courses (permitted by right); and Inns (permitted by special exception subject to standards).
- Use Differences - R2 permits duplexes as long as they were built prior to August 1970.
- Bulk Differences - R1 and R2 have smaller minimum lot size requirement for single family dwellings (7,000 square feet in R1 and 5,400 in R2 vs 12,500 in R1B);



# R1B Zoning Districts – Existing Lot Context



***Parkeside Preserve***

- 12.5 Units Per Acre
- Average Lot Size 2,400 sqft



***Kingsport***

- 5.4 Units Per Acre
- Average lot size 6,800 sqft



# R3-R - General Residence Neighborhood Revitalization District

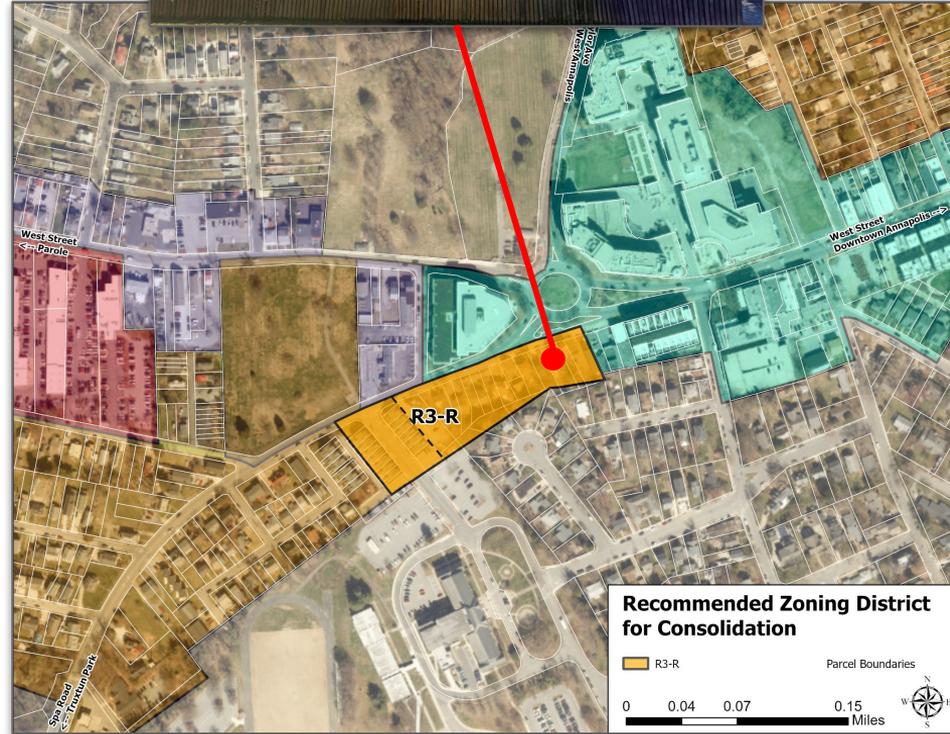
**Goals:** Consolidating R3-R would regularize and clarify the zoning standards along a key corridor into downtown Annapolis and encourage economic growth.

## Recommendation:

- Consolidate R3-R into R3 or MX

## Differences:

- No Bulk Regulation or Use Differences between R3-R and R3. R3-R does have Development Standard differences that waive off-street parking requirements, require the review of demolitions and ensure they do not lead to the assembling of large scale construction and require compatibility of new construction to be in kind with existing structures.
- MX would increase the number residential and commercial uses.



# B3-CD - General Commercial Corridor Design

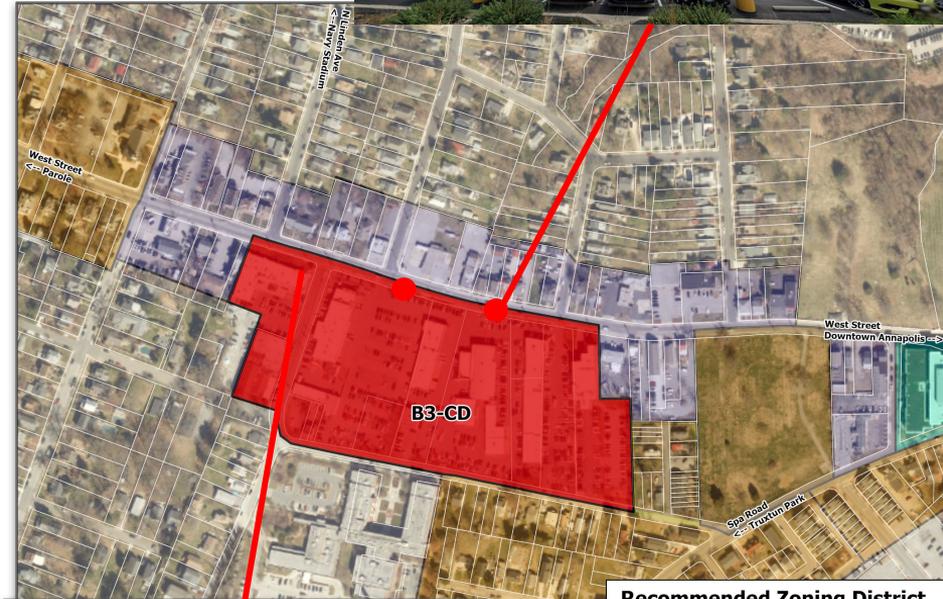
**Goals:** Consolidating B3-CD would encourage economic growth and sustainable development, expand housing options and community-serving retail, and support neighborhood preservation through improved pedestrian, cycling, and transit opportunities.

## Recommendation:

- Consolidate B3-CD into MX

## Differences:

- Use Differences - MX would remove industrial uses like Automotive Sales and Services and increase the residential and commercial uses like including single family dwellings, multi-family dwellings, restaurants, and retail.
- Bulk Differences - B3-CD has no minimum lot area, B3-CD has FAR of maximum 2.4 while MX runs from 1.75-2.25, and MX has open space requirements for lots 40-100,00sqft.



## Recommended Zoning District for Consolidation



# Use Differences between Immediate Recommendation Business Districts

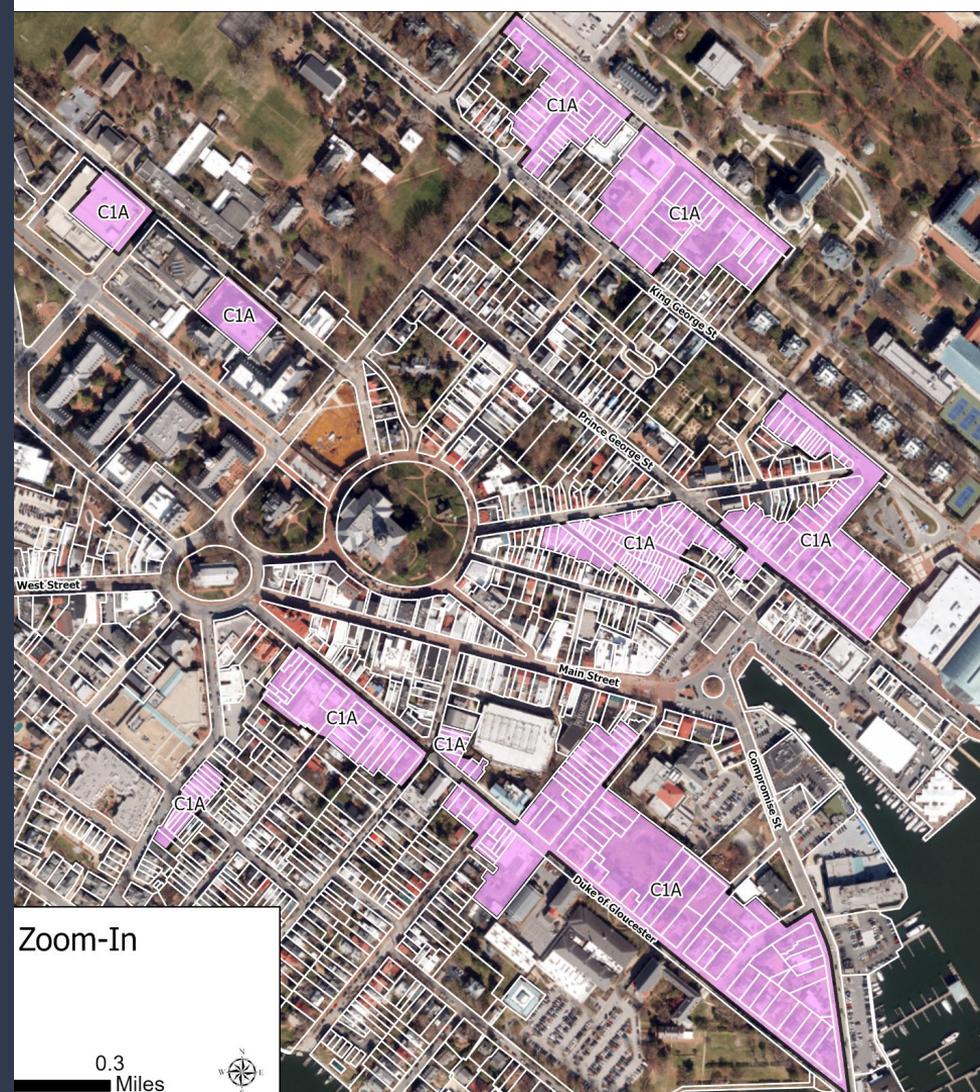
Uses	MX	B3-CD	BR
Bars and taverns		S	
Dwellings, multi-family	P-Std		P
Dwellings, single-family attached	P-Std		
Dwellings, single-family detached	P		
Dwellings, two-family	P		
Dwellings above the ground floor of nonresidential uses	P		
Hotels with up to forty rooms, including restaurants and conference room facilities.	P-Std		
Hotels with more than forty rooms	S		
Liquor stores	S	P	
Motor vehicle storage, repair and service facilities		P	
Motor vehicle sales		P	
Service stations, including fuel sales		S	
Planned developments, business and special mixed	P-Std	P-Std	
Restaurant, fast food	S-Std	S-Std	
Restaurant, standard	P-Std, S-Std	P-Std, S-Std	P-Std

# C1-A – Special Conservation Residence District

**Date of Introduction:** 1993

## **Justification:**

- *Ward One Sector Study* recommended a “Conservation Residential Overlay Zone” requiring site plan review of residential properties, policy to restrict changing uses away from residential, concentrated zoning enforcement, inventory of public infrastructure, and biannual review of the conservation districts.
- The study also describes the implementation of a “Neighborhood Conservation District” for specific neighborhoods defined as “at risk” or “in need of additional assistance”.



Zoom-In

0.3 Miles



# C1-A – Special Conservation Residence District

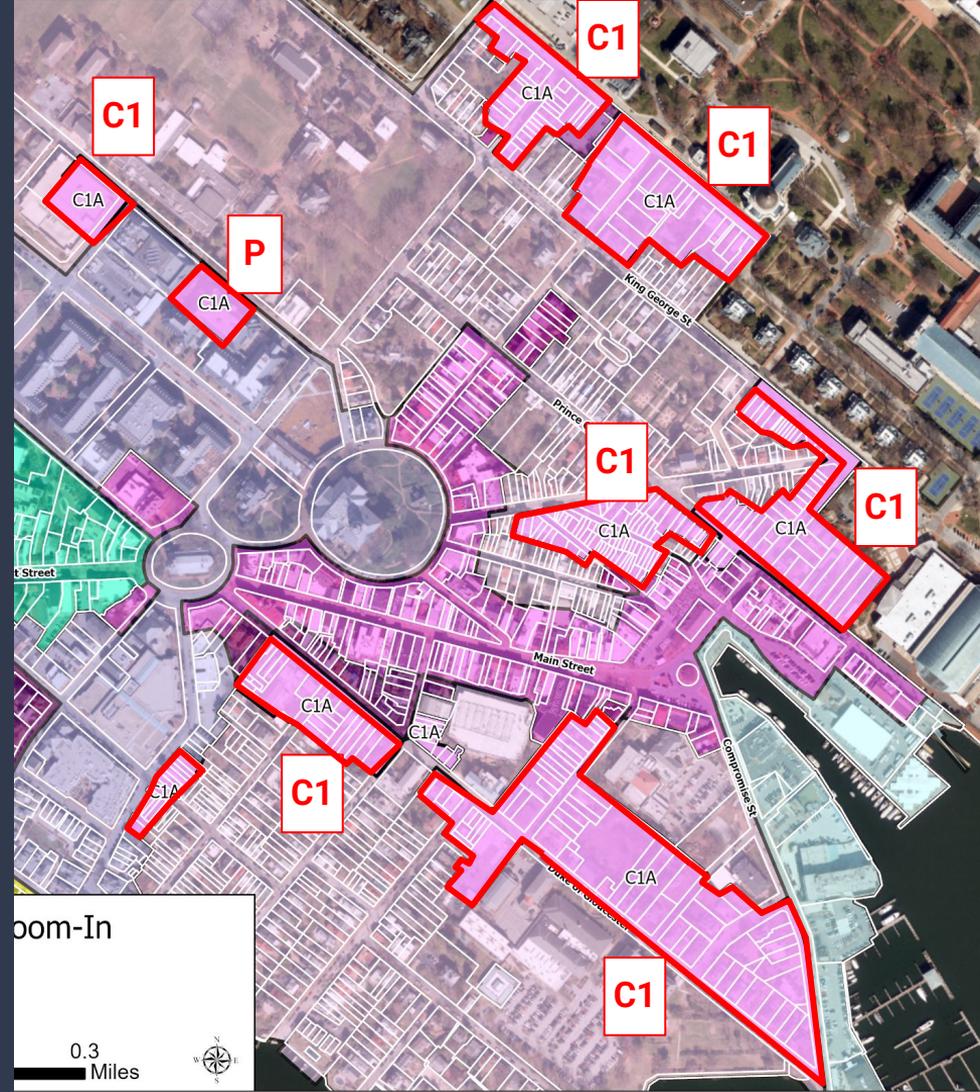
**Goals:** Expand housing options to support neighborhood preservation and community-serving retail opportunities.

**Recommendation:**

- Rezone almost all of C1-A to C1 (With the exception of one parcel on St. Johns Street)

**Use Changes:**

- C1 would increase some specific residential uses by Special Exception: Multi-Family Dwellings and Single Family Dwellings attached
- C1 would increase some specific commercial uses by Special Exception: child care centers, inns, institutions for the care of the aged, philanthropic institutions, nursing homes, private schools.



# C1A Parcel Snapshot



# C2P – Special Conservation Professional Office

**Date of Introduction:** 1993

**Justification:**

- *Ward One Sector Study* recommended to convert some “P” Professional Office District parcels to Conservation.
- The study also recommends a Conservation Professional Zone to serve as a transitional zone reducing commercial/office impact on adjoining residential neighborhoods.



Consolidation Zoom-In



# C2P – Special Conservation Professional Office

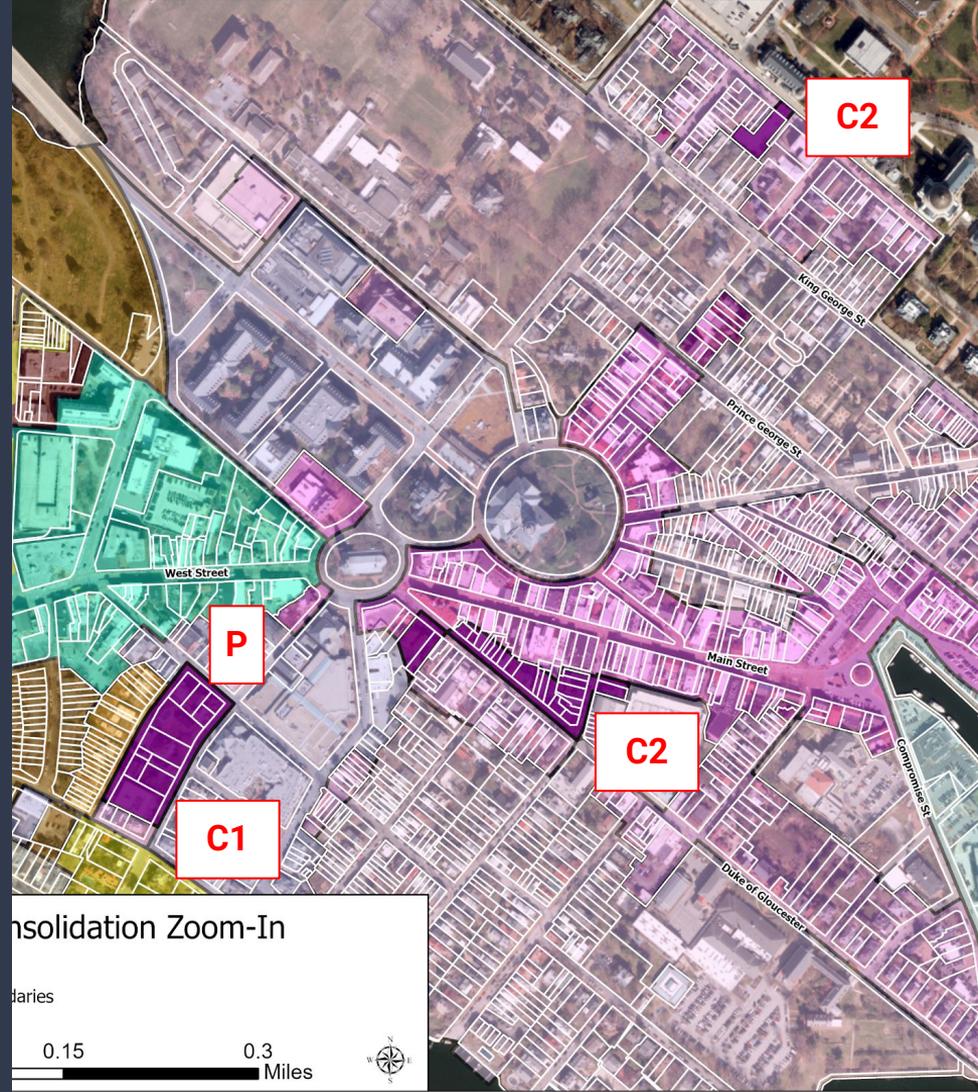
**Goals:** Consolidating C2P would expand opportunities for community-serving retail which would support neighborhood preservation and bring existing residential uses into conformance with zoning.

## Recommendation:

- Consolidate C2P into C1 and C2

## Use Differences:

- C2 would increase number of Commercial uses (e.g. Antique Stores, arts and crafts stores, bake shops, museums and galleries, restaurants, retail goods, and personal fitness)



Consolidation Zoom-In

aries

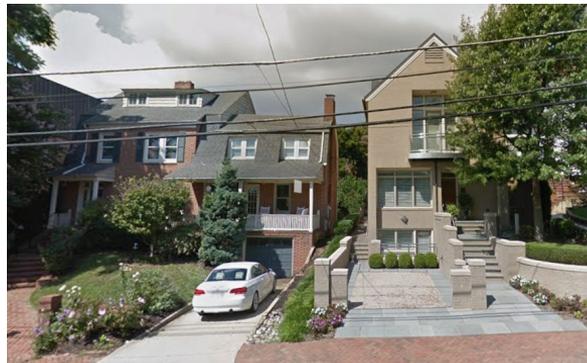
0.15

0.3

Miles

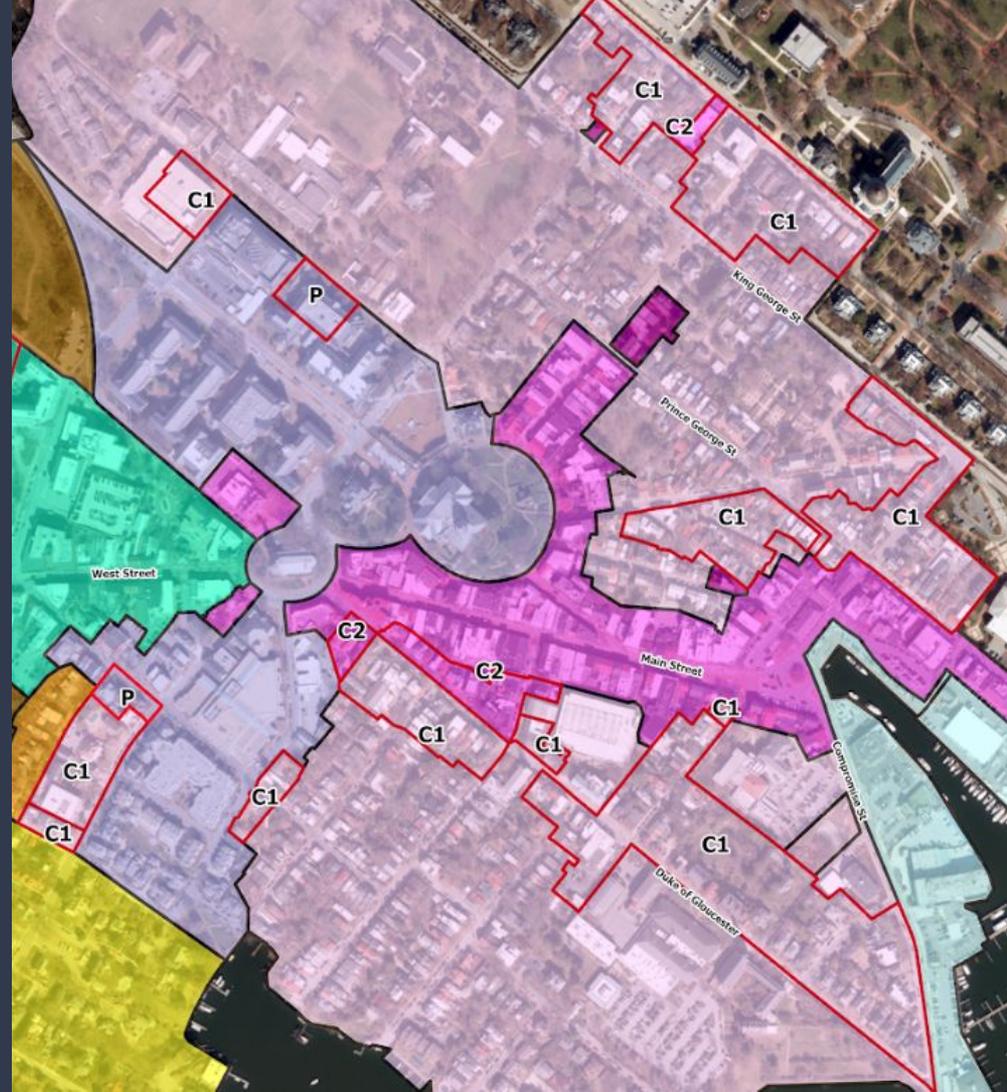


# C2P Parcel Snapshot



# Zoning Consolidation Summary

- **C1-A Zoning District** : Almost all parcels are rezoned to C1
- **C2A Zoning District**: Green Street parcel is rezoned to C1
- **C2P Zoning District**: Franklin Street parcels are rezoned to C1; and Duke of Gloucester Street parcels Hanover Street parcel are rezoned to C2



# Zoning Text Amendments



# Bulk Standards for Dwelling Units

## C1 Bulk Standards Table (excerpt)

Permitted uses, special exception uses, and uses subject to specific standards	Floor Area Ratio (maximum)	Density (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum) Area (sq. ft. or acres)	Lot Dimensions (minimum) Width (ft)	Yards (minimum) Front (ft)	Yards (minimum) Interior Side (ft)	Yards (minimum) Corner Side (ft)	Yards (minimum) Rear (ft)	Height, maximum (feet)
					1	2	3	3	
Dwellings, multifamily	2.0	1,800	3,600	25	1	2	3	30	4
Dwellings, single-family attached	2.0	1,800	3,600	25	1	2	3	30	4
Dwellings, single-family detached	2.0		3,600	25	1	2	3	30	4
Dwellings, two-family	2.0	1,800	3,600	25	1	2	3	30	4

**Currently, for most of the downtown residential area, the required minimum size of a housing unit is 1800 square feet**

# C1 Zoning District – *Non-Conforming Properties*



4 Units



5 Units



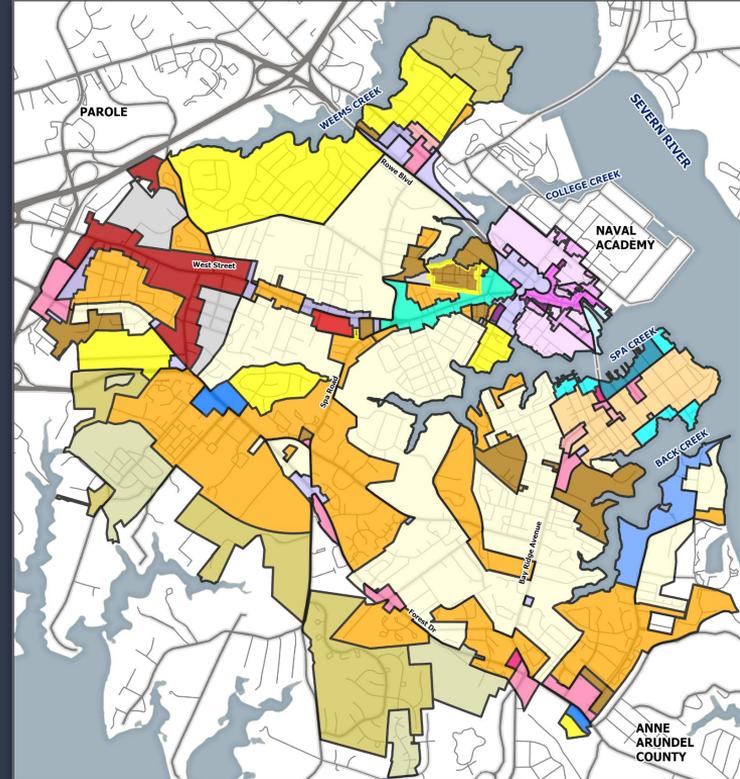
6 Units

# Next Steps



# Next Steps

- **Early March:** Planning Commission (PC) Work Session
- **Late March:** Public Workshops / Kickoff Public Comment Period
- **April:** Follow Up Planning Commission and Historic Preservation Commission meetings
- **May:** Issue final recommendations



# Zoning Unlocked Approach

## PHASE 1

Fall 2024 – Fall 2025

- Tyler Avenue Complete Community
- Text Amendments

## PHASE 2

Fall 2025 – Spring 2026

- Open Space Zoning
- Zoning Consolidation

## PHASE 3

Winter 2025 – Winter 2026

- Form-based standards - Mixed Use

## PHASE 4

Winter 2026 – Winter 2027

- Form-based standards - Residential



# Stay Up to Date

Check [www.Annapolis.gov/2236](http://www.Annapolis.gov/2236) and follow the webpage for information on upcoming meetings, past meetings, and meeting materials.



The screenshot shows the City of Annapolis website. At the top is a dark blue navigation bar with the city logo and the text "ANNAPOLIS Maryland". To the right of the logo are menu items: "GOVERNMENT", "OUR CITY", "SERVICES", "BUSINESS", "HOW DO I...", and "CONTACT INFO". Below the navigation bar is a large photograph of a street scene with houses and a shop. Overlaid on the photo are social media icons for Facebook, Instagram, YouTube, and a plus sign, along with a search bar that says "How can we help...".

On the left side of the page is a dark blue sidebar with the following menu items: "Tyler Avenue Complete Community", "Open Space Zoning District", and "Zoning Consolidation".

The main content area has the heading "Zoning Unlocked" and a sub-heading "Updated as of December 2025". Below this is a paragraph of text: "Following the adoption of the Annapolis Ahead 2040 Comprehensive Plan in July 2024, Comprehensive Planning staff developed a phased approach to improving the Annapolis' zoning regulations to achieve more goal-oriented, predictable, and community-supported development outcomes. This approach aims to better align the zoning map with the priorities of the Comprehensive Plan which include expanded housing access for all; neighborhood preservation; inclusive economic growth; sustainable development; pedestrian, bicycle, and transit connectivity; lower carbon footprint; and prioritized environmental assets. The following information outlines the process underway to improve the City's zoning map and associated code regulations."

Below the text is the heading "What is Zoning Unlocked?" followed by two maps of the city. The left map shows various colored zones, and the right map shows a different set of colored zones, likely representing the updated zoning map.

**Questions?**

