

O-30-14

Staff Report

**A Modification to Parking Requirements and Adding as a Permitted Use in the B1 District the Use: COMMERCIAL, TRADE, VOCATIONAL, MUSIC, DANCE, OR ART SCHOOLS - For the Purpose of implementing the West Annapolis Sector Study.**

An important part of the West Annapolis Sector Study was gathering input from the community, including business owners and residents. Several themes frequently emerged. First was the desire to allow Pilates and yoga studios in the B1 District. This is the zoning district along Annapolis Street, although it also includes Sixth Street and Bay Ridge Avenue in Eastport (see maps, included). The community also wants to encourage restaurants in the West Annapolis business district. The main limiting barrier for restaurants is lack of parking. However, there are many available parking spaces along Annapolis Street, and, more importantly, these businesses are easily accessible by walking or bicycling for the residents of West Annapolis and Wardour. The same is true for the B1 areas in Eastport.

This ordinance changes the parking requirement in the B1 District for restaurants from 30 percent of the seating and standing capacity to 15 percent of the seating and standing capacity. This number is in line with many other cities in the United States, such as Washington D.C., Miami, Seattle, Portland, Baltimore, and Philadelphia for parking requirements for restaurants.