

City of Annapolis
Signature Copy
O-30-25



Business Revitalization Zoning District Regulations

For the purpose of correcting a key bulk standard for the Business Revitalization (BR) zoning district by increasing the allowable floor area compared to the size of the lot from a 2.0 to 2.5 floor area ratio; require conformance with the general architectural design of the buildings around the property; and generally related to Business Revitalization District requirements.

**City Council of the
City of Annapolis**

Ordinance 30-25

Introduced by: Alderwoman O'Neill

Co-sponsored by: Alderman Gay

Referred to: Planning Commission, Rules and City Government Committee

AN ORDINANCE concerning

Business Revitalization Zoning District Regulations

FOR the purpose of correcting a key bulk standard for the Business Revitalization (BR) zoning district by increasing the allowable floor area compared to the size of the lot from a 2.0 to 2.5 floor area ratio; require conformance with the general architectural design of the buildings around the property; and generally related to Business Revitalization District requirements.

BY repealing and reenacting with amendments the following portions of the Code of the City of Annapolis, 2025 Edition: **21.42.070, 21.50.190**

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:

**City Code Title 21 - Planning and Zoning
Division III - Base District Regulations
Chapter 21.42 - Commercial and Industrial Districts**

Section 21.42.070 – BR Business Revitalization District.

- A. **Purpose.** The BR Business Revitalization district is designed to encourage the reestablishment of community-oriented businesses owned and operated by members of the surrounding residential community.
- B. **Uses.** Uses that may be permitted in the BR district are set forth in the table of uses for commercial and industrial districts in Chapter 21.48.
- C. **Development Standards.**
1. Chapter 21.50 contains the bulk regulations table for the BR district.
 2. Design Standards. Where development is subject to Site Design Plan Review, the following design standards shall apply in addition to the general standards set forth in Chapter 21.62.
 - a. The height of a building as measured on the rear portion of a sloping site should not rise substantially above any residential structures adjacent to the building.
 - b. The design of rear entrances to commercial buildings shall be casual, utilitarian, appropriate to its surroundings and take into account the interests of any nearby residential uses.
 - c. The design of each new building and its site shall be of an urban not a suburban character.
 - d. The design of a new building must be consistent with the predominant street wall condition of the district, which is defined by two-story structures; any portion of the street-facing façade that is taller than 20 feet must be recessed at least three feet; the recessed area may be used as unenclosed balcony space.
- D. **Additional Standards.**
1. **Administrative Adjustment to Off-Street Parking.** Pursuant to the administrative adjustment procedures set forth in Chapter 21.18, the Planning and Zoning Director may adjust the off-street parking requirements as follows upon a demonstration that reasonable alternative parking facilities are available:
 - a. For development of new buildings on zoning lots of ten thousand square feet or greater a waiver of up to seventy-five percent of the off-street parking requirement may be granted.
 - b. For rehabilitation or expansion of existing buildings and the development of new buildings on zoning lots less than ten thousand square feet, the off-street parking requirement may be waived completely.
 2. **Loading and Unloading.**

Explanation:

~~Strikethrough~~ indicates matter stricken from existing law.

Underlining indicates a change to the City Code.

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- a. Off-street loading facilities are not required in the BR district.
- b. Vehicles used for loading and unloading purposes shall park only within a designated off-street loading space at any time; or in a designated on-street loading zone, between the hours of six a.m. and eleven a.m., unless the zone is posted for other hours.

Section 21.50.190 – Bulk Regulation Table BR District.

Permitted uses, special exception uses, and uses subject to specific standards	Floor Area Ratio (maximum)
All uses unless otherwise specified	2.0 <u>2.5</u>
Dwellings above the ground floor of nonresidential uses	2.0 <u>2.5</u>

Table Notes:

- 1 The yard and setback requirements may be modified or waived by the of Planning and Zoning Director pursuant to the procedures set forth in [Chapter 21.18](#) of this Zoning Code.
- 2 The setback shall be measured to the principal elements of the front façade at its closest point to the curb.
- 3 The height of rooftop accessory structures, including, but not limited to, utility penthouses and architectural appurtenances, shall not exceed 12 feet above the maximum height under this section. No accessory structures shall exceed 25% of the rooftop area on which it is affixed, except that accessory structures exceeding this height and/or area requirement may be allowed as a special exception, subject to the provisions of Chapter 21.26.

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Title 21-PLANNING AND ZONING
Division II – ADMINISTRATION AND ENFORCEMENT
Chapter 21.20 – ZONING DISTRICT BOUNDARY ADJUSTMENTS

Section 21.20.030 – Review criteria and findings

The Board of Appeals may grant a zoning district boundary adjustment based upon the following findings:

- A. Unique Conditions. Owing to conditions peculiar to the property and not because of any action taken by the applicant, a literal enforcement of the zoning law would result in practical difficulty as specified in the zoning law.
- B. Public Welfare and Safety. The granting of the district boundary adjustment will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- C. Surrounding Properties. If a specific use is proposed, the applicant shall demonstrate that the proposed use will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values with the neighborhood. If a specific use is not proposed, the applicant shall demonstrate the suitability of the property in question to the uses permitted under the proposed zoning classification.
- D. Property Size. The granting of a zoning district boundary adjustment shall be limited to parcels of one acre or less in size.
- ~~E. Location. The zoning district boundary adjustment is for a property located in Ward 8.~~

SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL that this ordinance shall take effect upon passage.

ADOPTED this 13th day of October 2025.

Aye: 9 Mayor Buckley, Alderman Huntley, Alderwoman O'Neill,
Alderwoman Finlayson, Alderman Schandelmeier, Alderman Gay,
Alderman Savidge and Alderman Arnett

Absent: 1 Alderwoman Pindell Charles

Explanation:

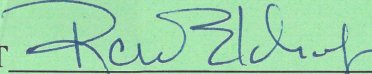
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THE ANNAPOLIS CITY
COUNCIL


Gavin Buckley, Mayor

Date: 10/28/2025

ATTEST


Regina Watkins-Eldridge, MMC,
City Clerk

Date: 10/28/25

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