

1 **..Title**

2 **Waterfront Mixed Maritime District** – For the purpose of allowing professional offices in the
3 WMM zoning district in accordance with certain standards; amending certain parking standards;
4 and making stylistic changes..

5 **..Body**

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

8 **Ordinance 15-20**

9 **Introduced by: Alderman Arnett**
10 **Co-sponsored by:**

11 **Referred to**
12 **Planning Commission**
13 **Maritime Advisory Board**
14 **Rules and City Government**

15 **AN ORDINANCE** concerning

16 **Waterfront Mixed Maritime District (WMM)**

17 **FOR** the purpose of allowing professional offices in the WMM zoning district in accordance
18 with certain standards; amending certain parking standards; and making stylistic changes.

19 **BY** repealing and reenacting with amendments the following portions of the Code of the City
20 of Annapolis, 2019 Edition
21 21.48.040
22 21.64.520
23 21.66.130

24 **WHEREAS,** the Waterfront Mixed Maritime Zoning District lies along the harbor across from
25 City Dock and Annapolis downtown, business and maritime areas; and

26 **WHEREAS,** maritime uses on the waterfront in the WMM zoning district include a fuel dock,
27 marinas, working boatyards, and on land boat storage; and

28 **WHEREAS,** these waterfront uses contribute directly to the liveliness and maritime feel of the
29 Annapolis harbor and to the convenience of the boating public; and

30 **WHEREAS,** the WMM zoning district is “intended to reserve areas along the water’s edge for
31 maritime uses, provide an environment for supporting maritime merchandising

1 efforts, and encourage the preservation of existing buildings and uses. In support
2 of specified maritime uses, the WMM zoning district also provides for some non-
3 maritime uses. The visual image of this area as an active maritime center is to be
4 encouraged and maintained” pursuant to the City Code, Section 21.46.030 A; and
5

6 **WHEREAS,** to ensure the preservation of maritime uses along the water’s edge in light of a
7 changing economic paradigm, the Annapolis City Council recognizes the need to
8 provide greater flexibility for business conducted within buildings in existence in
9 the WMM zoning district since 1987: and
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11 **WHEREAS,** the City Council is committed to preserving a working waterfront as a vibrant part
12 of Annapolis’s heritage and as a continuing contributor to the local economy and
13 has determined that greater flexibility in professional office space at longstanding
14 WMM zoning district marina properties will ensure the continuation of these
15 working waterfront uses for the benefit of all citizens.
16

17 **NOW, THEREFORE,**

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19 **SECTION 1: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY**
20 **COUNCIL** that the code of the City of Annapolis shall be amended as follows:
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22 **TITLE 21 – PLANNING AND ZONING**

23 **Chapter 21.48—USE TABLES**

24 **Section 21.48.040 — Table of Uses—Waterfront Maritime Zoning Districts**
25

26 P = Permitted Use; S = Special Exception Use; -Std = Use Subject to Standards (Chapter 21.64);
27 A = Accessory Use; Blank = Not Permitted
28

29 Important. The notes at the end of the table are as much a part of the law as the table itself.
30

31 **REVISOR’S NOTE:** In this Section Table “B. Other uses” is
32 amended. No other changes are made.
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34

	District WMC	District WMM ³	District WMI ³	District WME
B. Other uses:				
Accessory uses	A	A		

Antenna towers			P-Std, S-Std	
Antennas and amateur radio stations	A-Std	A-Std	A-Std	A-Std
Delicatessen			A-Std	A-Std
Food service marts			A-Std	A-Std
Governmental uses:				
Parks and recreation facilities	P		P	P
Parking structures as accessory to permitted maritime uses on a separate zoning lot		S-Std		
Professional offices		S-STD <u>P-STD</u>		
Restaurant, standard	S-Std	S-Std		S-Std
Retail sales of non maritime-related goods	S-Std	S-Std		
Telecommunications facilities	A-Std	A-Std	A-Std	A-Std
Temporary uses	P-Std	P-Std	P-Std	P-Std
Transient boater services, such as laundry, pool, recreation facilities and sales of convenience items			A-Std	

- 1
- 2 1 This use is permitted only on lots without waterfront frontage as of August 24, 1987.
- 3 2 This use is permitted in buildings located within one hundred feet of the shoreline, provided
- 4 that the use does not exceed twenty-five percent of the gross floor area of the lot.

- 1 3 In the WMM and WMI districts non water-dependent buildings, structures, or parking are
 2 permitted within the one hundred-foot maritime use setback only if they meet certain bulk
 3 requirements. See Division III Chapter 21.46.
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5 **Chapter 21.64—STANDARDS FOR USES SUBJECT TO STANDARDS**

6 **Section 21.64.520—Professional Offices.**

- 7
 8 A. This use is permitted only in combination with one of the following:
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- 10 1. A working boatyard of at least ~~twenty thousand~~20,000 square feet and a ~~thirty~~30-ton
 11 boat lift,
 12 2. Seafood processing of ~~nine thousand~~ 9,000 square feet,
 13 3. On-land boat storage of at least ~~twenty five thousand~~25,000 square feet, or
 14 4. Yacht and sailing clubs providing in-water and on-land boat storage to their members.
 15

- 16 B. In structures in existence as of August 24, 1987, this use may not exceed ~~thirty~~ 30 percent
 17 of the total gross floor area of development on the lot EXCEPT AS PROVIDED IN C.
 18 BELOW.
 19

- 20 C. FOR THE PURPOSES OF THIS SUBPARAGRAPH “AREA OF THE MARINA”
 21 SHALL BE CONSTRUED TO MEAN “DEVELOPABLE WATERWAY AREA” AS
 22 THAT TERM IS DEFINED IN SECTION 15.02.030.I. IN STRUCTURES IN
 23 EXISTENCE AS OF AUGUST 24, 1987, ON LOTS HAVING A PUBLIC MARINA,
 24 THE AREA OF THE MARINA IS CONSIDERED MARITIME IN COMPUTING
 25 GROSS FLOOR AREA DEVOTED TO NONMARITIME PROFESSIONAL OFFICES,
 26 BUT ONLY IN COMBINATION WITH ONE OF THE FOLLOWING:
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- 28 1. A WORKING BOATYARD OF AT LEAST 20,000 SQUARE FEET AND A 30-
 29 TON BOAT LIFT,
 30 2. SEAFOOD PROCESSING OF 9,000 SQUARE FEET,
 31 3. ON-LAND BOAT STORAGE OF AT LEAST 25,000 SQUARE FEET, OR
 32 4. A FUEL DOCK AVAILABLE TO THE PUBLIC.
 33

- 34 ~~C~~D. In structures constructed after August 24, 1987 the use is also subject to the following:
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- 36 1. The use may not exceed ~~twenty five~~25 percent of the total gross floor area of
 37 development on the lot.
 38 2. The use is not permitted in buildings or structures within ~~one hundred~~100 feet of the
 39 waterfront or mean high waterline.
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 42 **Chapter 21.66 — PARKING AND LOADING REGULATIONS**

43 **Section 21.66.130 - Table of off-street parking requirements**
 44

45 **REVISOR’S NOTE:** In Table 21.66.130 the parking standard for
 46 “Offices, business and professional, and nonprofit,

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educational, cultural, or civic” uses is amended. No other changes are made.

Use	Standard
Motor Vehicle and Automobile Uses	
Offices, business and professional, and nonprofit, educational, cultural, or civic	WMM district: One space per 200 square feet. Other districts: ONE SPACE PER 300 SQUARE FEET

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

Explanation:

UPPERCASE indicates matter added to existing law.
~~Strikethrough~~ indicates matter stricken from existing law.
Underlining indicates amendments.