4/4/2025

Annapolis Small Maritime Business Work Group

ZONE	Property	Address	Property Sq Ft	Google Earth / MSDat	Allowed % NSF of non-maritime business use prior to O-25-21	Allowed NSF prior to 2021	Allowed NSF of non-maritime business w/ 1 of "Triggers"	Ability to meet "Trigger" Benchmark for Land Requirement (20,000 sq ft working yard or 25,000 boat storage)	Water Access Incentive: Pay $200,000 fee to convert nsf to non-maritime	Water Access Incentive: Pay $200,000 fee to convert 5% to non-maritime (cost per converted sq. ft.)	Total Maximum Conversion of Non-maritime NSF with [O-25-21] is 20%	Possible Convertible Non-maritime Commercial Space within Annapolis Market by Zone	% of Possible Convertible Non-maritime space by zone: Legislation O-25-21: Total:151,421 nsf	RECOMMENDATION: Allowed NSF of convertible non-maritime business w/ 1 "Trigger" (WME from 15% to 20%)	RECOMMENDATION: Water Access Incentive: Pay $200,000 fee to convert 5% to non-maritime (cost per converted sq. ft.) (WME change from 5% to 15%)	RECOMMENDATION: Possible Convertible Non-maritime Commercial Space within Annapolis Market by Zone	RECOMMENDATION % of Possible Convertible Non-Maritime space by zone:
WME					**WME**		**WME: 15%**		**WME: 5%**	**WME**	**WME: 20%**	**WME**	**WME**	**WME**	**WME**	**WME**	**WME**
	Eastport Yacht Center	726 Second	11,600	G&M	0%	0	1740		580	$345/ ft	2320			From 10,068 SF to 13,424 SF	From 3,356 SF to 10,068 SF	From 10,819 SF to 23,491 SF	From up to 20% to up to 35%
	Allsopp	311 Chester	5952	M	0%	0	892.8		298	$671/ft	1191						
	Horn Point Harbor	105 Eastern	14,250	M	0%	0	2137.5		713	$281/ ft	2850						
	Safe Harbor	423 Chester	5442	M	0%	0	816.3		272	$735/ ft	1089						
**	South Annap Y.Y.	750 Boucher	10,000		0%	0	1500		500	$400/ ft	2000						
	SeaShell Marina	319 Chester	1431	M	0%	0	214.65	N	72	$2778/ ft	286						
	Butlers Marina	409 Chester	1080	M	0%	0	162	N	54	$3704/ ft	216						
	Farr Building (not wtrfrnt)	613 Third Street	7065	G	0%	0	0	N	353	$567/ ft	353						
	Weems & Plath (not wtrfrnt)	214 Eastern Ave	8648	G	0%	0	0	N	432	$463/ ft	432						
	Wild Country (not wtrfrnt)	124 Bay Shore	1650	G	0%	0	0	N	82	$2439/ ft	82						
	Sum		**67,118**				**7,463**		**3356**	$1238.3/sq. ft (avg.)	**10,819**	**10,819**	**7.14%**	13,424	10,068	23,491	35%
WMM					**WMM**		**WMM: 45%**		**WMM: 10%**	**WMM**	**WMM: 55%**		**WMM**				
	Annapolis City Marina		74,132	M	30%	22,240	33,360		7,413	$27/ ft	40,773						
	Pier 4	301 4th	6229	M	30%	1,869	2803	N	623	$321/ ft	3426						
	222 Severn		40,850	G&M	30%	12,255	18,383		4,085	$49/ ft	22,468						
	Yacht Haven		48,928	G&M	30%	14,678	22,018		2,202	$91/ ft	26,911						
	Annapolis Yacht Club	Severn Ave			30%	0											
	Atl. Cr. Ycht.	312 Third Str	5300	G	30%	1,590	2385		530	$377/ ft	2915						
		310 Third Str	3760	G	30%	1,128	1692		376	$532/ ft	2068						
		130 Severn Ave	12,086	G	30%	3,626	5439	N	1208	$166/ ft	6647						
	Sum		**191,285**			**57,386**	**86,080**		**16,437**	$223/sq. ft (avg.)	**105,208**	**105,208**	**69.48%**				
WMI					**WMI**		**WMI: 15%**		**WMI: 5%**	WMI	**WMI: 20%**		**WMI**				
	Jabins main yard	7310 Edgewood	33,998	G&M	0%		5,100	Yes	1,700	$118 /ft	6800						
	Jabins 2nd yard*	7402, 7401 etc	25,376	G&M	0%		3,806	Yes	1,269	$158/ft	5075						
	Port Annapolis	7074 Bembe Beach	25,604	G&M	0%		3,841	Yes	1,280	$156/ ft	5121						
	Annapolis Landing	980 Awald	14,150	G	0%		2,123	Yes	708	$283/ ft	2830						
	CSI Marina	7364 Edgewood	38,320	M	0%		5,748	Yes	1,916	$105/ ft	7664						
	7416 Edgewood	7416 Edgewood	30,970	G	0%		4,646	Yes	1,549	$129/ ft	6194						
	7040 Bembe Beach	7040 Bembe Beach	8,552	G	0%		1,283	Yes	428	$484/ ft	1710						
	Sum		**176,970**				**26,546**		**8,849**	$205/sq. ft (avg.)	**35394**	**35,394**	**23.37%**				
	Grand Total		435,373									**151,421**	**100.00%**				
	Annap. M.C.Y.C.	16 Ches. Landing	??		??	??											