

Permitting and Zoning – Stadium Accessory Structures

For the purpose of expressly allowing certain temporary structures as an accessory to a stadium, subject to continued compliance with applicable building and safety codes, without being required to obtain successive temporary structure permits; and generally relating to stadium accessory structures.

City Council of the
City of Annapolis

Ordinance 13-26

Introduced by: Alderwoman O'Neill

Co-sponsored by:

Referred to:

- Planning Commission
- Rules and City Government Committee

AN ORDINANCE concerning

Permitting and Zoning – Stadium Accessory Structures

FOR the purpose of expressly allowing certain temporary structures as an accessory to a stadium, subject to continued compliance with applicable building and safety codes, without being required to obtain successive temporary structure permits; and generally relating to stadium accessory structures.

BY repealing and reenacting with amendments the following portions of the Code of the City of Annapolis, 2026 Edition:

- **Section 17.11.266**
- **Section 17.12.010(A)(14)**
- **Section 21.64.575**
- **Section 21.72.010**

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:

Explanation Note: Strikethrough indicates matter stricken from existing law.
Underlining & black means copyediting or reformatting of existing Code section
Underlining & red means new matter added to the code.

1 **City Code Title 17 – BUILDINGS AND CONSTRUCTION**
2 **Chapter 17.11 – Floodplain Management**
3 **Article II - Definitions**

4
5 **Section 17.11.266 – Temporary structure**

6 A structure installed, used, or erected for a period of less than ~~180-one hundred eighty~~ days
7 or a temporary structure accessory to a stadium regulated under Section 17.12.010(A)(14) of
8 the City Code and Section 3103 of the International Building Code, which structure may be
9 erected for a longer period of time.

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12 **City Code Title 17 – BUILDINGS AND CONSTRUCTION**
13 **Chapter 17.12 – Additional Building Codes**

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15 **Section 17.12.010 – International Building Code adopted.**

16 A. The International Building Code, 2021 Edition, as published by the International Code
17 Council, Inc., is adopted as the Building Code of the City of Annapolis with the
18 following amendments:

19 14. Section 3103.1 of the International Building Code is amended as follows:

20 A. Special event structures, tents, umbrella structures and other membrane
21 structures erected for a period of less than 180 days shall also comply with
22 the International Fire Code. Those erected for a longer period of time
23 shall comply with applicable sections of this code.

24 B. Notwithstanding the foregoing, a temporary structure accessory to a
25 stadium may remain erected for a period of time longer than 180 days,
26 provided that such structures otherwise comply with the provisions of
27 Sections 3103.1 through 3104.3 and with other applicable provisions of
28 the International Building Code and the Code of the City of Annapolis.
29 The Building Official and the Fire Marshal’s Office (“FMO”) shall have
30 the authority to monitor such compliance through periodic inspections, the
31 scope and frequency of which will be determined by the Building Official
32 and FMO in their discretion or as otherwise required by law. In addition,
33 temporary structures accessory to a stadium are subject to the following
34 requirements:

35 (1) Temporary wiring shall be completely removed by the
36 owner prior to FMO inspections;

37 (2) Temporary wiring shall be inspected and approved by the
38 FMO before temporary wiring is reinstalled;

(3) Propane tanks and heaters shall not be stored or used within such temporary structures;

(4) If at any time the FMO believes the structure is unsafe, the structure shall not be occupied until corrective actions are taken;

(5) The Building Official may limit the overall duration of the permit issued for such temporary structures so that renewal or obtaining a new permit is periodically required; and

(6) The City may adopt an inspection fee by resolution for inspections of such temporary structures.

City Code Title 21 – PLANNING AND ZONING
Chapter 21.64 – Standards for Uses Subject to Standards

Section 21.64.575 – Stadium.

A. Accessory uses shall be limited to the following:

1. Public parking on lots existing on July 1, 2009;
2. Ancillary stadiums uses, including sports museums;
3. Banquet and meeting facilities existing on July 1, 2009;
4. Special, limited duration functions; and
5. Ancillary stadium temporary structures.

City Code Title 21 – PLANNING AND ZONING
Chapter 21.72 – Terms and Definitions

Section 21.72.010 – Terms

[Revisor’s Note: insert the following new definition into the Terms and Definitions chapter of Title 21 in alphabetical order.]

“Ancillary stadium temporary structure” means a temporary structure that:

- a. Is a tent or membrane structure;
- b. Is erected on or adjacent to the grounds of a stadium;

- 1 c. Is used for a purpose accessory and subordinate to the stadium, including
2 spectator hospitality, ticketing, concessions, merchandise, media, or sports
3 programming;
4 d. Does not serve as a permanent enclosure or as the principal structure on the lot;
5 and
6 e. Whose erection and use are regulated under Section 17.12.010(A)(14) of the City
7 Code and Section 3103 of the International Building Code.
8

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