



Legislative Summary

0-18-25

Repeals the Ban on Duplexes in R2 Zoning Districts

The City of Annapolis Office of Law created this summary for the use of Annapolis City Council members during their consideration of the legislation.

Bill Summary

O-18-25 allows duplexes to be built in R2 zoning districts, provided the architecture fits with the existing single-family homes in the neighborhood.

Background

R2 zones are designated as medium-density residential districts, which allow for single-family detached homes and accessory dwellings. In Annapolis, single-family homes typically consist of a house and a yard, with city zoning regulations determining lot sizes and the types of housing that can be built on those lots.

New construction of duplexes is not permitted in R2 residential zones. However, duplexes built prior to August 1970 are allowed in these zones, as they have been grandfathered into the City Code.

Details

Section 21.40.050(D)(2)

Limits on duplex units in R2 Zoning districts are struck out

Sections 21.48.010 - Table of Uses & 21.50.040 - Bulk Regulations

The charts in these sections are updated to permit duplexes and set the criteria for duplexes