



City of Annapolis

Signature Copy

Ordinance: O-6-17

160 Duke Of
Gloucester Street
Annapolis, MD 21401

File Number: O-6-17

Food Stores in C2A Districts - For the purpose of introducing Food Stores as a permitted use in C2A zoning districts; and removing the erroneous reference to a standard for Food Stores in the PM2 zoning district.

CITY COUNCIL OF THE
City of Annapolis

Ordinance 6-17

Introduced by: Alderman Budge

Referred to:
Planning Commission
Rules and City Government Committee

AN ORDINANCE concerning

Food Stores in C2A Districts

FOR the purpose of introducing Food Stores as a permitted use in C2A zoning districts; and removing the erroneous reference to a standard for Food Stores in the PM2 zoning district.

BY repealing and re-enacting with amendments the following portions of the Code of the City of Annapolis, 2016 Edition
Section 21.48.020

WHEREAS, Rookie's Market, the last downtown grocery store, closed in 1994; and

WHEREAS, Market House has not been able to offer fresh produce, meats and cheeses, basic condiments and staples since Hurricane Isabel struck in 2003; and

WHEREAS, residents, visitors, and boaters continually request a downtown grocery store through suggestions to elected officials and responses to citizen surveys ; and

WHEREAS, the modern grocery business is very competitive, having low profit margins; and

WHEREAS, high rents in downtown Annapolis have made the success of a grocery store near City Dock almost impossible; and

WHEREAS, the City Council finds that it is desirable to encourage establishment of a grocery store in downtown Annapolis areas with more economical rents; and

WHEREAS, Section 21.72.010.D of the Code of the City of Annapolis defines “Food store” as “a retail establishment selling dry groceries, produce and household items, but having no food prepared on the premises for immediate consumption;” and

WHEREAS, Food stores are a low-impact use compatible with the character of neighboring residential properties; and

WHEREAS, Food stores are not subject to the standards, including geographic restrictions, placed on food service businesses within Annapolis commercial zones under Section 21.64.300 of the Code of the City of Annapolis.

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:

CHAPTER 21.48 - USE TABLES

Section 21.48.020 - Table of Uses-Commercial and Industrial Zoning Districts.

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

A use, including a special exception use, that is not normally permissible as a permitted use or use subject to standards in a zoning district may be permitted in that district as a planned development use pursuant to Section 21.24.020.

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

Uses	District B1	District B2	District B3	District B3-CD	District BCE	District BR	District C2	District C2A
	District PM2	District I1						
Accessory buildings and uses, including signs			A	A	A	A	A	A
Adult book stores		S-Std	S-Std	S-Std				
Amusement establishments, indoor			P	P	P			
Animal hospitals, including veterinarian offices				S	S	P		
Antenna towers					P-Std, S-Std			
Antennas and amateur radio stations			A-Std	A-Std	A-Std	A-Std	A-Std	A-Std
	A-Std							
Antique stores	P	P	P	P	P	P	P	P
Appliance stores including electrical and household appliances, and radio and television sales and repair							P	P
	P	P	P					
Arts and crafts stores		P	P	P	P	P	P	P
Arts or cultural centers								P
Arts and crafts studios		P	P	P	P			
Auction rooms		P	P	P				
Bake shops	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std
Bakeries					P			
Banks and financial institutions			S-Std	P	P	P	P	P
Bars and taverns		S	S	S	S			
Bicycle sales, rental and repair stores			P	P	P	P	P	P

Boat showrooms	P	P	P																
Building materials sales and storage				S	S	P													P
Cab stands including dispatch offices and related parking facilities																			S
Candy stores, where only candy prepackaged off the premises is sold							P	P	P	P	P	P	P	P-Std					
Candy stores including candy making	S-Std			S-Std	S-Std	S-Std								P-Std	P-Std				P-Std 1
Carpet and rug stores, retail sales only		P	P	P	P	P	P	P	P	P	P	P	P						P 1
Catering establishments, where no food, beverages and/or desserts are sold on the premises															P-Std	P-Std	P-Std	P-Std	
	P-Std	P-Std	P-Std																
Clubs, lodges and meeting halls, with no on-premises food or beverage preparation facilities																P	P	P	P
																			P
Clubs, lodges and meeting halls, with on-premises food or beverage preparation facilities															S-Std	S-Std	S-Std		
	P-Std																		
Coffee shops	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std						
Contractors', architects' and engineers' offices, shops and yards									S	S									P
Convenience stores	P-Std	S-Std	P-Std	S-Std	P-Std	S-Std	P-Std	S-Std	P-Std	S-Std	P-Std	S-Std	P-Std						P-Std 1
Day care centers, group				P					P-Std										
Day care centers, group, in conjunction with a principal religious institution														S-Std					
Delicatessen	P-Std	P-Std	P-Std	P-Std	S-Std	P-Std	S-Std												P-Std 1,2
Department stores		P	P	P	P														
Drive-through facilities and walkups associated with permitted or special exception uses															P-Std 3	P-Std	S-Std 3	P-Std	S-Std 3
	P-Std	S-Std 3	P-Std	S-Std 3	P-Std	S-Std 3	4	4	P-Std	P-Std	S-Std 3								
Dry cleaning and laundry drop off and pick up stations							P	P	P	P									P
Dry cleaning and laundry establishments							P	P	P	P									P 1,2
Dwellings, multi-family				P-Std	P	S			S										
Dwellings, single-family attached									S		S								
Dwellings, single-family detached			P						S		P								
Dwellings, two-family					S				P										
Dwellings above the ground floor of nonresidential uses							P	P				P	P	P					
Dwellings for watchmen and their families, located on the premises where they are employed in that capacity																			P
																			P
Electronic and scientific precision instruments manufacturing																			P

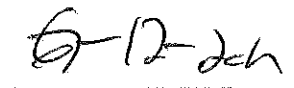
ADOPTED this 22nd day of May, 2017.

Aye: 9 Mayor Pantelides, Alderman Budge, Alderman Paone, Alderwoman Pindell Charles, Alderwoman Finlayson, Alderman Littmann, Alderman Kirby, Alderman Pfeiffer and Alderman Arnett

THE ANNAPOLIS
CITY COUNCIL


Michael J. Pantelides

Date



ATTEST


Regina C. Watkins-Eldridge, MMC

Date

