



*City of Annapolis*

## DEPARTMENT OF PLANNING AND ZONING

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Stephen M. Reilly  
PLANNING COMMISSIONER

### MEMO

To: City Council  
From: Planning Commission  
Date: July 14, 2024  
Re: O-13-24: Expanding Daycare Act

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### Background

On July 11, 2024, the Planning Commission received documents and heard testimony on O-13-24: Expanding the Daycare Act, by Alderman Brooks Schandelmier and Alderman Rob Savidge, which included a detailed presentation of the current zoning restrictions and recommended revisions to the city code for the purpose of expanding the number of zoning districts where daycare centers are permitted in the city. The Ordinance was originally sponsored by Alderman Schandelmier and Co-sponsored by Alderwoman Elly Tierney.

### Findings and Key Elements

The proposed legislation is seeking to address a shortage in daycare facilities that has become a problem for residents as it not only limits the availability of daycare options but also increases the cost of childcare where it exists. This legislation would expand the number of zoning districts where daycare facilities are permitted either as a principal land use or as an accessory land use. The additional zoning districts are all currently intended for commercial uses, professional office uses, or mixed uses. In all cases, the daycare facilities would be subject to the standards already in place within sections 21.64.190 (Day care, group), 21.64.200 (Day care centers, family), and 21.64.210 (day care centers, group, in conjunction with public school facilities or with a principal religious institution).

With the passage of this legislation, we could expect to see more day care facilities in more parts of the city, catering to a greater range of family needs, which would ultimately bring down the cost of childcare. The rigorous standards would still be in place which would limit potential conflicts with adjacent uses. Looking at the types of potential properties where new day care

facilities might locate, religious institutions are clearly an ideal fit given that they frequently have large amounts of underutilized parking, floor plans which cater to group activities, and space for outdoor recreation. The accessory use could also be an added source of revenue for religious institutions with declining congregations.

## **Recommendations**

The Commission deliberated and voted (6-0) to recommend general approval of the Ordinance with no further recommended changes to the legislation.

## **Resources**

<https://annapolismd.legistar.com/LegislationDetail.aspx?ID=6645765&GUID=9B60FE53-1946-441F-A45C-3C7A80DAFC05&Options=ID%7CText%7C&Search=O-13-24>