

O-13-21

Urban Renewal Projects - Repeal

**Amendments 1 and 2 – Finlayson, Schandelmeier, Savidge
Economic Matters Committee (6-22-21)**

Amendment 1:

on page 2, in line 29 and on page 3, in line 27 strike “SLUM AREAS AND”; and on page 2, in line 32 after “CHAPTER,” strike down through line 41 and in line 43 strike “2” and substitute “1”

Rationale:

Amendment 1 removes the definition of “Slum Area” and removes any reference to “slum area” in the legislation.

Amendment 2:

On page 1, after line 40 insert “17.48.020” and on page 14, after line 9 insert

**“TITLE 17 – BUILDINGS AND CONSTRUCTION
Chapter 17.48 - NONRESIDENTIAL PROPERTY MAINTENANCE
Section 17.48.020 - Findings—Purpose.**

- A. There exists in the City structures used for nonresidential use which are, or may become in the future, substandard with respect to structure, equipment or maintenance. These conditions, which include, but are not limited to, structural deterioration, lack of maintenance and appearance of exterior of premises, infestation, lack of essential heating and plumbing, lack of maintenance or upkeep of essential utilities and facilities, existence of fire hazards, inadequate provisions for light and air, and insanitary conditions, constitute a menace to the health, safety, welfare and reasonable comfort of the citizens and inhabitants of the City. It is found and declared further that by reason of lack of maintenance, and because of progressive deterioration, certain properties have the further effect of creating blighting conditions ~~and initiating slums~~ and that if these are not curtailed and removed, the conditions will grow and spread and will necessitate in time the expenditure of large amounts of public funds to correct and eliminate. Through timely regulations and restrictions, as contained in this chapter, the growth of ~~slums and~~ blight may be prevented, the neighborhood and property values maintained, the desirability and amenities of residential and nonresidential uses and neighborhoods enhanced, and the public health, safety, and welfare are protected and fostered.
- B. The purpose of this chapter is to protect the public health, safety, and welfare by establishing minimum standards governing the maintenance, appearance, condition, and occupancy of nonresidential premises; to establish minimum standards governing utilities, facilities, and

other physical components and conditions essential to make the facilities fit for occupancy and use; to fix certain responsibilities and duties upon owners and operators, and distinct and separate responsibilities and duties upon occupants; to fix penalties for the violations of this chapter; to provide for the right of access across adjoining premises to permit repairs; and to provide for the repair, demolition, or vacation of premises unfit for use. This chapter is remedial and essential for the public interest and it is intended that this chapter be construed liberally to effectuate the purposes as stated in this section.”

and on page 1, after line 41 insert “21.02.030” and on page 14 after line 34 insert

“TITLE 21 – PLANNING AND ZONING
Chapter 21.02 - INTRODUCTORY PROVISIONS
Section 21.02.030 - Purpose.

The Zoning Code is adopted for the purpose of promoting the public health, safety and general welfare of the citizens of the City of Annapolis. Additional specific purposes of the Zoning Code are as follows:

- A. To promote the public comfort, convenience and prosperity.
- B. To ensure the integrity of, and help implement, the Comprehensive Plan.
- C. To foster a more rational pattern of relationships among different types of land uses for the mutual benefit of all.
- D. To zone all properties with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.
- E. To avoid the inappropriate development of lands and provide for adequate drainage, curbing of erosion and reduction of flood damage.
- F. To lessen and relieve street congestion.
- G. To secure safety from fire and other dangers.
- H. To provide adequate standards of light, air and open space.
- I. To prevent the overcrowding of land and buildings and thereby to ensure proper living and working conditions and to prevent blight and slums.
- J. To avoid undue concentration of population.
- K. To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.
- L. To maintain and protect residential, business, commercial and manufacturing areas alike from harmful encroachment by incompatible uses and to ensure that land allocated to a class of uses shall not be changed to inappropriate uses.
- M. To protect those community facilities which require a residential environment and which provide essential health and welfare services for residents.
- N. To protect and provide locations for Federal, State, County and municipal governmental buildings and their various departments and related activities.
- O. To preserve the historic and the general environment of the historic district.
- P. To fix reasonable standards to which buildings and structures shall conform.
- Q. To prevent additions to, and alterations or remodeling of, existing buildings or structures as would not comply with the restrictions and limitations imposed in this Zoning Code.
- R. To provide for adequate off-street parking and loading areas.

- S. To isolate or control the location of unavoidable nuisance-producing uses.
- T. To define the powers and duties of the administrative and enforcement officers and bodies.
- U. To prescribe penalties for any violations of the provisions of this Zoning Code.
- V. To promote appropriate use of waterfront properties.”

Rationale:

Amendment 2 removes all references to “slums” from the Annapolis City Code.