

1 **..Title**  
2 **Waterfront Maritime Conservation District – Uses** – For the purpose of allowing the  
3 uses Seafood Industrial and Food Service Marts in the Waterfront Maritime Conservation  
4 District.

5 **..Body**

6 **CITY COUNCIL OF THE**  
7 *City of Annapolis*

8  
9 **Ordinance 35-19**

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11 **Introduced by: Alderwoman Tierney**

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13 **Referred to**  
14 Planning Commission  
15 Rules and City Government Committee  
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17  
18 **AN ORDINANCE** concerning

19  
20 **Waterfront Maritime Conservation District - Uses**

21  
22 **FOR** the purpose of allowing the uses Seafood Industrial and Food Service Marts in the  
23 Waterfront Maritime Conservation District.

24  
25 **BY** repealing and re-enacting with amendments the following portions of the Code of  
26 the City of Annapolis, 2020 Edition  
27 21.48.040  
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30 **SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS**  
31 **CITY COUNCIL** that the Code of the City of Annapolis shall be amended to read as  
32 follows:

33  
34 **TITLE 21 – PLANNING AND ZONING**  
35 **Chapter 21.48 – USE TABLES**  
36 **21.48.040 - Table of Uses—Waterfront Maritime Zoning Districts.**  
37

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

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

Uses		District WMC	District WMM 3	District WMI <sup>3</sup>	District WME
A. Maritime uses					

1. In-water boat storage:					
	a. Docks, slips, piers and other facilities at which boats are berthed, only in conjunction with other maritime uses	P	P		
	b. Docks, slips, piers and other facilities at which boats are berthed, in conjunction with other maritime uses		P	P	P
	c. Yacht and sailing clubs, and member services	P	P	P	P
	d. Sailing schools	P	P	P	P
2. On-land boat storage:					
	a. Open areas, paved or unpaved, and structures providing for on-land boat and marine equipment storage and display	P		P-Std	
	b. Open areas, paved or unpaved, providing for on-land boat and marine equipment storage and display		P		P
	c. Structures existing as of August 24, 1987 providing for on-land boat and marine equipment storage and display		P		P
3. Boat repair and maintenance:					
	a. Vessel repair and maintenance	P	P	P	P
	b. Maritime engineer/mechanical repair	P	P	P	P
	c. Boat, yacht and watercraft haul-out	P	P	P	P

	facilities and maintenance operations				
	d. Fuel storage and refueling facilities for marine craft	P	P	P	P
	e. Accessory on-land material storage	P	P	P	P
4. Marine fabrication:					
	a. Sail and canvas accessory manufacture	P	P	P	P
	b. Spar and rigging construction	P	P	P	P
	c. Maritime carpentry	P	P	P	P
	d. Construction and laying up of marine molds	P	P	P	P
	e. Metal casting for marine use	P	P	P	P
	f. Marine industrial welding and fabrication	P	P	P	P
	g. Boat manufacture	P	P	P	P
5. Maritime services: functions necessary to serve in-water and on-land boat storage and working boatyards, including, but not limited to:					
	a. Boat dealers, brokers and manufacturers' representatives	P	P	P	P
	b. Boat rentals, charters, and charters services	P	P	P	P
	c. Marine parts, supplies, accessory distributors	P	P	P	P
	d. Marine transportation and water taxis	P	P	P	P
	e. Marine documentation	P	P	P	P

	f. Boat show management and promotion	P	P	P	P
	g. Nautical component servicing	P	P	P	P
	h. Yacht designers	P	P	P	P
	i. Marine surveyors	P	P	P	P
6. Maritime retail: display, sale and storage of marine parts, supplies, accessories, and provision of other goods including, but not limited to:					
	a. Marine hardware	P	P	P <sup>1</sup> ,	P <sup>1,2</sup>
	b. Fishing tackle	P	P	P <sup>1</sup>	P <sup>1,2</sup>
	c. Marine chandleries	P	P	P <sup>1</sup>	P <sup>1,2</sup>
	d. Yacht furniture	P	P	P <sup>1</sup>	P <sup>1,2</sup>
	e. Marine maps, magazines, catalogues and other publications	P	P		P <sup>1,2</sup>
	f. Maritime retail	P	P	A-Std	A-Std
7. General maritime: general office and research functions contributing to maritime activities including, but not limited to:					
	a. Marine salvage, testing, research and environmental services	P	P		
	b. Marine salvage, testing, and environmental services				P <sup>1,2</sup>
	c. Maritime associations	P	P		P <sup>1,2</sup>
	d. Oceanographic laboratories and experimental facilities	P	P		P <sup>1,2</sup>

	e. Facilities for marine pollution control, oil spill cleanup, and servicing of marine sanitation devices	P	P		P <sup>1,2</sup>
	f. Tugboat, vessel towing services, fireboat, pilotboat, harbormaster and similar services	P	P		P <sup>1,2</sup>
	g. Specialized professional services to the maritime industry	P	P		P <sup>1,2</sup>
	h. Marine transport operations, including shipping offices	P	P		P <sup>1,2</sup>
	i. Marine photography, printmaking and chart-making	P	P		P <sup>1,2</sup>
	j. Yacht and sailing club offices	P	P		P <sup>1,2</sup>
	k. Yacht finance	P	P		P <sup>1,2</sup>
	l. Maritime service organizations		P		P <sup>1</sup>
8. Maritime institutions:					
	a. Marine educational facilities	P	P		P <sup>2</sup>
	b. Marine museums and aquariums	P	P		P <sup>2</sup>
	c. Maritime service organizations	P	P		
9. Seafood industrial:	Landing, distribution, processing, brokerage, wholesale and retail sales of fish and shellfish	<u>P</u>	P	P	P

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	District WMC	District WMM <sup>3</sup>	District WMI <sup>3</sup>	District WME
B. Other uses:				
Accessory uses	A	A		

Antenna towers			P-Std, S-Std	
Antennas and amateur radio stations	A-Std	A-Std	A-Std	A-Std
Delicatessen			A-Std	A-Std
Food service marts	<u>A-Std</u>		A-Std	A-Std
Governmental uses:				
Parks and recreation facilities	P		P	P
Parking structures as accessory to permitted maritime uses on a separate zoning lot		S-Std		
Professional offices		S-Std		
Restaurant, standard	S-Std	S-Std		S-Std
Retail sales of non maritime-related goods	S-Std	S-Std		
Telecommunications facilities	A-Std	A-Std	A-Std	A-Std
Temporary uses	P-Std	P-Std	P-Std	P-Std
Transient boater services, such as laundry, pool, recreation facilities and sales of convenience items			A-Std	

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1 This use is permitted only on lots without waterfront frontage as of August 24, 1987.  
2 This use is permitted in buildings located within one hundred feet of the shoreline, provided  
3 that the use does not exceed twenty-five percent of the gross floor area of the lot.  
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5 3 In the WMM and WMI districts non water-dependent buildings, structures, or parking are  
6 permitted within the one hundred-foot maritime use setback only if they meet certain bulk  
7 requirements. See Division III Chapter 21.46.

**SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL** that this ordinance shall take effect from the date of its passage.

**EXPLANATION**

Underlining indicates matter added to existing law.  
~~Strikethrough~~ indicates matter stricken from existing law.