



City of Annapolis City Council
Committee & Commission Referral Action Report

Date: June 2, 2020

To: Jacqueline Lee
City of Annapolis Office of Law,
Legislative and Policy Analyst

The Maritime Advisory Board has further reviewed O-15-20 and has taken the following action:

- Favorable
- Favorable with amendments
- Unfavorable (vote of 9-0)
- No Action
- Other – Supplement to Referral Action Report dated June 2, 2020.
- Comments:

At its May 19, 2020, regular meeting the Maritime Advisory Board (MAB) considered proposed Ordinance O-15-20, and under date of June 2, 2020, provided its Referral Action Report. For the reasons set forth in that report the MAB made the following recommendations:

1. Unanimously opposes O-15-20 as introduced.
2. Recommends that the sponsor withdraw O-15-20 as introduced as inconsistent with the requirements of the City Dock Master Plan and the Mayor's transition team recommendations.
2. Recommends that the Planning Commission and Council reject O-15-20 as introduced.
3. Recommends that the City immediately undertake a comprehensive review of all the existing maritime zones to include consideration of the recommendations of the MAB and the Mayoral transition team, with such review to be completed on or before July 31, 2020.

4. Directs that the Chair request a formal opinion from the Office of Law regarding the impact of any change to the WMM zoning on the ACM “business planned development” adopted in 1981, as amended.
5. Will hold open the time for public comment on O-15-20 through June 16, 2020.

Pursuant to Item 5 above, the time for public comment was held open through June 16, 2020.

At its June 16, 2020, meeting the MAB received additional comments from Joseph Devlin, Esq. and Jon Arason (representing Annapolis City Marina), Philip Dales (representing several un-named maritime property owners), and Ald. Ross Arnett, the sponsor of the legislation. At the request of Ald. Arnett for identification of the recommendations set forth in Item 3 above, the MAB unanimously approved the following supplement to the Referral Action Report for O-15-20.

The primary goals in considering any change to the WM zoning are:

1. To the maximum extent practical, maintain maritime uses exterior to the existing or new buildings while permitting flexibility in uses within existing or new buildings
2. To maintain the views to the water from adjoining neighborhoods.
3. To maintain views from the water reflecting a maritime waterfront character and ambiance.
4. To create a business environment reflective of the current maritime economy that is consistent with individual properties and tenants, and with permitted uses that are fair and equitable across the WMM, WME and WMI zoning districts.


The WMC zoning district is limited to the water side of Compromise Street and City Dock generally. That zoning was previously amended, and any future adjustment is more appropriate in conjunction with the future plans for that area of downtown Annapolis.

The following recommendations have come from past MAB considerations, from the transition team of the current administration, and from individual property and business owners in the WMM, WME and WMI zones. However, these recommendations are not exclusive, should include input from current tenants, and should be considered in conjunction with the previously-recommended comprehensive review of these maritime zones.

- Eliminate the distinction between uses in pre- and post-1987 structures.
- Establish equal percentages in all three zones for general and professional office uses.
- Revise the parking requirement for general and professional office uses to be consistent at 1 space per 300 square feet of office space.

- Establish consistent on-land boat and marine equipment storage and display in all WM zones.
- Allow on-land storage units for maritime tenant/slipholder use only.
- Classify restaurant uses in marinas with transient dockage as a maritime use.
- Reduce the tax rate applied to assessed value of WM properties (e.g., if non-maritime use is 40%, then tax rate is 40% also) to reflect the limitation in uses.
- Allow full service restaurants in the WMI zone subject to standards.
- Allow non-maritime reception activities in the WMI zone (e.g., temporary wedding or other reception activities) subject to standards.
- Allow overnight accommodations limited to visitors for maritime businesses requiring such uses – e.g., weekend and week-long sailing school attendees; not for use by non-maritime attendees (e.g., no bridal party, short term rental, B&B, etc), subject to standards.
- Allow bike, scooter, paddlecraft, and similar rentals for visiting boaters and marina tenants.
- Include special incentives to encourage retention of fuel docks on Spa Creek and Back Creek.
- Include special incentives that encourage rent or other relief or benefit to tenants.
- Utilize appropriate “triggers” for non-maritime uses with “penalties” for loss of triggers
- Ensure that non-waterfront properties in maritime zones receive commensurate consideration for adjustment.
- Review current Table of Uses for other inconsistencies in allowable uses.

Meeting Date: June 16, 2020



Tarrant H. Lomax, Chair