



City of Annapolis
Signature Copy
O-29-25



Tyler Avenue Complete Community Overlay District

For the purpose of establishing the Tyler Avenue Complete Community overlay district as a new zoning district, which will supersede the existing zoning districts within the boundary of the new district.

**City Council of the
City of Annapolis**

Ordinance 29-25

Introduced by: Alderman Gay

Referred to: Planning Commissions, Rules and City Government Committee, Housing and Human Welfare Committee

AN ORDINANCE concerning

Tyler Avenue Complete Community Overlay District

FOR the purpose of establishing the Tyler Avenue Complete Community overlay district as a new zoning district, which will supersede the existing zoning districts within the boundary of the new district.

BY enacting with amendments the following portions of the Code of the City of Annapolis, 2025 Edition: **Title 21, Division IV, Chapter 21.60**

BY amending and reenacting with amendments the following portions of the Code of the City of Annapolis, 2025 Edition: **Title 21, Division V- 21.60.030, 21.62.120, 21.66.130; Division VI - 21.72.010.**

WHEREAS, The Mayor and City Council of the City of Annapolis unanimously adopted a new comprehensive plan, titled "Annapolis Ahead 2040 Comprehensive Plan" by Resolution 4-24 on July 8, 2024; and

WHEREAS, The Annapolis Ahead 2040 Comprehensive Plan includes targeted goals and recommended actions to address transportation safety, housing options, access to green space and many other priorities; and

- WHEREAS,** The Annapolis City Code, Title 21, the Zoning Code, authorizes the Mayor and City Council to make zoning map changes; and
- WHEREAS,** The Tyler Avenue corridor has recorded a high number of vehicle crashes and property damage in recent years due to poor roadway design; and
- WHEREAS,** The area within the Tyler Avenue Complete Community overlay district has a higher vacancy rate than the overall city; and
- WHEREAS,** The majority of the land in the City of Annapolis is zoned to only allow for a single-family detached home; and
- WHEREAS,** A mismatch of zoning standards and community needs within the Tyler Avenue Complete Community overlay district has contributed to an existing density that is only a fraction of what zoning currently allows;
- WHEREAS,** The supply of new homes in Annapolis affordable to workforce households has declined dramatically in recent years; and
- WHEREAS,** The concept of a Complete Community emphasizes integrated land use, transportation, and community design to foster a vibrant, sustainable, and equitable place to live; and
- WHEREAS,** The Tyler Avenue Complete Community overlay district is designed to address multiple City goals and local community needs, including transportation safety, housing options, and access to green space;

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:

City Code Title 21 - PLANNING AND ZONING
Division IV -Overlay District
Chapter 21.60 - Tyler Avenue Overlay District

Section 21.60.010 - Purpose.

- A. The purpose of the Tyler Avenue Complete Community overlay district is to improve conditions along the Tyler Avenue corridor and ensure compatibility of new development with existing properties through guidelines for streetscape enhancement, tree canopy expansion, community open space, and housing options

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designed to protect neighborhood character while also addressing community needs.

B. New development within the Tyler Avenue Complete Community overlay district is characterized by the following:

1. New buildings designed to be compatible and consistent in size and character with the existing housing stock of the corridor;
2. A diversity of housing types regarding size and affordability is encouraged to meet the current and future needs of the community;
3. Streetscape improvements that encourage safe walking, biking, and transit use are integral to all new construction;
4. Functional open space areas designed for the benefit of residents and connected to adjacent open space whenever possible; and
5. The preservation and expansion of tree canopy, particularly along the streetscape.

Section 21.60.020 - Applicability.

The provisions of the Tyler Avenue Complete Community overlay district apply to all properties located within the district boundaries on the zoning map.

Section 21.60.030 – Standards.

A. In the Tyler Avenue Complete Community overlay district, the following standards apply:

1. Uses. In addition to the uses permitted in the underlying zoning district, the following uses are permitted in the Tyler Avenue Complete Community overlay district, provided the minimum lot size requirements are met:
 - a. Dwellings, single-family attached, subject to the standards for Dwellings, single-family attached in Chapter 21.64;
 - b. Dwellings, two-family, subject to the standards for Dwellings, two-family in Chapter 21.64;
 - c. Dwellings, three-family, subject to the standards for Dwellings, three-family in Chapter 21.64;
 - d. Dwellings, four-family, subject to the standards for Dwellings, four-family in Chapter 21.64; and

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- e. Dwellings, Cottage Court, subject to the standards for Cottage Court in Chapter 21.64.

2. **Minimum Lot Size.**

- a. The minimum lot size for a single-family detached or attached dwelling is 2,700 square feet.
- b. The minimum lot size for a two-family detached dwelling is 5,400 square feet
- c. The minimum lot size for a three-family or four-family dwelling is 10,800 square feet.
- d. The minimum lot size for Cottage Court dwellings is 16,200 square feet. The allowable number of dwelling units for a Cottage Court is determined using the minimum lot sizes of the other dwelling types.

3. **Minimum Lot Width.**

- a. The minimum lot width for single-family detached dwellings is 30 feet.
- b. The minimum lot width for single-family attached dwellings is 16 feet.
- c. The minimum lot width for two-family, three-family, or four-family dwellings is 40 feet.
- d. The minimum lot width for Cottage Court dwellings is 75 feet.

4. **Front Yards.**

- a. The front yard setback requirement for all permitted uses shall be 25 feet, of which 10 feet shall be dedicated as a public easement.
- b. Porches and stoops may project into the front setback area.
- c. Building additions may maintain the front yard of the existing structure.
- d. Fences and walls may not encroach into the public easement area of the setback.

5. **Side Yards.**

- a. The side yard setback requirement for all permitted residential uses shall be five feet. All other permitted uses shall follow the bulk standards of the underlying district.

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- b. The side setback requirement on corner lots adjacent to the street shall be 10 feet.

6. **Rear Yards.**

- a. The rear yard setback requirement for all permitted residential uses shall be 15 feet. All other permitted uses shall follow the bulk standards of the underlying district.
- b. All lots adjoining the northern terminus of Marda Lane must dedicate an additional 20 feet of setback area as a public easement if redeveloped to allow for a future improvement of Marda Lane.

7. **Height.**

- a. The maximum allowable building height for all permitted residential uses is three 2.5 stories, or 35 feet.
- b. The maximum allowable height for all other permitted uses shall follow the bulk standards of the underlying zoning district.

8. **Open Space.**

- a. For developments including three or more buildings, at least 40% of the lot must be dedicated to useable open space.
- b. Required setback areas may be included to fulfill the open space requirement.
- c. The primary intent of the required open space is to ensure that an adequate amount of natural area is integrated with new development to benefit residents.
- d. The required open space can be designed to fulfill stormwater management requirements.

B. **Site Design Plan Review.**

- 1. Where development is subject to Site Design Plan Review, the following design guidelines shall apply in addition to the general standards set forth in Chapter 21.62; and
 - a. These guidelines shall be applied at the time of site design plan review, take precedence in the event of conflict with the provisions of Chapter 21.22, and apply to all uses in the Tyler Avenue Complete Community overlay district;
 - b. The Department of Planning and Zoning must find that site design Plans are consistent with these guidelines before they can be approved.

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2. Where new buildings, structures, structural alterations or structural rehabilitations, enlargements or reductions are proposed, their design shall be compatible with the character and design of the Tyler Avenue Complete Community overlay district area and shall enhance the existing spatial and visual qualities of the area. Design considerations shall include the following:
 - a. Height and scale of buildings;
 - b. Orientation;
 - c. Spacing;
 - d. Exterior features such as porches, roof pitch and direction; and
 - e. Landscape elements
3. All new structures or buildings, enlargements of existing structures or buildings and substantial rehabilitation, reduction and/or alteration of existing structures or buildings shall have bulk, massing and scale similar to those on the blockface.
 - a. The proposed alterations or new construction shall preserve and enhance the vernacular streetscape character of the neighborhood.
 - b. For developments that include three or more buildings, clearly defined common open space must be integrated with the arrangement of the buildings.
 - c. Cottage Court dwellings must be designed around a shared common open space.
 - d. Common open space may also be designed to address stormwater management requirements.
 - e. Native canopy trees must be an integral element of all common open space areas.
 - f. Opportunities to link common open space areas to existing open spaces, trails, and across lots should be implemented to expand greenway networks where feasible.
 - g. All fencing and walls must be shown on site design plans and meet the requirements of Chapter 21.60.
 - h. Fencing at the front setback area must not encroach on the areas dedicated as public easement.
 - i. In addition to the requirements of Chapter 21.62, parking areas shall be designed to limit lot coverage to the greatest extent

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possible and located so as not to conflict with the use of open space areas.

**City Code Title 21 - PLANNING AND ZONING
Division V – Regulations of General Applicability
Chapter 21.60 Supplemental Use and Design Standards**

Section 21.60.030 – One principal building per lot.

Not more than one principal detached residential building shall be located on a zoning lot, and a principal detached residential building shall not be located on the same zoning lot with any other principal building, except in the case of the following:

- A. Special exceptions,
- B. Planned developments, and
- C. Multi-family dwellings in the BCE district, pursuant to Section 21.64.220.
- D. Tyler Avenue Complete Community overlay district, pursuant to Chapter 21.60 of Division IV, Overlay District.

**City Code Title 21 - PLANNING AND ZONING
Division V – Regulations of General Applicability
Chapter 21.62 Site Design Standards**

Section 21.62.120 – Parking and loading.

- A. **General Design Considerations.** The principles in this subsection shall govern the design of all off-street parking areas.
 - 1. The location and layout of accessory off-street parking and loading spaces shall provide for efficient circulation and for the safety of pedestrians and vehicles.
 - 2. To the maximum extent practicable, sites shall be designed to:
 - a. Locate parking areas in a manner that does not detract from the design of proposed buildings and structures or from the appearance of the existing neighboring buildings, structures, and landscape elements.

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- b. Minimize lot frontage of parking areas on streets and shield parking areas from public view.
 - c. Avoid the location of parking areas within one hundred feet of the waterfront.
- B. **Types of Facilities.** Accessory parking spaces may be open or enclosed.
- C. **Provisions for the Physically Handicapped.** Parking for the physically handicapped shall be provided pursuant to the provisions of the Americans with Disabilities Act and the Maryland Building Code for Handicapped.
- D. **Access.** Access to off-street parking spaces shall meet the following requirements:
 - 1. Off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner that will least interfere with traffic movement.
 - 2. ~~Except on lots accommodating single-family dwellings, e~~Each off-street parking space shall open directly upon an aisle or driveway at least twelve feet wide, with the exception of off-street parking for single-family dwellings, two-family dwellings, three-family dwellings, or four-family dwellings which shall open directly upon an aisle or driveway at least nine feet wide.
- E. **Surface Material.** Parking area surface material shall be appropriate for the use.
 - 1. A dustless all-weather surface material shall be used in most situations. Nontraditional surface materials, such as pervious pavers, are recommended.
 - 2. Subject to standards established by the Department of Public Works, gravel may be used as a surface material in residential zoning districts.
 - 3. The surface treatment of parking lots shall differentiate vehicular from pedestrian travelways.
- F. **Parking Space and Aisle Dimensions.**
 - 1. Parking spaces shall have the following minimum dimensions, exclusive of access drives or aisles, ramps, columns or office or work areas:
 - a. Width: eight and one-half feet.
 - b. Length: eighteen feet, or twenty-three feet in the case of parallel parking.

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- c. Vertical clearance: six and one-half feet, measured at right angles to the axis of the vehicle.
2. Minimum aisle widths are as follows, with the angle measured between the centerline of the parking space and the centerline of the aisle:

[Note: the Parking Angle/Width chart at this location remains unchanged, although not included in this legislation]

G. Buffers and Planting.

1. Parking lot planting shall be in accordance with Parking and Landscaping: A Manual of Landscape Standards for Parking Lots, Department of Planning and Zoning, Revised 1986.
2. Parking lots shall have landscaped buffers in accordance with the following schedule:

Situation	Required minimum landscaped buffer from property line to edge of pavement
Property line buffers	
<u>Parking lots adjacent to residential property lines in the Tyler Avenue Complete Community overlay district</u>	
<u>15 or fewer spaces:</u>	<u>5 feet</u>
<u>16 or more spaces:</u>	<u>10 feet</u>
<u>Parking lots with irregular, confining or other unusual site characteristics:</u>	<u>5 feet</u>

**City Code Title 21 - PLANNING AND ZONING
Division V – Regulations of General Applicability
Chapter 21.66 Parking and Loading Regulations**

Section 21.66.130 – Table of off-street parking requirements.

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

Use	Standard	Additional Provisions
<u>Dwellings, three-family</u>	<u>1 space per dwelling unit</u>	
<u>Dwellings, four-family</u>	<u>1 space per dwelling unit</u>	
<u>Dwellings, Cottage Court</u>	<u>1 space per dwelling unit</u>	

City Code Title 21 - PLANNING AND ZONING
Division VI – General Terms and Rules of Measurement
Chapter 21.72 Terms and Definitions

Section 21.72.010 - Terms.

"Dwelling" means a building, or portion of a building, designed or used exclusively for residential occupancy. Includes the following unit types:

- a. Single-family detached dwellings;
- b. Single-family attached dwellings;
- c. Multifamily dwellings;
- d. Two-family dwellings;
- e. Three-family dwellings;
- f. Four-family dwellings;
- g. Cottage Court dwellings; and
- e.h. Dwellings above the ground floor of nonresidential uses.

The term "dwelling" does not include house trailers and hotels.

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Dwelling, Multi-Family. See illustration. "Multi-family dwelling" means a building, or portion of a building, containing three or more dwelling units.

Dwelling, Single-Family Detached. See illustration. "Single-family detached dwelling" means a building containing one dwelling unit that is surrounded entirely by open space on the same lot.

Dwelling, Single-Family Attached. See illustration. "Single-family attached dwelling" means one of a series of two or more dwellings that can be joined to another dwelling at one or more sides by a party wall or walls, with each unit having its own separate exterior entrance(s). For example, townhouse, rowhouse, two-family dwelling, and quadraplex units are Single-family attached dwellings.

Dwelling, Two-Family. See illustration. "Two-family dwelling" means a building containing two dwelling units. Examples:

- a. A detached dwelling containing an apartment is a two-family detached dwelling.
- b. A duplex is a two-family detached dwelling with the units separated by one vertical party wall without openings extending from the basement floor to the roof along the dividing lot line.

Dwelling, three-family. "Three-family dwelling" means a building containing three dwelling units.

Dwelling, four-family. "Four family dwelling" means a building containing four dwelling units.

Dwelling, cottage court. "Cottage Court dwelling" means a grouping of at least four small single-family detached dwellings or single-family attached dwellings arranged around a shared common open space.

"Dwelling unit" means any habitable room or a group of adjoining habitable rooms located within a dwelling and forming a single unit with facilities which are used or intended to be used for living, sleeping, cooking and eating of meals.

SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL that this ordinance shall take effect upon passage.

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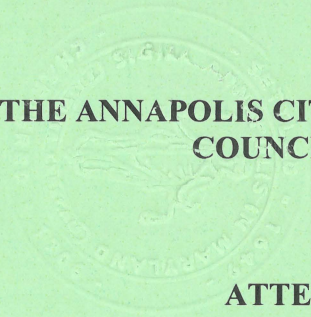
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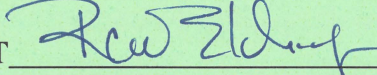
ADOPTED this 13th day of October 2025.

Aye: 8 Mayor Buckley, Alderman Huntley, Alderwoman O'Neill,
Alderwoman Finlayson, Alderman Schandelmeier, Alderman Gay,
Alderman Savidge, and Alderman Arnett

Absent: 1 Alderwoman Pindell Charles

**THE ANNAPOLIS CITY
COUNCIL**

  Date: 10/28/2025
Gavin Buckley, Mayor

ATTEST  Date: 10/28/25
Regina Watkins-Eldridge, MMC,
City Clerk

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