



# Legislative Summary

0-29-25

## Tyler Avenue Complete Community Overlay District

The City of Annapolis Office of Law created this summary for the use of Annapolis City Council members during their consideration of the legislation.

---

### Bill Summary

O-29-25 begins implementing the City's "Tyler Avenue Complete Community" project. This includes rezoning the Tyler Avenue corridor to permit the construction of single-family homes, duplexes, small condominium and buildings, and Cottage Courts. Additionally, it allows lots to be changed to facilitate these new housing developments. The resolution also establishes the building parameters for any new construction in the area.

### *Background*

Tyler Avenue is a central Annapolis corridor stretching from Bay Ridge Avenue to Forest Drive. It provides convenient access between Historic Downtown Annapolis and Forest Drive, which leads to Highway 50.

Many homes along Tyler Avenue were built in the late 1950s, during the post-World War II suburban development boom across the county. The avenue features a mix of architectural styles, including Craftsman, ranch, Cape Cod, and mid-century homes, typically situated on large but narrow lots.

The Forest Drive and Tyler Avenue intersection is a crucial commercial corridor in the city with more than 40,000 vehicles going through it daily.

The "Tyler Avenue Complete Community" project, from Bay Ridge Avenue to Forest Drive, aims to implement safety improvements, create new housing options, enhance the streetscape, and provide community amenities while protecting the neighborhood's character.



## Details

### **Division IV of Title 21**

A new Chapter, 21.60, would create a new zoning overlay district called the "Tyler Avenue Overlay District." A zoning overlay district is a second layer of zoning regulations that applies only to property within the overlay zone.

### ***Section 21.60.010***

Explains the purpose and goals of the Tyler Avenue Complete Community overlay district.

### ***Section 21.60.020***

Applies all regulations in the chapter to the property within the zoning map boundaries for the overlay district.

### ***Section 21.60.030***

Lays out the regulations for the Tyler Avenue Complete Community overlay district.

#### Subsection A:

1. Allows single-family homes, duplexes, three-family condos/apartments, four-family condos/apartments, and Cottage Courts.
2. The minimum lot size ranges from 2,700 square feet for a single-family detached home to 16,000 square feet for a Cottage Court.
3. The minimum lot width ranges from 16 feet for single-family attached dwellings to 75 feet for Cottage Courts.
4. This paragraph sets the rules for front yards.
5. This paragraph sets the rules for side yards.
6. This paragraph sets the rules for backyards.
7. Buildings are limited to 35 feet high for residential uses; other buildings, such as commercial buildings, must follow the underlying zoning district rules.



8. Open space is required. This paragraph contains the rules for open space.

Subsection B:

1. The Planning and Zoning Department must review all site design plans to ensure the regulations are being followed
2. The design of the building must be compatible with existing buildings.
3. The size of new buildings must be similar in bulk and size to the existing structures. This subsection also sets regulations on the design of the permitted buildings, tree canopy, green space, fencing, stormwater management, and streetscape.

***Division V of Title 21***

***Section 21.60.030***

This allows an exemption for the Tyler Avenue Complete Community overlay district up to the limit of one principal building per lot.

***Section 21.62.120***

It allows off-street parking spaces along the overlay district to be nine feet wide rather than 12 feet wide and sets the requirements for landscape buffers from the property line to the edge of parking lots.

***Section 21.60.130***

Requires one off-street parking space per dwelling unit.

***Division VI of Title 21***

***Section 21.72.010***

Adds definitions for the new types of dwellings to be allowed on the Tyler Avenue Corridor.