

Business Revitalization Zoning District Regulations

For the purpose of correcting a key bulk standard for the Business Revitalization (BR) zoning district by increasing the allowable floor area compared to the size of the lot from a 2.0 to 2.5 floor area ratio; require conformance with the general architectural design of the buildings around the property; and generally related to Business Revitalization District requirements.

City Council of the
City of Annapolis

Ordinance 30-25

Introduced by: Alderwoman O'Neill
Co-sponsored by: Alderman Gay

Referred to: Planning Commission, Rules and City Government Committee

AN ORDINANCE concerning

Business Revitalization Zoning District Regulations

FOR the purpose of correcting a key bulk standard for the Business Revitalization (BR) zoning district by increasing the allowable floor area compared to the size of the lot from a 2.0 to 2.5 floor area ratio; require conformance with the general architectural design of the buildings around the property; and generally related to Business Revitalization District requirements.

BY repealing and reenacting with amendments the following portions of the Code of the City of Annapolis, 2025 Edition: **21.42.070, 21.50.190**

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 III - Base District Regulations
Chapter 21.42 - Commercial and Industrial Districts

Section 21.42.070 – BR Business Revitalization District.

Explanation: ~~Strikethrough~~ indicates matter stricken from existing law.
 Underlining indicates a change to the City Code.
 Underlining & black - copyediting or reformatting of existing Code section
 Underlining & red - new matter added to the code.

- 1 A. **Purpose.** The BR Business Revitalization district is designed to encourage the
2 reestablishment of community-oriented businesses owned and operated by members of
3 the surrounding residential community.
- 4 B. **Uses.** Uses that may be permitted in the BR district are set forth in the table of uses for
5 commercial and industrial districts in Chapter 21.48.
- 6 C. **Development Standards.**
- 7 1. Chapter 21.50 contains the bulk regulations table for the BR district.
- 8 2. Design Standards. Where development is subject to Site Design Plan Review, the
9 following design standards shall apply in addition to the general standards set
10 forth in Chapter 21.62.
- 11 a. The height of a building as measured on the rear portion of a sloping site
12 should not rise substantially above any residential structures adjacent to
13 the building.
- 14 b. The design of rear entrances to commercial buildings shall be casual,
15 utilitarian, appropriate to its surroundings and take into account the
16 interests of any nearby residential uses.
- 17 c. The design of each new building and its site shall be of an urban not a
18 suburban character.
- 19 d. The design of a new building must be consistent with the predominant
20 street wall condition of the district, which is defined by two-story
21 structures; any portion of the street-facing façade that is taller than 20 feet
22 must be recessed at least three feet; the recessed area may be used as
23 unenclosed balcony space.
- 24 D. **Additional Standards.**
- 25 1. **Administrative Adjustment to Off-Street Parking.** Pursuant to the
26 administrative adjustment procedures set forth in Chapter 21.18, the Planning and
27 Zoning Director may adjust the off-street parking requirements as follows upon a
28 demonstration that reasonable alternative parking facilities are available:
- 29 a. For development of new buildings on zoning lots of ten thousand square
30 feet or greater a waiver of up to seventy-five percent of the off-street
31 parking requirement may be granted.
- 32 b. For rehabilitation or expansion of existing buildings and the development
33 of new buildings on zoning lots less than ten thousand square feet, the off-
34 street parking requirement may be waived completely.
- 35 2. **Loading and Unloading.**
- 36 a. Off-street loading facilities are not required in the BR district.

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- b. Vehicles used for loading and unloading purposes shall park only within a designated off-street loading space at any time; or in a designated on-street loading zone, between the hours of six a.m. and eleven a.m., unless the zone is posted for other hours.

Section 21.50.190 – Bulk Regulation Table BR District.

Permitted uses, special exception uses, and uses subject to specific standards	Floor Area Ratio (maximum)
All uses unless otherwise specified	2.0 <u>2.5</u>
Dwellings above the ground floor of nonresidential uses	2.0 <u>2.5</u>

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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