

1 **..Title**

2 **Building Height and Elevation Limit - Exception for FEMA Flood Zones in Annapolis –**

3 For the purpose of exempting building construction in Federal Emergency Management
4 Agency's AE flood zones including the Annapolis' City Dock area from certain elevation
5 restrictions; setting exception criteria; and generally related to Planning and Zoning height
6 measurement.

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8 **..Body**

9
10 **CITY COUNCIL OF THE**
11 **City of Annapolis**

12
13 **Ordinance 15-23**

14
15 **Introduced by: Mayor Buckley**

16 **Co-sponsored by:**

17
18 **Referred to**

19 Planning Commission

20 Rules and City Government Committee

21
22 **AN ORDINANCE** concerning

23
24 **Building Height and Elevation Limits - Exception for FEMA Flood Zones in Annapolis**

25
26 **FOR** the purpose of exempting building construction in the Federal Emergency Management
27 Agency's AE flood zones including the Annapolis' City Dock area from certain elevation
28 restrictions; setting exception criteria; and generally related to Planning and Zoning height
29 measurement.

30
31 **BY** repealing and reenacting with amendments the following portions of the Code of the City
32 of Annapolis, 2022 Edition

33
34 **SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY**
35 **COUNCIL** that the Code of the City of Annapolis shall be amended to read as follows:

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37
38 **Title 21 - Planning and Zoning**

39 **Division IV - Overlay District**

40 **Article II - Height and Bulk Limits**

41 **Section 21.56.170 - Height measurement**

42
43 **21.56.170 Height measurement.**

44 The height of buildings shall be determined in the following manner:

1 A. All measurements shall be taken from the center of the building at the front setback line;
2 provided, however, that if the building is greater than forty-four feet wide, the massing
3 shall conform to Section 21.56.210. In buildings greater than forty-four feet in width, the
4 building height measurement shall be taken at the highest point of each building element
5 at the front setback line.

6 B. Antennas and mechanical equipment up to thirty inches high shall not be counted in
7 computing height, and penthouses, other structures and mechanical equipment thirty inches
8 in height shall be used in computing height; chimneys are excluded.

9 C. For the purpose of achieving a permanent height limit, the height of a building shall not be
10 allowed to increase because of an increase in the elevation of the front setback line
11 occurring after the effective date of this Zoning Code

12 1. **Exception.** Buildings that must comply with the Federal Emergency
13 Management Agency (FEMA) Floodplain Management elevation requirement for
14 AE flood zones are exempted from subsection C above. The area included is
15 found in the FEMA Zone AE flood hazard map covering Annapolis City Dock.
16 (see FEMA Policy #204-078-1 and FEMA's National Flood Hazard Layer NFHL
17 Viewer at <https://www.fema.gov/flood-maps/national-flood-hazard-layer>).

18 2. **Exception Criteria.** Exempted structures will be measured from the new grade at
19 the front setback line not to exceed the flood protection elevation plus one foot.

20 D. Height Measurement in Special Height Limit Districts.

21 1. Two limits are established for each height district:

22 a. The height of a building at its highest point.

23 b. The height of a cornice or lower roofline of the building at the front setback
24 line.

25 2. The height of a building behind the front setback line may be increased provided it
26 does not exceed a plane projected at an angle of forty-five degrees upward from the
27 maximum allowable cornice or lower roofline height at the front setback line. The
28 plane may contain roof dormers provided the sum of their widths does not exceed
29 fifty percent of the street front linear dimensions of the building.

30 3. For gambrel and gable roofs with ridge lines perpendicular to the street, the height
31 of a cornice or lower roofline will be measured at the side wall at the front setback
32 line, and the height of the building at its highest point will be measured at the ridge
33 line.

34 **Explanation:**

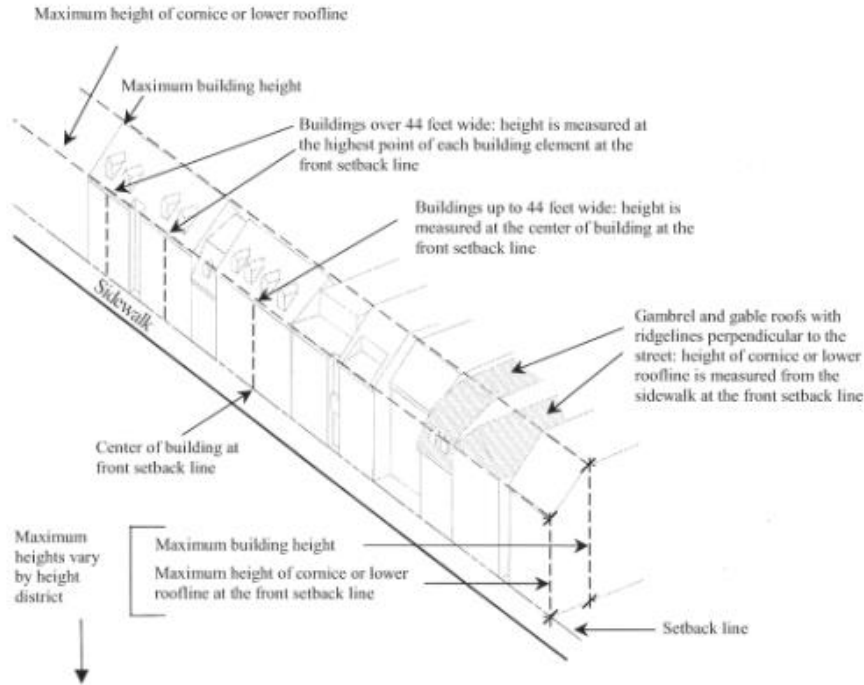
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Underlining & black indicate copyediting or reformatting of existing law

Underlining & red indicate new matter added to code.

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Illustration for height measurement.



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Height District per 21.56.180	Height of Cornice or Lower Roofline at Front Setback	Maximum Building Height
1	22'	32'
2	28'	38'
3	35'	45'

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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.

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