



City of Annapolis
Committee & Commission Referral Action Report

DATE: 9 JUN 2023
~~April 27, 2023~~

TO: Kalyn Jackson, City Council Associate
Office of the City Clerk

SUBJECT: O-15-23: Building Height and Elevation Limit – Exception for FEMA Flood
Zones in Annapolis.

The Historic Preservation Commission has reviewed O-15-23 and has taken the following action:

Favorable

Favorable with Amendments *replaced with final amendment*

Unfavorable

No Action

Other

Comments:


Timothy P. Leahy, Chairman

O-15-23

Building Height and Elevation Limits - Exception for FEMA Flood Zones in Annapolis**AMENDMENT 1 – ALD. TIERNEY**

Amendment Summary: Changes the FEMA map in the ordinance from the Zone AE map found on FEMA's map website to the FEMA Flood Insurance Rate Map. The amendment also clarifies the area to be exempted from the height measurement limit that's set in § 21.56.170.

On page 2, in lines 15-17, strike “the FEMA Zone AE flood hazard map covering Annapolis City Dock. (see FEMA Policy #204-078-1 and FEMA's National Flood Hazard Layer NFHL Viewer at <https://www.fema.gov/flood-maps/national-flood-hazard-layer>)” and insert “the FEMA Flood Insurance Rate Map (FIRM) which encompasses the site limits of the City Dock Resilience and Revitalization Project as defined in the City Dock Action Committee Final Report.”

21.56.170 Height measurement.

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

- A. All measurements shall be taken from the center of the building at the front setback line; provided, however, that if the building is greater than forty-four feet wide, the massing shall conform to Section 21.56.210. In buildings greater than forty-four feet in width, the building height measurement shall be taken at the highest point of each building element at the front setback line.
- B. Antennas and mechanical equipment up to thirty inches high shall not be counted in computing height, and penthouses, other structures and mechanical equipment thirty inches in height shall be used in computing height; chimneys are excluded.
- C. For the purpose of achieving a permanent height limit, the height of a building shall not be allowed to increase because of an increase in the elevation of the front setback line occurring after the effective date of this Zoning Code

1. Exception. Buildings that must comply with the Federal Emergency Management Agency (FEMA) Floodplain Management elevation requirement for AE flood zones are exempted from subsection C above. The area included is found in the FEMA Zone AE flood hazard map covering Annapolis City Dock. (see FEMA Policy #204-

078-1 and FEMA's National Flood Hazard Layer NFHL. Viewer at <https://www.fema.gov/flood-maps/national-flood-hazard-layer> the FEMA Flood Insurance Rate Map (FIRM) which encompasses the site limits of the City Dock Resilience and Revitalization Project as defined in the City Dock Action Committee Final Report.

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

Explanation:

~~Strikethrough~~ indicates matter stricken from existing law.
Underlining indicates an amendment (change) to the City Code.

Amendments:

Underlining & black - copyediting or reformatting of existing law
Underlining & red - new matter added to the code.
Underlining & blue - change to an amendment (amendment to an amendment)