

1 **Expanding Waterfront Uses in R4 General Residence (Zoning) Districts**

2 For the purpose of changing the residential table of uses to allow for limited commercial  
3 waterfront activities, such as boat rentals, charters, and charter services, in R4 General Residence  
4 Districts; and requiring a special exception use reviewed and approved by the city's Board of  
5 Appeals.

6  
7 ..Body

8  
9 City Council of the  
10 **City of Annapolis**

11 **Ordinance 9-25**

12 **Introduced by: Alderman Arnett**  
13 **Co-sponsored by: Alderman Savidge**

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15 **Referred to:** Planning Commission; Maritime Advisory Board; and Rules and City Government  
16 Committee

17  
18 **AN ORDINANCE** concerning

19 **Expanding Waterfront Uses in R4 General Residence (Zoning) Districts**

20 **FOR** the purpose of changing the residential table of uses to allow for limited commercial  
21 waterfront activities, such as boat rentals, charters, and charter services, in R4 General  
22 Residence Districts; and requiring a special exception use reviewed and approved by the  
23 city's Board of Appeals.

24  
25 **BY** repealing and reenacting with amendments the following portions of the Code of the City  
26 of Annapolis, 2025 Edition:  
27 21.48.010

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

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32 **City Code Title 21 - PLANNING AND ZONING**  
33 **Division III - Base District Regulations**

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**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.

**Chapter 21.48 - Use Tables**

**Section 21.48.010 - Tables of Uses—Residential Zoning Districts**

P = Permitted Use; S = Special Exception Use; -Std = Use Subject to Standards (Chapter 21.64); A = Accessory Use; Blank = Not Permitted

A use, including a special exception use, that is not normally permissible as a permitted use or use subject to standards in a zoning district may be permitted in that district as a planned development use pursuant to Section 21.24.020.

Uses	District R1A	District R1B	District R1	District R2	District R2-NC	District R3	District R3-NC	District R3-NC2	District R3-R	District R4	District R4-R	District C1	District C1A
Bed and breakfast home in a structure constructed or erected after December 14, 1998 on a vacant lot of record					S-Std								
<u>Boat rentals, charters, and charter services</u>										<u>S</u>			
Cemeteries	P	P	P	P	P								

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

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