

1 **..Title**
 2 **Dwellings above the ground floor of nonresidential uses in the B1, Convenience Shopping**
 3 **District, and B2, Community Shopping District** – For the purpose of creating standards for
 4 dwellings permitted above nonresidential uses in certain commercial districts; and matters
 5 generally relating to regulation of such dwellings.

6 **..Body**

7
 8 **CITY COUNCIL OF THE**
 9 **CITY OF ANNAPOLIS**

10
 11 **Ordinance 20-19**

12
 13 **Introduced by: Alderman Arnett**

14
 15 **Referred to**
 16 **Planning Commission**
 17 **Rules and City Government Committee**

18
 19 **AN ORDINANCE** concerning

20
 21 **Dwellings above the ground floor of nonresidential uses in the**
 22 **B1, Convenience Shopping District, and B2, Community Shopping District**

23
 24 **FOR** the purpose of creating standards for dwellings permitted above nonresidential uses in
 25 certain commercial districts; and matters generally relating to regulation of such dwellings.

26
 27 **BY** adding the following portion to the Code of the City of Annapolis, 2019 Edition
 28 21.64.280

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

33
 34
 35 **TITLE 21 – PLANNING AND ZONING**
 36 **Chapter 21.64 – Standards for Uses Subject to Standards**

37
 38 **Section 21.64.280 – ~~Reserved~~ DWELLINGS ABOVE THE GROUND FLOOR OF**
 39 **NONRESIDENTIAL USES**

40
 41 **IN THE B1 AND B2 ZONING DISTRICTS:**

- 42
 43 **A. FOR PURPOSES OF THIS SECTION, GROUND FLOOR MEANS THE FLOOR OF**
 44 **A BUILDING AT GROUND LEVEL.**

1 B. DWELLINGS ARE NOT PERMITTED ABOVE THE FOLLOWING
2 NONRESIDENTIAL USES IN THE BI, CONVENIENCE SHOPPING DISTRICT,
3 AND IN THE B2, COMMUNITY SHOPPING DISTRICT:
4

- 5 1. ABOVE GROUND PARKING LOTS;
- 6 2. ABOVE GROUND PARKING GARAGES;
- 7 3. ABOVE GROUND LOADING AND UNLOADING AREAS;
- 8 4. ABOVE GROUND STORM WATER MANAGEMENT FACILITIES;
- 9 5. EXTERIOR OPEN SPACE AREAS;
- 10 6. EXTERIOR PROPERTY STORAGE AREAS.

11
12 C. DWELLINGS ARE NOT PERMITTED ON THE GROUND FLOOR OF ANY
13 BUILDING, AS MEASURED FROM THE HIGHEST ADJACENT GRADE ON ANY
14 SIDE.
15

16 **SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE**
17 **ANNAPOLIS CITY COUNCIL** that this Ordinance shall take effect from the date of its passage.
18

19
20 **EXPLANATION**

21 UPPERCASE indicates matter added to existing law.

22 ~~Strikethrough~~ indicates matter stricken from existing law.

23 Underlining indicates amendments.