

1 **..Title**  
2 **Planned Developments – Public Housing Bulk Standards** – For the purpose of allowing a height  
3 adjustment for certain eligible public housing development.

4 **..Body**

5 **CITY COUNCIL OF THE**  
6 **City of Annapolis**

7  
8 **Ordinance 6-20**

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10 **Introduced by: Mayor Buckley**

11 **Co-sponsored by:**

12  
13 **Referred to**  
14 **Planning Commission**  
15 **Rules and City Government Committee**  
16 **180 day Rule: 7/27/20**

17  
18 **AN ORDINANCE** concerning

19  
20 **Planned Developments – Public Housing Bulk Standards**

21  
22 **FOR** the purpose of allowing a height adjustment for certain eligible public housing  
23 development.

24  
25 **BY** repealing and re-enacting with amendments the following portion of the Code of the City  
26 of Annapolis, 2020 Edition  
27 21.24.050

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

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33 **Title 21 – PLANNING AND ZONING**  
34 **Chapter 21.24 – PLANNED DEVELOPMENTS**

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36 **Section 21.24.050 - Bulk and density standards.**

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38 A. Bulk Standards. The Planning Commission may adjust bulk standards, other than height,  
39 that are otherwise applicable in the zoning district, WITH THE FOLLOWING  
40 EXCEPTION: A 20% INCREASE IN THE HEIGHT LIMIT OR OTHER BULK  
41 STANDARDS SHALL BE ALLOWED FOR LOW INCOME HOUSING DEVELOPED  
42 PURSUANT TO SECTION 42 OF THE FEDERAL INTERNAL REVENUE CODE,  
43 AND THAT MEETS THE CRITERIA OF THE FEDERAL LOW INCOME HOUSING  
44 TAX CREDIT PROGRAM.

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46 B. Density Standards. The following density standards shall apply to planned developments:

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1. In a residential planned development, the maximum number of dwelling units may not exceed the number of units determined by dividing the gross development area by the minimum lot area per dwelling unit (or per dwelling unit type if a mix of units is proposed) required by the district or districts in which the development is located. Gross development area shall be the area of the zoning lot as a whole. The area of land set aside for common open space or recreational use may be included in determining the number of dwelling units permitted. If the gross development area of the property includes property within the Resource Conservation Area of the Critical Area Overlay, density shall be determined, as per Section 20.24.130(G) and (H).
2. In a business or special mixed planned development, the maximum number of dwelling units may not exceed the number of units determined by dividing the gross residential development area by the minimum lot area per dwelling unit required by the R4 district.

**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.

**Explanation:**

UPPERCASE indicates matter added to existing law.  
~~Strikethrough~~ indicates matter stricken from existing law.  
Underlining indicates amendments.