

Ordinance O-39-19

Accessory Dwelling Units

**Amendment 10, sponsored by Alderwoman Pindell Charles, Alderwoman Tierney,
Alderman Paone, Alderman Arnett**

Amendment 10:

On page 2, after line 16 insert:

“WHEREAS, The Greater Parole Community Association, Inc. (GPCA), a 454 member organization, has listed very impactful areas of concern as it relates to ADUs and the Greater Parole Community--namely, City of Annapolis' limited resources for oversight and enforcement; Affordable housing benefits (or lack thereof); Increased density; Impacts to public infrastructure; Public Health concerns; Public Safety concerns; Alignment with current rental property regulations (or lack thereof); Environmental impacts; Lessons learned from other municipalities; Limiting ADUs to specific Wards; Impact to property values; and

WHEREAS, citizens residing in single-family zoning areas with large residential lots in the City have voiced their concern about the impact of O-39-19; and

WHEREAS, as written, Ordinance 39-19 offers no significant relief towards a lack of affordable housing but clearly, Ordinance 39-19 has the potential to exacerbate the unwelcoming and deteriorating dynamics associated with a large rental property presence as indicated by GPCA, Inc.; and

WHEREAS, the Planning Commission for the City of Annapolis unanimously rejected recommendations for approval of O-39-19; and

WHEREAS, The GPCA's Citizens Coalition partner, The Eastport Civic Association (ECA) has also submitted a letter of opposition to O-39-19 in its current form; and

WHEREAS, GPCA, Inc. shares the Planning Commission and ECA's concerns as it relates to adoption of O-39-19; and

WHEREAS, prior to acceptance of any format of O-39-19, and one that is generally acceptable and enhances our quality of life, there needs to be further research into the potential negative impacts that could arise because of Ordinance 39-19; and

WHEREAS, the subject of ADUs should again be reviewed by the Planning Commission, with a reimagined lens, for the purpose of assisting the City with again, an ADU ordinance that enhances our quality of life.”

Amend the “Use Table” in Section 21.48.010 to require that an “accessory attached dwelling unit” and an “accessory detached dwelling unit” in Conservation Districts, R2-NC, R3-NC, R3-NC2, C1, C1 A, and Districts R3, R4, R1A, R2, and R1 shall be subject to a Special Exception Process and meet all application requirements in 21.26.040 and review requirements in 21.26.050 respectively as indicated below:

Chapter 21.48 - USE TABLES

Section 21.48.010 - Table of Uses—Residential Zoning Districts.

Uses	Dist rict R1A	Dist rict R1B	Distri ct R1	Distri ct R2	Distri ct R2- NC	Distri ct R3	Distri ct R3- NC	Distri ct R3- NC2	Distri ct R3- R	Distri ct R4	Distri ct R4- R	Distri ct C1	Distri ct C1A
ACCESSORY ATTACHED DWELLING UNIT	A-STD <u>S-STD</u>	A- STD	A-STD <u>S-STD</u>	A-STD <u>S-STD</u>	A-STD <u>S-STD</u>	A-STD <u>S-STD</u>	A-STD <u>S-STD</u>	A-STD <u>S-STD</u>	A- STD	A-STD <u>S-STD</u>	A- STD	A-STD <u>S-STD</u>	A-STD <u>S-STD</u>
ACCESSORY DETACHED DWELLING UNIT	A-STD <u>S-STD</u>	A- STD	A-STD <u>S-STD</u>	A-STD <u>S-STD</u>	A-STD <u>S-STD</u>	A-STD <u>S-STD</u>	A-STD <u>S-STD</u>	A-STD <u>S-STD</u>	A- STD	A-STD <u>S-STD</u>	A- STD	A-STD <u>S-STD</u>	A-STD <u>S-STD</u>

21.48.020 - Table of Uses—Commercial and Industrial Zoning Districts.

Uses	District B1	District B2	District B3	District B3-CD	District BCE	District BR	District C2	District C2A	District PM2	District I1
ACCESSORY ATTACHED DWELLING UNIT	A-STD <u>S-STD</u>						A-STD <u>S-STD</u>		A-STD <u>S-STD</u>	
ACCESSORY DETACHED DWELLING UNIT	A-STD <u>S-STD</u>						A-STD <u>S-STD</u>		A-STD <u>S-STD</u>	

