



City of Annapolis
Planning Commission
Department of Planning & Zoning
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May 6, 2021

To: Annapolis City Council
From: Planning Commission
Re: Findings for Ordinance 0-1-21: R4 Bulk Regulations - R4 and R4-R Residential Zoning Districts (ZTA2021-004) - For the purpose of correcting conflicts in the bulk regulations table and the table notes related to attached single family and multifamily dwelling units.

SUMMARY

Currently, Section 21.50.100 - Bulk Regulations Table R4 District and Section 21.50.110 - Bulk Regulations Table R4-R District do not list a minimum lot size in the table for multifamily dwelling or single family attached (townhomes) dwellings. In place of a minimum in the table cell, there is Footnote 2 that states:

The minimum total zoning lot area is four thousand eight hundred square feet. If seventy-five percent or more of the required off-street parking spaces are provided underground or within a structure, the minimum lot area shall be one thousand square feet per dwelling unit.

However, a technical problem arises in some situations when the first and second part of Footnote 2 are applied to single family attached dwellings. The second part of the footnote means that if a multifamily or townhome development provides underground or structured parking, such as a parking garage, they are allowed a smaller density per unit. This is to encourage structured parking and it also recognizes that if separate space is devoted to structured parking, less space is needed for each individual use to devote to a car or two.

If structured parking is provided currently for single family attached units, the minimum lot size of 4,800 sq. ft. prevents single family attached lots from taking advantage of the smaller density. Therefore, there is a contradiction between the density allowed and the minimum lot size.

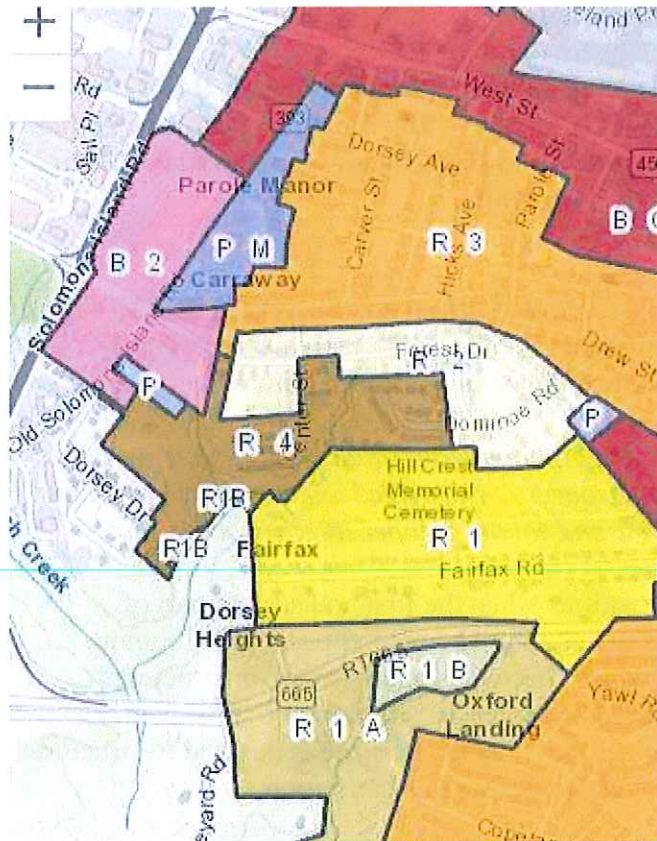
ANALYSIS

This ordinance proposes that the minimum lot size be placed in the table cell for “multifamily dwelling,” which will, by definition, have several units on one parcel of land. It then removes this first part of Footnote 2, so that only the second part applies to both multifamily and single family attached units. This will eliminate the conflict between the two parts of the current footnote.

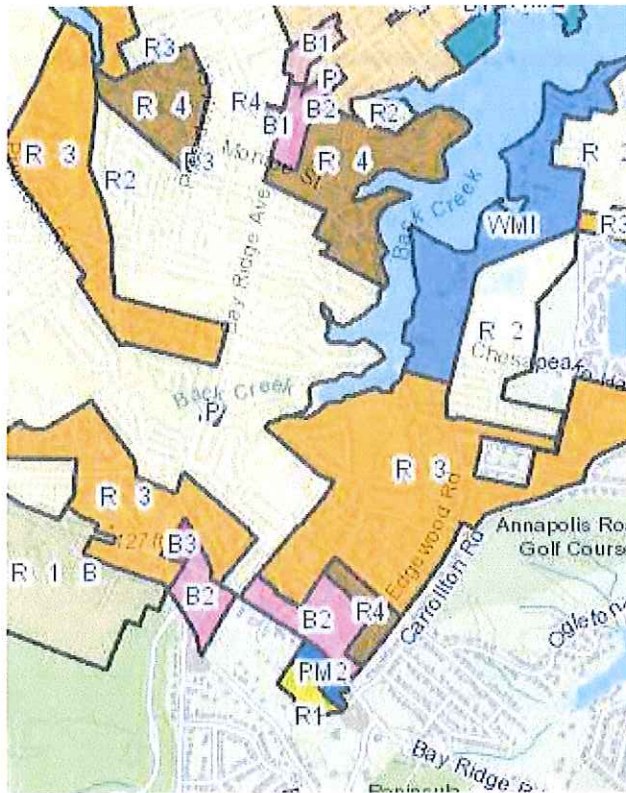
The R4 District is the “General Residence” District and R4-4 is the “General Residence Neighborhood Revitalization” District. The purpose of the R4 district, per Section 21.40.110 of the City Code is to provide “for single-family detached dwellings at up to nine dwelling units per acre and other uses compatible with these neighborhoods of the City including apartment hotels,

and single-family attached and multi-family dwelling units.” The purpose of the R4-R district is “to ensure the preservation of buildings, structures and areas, the destruction or alteration of which would disrupt the existing scale and architectural character of the neighborhood. The general purpose is also intended to: 1. Preserve, protect and enhance streetscapes and structures; 2. Encourage new construction, or alterations which are compatible with the existing scale and character of surrounding properties; and 3. Encourage the rehabilitation and continued use of existing buildings rather than their demolition” (Section 21.40.120).

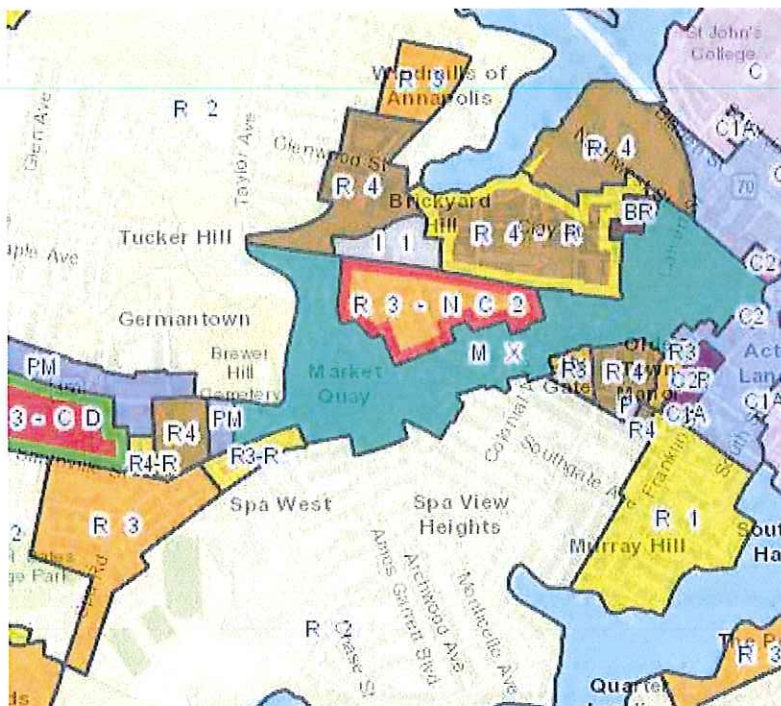
The maps below show the locations of R4 and R4-R in the City.



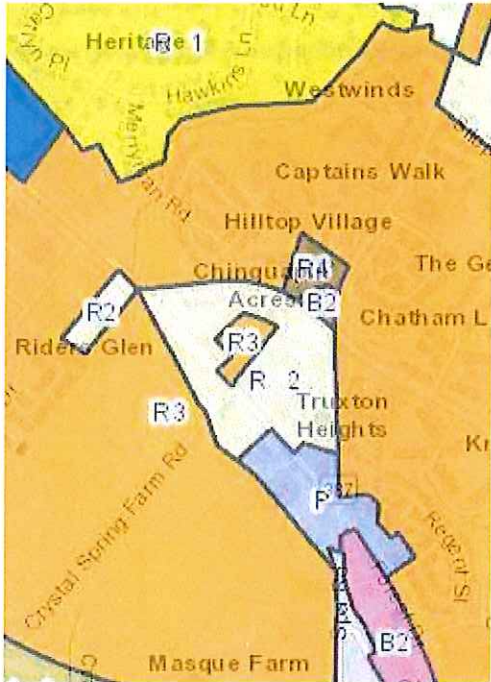
Forest Drive Near Old Solomon's Island Road



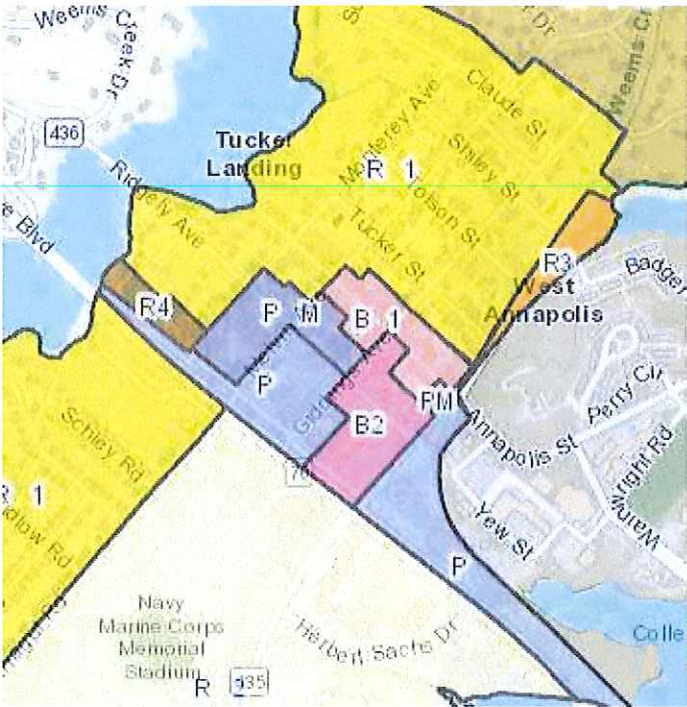
Bay Ridge Road (including Watergate) and Edgewood Road



West Street, Clay Street, and Northwest Street



Spa Road and Forest Drive



Rowe Boulevard

The proposed ordinance does not affect apartments, rather properties such as small townhome developments where each unit has its own lot. With the proposed change, small townhome developments would be able to take advantage of the density bonus for providing structured parking.

RECOMMENDATIONS

The Planning Commission held a public hearing on this on April 1, 2021 and April 15, 2021. There were no public comments on the legislation. The Commission supports the legislation.

The recommendation was approved with a vote of 4 to 0.

Adopted this 6th day of May, 2021



Ben Sale, Chair

