



## STAFF REPORT ON PROPOSED LEGISLATION

---

To: Mayor Gavin Buckley

From: Sally Nash, Director of Planning and Zoning

Date: June 24, 2021

Subject: O-25-21, Waterfront Maritime Zoning Districts - Uses

---

The purpose of this ordinance is to update the zoning regulations in the maritime zoning districts in accordance with the findings of the Maritime Task Force. This includes items such as:

- Requiring certain annual reporting on maritime and non-maritime uses
- Modifying the requirements for certain uses deemed conforming
- Modifying certain uses for Waterfront Maritime Zoning Districts
- Allowing uses in certain districts subject to standards
- Modifying off-street parking requirements for certain uses
- A dedicated maritime fund to help retain, attract, and grow maritime businesses
- A framework for creating new and enhanced public water access that will incentivize public and private investments in the waterfront, and
- Adding and/or updating definitions

The maritime districts were established in 1987, by a coalition of residents, maritime businesses, and property owners. The maritime industry has remained a strong presence in Annapolis because of these regulations. The industry is both an immense cultural asset and an economic asset to the City and larger region.

Over the last thirty years, the maritime industry has evolved, and with those changes the need for the City to recalibrate its maritime districts to ensure that Annapolis continues to thrive as a boating center for the Mid-Atlantic. A new Maritime Task Force reviewed the challenges and opportunities now facing both the maritime districts and the maritime industry, and how the districts function within the larger city. The Task Force came to consensus on a range of policy proposals aimed at protecting the districts while allowing them to evolve, and strengthening the maritime industry in Annapolis.

These recommendations will further protect those existing elements of the maritime districts that are the most vulnerable, and activate those complementary elements currently missing from the districts.

*Prepared by Sally Nash, Director of Planning and Zoning and Eric Leshinsky, Chief of Comprehensive Planning*