

1 **..Title**
 2 **Waterfront Maritime Zoning Districts - Uses** – For the purpose of requiring certain annual
 3 reporting on maritime and non-maritime uses, providing for certain waterfront access incentives
 4 for non-maritime uses, modifying the requirements for certain uses deemed conforming,
 5 modifying certain uses for Waterfront Maritime Zoning Districts, allowing uses in certain districts
 6 subject to standards, modifying off-street parking requirements for certain uses, adding definitions,
 7 and generally relating to uses in Waterfront Maritime Zoning Districts.

8 **..Body**

9
 10 **CITY COUNCIL OF THE**
 11 **City of Annapolis**

12 **Ordinance 25-21**

13
14 **Introduced by:** Mayor Buckley

15 **Co-sponsored by:** Alderman Savidge, Alderwoman Tierney,
 16 Alderwoman Finlayson, Alderwoman Pindell Charles, Alderman Schandelmeier,
 17 Alderman Gay

18
 19 **Referred to**
 20 **Planning Commission**
 21 **Rules and City Government**
 22 **180 day Rule:** _____

23
24 **AN ORDINANCE** concerning

25
26 **Waterfront Maritime Zoning Districts - Uses**

27
 28 **FOR** the purpose of requiring certain annual reporting on maritime and non-maritime uses,
 29 providing for certain waterfront access incentives for non-maritime uses, modifying the
 30 requirements for certain uses deemed conforming, modifying certain uses for Waterfront
 31 Maritime Zoning Districts, allowing uses in certain districts subject to standards,
 32 modifying off-street parking requirements for certain uses, adding definitions, and
 33 generally relating to uses in Waterfront Maritime Zoning Districts.

34
 35 **BY** repealing and reenacting with amendments the following portions of the Code of the City
 36 of Annapolis, 2021 Edition
 37 21.46.010
 38 21.46.030
 39 21.46.040
 40 21.46.050
 41 21.48.040
 42 21.64.310
 43 21.64.520
 44 21.64.540
 45 21.64.550
 46 21.64.600

1 21.64.630
2 21.66.030
3 21.66.130
4 21.72.010
5

6 **WHEREAS**, the adopted comprehensive plan for the City of Annapolis recommends that the
7 City conduct a review of the maritime zoning districts in light of current economic
8 and other conditions affecting the maritime industry; and
9

10 **WHEREAS**, the City Council recognizes that waterfront uses contribute directly to the liveliness
11 and maritime feel of Annapolis’s waterways and to the convenience of the boating
12 public; and
13

14 **WHEREAS**, the maritime industry is a vital part of Annapolis’s economy and has created
15 upwards of 3,000 jobs; and
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17 **WHEREAS**, to ensure the preservation of the maritime industry in light of changing economic
18 conditions, the Annapolis City Council deems that there is a need to provide some
19 additional flexibility for maritime properties; and
20

21 **WHEREAS**, the City Council is committed to preserving the maritime industry as a vibrant part
22 of Annapolis’s heritage and contributor to the local economy and has determined
23 that greater flexibility will ensure the continuation in these working waterfront uses
24 for the benefit of all citizens; and
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26 **WHEREAS**, the City Council through Resolution R-46-20 established a Maritime Task Force
27 charged with conducting a comprehensive review of the waterfront maritime
28 zoning districts in the City of Annapolis and making recommendations to the City
29 Council; and
30

31 **WHEREAS**, the Maritime Task Force has come to a general consensus concerning zoning code
32 changes that are necessary to preserve, protect, and enhance the Annapolis maritime
33 industry pursuant to R-46-20.
34

35
36 **SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY**
37 **COUNCIL** that the Code of the City of Annapolis shall be amended to read as follows:
38

39 **Title 21 – PLANNING AND ZONING**
40 **Chapter 21.46 - WATERFRONT MARITIME DISTRICTS**
41

42 **Section 21.46.010 – Regulations applicable to all waterfront districts.**
43

44 Administrative Adjustment to Buffer and Planting Standards.
45

- 1 A. Where the buffer and planting standards in Chapter 21.62 conflict with necessary maritime
2 access, the Planning and Zoning Director may adjust these standards pursuant to the
3 procedures set forth in Chapter 21.18 where it is found that:
- 4 1. The overall amount of internal landscaping equals or exceeds seven percent of the parking
5 area;
 - 6 2. Perimeter buffer requirements have been met; and
 - 7 3. The interior planting standards cannot physically be implemented due to the use of the
8 area for permitted maritime uses that require access and mobility for the servicing or
9 storage of boats.
- 10
- 11 B. Uses Not Specifically Enumerated in the Tables of Uses for Waterfront Districts. For any
12 waterfront maritime district, the Director of Planning and Zoning may approve as a permitted
13 use other uses not specifically enumerated in the Tables of Uses for Waterfront Districts but
14 determined to be similar in character and use to one or more of the uses enumerated in the
15 Table of Uses for that district and compatible with the purposes of the district. In order to
16 make such a determination, procedures for Administrative Interpretations in Chapter 21.16
17 shall be followed.
- 18
- 19 C. ANNUAL REPORTS. ANY PROPERTY OWNER WITH PROFESSIONAL OFFICE
20 AND/OR NON-MARITIME RETAIL SALES USE(S) SHALL SUBMIT TO THE
21 DIRECTOR OF PLANNING AND ZONING AN ANNUAL REPORT WITH AN UPDATE
22 OF THE BREAKDOWN OF THE MARITIME AND NON-MARITIME USES ON THE
23 SUBJECT PROPERTY. THE DIRECTOR OF PLANNING AND ZONING SHALL
24 SUBMIT AN ANNUAL REPORT WITH AN UPDATE OF THE BREAKDOWN OF
25 MARITIME AND NON-MARITIME USES IN THE WATERFRONT DISTRICTS. THIS
26 UPDATE WILL BE INCLUDED IN THE REPORT GIVEN TO THE PLANNING
27 COMMISSION ON THE COMPREHENSIVE PLAN. THE ECONOMIC DEVELOPMENT
28 MANAGER WILL PROVIDE INFORMATION FOR THE REPORT REGARDING THE
29 EFFORTS TO RECRUIT MARITIME BUSINESSES AND THE HEALTH OF THE
30 MARITIME INDUSTRY.
- 31
- 32 D. WATERFRONT ACCESS INCENTIVES. THE TOTAL PERCENTAGE OF
33 PROFESSIONAL OFFICE AND RETAIL SALES OF NON-MARITIME GOODS
34 ALLOWED IN A WMM, WMI OR WME ZONES MAY BE INCREASED BY THE
35 FOLLOWING PERCENTAGES IF THE INCENTIVE IS PROVIDED, BUT SHALL NOT
36 EXCEED A CUMULATIVE TOTAL OF 50% IN THE WMM DISTRICT, 20% IN THE
37 WMI DISTRICT, OR 20% IN THE WME DISTRICT. THE INCENTIVES INCLUDE:
- 38
- 39 1. CATEGORY I: 5% CAP
- 40
 - 41 a. BOAT SLIP FOR CITY AT 1 % GFA
 - 42 b. WATER TAXI LANDING AT 1 % GFA
 - 43 c. PUBLIC ACCESS FOR WALKING AT 2 % GFA
 - 44 d. RENTING TO TENANTS THAT PROVIDE RECREATIONAL WATER ACCESS
45 AT 1 % GFA
 - 46 e. BOAT LAUNCH FACILITY FOR BELOW MARKET FEE AT 1 % GFA

1
2 2. CATEGORY II: 5% CAP
3

- 4 f. PROVISION OF AT LEAST 50 ON-SITE, NOMINAL FEE PARKING SPACES
5 ON EVENINGS AND WEEKENDS FOR LOCAL RESTAURANT EMPLOYEES
6 AT 5% GFA (“PARKING INCENTIVE”)
7 g. DONATE \$125,000 TO THE CITY FOR IMPROVING STREET END PARKS AT
8 5% GFA (“PARK DONATION INCENTIVE”)
9 h. COMMUNITY BOATING FACILITY WITH SMALL VESSEL STORAGE AND
10 LAUNCH AREAS, LOCKERS, RESTROOM FACILITIES AND PARKING AT
11 5% GFA (“COMMUNITY BOATING FACILITY INCENTIVE”).
12

- 13 E. IF THERE IS A 15% TOTAL INCREASE IN LISTED NON-MARITIME USES GRANTED
14 THROUGH THE ABOVE INCENTIVES, A FEE ESTABLISHED BY RESOLUTION OF
15 THE CITY COUNCIL AND SET FORTH IN THE FEES SCHEDULE SHALL BE
16 ASSESSED TO THE PROPERTY OWNER FOR THE PURPOSES OF SUPPORTING THE
17 ANNAPOLIS MARITIME INDUSTRY FUND AND ASSOCIATED PROGRAMS.
18

19 **Section 21.46.030 - WMM Waterfront Mixed Maritime district.**
20

- 21 A. Purpose. The WMM Waterfront Mixed Maritime district is intended to reserve areas along
22 the water's edge for maritime uses, provide an environment for supporting maritime
23 merchandising efforts and to encourage the preservation of existing buildings and uses. In
24 support of specified maritime uses, the WMM district also provides for some non-maritime
25 uses. The visual image of this area as an active maritime center is to be encouraged and
26 maintained.
27 B. Uses. Uses that may be permitted in the WMM district are set forth in the table of uses for
28 Waterfront Maritime Districts in Chapter 21.48.
29 C. Development Standards.
30 1. Chapter 21.50 contains the bulk regulations table for the WMM district.
31 2. One Hundred-Foot Maritime Use Setback. A one hundred-foot maritime use setback
32 applies in the WMM district.
33 a. Except as provided for in Subsection (C)(2)(b) of this section, only water-dependent
34 structures and associated parking are permitted within the one hundred-foot maritime
35 use setback.
36 b. Non-water-dependent buildings, structures, or parking are permitted within the one
37 hundred-foot maritime use setback only in accordance with a site plan incorporating
38 the following criteria:
39 i. Buildings and structures must be set back at least one hundred feet from the
40 bulkhead for at least ~~fifty percent~~50% of the lot width, and
41 ii. The total gross open area contiguous to the waterfront and continuous on the site
42 remains equal in square footage to one hundred times the lineal shoreline
43 frontage of the zoning lot.
44 c. Structures for the rack storage of boats are permitted within the one hundred-foot
45 maritime use provided they are no taller than eight feet and do not use motorized
46 lifts.

- 1 3. Parking in Structures. In cases where parking is provided within or beneath a structure,
- 2 all exterior views of the structure shall resemble a working façade.
- 3 D. Uses Deemed Conforming. The following uses are deemed conforming pursuant to Section
- 4 21.68.030 of this Zoning Code:
- 5 1. Single-family residential attached and detached dwellings and two-family dwellings,
- 6 lawfully existing on August 24, 1987, may be expanded WITHIN THE EXISTING
- 7 FOOTPRINT, BUT NOT RELOCATED, for residential use if the expansion otherwise
- 8 meet the requirements of the R2-NC Single-Family Residence Neighborhood
- 9 Conservation district, including the setback and height limitations in accordance with
- 10 single-family detached dwellings. Unlawful uses occupying such residences on August
- 11 24, 1987, are not deemed to be conforming.
- 12 2. Single-family attached and detached dwellings and two-family dwellings deemed
- 13 conforming may be expanded BUT NOT RELOCATED for residential use if they
- 14 otherwise meet the requirements of this district, including the setback and height
- 15 limitations in accordance with single-family detached dwellings.
- 16 3. Buildings or structures ~~designed and intended for seafood industrial, in-water boat~~
- 17 ~~storage, on-land boat storage, boat repair and maintenance or marine fabrication uses~~
- 18 existing as of August 24, 1987, are exempt from the requirement to provide a waterway
- 19 yard. Expansion of such a building or structure is permitted only for uses allowed within
- 20 the one hundred-foot maritime use setback.
- 21 4. Buildings or structures located within the one hundred-foot maritime use setback,
- 22 lawfully existing on August 24, 1987, ~~designed, maintained and continuously used for~~
- 23 ~~seafood industrial, boat repair, storage, and maintenance or marine fabrication uses,~~
- 24 ~~including principal buildings or structures,~~ may be continued, repaired and altered,
- 25 provided that such alterations do not increase the exterior bulk of the building or structure
- 26 through further encroachment on the maritime use setback area contiguous to the
- 27 waterfront or through increased height.
- 28 5. Restaurants existing prior to August 24, 1987, are permitted provided that they comply
- 29 with all of the use standards for standard restaurants in the WMM district, or provided
- 30 that seafood industrial, on-land boat storage, boat repair and maintenance or marine
- 31 fabrication uses are maintained such that the square footage of the existing restaurant use
- 32 does not exceed the square footage of the other enumerated maritime uses.
- 33 6. USES EXISTING PURSUANT TO BUSINESS PLANNED DEVELOPMENT (BPD)
- 34 APPROVALS, EXISTING PRIOR TO AUGUST 24, 1987, ARE PERMITTED TO
- 35 CONTINUE EXCEPT THAT ONCE THE SQUARE FOOTAGE OF PROFESSIONAL
- 36 OFFICE EXCEEDS THE GROSS FLOOR AREA OTHERWISE PERMITTED BY
- 37 BPD APPROVAL, THE BPD APPROVAL IS RESCINDED.

Section 21.46.040 - WMI Waterfront Maritime Industrial district.

- 39 **Section 21.46.040 - WMI Waterfront Maritime Industrial district.**
- 40
- 41 A. Purpose. The WMI Waterfront Maritime Industrial district is intended to provide a location
- 42 for land intensive maritime and accessory uses which require or clearly benefit from a
- 43 waterfront location. It is the further intent of this district to support the City's maritime
- 44 industry by limiting competing land uses and buffering adjacent uses from the adverse effects
- 45 of permitted uses.

- 1 B. Uses. Uses that may be permitted in the WMI district are set forth in the table of uses for
2 Waterfront Maritime Districts in Chapter 21.48.
- 3 C. Development Standards.
- 4 1. Chapter 21.50 contains the bulk regulations table for the WMI district.
- 5 2. One Hundred-Foot Maritime Use Setback. A one hundred-foot maritime use setback
6 applies in the WMI district.
- 7 a. Except as provided for in Subsection (C)(2)(b) of this section, only water-
8 dependent structures and associated parking are permitted within the one
9 hundred-foot maritime use setback.
- 10 b. Non- non water-dependent buildings, structures, or parking are permitted within
11 the one hundred-foot maritime use setback only in accordance with a site plan
12 incorporating the following criteria:
- 13 i. Buildings and structures must be set back at least one hundred feet from the
14 bulkhead for at least fifty percent of the lot width, and
- 15 ii. The total gross open area contiguous to the waterfront and continuous on the site
16 remains equal in square footage to one hundred times the lineal shoreline frontage
17 of the zoning lot.
- 18 c. Structures for the rack storage of boats are permitted within the one hundred-
19 foot maritime use provided they are no taller than eight feet and do not use
20 motorized lifts.
- 21 D. Additional Standards. Reserved.
- 22 E. Uses Deemed Conforming. The following uses are deemed conforming pursuant to Section
23 21.68.030 of this Zoning Code:
- 24 1. Single-family residential attached and detached dwellings and two-family dwellings,
25 lawfully existing ~~on August 24, 1987~~ AS OF THE EFFECTIVE DATE OF THIS
26 ORDINANCE, may be expanded WITHIN THE EXISTING FOOTPRINT, BUT
27 NOT RELOCATED, for residential use if the expansion otherwise meets the
28 requirements of the R2 district, including the setback and height limitations in
29 accordance with single-family detached dwellings. Unlawful uses occupying such
30 residences ~~on August 24, 1987~~ AS OF THE EFFECTIVE DATE OF THIS
31 ORDINANCE, are not deemed to be conforming.
- 32 2. Buildings or structures located within the one hundred-foot maritime use setback,
33 lawfully existing on August 24, 1987, which were designed and intended for seafood
34 industrial, boat repair and maintenance or marine fabrication use, including principal
35 buildings or structures, may be continued, repaired and altered, provided that such
36 alterations do not increase the bulk of the building or structure through further
37 encroachment on the maritime use setback area contiguous to the waterfront or
38 through increased height, and the alteration is designed, intended and used for one or
39 more of the enumerated maritime uses.

40
41 **Section 21.46.050 - WME Waterfront Maritime Eastport district.**
42

- 43 A. Purpose. The WME Waterfront Maritime Eastport district is intended to provide a location
44 for maritime and accessory uses in conjunction with single-family residences in areas where
45 the existing lot configuration limits the effective functioning of maritime industrial
46 operations.

- 1 B. Uses. Uses that may be permitted in the WME district are set forth in the table of uses for
- 2 Waterfront Maritime Districts in Chapter 21.48.
- 3 C. Development Standards.
- 4 1. Chapter 21.50 contains the bulk regulations table for the WME district.
- 5 2. In cases where parking is provided within or beneath a structure, all exterior views
- 6 of the structure shall resemble a working façade.
- 7 D. Additional Standards. Reserved.
- 8 E. Uses Deemed Conforming. The following uses are deemed conforming pursuant to Section
- 9 21.68.030 of this Zoning Code:
- 10 1. Multifamily dwellings in structures of five units or less lawfully existing on August
- 11 24, 1987 if duly licensed in accordance with City codes and with an occupancy
- 12 permit.
- 13 2. Single-family residential attached and detached dwellings and two-family dwellings,
- 14 lawfully existing ~~on August 24, 1987~~, AS OF THE EFFECTIVE DATE OF THIS
- 15 ORDINANCE, may be expanded WITHIN THE EXISTING FOOTPRINT, BUT
- 16 NOT RELOCATED, for residential use if the expansion otherwise meets the
- 17 requirements of the R2-NC Single-Family Residence Neighborhood Conservation
- 18 district, including the setback and height limitations in accordance with single-family
- 19 detached dwellings; properties on Shipwright Street may be expanded for residential
- 20 use if the expansion otherwise meets the requirements of the C1 Conservation
- 21 Residence district, including the setback and height limitations in accordance with
- 22 single-family detached dwellings. Unlawful uses occupying such residences AS OF
- 23 THE EFFECTIVE DATE OF THIS ORDINANCE, ~~on August 24, 1987~~ are not
- 24 deemed to be conforming.
- 25 3. Buildings or structures designed and intended for seafood industrial, in-water boat
- 26 storage, on-land boat storage, boat repair and maintenance or marine fabrication uses
- 27 existing as of August 24, 1987 are exempt from the requirement to provide a
- 28 waterway yard. Expansion of such a building or structure is permitted only for uses
- 29 allowed within the one hundred-foot maritime use setback.
- 30

Chapter 21.48 - USE TABLES

Section 21.48.040 - Table of Uses—Waterfront Maritime Zoning Districts.

P=Permitted Use; S=Special Exception Use; -Std=Use Subject to Standards (Chapter 21.64);
A=Accessory Use; Blank = Not permitted

Important. The notes at the end of the table are as much a part of the law as the table itself.

Uses		District WMC	District WMM ³	District WMI ³	District WME
A. Maritime uses					
1. In-water boat storage:		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
	a. Docks, slips, piers and other facilities at which boats are berthed, only in	<u>P</u>	<u>P</u>		

	conjunction with other maritime uses				
	b. Docks, slips, piers and other facilities at which boats are berthed, in conjunction with other maritime uses		P	P	P
	e. Yacht and sailing clubs, and member services	P	P	P	P
	d. Sailing schools	P	P	P	P
2. On-land boat storage:		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
	a. Open areas, paved or unpaved, and structures providing for on-land boat and marine equipment storage and display	P		P-Std	
	b. Open areas, paved or unpaved, providing for on-land boat and marine equipment storage and display		P		P
	e. Structures existing as of August 24, 1987 providing for on-land boat and marine equipment storage and display		P		P
3. Boat repair and maintenance:		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
	a. Vessel repair and maintenance	P	P	P	P
	b. Maritime engineer/mechanical repair	P	P	P	P
	e. Boat, yacht and watercraft haul-out facilities and maintenance operations	P	P	P	P
	d. Fuel storage and refueling facilities for marine craft	P	P	P	P
	e. Accessory on-land material storage	P	P	P	P
4. Marine fabrication:		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
	a. Sail and canvas accessory manufacture	P	P	P	P
	b. Spar and rigging construction	P	P	P	P

	e. Maritime carpentry	P	P	P	P
	d. Construction and laying up of marine molds	P	P	P	P
	e. Metal casting for marine use	P	P	P	P
	f. Marine industrial welding and fabrication	P	P	P	P
	g. Boat manufacture	P	P	P	P
5. Maritime services: functions necessary to serve in-water and on-land boat storage and working boatyards, including, but not limited to:		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
	a. Boat dealers, brokers and manufacturers' representatives	P	P	P	P
	b. Boat rentals, charters, and charters services	P	P	P	P
	e. Marine parts, supplies, accessory distributors	P	P	P	P
	d. Marine transportation and water taxis	P	P	P	P
	e. Marine documentation	P	P	P	P
	f. Boat show management and promotion	P	P	P	P
	g. Nautical component servicing	P	P	P	P
	h. Yacht designers	P	P	P	P
	i. Marine surveyors	P	P	P	P
6. Maritime retail: display, sale and storage of marine parts, supplies, accessories, and provision of other goods including, but not limited to:		<u>P</u>	<u>P</u>	<u>P¹</u>	<u>P²</u>
	a. Marine hardware	P	P	<u>P¹</u>	<u>P^{1,2}</u>
	b. Fishing tackle	P	P	<u>P¹</u>	<u>P^{1,2}</u>
	e. Marine chandleries	P	P	<u>P¹</u>	<u>P^{1,2}</u>
	d. Yacht furniture	P	P	<u>P¹</u>	<u>P^{1,2}</u>
	e. Marine maps, magazines, catalogues and other publications	P	P		<u>P^{1,2}</u>
	f. Maritime retail	P	P	A-Std	A-Std
7. General maritime: general office and research functions		<u>P</u>	<u>P</u>	<u>P</u>	<u>P²</u>

contributing to maritime activities including, but not limited to:					
	a. Marine salvage, testing, research and environmental services	P	P		
	b. Marine salvage, testing, and environmental services				P ^{1,2}
	c. Maritime associations	P	P		P ^{1,2}
	d. Oceanographic laboratories and experimental facilities	P	P		P ^{1,2}
	e. Facilities for marine pollution control, oil spill cleanup, and servicing of marine sanitation devices	P	P		P ^{1,2}
	f. Tugboat, vessel towing services, fireboat, pilotboat, harbormaster and similar services	P	P		P ^{1,2}
	g. Specialized professional services to the maritime industry	P	P		P ^{1,2}
	h. Marine transport operations, including shipping offices	P	P		P ^{1,2}
	i. Marine photography, printmaking and chart-making	P	P		P ^{1,2}
	j. Yacht and sailing club offices	P	P		P ^{1,2}
	k. Yacht finance	P	P		P ^{1,2}
	l. Maritime service organizations		P		P ¹
8. Maritime institutions:		<u>P</u>	<u>P</u>	<u>P</u>	<u>P²</u>
	a. Marine educational facilities	P	P		P ²
	b. Marine museums and aquariums	P	P		P ²
	c. Maritime service organizations	P	P		
9. Seafood industrial:	Landing, distribution, processing, brokerage, wholesale and retail sales of fish and shellfish	P	P	P	P

1

	District WMC	District WMM ³	District WMI ³	District WME
B. Other uses:				
Accessory uses	A	A		
Antenna towers			P-Std, S-Std	
Antennas and amateur radio stations	A-Std	A-Std	A-Std	A-Std
Delicatessen			A-Std	A-Std
Food service marts	A-Std	A-Std	A-Std	A-Std
Governmental uses:				
Parks and recreation facilities	P		P	P
Parking structures as accessory to permitted maritime uses on a separate zoning lot		S-Std		
Professional offices		S-Std <u>P-STD¹</u>	<u>P-STD¹</u>	<u>P-STD¹</u>
Restaurant, standard	S-Std	S-Std	<u>S-STD</u>	S-Std
Retail sales of non-maritime-related goods	S-Std	S-Std ¹	<u>S-STD¹</u>	<u>S-STD¹</u>
Small cell system	P-Std	P-Std	P-Std	P-Std
Telecommunications facilities	A-Std	A-Std	A-Std	A-Std
Temporary uses	P-Std	P-Std	P-Std	P-Std
Transient boater services, such as laundry, pool, recreation facilities and sales of convenience items		<u>A-STD</u>	A-Std	<u>A-STD</u>

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1 This use is permitted only on lots without waterfront frontage as of August 24, 1987. — THE STANDARDS REQUIRE A LISTED MARITIME TRIGGER TO ESTABLISH THE USE.

2 This use is permitted in buildings located within one hundred feet of the shoreline, provided that the use does not exceed ~~twenty five percent~~ 25% of the gross floor area of the lot.

3 In the WMM and WMI districts non-water-dependent buildings, structures, or parking are permitted within the one hundred-foot maritime use setback only if they meet certain bulk requirements. See Division III Chapter 21.46.

Chapter 21.64 - STANDARDS FOR USES SUBJECT TO STANDARDS

Section 21.64.310 Food service marts.

Food service marts are subject to the general standards for food and beverage-related uses. The following additional standards apply:

- A. Bars, dancing or live entertainment are not permitted.
- B. The service of alcoholic beverages is limited to beer and wine only and sold prepackaged for off-premises consumption, except in the WMC district where service and sale of alcoholic beverages is not allowed.

- 1 C. The service of food items for immediate consumption, off the premises, may occur
- 2 accessory to the principal use.
- 3 D. In the WMI district, this use is only permitted as an accessory use on lots without access
- 4 to the bulkhead and is limited to one thousand square feet gross floor area.
- 5 E. In the WME, WMM and WMC districts, this use is only permitted as an accessory use
- 6 on lots greater than ten thousand square feet in area, and is limited to one thousand square
- 7 feet gross floor area.

8
9 **Section 21.64.520 - Professional offices.**

- 10
- 11 A. This use is permitted only in combination with one of the following MARITIME TRIGGERS:
- 12 1. A working boatyard of at least twenty thousand square feet and a thirty-ton boat lift,
- 13 2. Seafood processing of nine thousand square feet,
- 14 3. On-land boat storage of at least twenty-five thousand square feet, ~~or~~
- 15 4. Yacht and sailing clubs providing in-water and on-land boat storage to their members,
- 16 OR
- 17 5. FUEL DOCK,
- 18
- 19 B. ~~In structures in existence as of August 24, 1987 this use may not exceed thirty percent of the~~
- 20 ~~total gross floor area of development on the lot.~~
- 21
- 22 C. In THE WMM ZONE, FOR structures constructed after August 24, 1987, the use is also
- 23 subject to the following:
- 24 1. The use may not exceed ~~twenty-five percent~~25% of the total gross floor area of
- 25 ~~development~~ BUILDINGS on the lot.
- 26 2. The use is not permitted in buildings or structures within one hundred feet of the
- 27 waterfront or mean high waterline.
- 28

29 DC. PROFESSIONAL OFFICE USE MAY BE EXPANDED BEYOND THE APPLICABLE
30 PERCENTAGE OF GROSS FLOOR AREA OF THE BUILDINGS ON THE LOT IF
31 PROPERTY OWNER PROVIDES ONE OR MORE INCENTIVE USES LISTED IN
32 21.46.010 (D) TO A MAXIMUM (CUMULATIVE WITH RETAIL SALES OF NON-
33 MARITIME GOODS) AS FOLLOWS:

34

35 WMM: MAXIMUM 50% IN CONJUNCTION WITH TRIGGERS AND WATER
36 ACCESS INCENTIVES

37 WME: MAXIMUM 20 % in CONJUNCTION WITH TRIGGERS AND WATER
38 ACCESS INCENTIVES

39 WMI: MAXIMUM 20% IN CONJUNCTION WITH TRIGGERS AND WATER
40 ACCESS INCENTIVES

41

42 IN THE WMM ZONE, THIS USE MAY NOT EXCEED 45% OF THE TOTAL GROSS
43 FLOOR AREA OF BUILDINGS IN EXISTENCE ON THE LOT AS OF THE EFFECTIVE
44 DATE OF THIS ORDINANCE. IN THE WMI AND WME ZONES, THIS USE MAY NOT
45 EXCEED 15% OF THE TOTAL GROSS FLOOR AREA OF A BUILDING IN EXISTENCE
46 AS OF THE EFFECTIVE DATE OF THIS ORDINANCE. RESIDENTIAL USES WILL
47 NOT BE COUNTED TOWARD THE GROSS FLOOR AREA FOR PURPOSES OF

1 CALCULATING THE ADDITIONAL 15% PROFESSIONAL OFFICE SQUARE
2 FOOTAGE. IF THERE IS A 15% TOTAL INCREASE IN LISTED NON-MARITIME
3 USES GRANTED THROUGH THE ABOVE INCENTIVES, A FEE ESTABLISHED BY
4 RESOLUTION OF THE CITY COUNCIL AND SET FORTH IN THE FEES SCHEDULE
5 SHALL BE ASSESSED TO THE PROPERTY OWNER FOR THE PURPOSES OF
6 SUPPORTING THE ANNAPOLIS MARITIME INDUSTRY FUND AND ASSOCIATED
7 PROGRAMS.
8

9 **Section 21.64.540 - Restaurants, standard.**

10 Standard restaurants are subject to the general standards for food and beverage-related uses.
11 The following additional standards apply:
12

- 13
- 14 A. Drive-through service is not permitted.
 - 15 B. Catering or delivery service may be permitted as an accessory use.
 - 16 C. B1, B2, B3, B3-CD, and PM Districts. In the B1, B2, B3, B3-CD, and PM districts the
17 following standards apply:
 - 18 1. Where the use is permitted subject to standards:
 - 19 a. No more than fifty seats are permitted,
 - 20 b. Alcohol is permitted with the service of food,
 - 21 c. Hours of operation are limited to midnight seven days a week,
 - 22 d. Outdoor dining with the exception of rooftop dining may be permitted subject to
23 the following:
 - 24 i. Alcoholic beverages shall be served only in conjunction with the service of
25 food.
 - 26 ii. Hours of operation shall be limited to 10:00 p.m., seven days a week.
 - 27 iii. No speakers or public address system shall be allowed.
 - 28 e. No bar, dancing, or live entertainment is permitted, except in the PM district where
29 indoor, live, non-amplified acoustical musical entertainment may be permitted.
 - 30 f. Recorded music shall be limited to background variety only indoors.
 - 31 2. In the B1 district, more than fifty seats may be permitted by special exception.
 - 32 3. In the B2, B3, B3-CD and PM districts, the following may be permitted by special
33 exception:
 - 34 a. More than fifty seats; and
 - 35 b. Bar, dancing, and live entertainment indoors;
 - 36 c. Hours of operation extending past midnight;
 - 37 d. Rooftop dining, subject to the following:
 - 38 i. Alcoholic beverages shall be served only in conjunction with the service of
39 food.
 - 40 ii. Hours of operation shall be limited to 10:00 p.m., seven days a week.
 - 41 iii. No bar, dancing or live entertainment and no speakers or public address system
42 shall be allowed.
 - 43 iv. No portion of a rooftop dining area may be located any closer than seventy-five
44 feet from a residential structure, measured horizontally at grade.

- v. The rooftop dining area may not exceed ~~twenty-five percent~~25% of the floor area of the indoor restaurant area and may not have more than ~~twenty-five percent~~25% of the number of seats in the indoor restaurant area.
- vi. Access to the rooftop dining area shall be through the interior of the restaurant. An exterior access shall be allowed only as an emergency access for fire and life safety purposes.
- vii. Lighting shall be directed away from adjoining properties and streets and designed to minimize glare. All lighting shall be at or below railing level.
- viii. The design of the rooftop dining area shall include noise mitigation measures that will minimize adverse impacts on adjoining properties.

D. BCE and BR Districts. In the BCE and BR districts the following may be permitted:

1. More than fifty seats,
2. Outdoor dining with the exception of rooftop dining, subject to the standards enumerated in Section 21.64.540C.1.d.,
3. Bar, dancing, and live entertainment,
4. Rooftop dining may be permitted by special exception subject to the standards enumerated in Section 21.64.540C.3.d.

E. MX District. In the MX district:

1. The following are permitted by right:
 - a. Any number of seats,
 - b. Alcohol with the service of food,
 - c. Outdoor dining with the exception of rooftop dining, subject to the standards enumerated in Section 21.64.540C.1.d.,
 - d. Accessory bars.
2. Dancing and live entertainment may be permitted by special exception.
3. Rooftop dining may be permitted by special exception subject to the standards enumerated in Section 21.64.540C.3.d.
4. Two a.m. Alcoholic beverage licenses shall not be permitted for properties within the MX-2 or MX-3 Height Districts, but such licenses shall be allowed for properties within the MX-1 Height District.

F. WMC District. In the WMC District the following standards apply:

1. Outdoor dining and rooftop dining may be permitted subject to the following:
 - a. Alcoholic beverages shall be served only in conjunction with the service of food.
 - b. Hours of operation shall be limited to midnight, seven days a week.
 - c. No bar, dancing or live entertainment and no speakers or public address system shall be allowed.
 - d. No portion of a rooftop dining area may be located any closer than seventy-five feet from a residential structure, measured horizontally at grade.
 - e. Neither the outdoor dining area nor the rooftop dining area may have more than ~~seventy-five percent~~75% of the number of seats of the indoor restaurant area.
 - f. Lighting shall be directed away from the adjoining properties and streets and designed to minimize glare and shall not be directed upwards nor towards the water. ~~all~~ALL lighting shall be at or below railing level.
 - g. The design of the rooftop dining area shall include noise mitigation measures that will minimize adverse impacts on adjoining properties.

- 1 h. Sidewalk cafes pursuant to Chapter 7.42 shall not be permitted along Compromise
2 Street until a substantial widening of those sidewalks consistent with the 2013 City
3 Dock Master Plan is accomplished.
- 4 2. In conjunction with approval of this use, the property owner shall construct and
5 maintain a public pedestrian walkway adjacent to the water in accordance with the
6 standards set forth in Section 21.62.130, except that structures in existence as of
7 August 24, 1987, located within the public pedestrian walkway shall comply to the
8 extent practicable.
- 9 G. ~~WMM District~~ AND WMI DISTRICTS. In the ~~WMM district~~ AND WMI DISTRICTS
10 the following standards apply:
 - 11 1. This use is permitted only in combination with one of the following MARITIME
12 TRIGGERS:
 - 13 a. A working boatyard of at least twenty thousand square feet and a thirty-ton boat
14 lift,
 - 15 b. Seafood processing of at least nine thousand square feet,
 - 16 c. On-land boat storage of at least twenty-five thousand square feet, ~~or~~
 - 17 d. Yacht and sailing clubs providing in-water and on-land boat storage to their
18 members-, OR
 - 19 E. FUEL DOCK.
 - 20 2. ~~In structures in existence as of August 24, 1987 this use may not exceed thirty percent~~
21 ~~of the total gross floor area of development on the lot.~~
- 22 H. WMM District.
 - 23 1. IN STRUCTURES IN EXISTENCE AS OF AUGUST 24, 1987, THIS USE MAY
24 NOT EXCEED 30% OF THE TOTAL GROSS FLOOR AREA OF
25 DEVELOPMENT ON THE LOT
 - 26 2. NEITHER THE OUTDOOR DINING AREA NOR THE ROOFTOP DINING
27 AREA MAY HAVE MORE THAN 50% OF THE NUMBER OF SEATS OF THE
28 INDOOR RESTAURANT AREA.
- 29 I. WMI DISTRICT. IN THE WMI DISTRICT THE FOLLOWING ADDITIONAL
30 STANDARDS APPLY:
 - 31 1. RESTAURANT USE MAY OCCUPY NO MORE THAN 4,000 TOTAL SQUARE
32 FEET COMBINED FOR INDOOR AND OUTDOOR DINING.
 - 33 2. OUTDOOR DINING MAY BE PERMITTED SUBJECT TO THE FOLLOWING:
 - 34 a. ALCOHOLIC BEVERAGES SHALL BE SERVED ONLY IN CONJUNCTION
35 WITH THE SERVICE OF FOOD.
 - 36 b. HOURS OF OPERATION SHALL BE LIMITED TO MIDNIGHT, SEVEN
37 DAYS A WEEK.
 - 38 c. NO BAR, DANCING OR LIVE ENTERTAINMENT AND NO SPEAKERS OR
39 PUBLIC ADDRESS SYSTEM SHALL BE ALLOWED.
 - 40 d. THE OUTDOOR DINING AREA MAY NOT HAVE MORE THAN 50% OF
41 THE NUMBER OF SEATS OF THE INDOOR RESTAURANT AREA.
- 42 HJ. WME District. In the WME district the following standards apply:
 - 43 1. This use may be permitted only in combination with one of the following:
 - 44 a. A working boatyard of at least twenty thousand square feet and a thirty-ton boat
45 lift, or
 - 46 b. Seafood processing of at least nine thousand square feet.

2. The lot on which the use is proposed must be at least twenty thousand square feet.
3. The use may occupy no more than two thousand square feet of gross floor area on the lot.

Section 21.64.550 - Retail sales of non-maritime-related goods.

A. WMC District.

1. In conjunction with approval of this use, the property owner shall construct and maintain a public pedestrian walkway adjacent to the water in accordance with the standards set forth in Section 21.62.130, except that structures in existence as of August 24, 1987, located within the public pedestrian walkway shall comply to the extent practicable.

B. WMM District.

1. This use is permitted only in combination with one of the following MARITIME TRIGGERS:

- i. A working boatyard of at least twenty thousand square feet and a thirty-ton boat lift,
 - ii. Seafood processing of nine thousand square feet
 - iii. On-land boat storage of at least twenty-five thousand square feet, ~~or~~
 - iv. Yacht and sailing clubs providing in-water and on-land boat storage to their members, OR
- V. FUEL DOCK.

2. In structures in existence as of ~~August 24, 1987~~, THE DATE OF THIS ORDINANCE this use may not exceed ~~thirty percent~~ 45% of the total gross floor area of development BUILDINGS on the lot. RESIDENTIAL USES DO NOT COUNT AS BUILDINGS ON THE LOT FOR THIS CALCULATION.

3. In structures constructed after ~~August 24, 1987~~ THE DATE OF THIS ORDINANCE the use is also subject to the following:

- i. The use may not exceed ~~twenty-five percent~~ 25% of the total gross floor area of development on the lot. RESIDENTIAL USES DO NOT COUNT TOWARDS AS BUILDINGS ON THE LOT FOR THIS CALCULATION.
- ii. The use is not permitted in buildings or structures within one hundred feet of the waterfront or mean high waterline.

C. WME AND WMI DISTRICTS.

1. THIS USE IS PERMITTED ONLY IN COMBINATION WITH ONE OF THE FOLLOWING MARITIME TRIGGERS:

- i. A WORKING BOATYARD OF AT LEAST TWENTY THOUSAND SQUARE FEET AND A THIRTY-TON BOAT LIFT,
- ii. SEAFOOD PROCESSING OF NINE THOUSAND SQUARE FEET,
- iii. ON-LAND BOAT STORAGE OF AT LEAST TWENTY-FIVE THOUSAND SQUARE FEET,
- iv. YACHT AND SAILING CLUBS PROVIDING IN-WATER AND ON-LAND BOAT STORAGE TO THEIR MEMBERS, OR
- v. FUEL DOCK.

1 2. IN STRUCTURES IN EXISTENCE AS OF THE DATE OF THIS ORDINANCE THIS
2 USE MAY NOT EXCEED 15% OF THE TOTAL GROSS FLOOR AREA OF
3 BUILDINGS ON THE LOT. RESIDENTIAL USES DO NOT COUNT TOWARDS
4 BUILDINGS ON THE LOT FOR THIS CALCULATION.
5

6 D. RETAIL SALES OF NON-MARITIME GOODS USE MAY BE EXPANDED BEYOND
7 THE APPLICABLE PERCENTAGE OF GROSS FLOOR AREA OF THE BUILDINGS
8 ON THE LOT IF PROPERTY OWNER PROVIDES 1 OR MORE INCENTIVE USES
9 LISTED AT 21.46.010 (D) TO A (CUMULATIVE WITH PROFESSIONAL OFFICE)
10 MAXIMUM 50% IN THE WMM ZONE AND 20 % IN THE WMI AND WME ZONES.
11

12 **Section 21.64.600 - Temporary uses.**

13
14 The following temporary uses are permitted in the zoning districts indicated:

15 A. All Zoning Districts.

- 16 1. Storage of building materials and equipment, and temporary buildings for
17 construction purposes, for a period not to exceed the duration of the building permit.
18 No yards are required provided that there shall not be undue interference with the use
19 and enjoyment of neighboring property.
20 2. Use of governmental property, including the erection of a tent or other temporary
21 structure, for a carnival, circus or other activity.
22 3. Use of non-governmental property for up to five days by a nonprofit, educational,
23 cultural, or civic organization for a carnival, street fair, circus or similar activity
24 including the erection of a tent or other temporary structure. The operator must obtain
25 all permits required by law.
26 4. Model homes and real estate tract offices for rental or sale of buildings in a project.
27 A real estate office shall be removed upon the initial sales of all units in a project.
28 5. Yard sales and garage sales, up to six days in a calendar year.
29 6. Use of a trailer as a temporary office or shelter incidental to construction on or
30 development of the premises on which the trailer is located during the time
31 construction or development is actively underway.

32 B. Waterfront Maritime Districts.

- 33 1. Temporary festivals in conjunction with maritime uses up to thirty days' duration.
34 2. IN THE WMI DISTRICT, SPECIAL EVENTS SUCH AS WEDDINGS ARE
35 PERMITTED FOR UP TO 3 CONSECUTIVE DAYS IN A ROW.

36 C. Hawker, peddler, and itinerant merchant sales as temporary uses pursuant to Chapter 7.40
37 of the City Code.
38

39 **21.64.630 - Transient boater services.**

- 40
41 A. This use is only permitted when such services are provided in conjunction with in-water boat
42 storage and at least one of the following other maritime uses: seafood industrial, boat repair
43 and maintenance or marine fabrication.
44 B. In no case shall such accessory services be located within the one hundred-foot maritime use
45 setback.

1 C. IN THE WMM AND WME ZONES, THE SUM OF SQUARE FOOTAGE FOR ALL
2 TRANSIENT BOATER SERVICES MAY NOT EXCEED 800 SQUARE FEET.

3
4 **Chapter 21.66 - PARKING AND LOADING REGULATIONS**

5 **Section 21.66.030 - Number of required parking spaces.**

6
7 A. Standards. Off-street parking spaces accessory to uses allowed in zoning districts shall be
8 provided in accordance with the standards set forth in the Table of Off-Street Parking
9 Requirements at the end of this chapter.

10 B. Vehicles Owned by or Used in a Business. The required spaces in the Table of Off-Street
11 Parking Requirements shall be provided in addition to any area used for parking of vehicles
12 owned by or used in a business.

13 C. Drive-In Businesses. Vehicle stacking spaces shall be provided in accordance with the
14 standards set forth in the Table of Off-Street Parking Requirements at the end of this chapter.

15 D. Spaces for Physically Handicapped. Spaces for the physically handicapped shall be provided
16 pursuant to the provisions of the Americans with Disabilities Act and the Maryland
17 Accessibility Code.

18 E. Bicycles. Parking spaces for bicycles shall be provided. For non-residential uses the following
19 shall be provided:

- 20 1. One to twenty automobile spaces: one bicycle parking space.
- 21 2. For each additional thirty automobile spaces: one additional bicycle parking space.

22 F. Collective Facilities. Off-street parking facilities for separate uses may be provided
23 collectively if the total number of spaces meets the sum of the separate requirements.

24 G. Shared Parking. Parking spaces may serve more than one use provided documentation is
25 provided to the satisfaction of the Planning and Zoning Director that:

- 26 1. The parking facility has sufficient capacity to meet the parking requirements of all
27 the uses requiring the parking at any one time.
- 28 2. Only the number of parking spaces approved for shared use will be so used.
- 29 3. All other applicable requirements of this chapter will be met.
- 30 4. IN MARITIME ZONES THE PLANNING AND ZONING DIRECTOR MAY
31 ALTERNATIVELY ALLOW SHARED PARKING BASED UPON THE TIME OF
32 DAY, DAY OF THE WEEK OR SEASON, RATHER THAN USE.

33 H. Changes of Use.

- 34 1. Except as specified under Subsection (H)(2) of this section, when the existing use of
35 a building or structure is changed to a new use, parking and loading facilities shall
36 be provided as required for the new use.
- 37 2. Unless otherwise provided for under the specific provisions for a particular zoning
38 district in Division III, if a building or structure was erected prior to August 10, 1970,
39 additional parking or loading facilities are mandatory only in the amount by which
40 the requirements for the new use would exceed those for the existing use, if the latter
41 were subject to the parking and loading provisions of this chapter.

42 I. Additions and Expansions of Non-residential Property. When the intensity of use of non-
43 residential property is increased, additional parking facilities need be provided only for the
44 increase in intensity of use. Intensity of use means increases in measures such as gross floor
45 area, seating capacity, addition of dwelling units, or other units of measurement specified in
46 this Zoning Code for required parking facilities.

- 1 J. Expansion or Alteration of Residential Buildings. When a residential building, with the
2 exception of a single-family detached dwelling, is expanded or altered, required parking
3 facilities shall be provided on the basis of the total required units of measurement for the
4 entire capacity of the building.
- 5 K. Reconstructed or Reestablished Uses. A nonconforming structure or use that has been
6 damaged or destroyed by fire, explosion, or other causes and which is restored, repaired, or
7 rebuilt shall provide parking or loading facilities equivalent to any maintained at the time of
8 the damage or destruction. However, it is not necessary to restore or maintain parking or
9 loading facilities in excess of those required by this chapter for equivalent new uses or
10 construction.

11
12 **Section 21.66.130 - Table of off-street parking requirements.**
13

Use	Standard	Additional Provisions
Offices, business and professional, and nonprofit, educational, cultural, or civic	WMM district: One space per 200 square feet. Other districts: one space per 300 square feet. ONE SPACE PER 300 SQUARE FEET	

14
15 **REVISOR'S NOTE:** In this section, the Standard for the Use
16 "Offices, business and professional, and nonprofit,
17 educational, cultural, or civic" is amended.

18
19 No other changes are made.
20
21

22 **Division VI - GENERAL TERMS AND RULES OF MEASUREMENT**
23 **Chapter 21.72 - TERMS AND DEFINITIONS**

24
25 **Section 21.72.010 - Terms.**

26
27 "BOAT REPAIR AND MAINTENANCE" MEANS VESSEL REPAIR AND MAINTENANCE;
28 MARITIME ENGINEER/MECHANICAL REPAIR; BOAT, YACHT AND WATERCRAFT
29 HAUL-OUT FACILITIES AND MAINTENANCE OPERATIONS; FUEL STORAGE AND
30 REFUELING FACILITIES FOR MARINE CRAFT; AND ACCESSORY ON-LAND
31 MATERIAL STORAGE.

32
33 ~~"Boatyard, working. "Working boatyard" means an arrangement of piers, slips, mooring piles,~~
34 ~~wharves, and buoys, not to exceed 30 slips, intended to be used for the repair, construction and~~
35 ~~temporary storage of watercraft, and which slips are not available for occupancy or rental by the~~
36 ~~general public.~~ AREAS ON LAND AND IN THE WATER CONSISTING OF SPACES USED
37 FOR THE REPAIR, CONSTRUCTION, MAINTENANCE, AND TEMPORARY STORAGE OF
38 VESSELS TO INCLUDE: PIERS, SLIPS, MOORING PILES, WHARVES OR BUOYS

1 TOGETHER WITH FACILITIES FOR LAUNCHING AND HAULING VESSELS SUCH AS
2 TRAVELLIFT, MARINE RAIL, CRANE, OR RAMP.

3
4 “FUEL DOCK” MEANS A FACILITY OFFERING FUEL FOR SALE FOR WATERCRAFT
5 FROM A DOCK LOCATED IN OR OVER NAVIGABLE WATERWAY.

6
7 “GENERAL MARITIME” MEANS GENERAL OFFICE AND RESEARCH FUNCTIONS
8 CONTRIBUTING TO MARITIME ACTIVITIES INCLUDING, BUT NOT LIMITED TO,
9 MARINE SALVAGE, TESTING, RESEARCH AND ENVIRONMENTAL SERVICES;
10 MARINE SALVAGE, TESTING, AND ENVIRONMENTAL SERVICES; MARITIME
11 ASSOCIATIONS; OCEANOGRAPHIC LABORATORIES AND EXPERIMENTAL
12 FACILITIES; FACILITIES FOR MARINE POLLUTION CONTROL, OIL SPILL CLEANUP,
13 AND SERVICING OF MARINE SANITATION DEVICES; TUGBOAT, VESSEL TOWING
14 SERVICES, FIREBOAT, PILOTBOAT, HARBORMASTER AND SIMILAR SERVICES;
15 SPECIALIZED PROFESSIONAL SERVICES TO THE MARITIME INDUSTRY; MARINE
16 TRANSPORT OPERATIONS, INCLUDING SHIPPING OFFICES; MARINE
17 PHOTOGRAPHY, PRINTMAKING AND CHART-MAKING; YACHT AND SAILING CLUB
18 OFFICES; YACHT FINANCE; AND MARITIME SERVICE ORGANIZATIONS.

19
20 “IN-WATER BOAT STORAGE” MEANS DOCKS, SLIPS, PIERS AND OTHER FACILITIES
21 AT WHICH BOATS ARE BERTHED, ONLY IN CONJUNCTION WITH OTHER MARITIME
22 USES; DOCKS, SLIPS, PIERS AND OTHER FACILITIES AT WHICH BOATS ARE
23 BERTHED, IN CONJUNCTION WITH OTHER MARITIME USES; YACHT AND SAILING
24 CLUBS, AND MEMBER SERVICES; AND SAILING SCHOOLS.

25
26 “MARINE FABRICATION” MEANS SAIL AND CANVAS ACCESSORY MANUFACTURE;
27 SPAR AND RIGGING CONSTRUCTION; MARITIME CARPENTRY; CONSTRUCTION
28 AND LAYING UP OF MARINE MOLDS; METAL CASTING FOR MARINE USE; MARINE
29 INDUSTRIAL WELDING AND FABRICATION; AND BOAT MANUFACTURE.

30
31 “MARITIME INSTITUTIONS” MEANS MARINE EDUCATIONAL FACILITIES; MARINE
32 MUSEUMS AND AQUARIUMS; AND MARITIME SERVICE ORGANIZATIONS.

33
34 “MARITIME RETAIL” MEANS DISPLAY, SALE, AND STORAGE OF MARINE PARTS,
35 SUPPLIES, ACCESSORIES, AND PROVISION OF OTHER GOODS INCLUDING, BUT NOT
36 LIMITED TO MARINE HARDWARE; FISHING TACKLE; MARINE CHANDELIERS;
37 YACHT FURNITURE; MARINE MAPS, MAGAZINES, CATALOGUES AND OTHER
38 PUBLICATIONS; AND MARITIME RETAIL.

39
40 “MARITIME SERVICES” MEANS FUNCTIONS NECESSARY TO SERVE IN-WATER AND
41 ON-LAND BOAT STORAGE AND WORKING BOATYARDS, INCLUDING, BUT NOT
42 LIMITED TO BOAT DEALERS, BROKERS AND MANUFACTURERS'
43 REPRESENTATIVES; BOAT RENTALS, CHARTERS, AND CHARTERS SERVICES;
44 MARINE PARTS, SUPPLIES, ACCESSORY DISTRIBUTORS; MARINE
45 TRANSPORTATION AND WATER TAXIS; MARINE DOCUMENTATION; BOAT SHOW

1 MANAGEMENT AND PROMOTION; NAUTICAL COMPONENT SERVICING; YACHT
2 DESIGNERS; AND MARINE SURVEYORS.

3
4 “MARITIME TRIGGER” MEANS ONE OR MORE OF THE FOLLOWING:

- 5
6 1. A WORKING BOATYARD OF AT LEAST TWENTY THOUSAND SQUARE FEET
7 AND A THIRTY-TON BOAT LIFT,
8 2. SEAFOOD PROCESSING OF NINE THOUSAND SQUARE FEET,
9 3. ON-LAND BOAT STORAGE OF AT LEAST TWENTY-FIVE THOUSAND SQUARE
10 FEET, OR
11 4. YACHT AND SAILING CLUBS PROVIDING IN-WATER AND ON-LAND BOAT
12 STORAGE TO THEIR MEMBERS, OR
13 5. FUEL DOCK.

14
15 “ON-LAND BOAT STORAGE” MEANS OPEN AREAS, PAVED OR UNPAVED, AND
16 STRUCTURES PROVIDING FOR ON-LAND BOAT AND MARINE EQUIPMENT
17 STORAGE AND DISPLAY; OPEN AREAS, PAVED OR UNPAVED, PROVIDING FOR ON-
18 LAND BOAT AND MARINE EQUIPMENT STORAGE AND DISPLAY; AND STRUCTURES
19 EXISTING AS OF AUGUST 24, 1987, PROVIDING FOR ON-LAND BOAT AND MARINE
20 EQUIPMENT STORAGE AND DISPLAY.

21
22 “SAILING SCHOOL” MEANS INSTRUCTION OF ACCREDITED SAILING PROGRAMS
23 FOR 200 OR MORE STUDENTS WITH VESSELS THAT HAVE KEELS ON A MINIMUM 2
24 ACRE PARCEL SUBJECT TO STANDARDS.

25
26 “SEAFOOD INDUSTRIAL” MEANS LANDING, DISTRIBUTION, PROCESSING,
27 BROKERAGE, WHOLESALE AND RETAIL SALES OF FISH AND SHELLFISH.

28
29 “TRANSIENT BOATER SERVICES” MEANS SERVICES SUCH AS LAUNDRY, POOL,
30 RECREATION AND/OR EXERCISE FACILITIES, AND SALES OF CONVENIENCE ITEMS.

31
32 “YACHT AND SAILING CLUB” MEANS AN ORGANIZATION WITH AT LEAST 300
33 MEMBERS WHICH PROVIDES AT THE CLUB FACILITY ON-SITE IN-WATER AND/OR
34 ON-LAND BOAT STORAGE TO AT LEAST 150 KEEL BOATS OVER 20 FEET IN LENGTH
35 (SAID VESSELS CONSTITUTING A YACHT AND SAILING CLUB NOT INCLUDING
36 BOATS SUCH AS KAYAKS, CANOES, DINGHIES, PADDLEBOARDS, PERSONAL
37 WATERCRAFT AND THE LIKE) AND INTERIOR MEETING/SOCIAL SPACE EXCLUSIVE
38 TO THE YACHT AND SAILING CLUB OF AT LEAST 1,000 SQ. FT. AND RESTROOM
39 FACILITIES TO ITS MEMBERS.

40
41 **REVISOR’S NOTE:** In this section, these Terms have been added.

42
43 No other changes are made.

44
45
46

1 **SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE**
2 **ANNAPOLIS CITY COUNCIL** that this ordinance shall take effect from the date of its passage.

3
4
5
6
7
8

Explanation:

UPPERCASE indicates matter added to existing law.

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

Underlining indicates amendments.