



## Legislation Details (With Text)

**File #:** O-20-19      **Version:** 1      **Name:**

**Type:** Ordinance      **Status:** Withdrawn

**File created:** 4/24/2019      **In control:** City Council

**On agenda:** 11/18/2019      **Final action:** 1/27/2020

**Title:** Dwellings above the ground floor of nonresidential uses in the B1, Convenience Shopping District, and B2, Community Shopping District - For the purpose of creating standards for dwellings permitted above nonresidential uses in certain commercial districts; and matters generally relating to regulation of such dwellings.

**Sponsors:** Ross Arnett

**Indexes:** Planning Commission, Rules and City Government Committee

**Code sections:**

**Attachments:** 1. O-20-19 Dwellings above Non Residential B1 B2 Zones First Reader.pdf, 2. O-20-19 Staff Report and Fiscal Impact Note.pdf, 3. O-20-19 Staff Report to PC.pdf, 4. O-20-19 PC Findings and Recommendation.pdf

Date	Ver.	Action By	Action	Result
1/27/2020	1	City Council	withdrawn without objection	Pass
11/18/2019	1	City Council	postpone	Pass
11/12/2019	1	Rules & City Government Committee	postpone	Pass
10/8/2019	1	Rules & City Government Committee	Continue	
9/9/2019	1	City Council	declare the public hearing closed	
9/9/2019	1	City Council	presented	
4/29/2019	1	City Council	adopt on first reader	Pass
4/29/2019	1	City Council	refer	
4/29/2019	1	City Council	refer	

**Dwellings above the ground floor of nonresidential uses in the B1, Convenience Shopping District, and B2, Community Shopping District - For the purpose of creating standards for dwellings permitted above nonresidential uses in certain commercial districts; and matters generally relating to regulation of such dwellings.**

### CITY COUNCIL OF THE CITY OF ANNAPOLIS

#### Ordinance 20-19

**Introduced by: Alderman Arnett**

**Referred to  
Planning Commission  
Rules and City Government Committee**

AN ORDINANCE concerning

**Dwellings above the ground floor of nonresidential uses in the B1, Convenience Shopping District, and B2, Community Shopping District**

**FOR** the purpose of creating standards for dwellings permitted above nonresidential uses in certain commercial districts; and matters generally relating to regulation of such dwellings.

**BY** adding the following portion to the Code of the City of Annapolis, 2019 Edition  
21.64.280

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

**TITLE 21 - PLANNING AND ZONING**  
**Chapter 21.64 - Standards for Uses Subject to Standards**

**Section 21.64.280 - ~~Reserved~~ DWELLINGS ABOVE THE GROUND FLOOR OF NONRESIDENTIAL USES**

IN THE B1 AND B2 ZONING DISTRICTS:

- A. FOR PURPOSES OF THIS SECTION, GROUND FLOOR MEANS THE FLOOR OF A BUILDING AT GROUND LEVEL.
- B. DWELLINGS ARE NOT PERMITTED ABOVE THE FOLLOWING NONRESIDENTIAL USES IN THE B1, CONVENIENCE SHOPPING DISTRICT, AND IN THE B2, COMMUNITY SHOPPING DISTRICT:
  - 1. ABOVE GROUND PARKING LOTS;
  - 2. ABOVE GROUND PARKING GARAGES;
  - 3. ABOVE GROUND LOADING AND UNLOADING AREAS;
  - 4. ABOVE GROUND STORM WATER MANAGEMENT FACILITIES;
  - 5. EXTERIOR OPEN SPACE AREAS;
  - 6. EXTERIOR PROPERTY STORAGE AREAS.
- C. DWELLINGS ARE NOT PERMITTED ON THE GROUND FLOOR OF ANY BUILDING, AS MEASURED FROM THE HIGHEST ADJACENT GRADE ON ANY SIDE.

**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.