



Legislation Text

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Waterfront Maritime Conservation District - Uses - For the purpose of allowing the uses Seafood Industrial and Food Service Marts in the Waterfront Maritime Conservation District; and modifying the standards for food service marts.

**CITY COUNCIL OF THE
City of Annapolis**

Ordinance 35-19

Introduced by: Alderwoman Tierney and Alderman Arnett

Referred to
Planning Commission
Rules and City Government Committee

AN ORDINANCE concerning

Waterfront Maritime Conservation District - Uses

FOR the purpose of allowing the uses Seafood Industrial and Food Service Marts in the Waterfront Maritime Conservation District; and modifying the standards for food service marts.

BY repealing and re-enacting with amendments the following portions of the Code of the City of Annapolis,
2020 Edition
21.48.040
21.64.310

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 21.48 - USE TABLES

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	District	District	District
	WMC	WMM ³	WMI ³	WME

A. Maritime uses					
1. In-water boat storage:					
	a. Docks, slips, piers and other facilities at which boats are berthed, only in conjunction with other maritime uses	P	P		
	b. Docks, slips, piers and other facilities at which boats are berthed, in conjunction with other maritime uses		P	P	P
	c. Yacht and sailing clubs, and member services	P	P	P	P
	d. Sailing schools	P	P	P	P
2. On-land boat storage:					
	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
	c. 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:					
	a. Vessel repair and maintenance	P	P	P	P
	b. Maritime engineer/mechanical repair	P	P	P	P
	c. 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:					
	a. Sail and canvas accessory manufacture	P	P	P	P
	b. Spar and rigging construction	P	P	P	P
	c. 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:					
	a. Boat dealers, brokers and manufacturers' representatives	P	P	P	P
	b. Boat rentals, charters, and charters services	P	P	P	P
	c. 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:					
	a. Marine hardware	P	P	P ¹ ,	P ^{1,2}
	b. Fishing tackle	P	P	P ¹	P ^{1,2}
	c. Marine chandlery	P	P	P ¹	P ^{1,2}
	d. Yacht furniture	P	P	P ¹	P ^{1,2}
	e. Marine maps, magazines, catalogues and other publications	P	P		P ^{1,2}
	f. Maritime retail	P	P	A-Std	A-Std
7. General maritime: general office and research functions 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:					
	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

	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
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		
Restaurant, standard	S-Std	S-Std		S-Std
Retail sales of non maritime-related goods	S-Std	S-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			A-Std	

- 1 This use is permitted only on lots without waterfront frontage as of August 24, 1987.
- 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 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.

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

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

Underlining indicates matter added to existing law.
~~Strikethrough~~ indicates matter stricken from existing law.

ADOPTED this 13th day of January, 2020.

Aye: 8 Mayor Buckley, Alderwoman Tierney, Alderman Paone,
Alderwoman Pindell Charles, Alderwoman Finlayson,
Alderman Savidge, Alderman Arnett, and Alderman Gay

Absent: 1 Alderman Rodriguez

THE ANNAPOLIS CITY
COUNCIL

Date:
Gavin Buckley, Mayor

ATTEST

Date:

Regina Watkins-Eldridge, MMC,
City Clerk