



Legislation Text

File #: O-20-19, Version: 1

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 BI, 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.