



Legislation Text

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Waterfront Mixed Maritime District - For the purpose of allowing professional offices in the WMM zoning district in accordance with certain standards; amending certain parking standards; and making stylistic changes..

**CITY COUNCIL OF THE
City of Annapolis**

Ordinance 15-20

**Introduced by: Alderman Arnett
Co-sponsored by:**

**Referred to
Planning Commission
Maritime Advisory Board
Rules and City Government
Economic Matters Committee (4/27/20)**

AN ORDINANCE concerning

Waterfront Mixed Maritime District (WMM)

FOR the purpose of allowing professional offices in the WMM zoning district in accordance with certain standards; amending certain parking standards; and making stylistic changes.

BY repealing and reenacting with amendments the following portions of the Code of the City of Annapolis, 2019 Edition
21.48.040
21.64.520
21.66.130

WHEREAS, the Waterfront Mixed Maritime Zoning District lies along the harbor across from City Dock and Annapolis downtown, business and maritime areas; and

WHEREAS, maritime uses on the waterfront in the WMM zoning district include a fuel dock, marinas, working boatyards, and on land boat storage; and

WHEREAS, these waterfront uses contribute directly to the liveliness and maritime feel of the Annapolis

harbor and to the convenience of the boating public; and

WHEREAS, the WMM zoning district is “intended to reserve areas along the water’s edge for maritime uses, provide an environment for supporting maritime merchandising efforts, and encourage the preservation of existing buildings and uses. In support of specified maritime uses, the WMM zoning district also provides for some non-maritime uses. The visual image of this area as an active maritime center is to be encouraged and maintained” pursuant to the City Code, Section 21.46.030 A; and

WHEREAS, to ensure the preservation of maritime uses along the water’s edge in light of a changing economic paradigm, the Annapolis City Council recognizes the need to provide greater flexibility for business conducted within buildings in existence in the WMM zoning district since 1987: and

WHEREAS, the City Council is committed to preserving a working waterfront as a vibrant part of Annapolis’s heritage and as a continuing contributor to the local economy and has determined that greater flexibility in professional office space at longstanding WMM zoning district marina properties will ensure the continuation of these working waterfront uses for the benefit of all citizens.

NOW, THEREFORE,

SECTION 1: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL that the code of the City of Annapolis shall be amended as follows:

TITLE 21 - PLANNING AND ZONING
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.

REVISOR’S NOTE: In this Section Table “B. Other uses” is amended. No other changes are made.

	District W	District WMM ³	District W	District W
B. Other uses:				
Accessory uses	A	A		
Antenna towers			P-S Std	
Antennas and amateur rad	A-Std	A-Std	A-Std	A-Std

Delicatessen			A-	A-Std
Food service marts			A-	A-Std
Governmental uses:				
Parks and recreation facilities	P		P	P
Parking structures as accessory to maritime uses on a separate lot		S-Std		
Professional offices		S-STD P-STD		
Restaurant, standard	S-Std	S-Std		S-Std
Retail sales of non maritime goods	S-Std	S-Std		
Telecommunications facilities	A-Std	A-Std	A-	A-Std
Temporary uses	P-Std	P-Std	P-S	P-Std
Transient boater services, recreation facilities and structures			A-	

- 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.

Chapter 21.64-STANDARDS FOR USES SUBJECT TO STANDARDS
Section 21.64.520-Professional Offices.

A. This use is permitted only in combination with one of the following:

1. A working boatyard of at least ~~twenty thousand~~ 20,000 square feet and a ~~thirty~~ 30-ton boat lift,
2. Seafood processing of ~~nine thousand~~ 9,000 square feet,
3. On-land boat storage of at least ~~twenty-five thousand~~ 25,000 square feet, or
4. Yacht and sailing clubs providing in-water and on-land boat storage to their members.

B. In structures in existence as of August 24, 1987, this use may not exceed ~~thirty~~ 30 percent of the total gross floor area of development on the lot EXCEPT AS PROVIDED IN C. BELOW.

C. FOR THE PURPOSES OF THIS SUBPARAGRAPH “AREA OF THE MARINA” SHALL BE CONSTRUED TO MEAN “DEVELOPABLE WATERWAY AREA” AS THAT TERM IS DEFINED IN SECTION 15.02.030.I. IN STRUCTURES IN EXISTENCE AS OF AUGUST 24, 1987, ON LOTS HAVING A PUBLIC MARINA, THE AREA OF THE MARINA IS CONSIDERED MARITIME IN COMPUTING GROSS FLOOR AREA DEVOTED TO NONMARITIME PROFESSIONAL OFFICES, BUT ONLY IN COMBINATION WITH ONE OF THE FOLLOWING:

1. A WORKING BOATYARD OF AT LEAST 20,000 SQUARE FEET AND A 30-TON BOAT LIFT,

2. SEAFOOD PROCESSING OF 9,000 SQUARE FEET,
3. ON-LAND BOAT STORAGE OF AT LEAST 25,000 SQUARE FEET, OR
4. A FUEL DOCK AVAILABLE TO THE PUBLIC.

€D. In structures constructed after August 24, 1987 the use is also subject to the following:

1. The use may not exceed ~~twenty-five~~25 percent of the total gross floor area of development on the lot.
2. The use is not permitted in buildings or structures within ~~one hundred~~100 feet of the waterfront or mean high waterline.

Chapter 21.66 - PARKING AND LOADING REGULATIONS
Section 21.66.130 - Table of off-street parking requirements

REVISOR’S NOTE: In Table 21.66.130 the parking standard for “Offices, business and professional, and nonprofit, educational, cultural, or civic” uses is amended. No other changes are made.

Use	Standard
Motor Vehicle and Automobile Uses	
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

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.