



City of Annapolis

Planning Commission

Department of Planning and Zoning

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August 20, 2025

O-18-25 Re-Allowing Historic Duplexes in R2 Zoning Districts

Findings & Recommendation

BACKGROUND

The Planning Commission held a public hearing on July 17, 2025 to consider Ordinance 0-18-25, which would allow (or re-allow) Duplexes in A2 Zoning District. As recorded in the staff report from the Department of Planning and Zoning, the amendment would remove the August 10, 1970 requirement and once again permit two-family use in R2 Single-Family Residence district, the City's largest residential zoning district. Under current regulations, duplexes are only permitted in this district if they were built before August 10, 1970.

The amendment does not, however, change the bulk requirements for the zoning district which require a minimum of 5,400 square feet for a single family residence. Therefore, only properties which have the minimum lot size of 10,800 square feet would meet the existing bulk standard for duplex use.

It was pointed out in the staff report and at the public hearing this housing type has been prolific in Annapolis for centuries. Furthermore, duplexes support the goals outlined in the *Annapolis Ahead 2040* Comprehensive Plan, specifically Land Use Goal 3 and Housing Goals 1 and 4.

The Planning Commission received two public comments. Both were in support on approval of proposal 0-18-25.

FINDINGS

The Planning Commission voted unanimously to approve proposal 0-18-25.

Respectfully submitted,

Robert H. Waldman
Robert H. Waldman, Chair *vac for*

All other commissioners eligible to approve these findings have authorized the Chair to sign on their behalf and the Chair has authorized the Clerk to sign on his.