

**O-14-25****Implementation of Annapolis Ahead Comprehensive Plan, 2040****AMENDMENT 2 – MAYOR BUCKLEY**

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**Amendment Summary:**

The purpose of the amendment is to correct a key bulk standard for buildings along outer Dock Street so that the Bill can achieve the effect of promoting compatible redevelopment. Currently, the height limit for the zoning district is 28 ft. to the cornice and 38 ft. to the ridge. This height limit enables three-story buildings, but because the floor area ratio (FAR) is capped at 2.0, there is a regulatory obstacle to compatible redevelopment.

The context on outer Dock Street is one in which most buildings essentially cover 100% of their lots, stand flush with each other, and are lined up along two street frontages. In this location, the FAR cap prevents new three-story buildings that maintain traditional setbacks. In fact, two of the non-contributing buildings on this block already exceed the 2.0 FAR and could not be replaced with more historically compatible buildings because of this standard.

To address this issue and support compatible redevelopment, the amendment would clarify that the maximum building height and setbacks standards, which are administered through site design review, shall be used, rather than a FAR in guiding basic building bulk design. The building height (a vertical measurement) and the setbacks (a horizontal measurement) together define a three-dimensional building volume within which a building can be constructed. The application of the current 2.0 FAR reduces the allowable volume such that replacement three-story buildings could only be built if they were setback from the street or separated with side yards from the buildings they now adjoin; this is not what the historic district guidelines support.

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**Explanation:**    ~~Strikethrough~~ indicates matter stricken from existing law.  
                         Underlining indicates a change to the City Code.  
                         Underlining & black - copyediting or reformatting of existing Code section  
                         Underlining & red - new matter added to the code.  
                         Underlining & blue - amendment

**MOTION:**

On page 11, in line 28, add Section 21.56.190, "Front Setback for Replacement Building" and amend as follows:

**Title 21 - PLANNING AND ZONING**  
**Division IV - Overlay District Regulations**  
**Chapter 21.56 Historic District**

**Section 21.56.190 Front setback for replacement buildings.**

1. Within the limits of the historic district, front setback provisions for the C1, C1A, C2, C2A and C2P districts shall be modified to provide that where a new building is constructed which takes the place of an existing building, the new building may be constructed with the same front setback as existed for the building it replaces; otherwise, the new building shall be subject to the provisions of the bulk regulations for those districts.
2. Where, on property with frontage on Dock Street between Craig Street and the eastern-most terminus of Dock Street, a new building is to be constructed with the same front setback as the building it replaces. The maximum allowable architectural bulk of the new building shall be constrained by the application of the height and setback provisions of this chapter, rather than the floor area ratio standard applicable to the C2 District.

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