



STAFF REPORT ON PROPOSED LEGISLATION

To: Mayor Gavin Buckley

From: Michael Mallinoff, City Manager

Date: May 7, 2025

Subject: O-14-25: Implementation of Annapolis Ahead Comprehensive Plan, 2040

Purpose of legislation

This is the first set of zoning text amendments aimed at implementing the adopted Comprehensive Plan and improving the zoning code. The following substantive changes are proposed:

- In the Planned Development Chapter (21.24), the amendments would revise the purpose statements and approving criteria for planned development by linking them to the Comp. Plan's goals and community benefits, increase the share of a planned development that may be devoted to a mix of land uses, allow for increases in the number of housing units in certain planned developments; revise the definition of common open space and expand the percentage of such space in developments.
- In the Residential Districts Chapter (21.40), the amendments would more strictly define how to compute the size of a house in the R2-NC district, which would also require revisions in the Terms and Definition Chapter (21.72) to update the definitions of "Floor area" and "Half Story". These changes clarify code and streamline the application of what is known as the 3,250 Rule – a rule that requires houses projects over 3,250 square feet in size (in the R2-NC) to obtain Planning Commission approval.

- In Heights and Bulk Limits Chapter (21.56) the amendments would update what appurtenances and types of rooftop structures are allowed to project above maximum height limits and set specific standards therefore. This addresses the practical difficulties in newly constructing permitted land use types on lots fronting the approved City Dock Park, east of Craig Street, and more specifically the reality that modern building and architectural practices can deliver eco-friendly green roofs and place mechanical equipment therein to protect the architectural integrity of building facades and minimize HVAC noise to pedestrians and neighboring properties.
- In Parking and Loading Regulation Chapter (21.66), the amendments would clarify that the off-street parking exception in the C2 and C2A district is applicable to all building sizes, not just those under 20,000 square feet in size. This addresses the goal of promoting walkability, accommodating parking in designated garage locations, and making more fiscally prudent use of available land zoned for development.

Impact of legislation on operations

A positive impact on operations is expected especially as it relates to regulatory streamlining and code clarification related to the changes in the R2-NC district.

Prepared by Chris Jakubiak, Director of Planning and Zoning