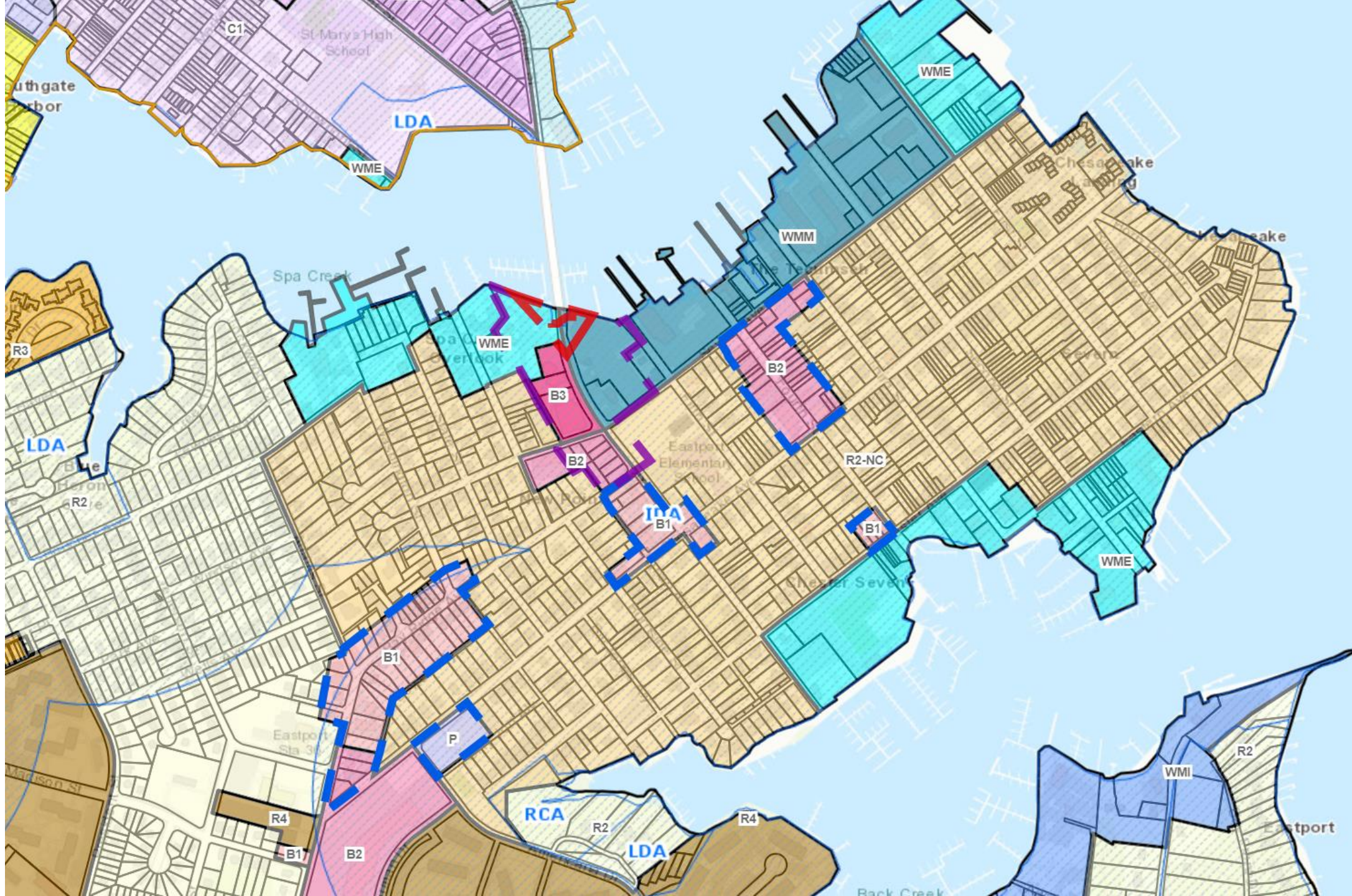


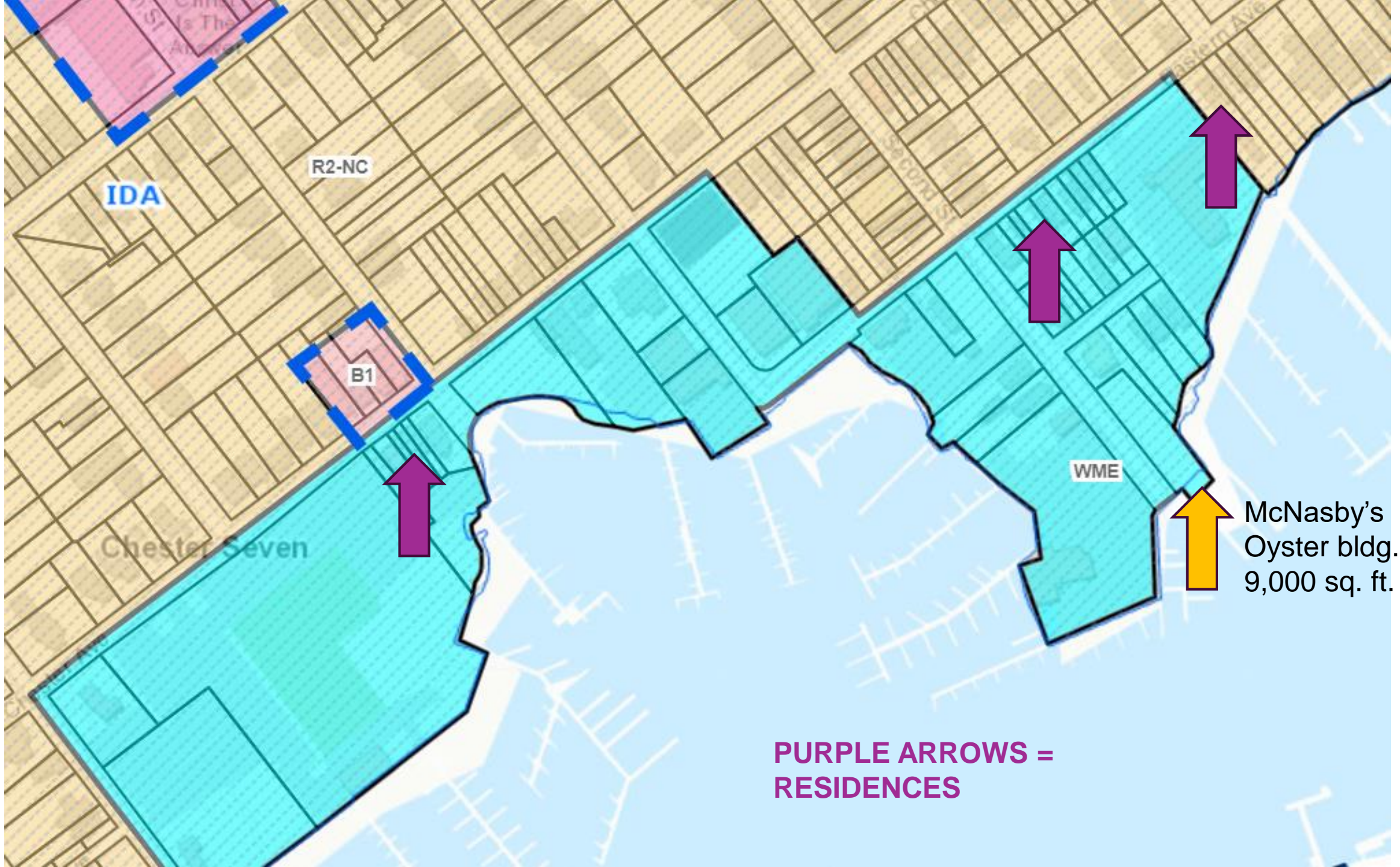
Annapolis Small Maritime Business Work Group

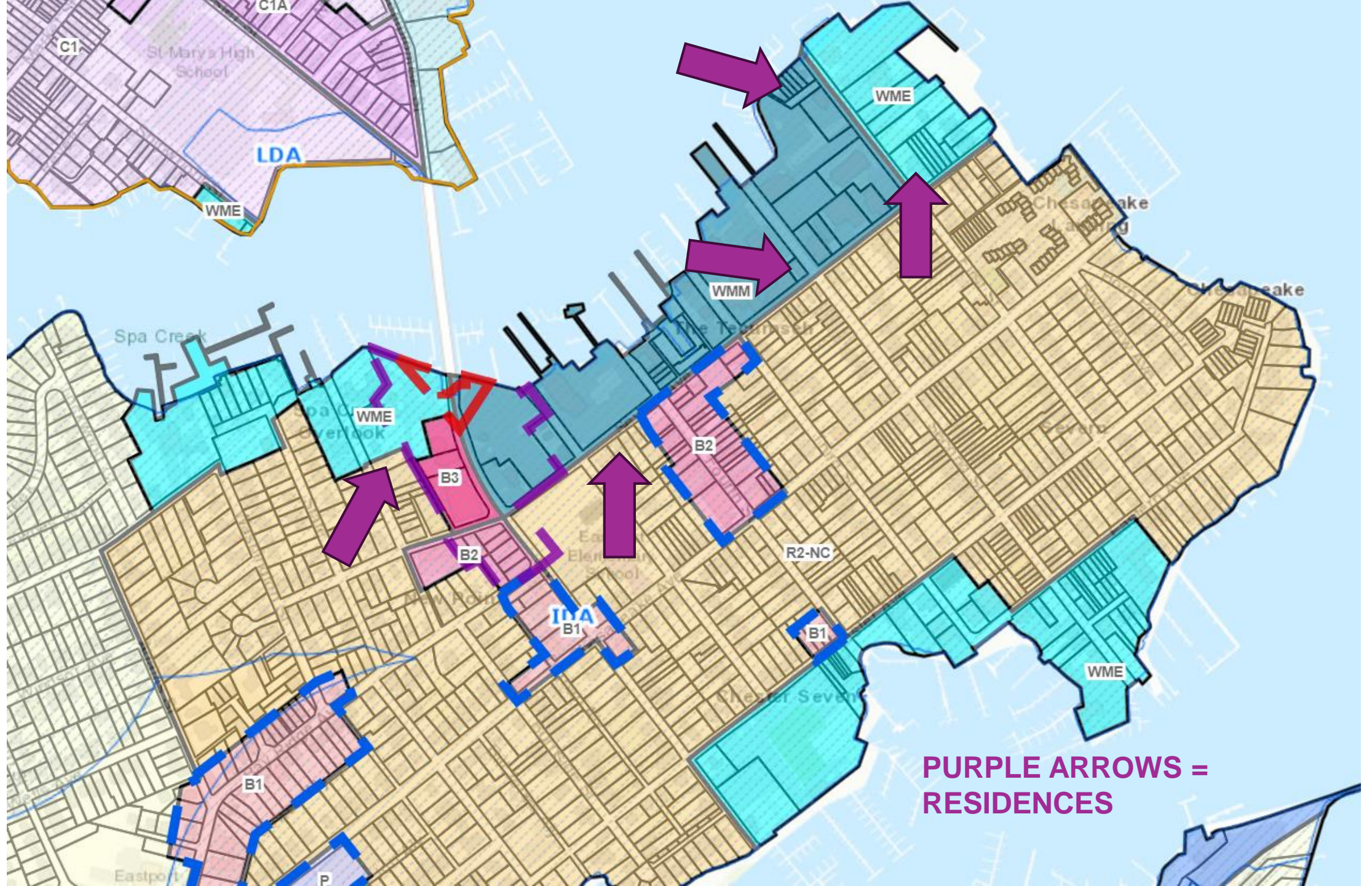
April 4, 2025

TRIGGERS THRESHOLDS

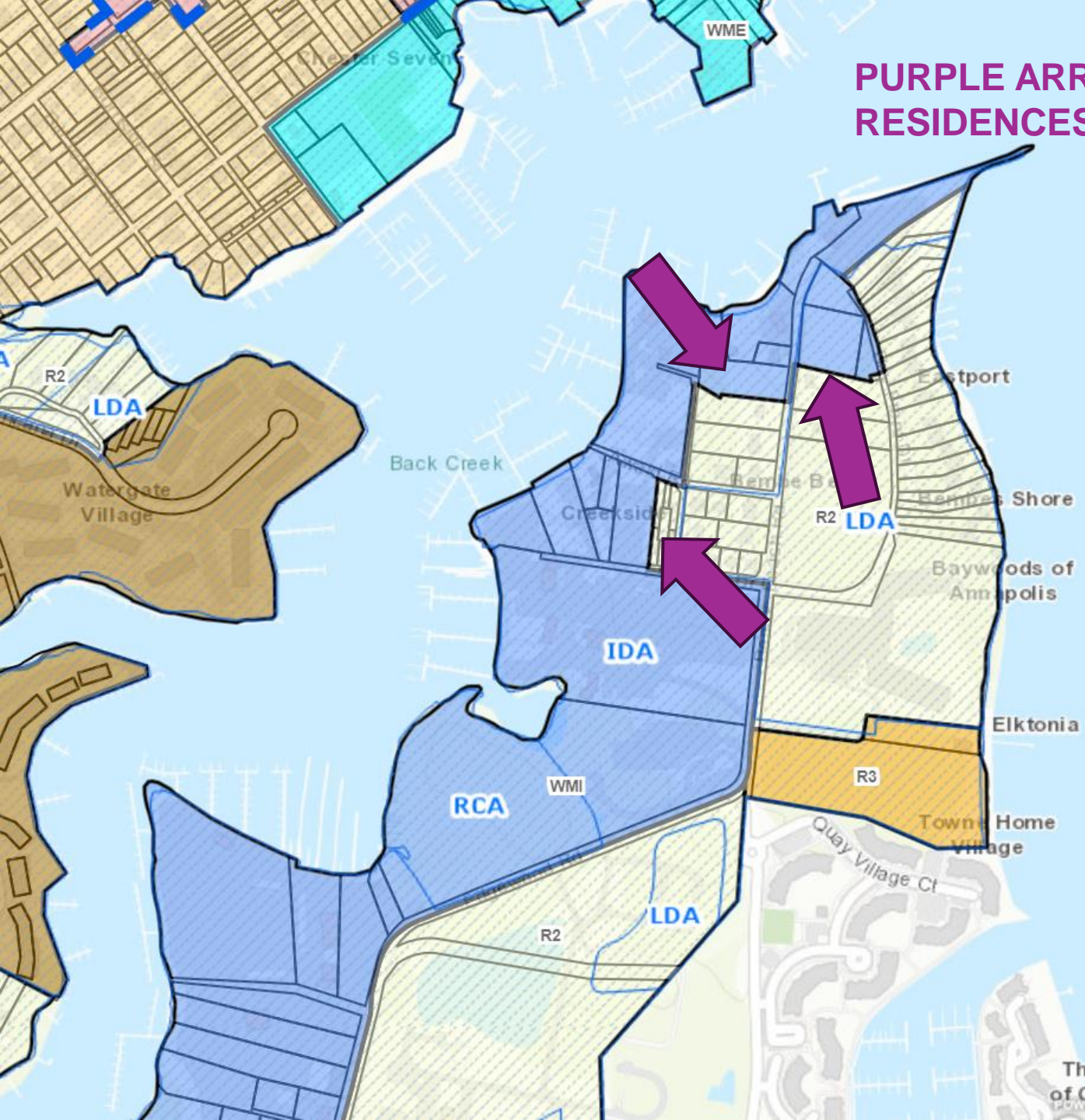
Existing Benchmarks to Expand Use	Recommendations to Update WME Zoned Parcels
ONE OF THE FOLLOWING:	ONE OF THE FOLLOWING:
20,000 SF Working Yard & 30 Ton Boat Lift	<ul style="list-style-type: none">• <u>Change to:</u> 5,000 SF Open Space Commercial Maritime Activity with 5-ton Jib or Mobile Crane; rated to hoist 10,000 lb. boat
25,000SF On Land Boat Storage	<ul style="list-style-type: none">• <u>Change to:</u> 6,500 SF Open Space for Land Storage
9,000 SF Seafood Processing	<ul style="list-style-type: none">• <u>Change to:</u> 1,600 SF Seafood Processing Open Space and/or Under roof; or 2500 SF with sales, marketing, distribution, representation, promotion or development use
Boat or Sailing Club	<ul style="list-style-type: none">• <u>Add:</u> Use by memberships, fractional ownerships, shared interests, daily, hourly or fee-based membership, not for profit club, rental, lease, fishing club, racing club, kayak, rowing, canoe, boating school, nautical club
Fuel Dock	<ul style="list-style-type: none">• <u>Add:</u> or electric motor battery charging station(s)
	<ul style="list-style-type: none">• <u>Add:</u> 2,000 SF or greater Sail or Canvas Loft







PURPLE ARROWS =
RESIDENCES



ACCESS INITIATIVES (Category 1)

Existing Benchmarks	Recommendations to Update for WME Zoned Parcels
Water Taxi Landing	<u>Add</u> : Reasonably accessible water taxi landing/pier/bulkhead/dock/slip
Public Water Access	<u>Add</u> : 8:00AM to dusk, with reasonable walkway/pathway access
Recreational Water Access	<u>Add</u> : to accommodate kayak, canoe or like kind PWC
Crabbing or Fishing Facility	<u>Add</u> : 8:00Am to dusk

ACCESS INITIATIVES (Category 2)

Existing Benchmarks	Recommendations to Update for WME Zoned Parcels
150 onsite parking spaces	Strike gross count. Replace with EV charging stations at 5% today; 10% at 5 years; 13% at 8 years; 2-station minimum
\$200,000 payment for street end parks	<u>Add</u> : or like kind easement with reasonable terms; or one time commitment of 7.5% gross revenue payable over 8 years.
Community Boating Facility	<u>Add</u> : to community access to indoor or outdoor recreation facility area with reasonable daily plan and management

WME 'TRIGGER' BENCHMARK FOR RESTAURANT USE:

One (1) of the Triggers listed above and:

- An actively operating crane, or travel lift, or maritime purposed forklift
- Any two (2) of the updated Water Access Incentives as set in the 2021 O-25-21 legislation
- Restaurant use may occupy no more than 4,000 total square feet combined for indoor and outdoor dining
- Outdoor and rooftop dining may be permitted subject to the following:
 - Alcoholic beverages shall be served only in conjunction with the service of food
 - No bar, dancing or live entertainment and no speakers or public address system shall be allowed
 - The outdoor dining areas may not have more than 75% of the number of seats of the indoor restaurant area

4/4/2025	Annapolis Small Maritime Business Work Group												
ZONE	Property	Address	Property Sq Ft	Google Earth / MSDat	Allowed % NSF of non-maritime business use prior to O-25-21	Allowed NSF prior to 2021	Allowed NSF of non-maritime business w/ 1 of "Triggers"	Ability to meet "Trigger" Benchmark (20,000 sq ft working yard or 25,000 boat storage)	Water Access Incentive: Pay \$200,000 fee to convert nsf to non-maritime	Water Access Incentive: Pay \$200,000 fee to convert 5% to non-maritime (cost per converted sq. ft.)	Total Maximum Conversion of Non-maritime NSF with [O-25-21] is 20%	Possible Convertible Non-maritime Commercial Space within Annapolis Market by Zone	% of Possible Convertible Non-maritime space by zone: Legislation O-25-21: Total:151,421 nsf
WME	WME					WME: 15%		WME: 5%		WME	WME: 20%	WME	WME
**	Eastport Yacht Center	726 Second	11,600	G&M	0%	0	1740		580	\$345/ ft	2320		
	Allsopp	311 Chester	5952	M	0%	0	892.8		298	\$671/ft	1191		
	Horn Point Harbor	105 Eastern	14,250	M	0%	0	2137.5		713	\$281/ ft	2850		
	Safe Harbor	423 Chester	5442	M	0%	0	816.3		272	\$735/ ft	1089		
	South Annap Y.Y.	750 Boucher	10,000		0%	0	1500		500	\$400/ ft	2000		
	SeaShell Marina	319 Chester	1431	M	0%	0	214.65	N	72	\$2778/ ft	286		
	Butlers Marina	409 Chester	1080	M	0%	0	162	N	54	\$3704/ ft	216		
	Farr Building (not wtrfrnt)	613 Third Street	7065	G	0%	0	0	N	353	\$567/ ft	353		
	Weems & Plath (not wtrfrnt)	214 Eastern Ave	8648	G	0%	0	0	N	432	\$463/ ft	432		
	Wild Country (not wtrfrnt)	124 Bay Shore	1650	G	0%	0	0	N	82	\$2439/ ft	82		
	Sum		67,118				7,463		3356	\$1238.3/sq. ft (avg.)	10,819	10,819	7.14%
WMM	WMM					WMM: 45%		WMM: 10%		WMM	WMM: 55%	WMM	
	Annapolis City Marina		74,132	M	30%	22,240	33,360		7,413	\$27/ ft	40,773		
	Pier 4	301 4th	6229	M	30%	1,869	2803	N	623	\$321/ ft	3426		
	222 Severn		40,850	G&M	30%	12,255	18,383		4,085	\$49/ ft	22,468		
	Yacht Haven		48,928	G&M	30%	14,678	22,018		2,202	\$91/ ft	26,911		
	Annapolis Yacht Club	Severn Ave			30%	0							
	Atl. Cr. Ycht.	312 Third Str	5300	G	30%	1,590	2385		530	\$377/ ft	2915		
		310 Third Str	3760	G	30%	1,128	1692		376	\$532/ ft	2068		
		130 Severn Ave	12,086	G	30%	3,626	5439	N	1208	\$166/ ft	6647		
	Sum		191,285			57,386	86,080		16,437	\$223/sq. ft (avg.)	105,208	105,208	69.48%
WMI	WMI					WMI: 15%		WMI: 5%		WMI	WMI: 20%	WMI	
	Jabins main yard	7310 Edgewood	33,998	G&M	0%		5,100	Yes	1,700	\$118 /ft	6800		
	Jabins 2nd yard*	7402, 7401 etc	25,376	G&M	0%		3,806	Yes	1,269	\$158/ft	5075		
	Port Annapolis	7074 Bembe Beach	25,604	G&M	0%		3,841	Yes	1,280	\$156/ ft	5121		
	Annapolis Landing	980 Awald	14,150	G	0%		2,123	Yes	708	\$283/ ft	2830		
	CSI Marina	7364 Edgewood	38,320	M	0%		5,748	Yes	1,916	\$105/ ft	7664		
	7416 Edgewood	7416 Edgewood	30,970	G	0%		4,646	Yes	1,549	\$129/ ft	6194		
	7040 Bembe Beach	7040 Bembe Beach	8,552	G	0%		1,283	Yes	428	\$484/ ft	1710		
	Sum		176,970				26,546		8,849	\$205/sq. ft (avg.)	35394	35,394	23.37%
	Grand Total		435,373									151,421	100.00%
	Annap. M.C.Y.C.	16 Ches. Landing	??		??	??							

SUMMARY OF RECOMMENDATIONS:

RECOMMENDATION: Allowed NSF of convertible non-maritime business w/ 1 "Trigger" (WME from 15% to 20%)	RECOMMENDATION: Water Access Incentive: Pay \$200,000 fee to convert 5% to non-maritime (cost per converted sq. ft.) (WME change from 5% to 15%)	RECOMMENDATION: Possible Convertible Non-maritime Commercial Space within Annapolis Market by Zone	RECOMMENDATION % of Possible Convertible Non-Maritime space by zone:
WME	WME	WME	WME
From 10,068 SF to 13,424 SF	From 3,356 SF to 10,068 SF	From 10,819 SF to 23,491 SF	From up to 20% to up to 35%
13,424	10,068	23,491	35%

Jib Crane Examples



Appendix: Tables of Uses

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.

Uses		District WMC	District WMM3	District WMI3	District WME
A. Maritime uses		P	P	P	P
1. In-water boat storage:		P	P	P	P
	a. Docks, slips, piers and other facilities at which boats are berthed, only in conjunction with other maritime uses	P	P		
	b. Docks, slips, piers and other facilities at which boats are berthed, in conjunction with other maritime uses		P	P	P
	c. Yacht and sailing clubs, and member services	P	P	P	P
	d. Sailing schools	P	P	P	P
2. On-land boat storage:		P	P	P	P
	a. Open areas, paved or unpaved, and structures providing for on-land boat and marine equipment storage and display	P		P-Std	
	b. Open areas, paved or unpaved, providing for on-land boat and marine equipment storage and display		P		P
	c. Structures existing as of August 24, 1987 providing for on-land boat and marine equipment storage and display		P		P
3. Boat repair and maintenance:		P	P	P	P
	a. Vessel repair and maintenance	P	P	P	P
	b. Maritime engineer/mechanical repair	P	P	P	P
	c. Boat, yacht and watercraft haul-out facilities and maintenance operations	P	P	P	P
	d. Fuel storage and refueling facilities for marine craft	P	P	P	P
	e. Accessory on-land material storage	P	P	P	P
4. Marine fabrication:		P	P	P	P
	a. Sail and canvas accessory manufacture	P	P	P	P
	b. Spar and rigging construction	P	P	P	P
	c. Maritime carpentry	P	P	P	P
	d. Construction and laying up of marine molds	P	P	P	P
	e. Metal casting for marine use	P	P	P	P
	f. Marine industrial welding and fabrication	P	P	P	P
	g. Boat manufacture	P	P	P	P

5. Maritime services: functions necessary to serve in-water and on-land boat storage and working boatyards, including, but not limited to:		P	P	P	P
	a. Boat dealers, brokers and manufacturers' representatives	P	P	P	P
	b. Boat rentals, charters, and charters services	P	P	P	P
	c. Marine parts, supplies, accessory distributors	P	P	P	P
	d. Marine transportation and water taxis	P	P	P	P
	e. Marine documentation	P	P	P	P
	f. Boat show management and promotion	P	P	P	P
	g. Nautical component servicing	P	P	P	P
	h. Yacht designers	P	P	P	P
	i. Marine surveyors	P	P	P	P
6. Maritime retail: display, sale and storage of marine parts, supplies, accessories, and provision of other goods including, but not limited to:		P	P	P1	P2
	a. Marine hardware	P	P	P1,	P1, 2
	b. Fishing tackle	P	P	P1	P1, 2
	c. Marine chandleries	P	P	P1	P1, 2
	d. Yacht furniture	P	P	P1	P1, 2
	e. Marine maps, magazines, catalogues and other publications	P	P		P1, 2
	f. Maritime retail	P	P	A-Std	A-Std
7. General maritime: general office and research functions contributing to maritime activities including, but not limited to:		P	P	P	P2
	a. Marine salvage, testing, research and environmental services	P	P		
	b. Marine salvage, testing, and environmental services				P1, 2
	c. Maritime associations	P	P		P1, 2
	d. Oceanographic laboratories and experimental facilities	P	P		P1, 2
	e. Facilities for marine pollution control, oil spill cleanup, and servicing of marine sanitation devices	P	P		P1, 2
	f. Tugboat, vessel towing services, fireboat, pilotboat, harbormaster and similar services	P	P		P1, 2
	g. Specialized professional services to the maritime industry	P	P		P1, 2
	h. Marine transport operations, including shipping offices	P	P		P1, 2
	i. Marine photography, printmaking and chart-making	P	P		P1, 2
	j. Yacht and sailing club offices	P	P		P1, 2
	k. Yacht finance	P	P		P1, 2
	l. Maritime service organizations		P		P1
8. Maritime institutions:		P	P	P	P2
	a. Marine educational facilities	P	P		P2
	b. Marine museums and aquariums	P	P		P2
	c. Maritime service organizations	P	P		
9. Seafood industrial:	Landing, distribution, processing, brokerage, wholesale and retail sales of fish and shellfish	P	P	P	P

	District WMC	District WMM3	District WMI3	District WME	
B. Other uses:					
Accessory uses	A	A			
Antenna towers			P-Std, S-Std		
Antennas and amateur radio stations	A-Std	A-Std	A-Std	A-Std	
Delicatessen			A-Std	A-Std	
Food service marts	A-Std		A-Std	A-Std	
Governmental uses:					
Parks and recreation facilities	P		P	P	
Parking structures as accessory to permitted maritime uses on a separate zoning lot		S-Std			
Professional offices		P-Std1	P-Std1	P-Std1	
Restaurant, standard	S-Std	S-Std	S-Std	S-Std	
Retail sales of non-maritime-related goods	S-Std	S-Std1	S-Std1	S-Std1	
Small cell system	P-Std	P-Std	P-Std	P-Std	
Telecommunications facilities	A-Std	A-Std	A-Std	A-Std	
Temporary uses	P-Std	P-Std	P-Std	P-Std	
Transient boater services, such as laundry, pool, recreation facilities and sales of convenience items		A-Std	A-Std	A-Std	