

Re-Allowing Historic Duplexes in R2 Zoning Districts

For the purpose of allowing duplexes to be built in R2 zoning districts, provided they resemble the existing single-family homes in the neighborhood; and generally related to R2 Single-Family Residence district requirements.

City Council of the
City of Annapolis

Ordinance 18-25

Introduced by: Alderman Huntley
Co-sponsored by:

Referred to: Planning and Zoning Commission, and Rules and City Government Committee

AN ORDINANCE concerning

Re-Allowing Historic Duplexes in R2 Zoning Districts

FOR the purpose of allowing duplexes to be built in R2 zoning districts, provided they resemble the existing single-family homes in the neighborhood; and generally related to R2 Single-Family Residence district requirements.

BY repealing and reenacting with amendments the following portions of the Code of the City of Annapolis, 2025 Edition: **21.40.050, 21.48.010**.

WHEREAS, The City allowed duplexes to be built in R2 Single-Family Residence districts until August 10, 1970, as a conforming use; and

WHEREAS, The City of Annapolis values its historic neighborhoods, which often feature duplexes alongside single-family homes; and

WHEREAS, Allowing a variety of housing types can help create strong, inclusive communities that offer homes for residents at different stages of life; and

WHEREAS, Modern building codes and design standards can ensure that duplexes blend well with the character of existing single-family neighborhoods; and

WHEREAS, The City's comprehensive plan published in 2025, titled "Annapolis Ahead: Comprehensive Plan 2040," states only single-family detached houses are permitted in the R-1 and R-2 zoning districts, while the other residential zones

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1 allow for duplexes; there is no remaining buildable land in the R-3 and R-4 zones,
2 the only zones which currently allow for even modest density such as duplexes
3 and triplexes (page 86); and
4

5 **WHEREAS,** The plan also states, "...the City's capacity for residential development, in its
6 residential districts is nearly exhausted" based on developments currently in
7 development. If all those projects in the pipeline are approved, the City's land
8 base will be 99% developed. (page 89); and
9

10 **WHEREAS,** This ordinance complies with recommendation LU3 of the 2025 comprehensive
11 plan, which states, "Explore incremental adjustments to the city's residential
12 zones to allow for more diversity of housing types such as townhomes and
13 duplexes that are compatible with existing neighborhoods, using architectural
14 standards if needed to ensure compatibility." (page 150); and
15

16 **WHEREAS,** Duplexes typically have a higher property value per land area than single-family
17 homes, and the City of Annapolis is interested in promoting the most fiscally
18 responsible land uses;
19

20 **SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY**
21 **COUNCIL** that the Code of the City of Annapolis shall be amended to read as follows:
22

23 **Title 21 - PLANNING AND ZONING**
24 **Division III - BASE DISTRICT REGULATIONS**
25 **Chapter 21.40 - Residential Districts**
26

27 **21.40.050 - R2 Single-Family Residence district.**

- 28 A. **Purpose.** The R2 Single-Family Residence district provides for single-family detached
29 dwellings at up to eight dwelling units per acre and other uses compatible with these
30 single-family neighborhoods of the City.
- 31 B. **Uses.** Uses that may be permitted in the R2 Single-Family Residence district are set forth
32 in the table of uses for residential districts in Chapter 21.48.
- 33 C. **Development Standards.** Chapter 21.50 contains the bulk regulations table for the R2
34 Single-Family Residence district.
- 35 D. **Uses Deemed Conforming.**
- 36 1. **Stadiums.** A stadium is deemed to be conforming, pursuant to Section 21.68.030
37 of this Zoning Code, provided that it was legally existing on July 1, 2009, and
38 may be altered or expanded subject to approval through the special exception
39 process, pursuant to Chapter 21.26 of this Zoning Code.

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2. **Duplex Units**. Duplex units ~~existing on August 10, 1970, may be altered or enlarged provided that the alteration or enlargements~~ otherwise meet the provisions of the R2 Zoning district including the setback and height limitations in accordance with single-family detached dwellings, except that the shared lot line between each half of the duplex unit must meet the provisions of the R3, General Residence district, and subject to minor site design plan review.

Title 21 - PLANNING AND ZONING
Division III - BASE DISTRICT REGULATIONS
Chapter 21.48 USE TABLES

Section 21.48.010 Table of Uses—Residential Zoning Districts.

P = Permitted Use; S = Special Exception Use; -Std = Use Subject to Standards (Chapter 21.64); A = Accessory Use; Blank = Not Permitted

Uses	District R1A	District R1B	District R1	District R2	District R2-NC	District R3	District R3-NC	District R3-NC2	District R3-R	District R4	District R4-R	District C1	District C1A
Dwellings, two-family				<u>P¹</u>		P	P	P	P	P	P	S-Std	S ²

1 Duplex units ~~existing on August 10, 1970, may be altered or enlarged provided that the alteration or enlargements~~ otherwise meet the provisions of the R2 zoning district, except that the shared lot line between each half of the duplex unit must meet the provisions of the R3, General Residence District, and subject to minor site design plan review.

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Chapter 21.50 BULK REGULATIONS TABLES

Section 21.50.040 Bulk Regulations Table R2 District.

After "Dwellings, single-family detached" insert "Dwellings, two family" as stated below.

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (minimum) Area, (sq. ft. or acres) ¹	Lot Dimensions (minimum) Width (ft)	Yards (minimum) Front (ft) ⁶	Yards (minimum) Interior Side (ft) ^{7, 8}	Yards (minimum) Corner Side (ft) ^{7, 8}	Yards (minimum) Rear (ft)	Height, Coverage, Floor Area Ratio (maximum) Height, (stories and feet) ⁹	Height, Coverage, Floor Area Ratio (maximum) Lot Coverage, (percent)	Height, Coverage, Floor Area Ratio (maximum) Floor Area Ratio	Open Space (minimum, percent)
<u>Dwellings, two-family</u>	<u>10,800</u> ¹¹	<u>50</u>	<u>25</u>	<u>6</u>	<u>15</u>	<u>30</u>	<u>2.5 stories not to exceed 35 feet</u>			

Footnote:

¹¹ If the lot is to be subdivided, a minimum lot area of 5,400 square feet and a minimum lot width of 30 feet per dwelling unit shall be provided.

SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL that this ordinance shall take effect upon passage.

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