



Legislative Summary

0-9-25

Expanding Waterfront Uses in R4 General Residence (Zoning) Districts

The City of Annapolis Office of Law created this summary for the use of Annapolis City Council members during their consideration of the legislation.

Bill Summary

O-9-25 allows boat rentals, charters, and charter services in R4 general residence zoning districts.

Background

The City of Annapolis, MD, has 16 zoning districts, including four residential, four commercial, three industrial, three maritime, and two mixed-use districts.

Zoning districts are designated areas within the City that have established land use regulations, development standards, and stipulate what's allowed in those districts.

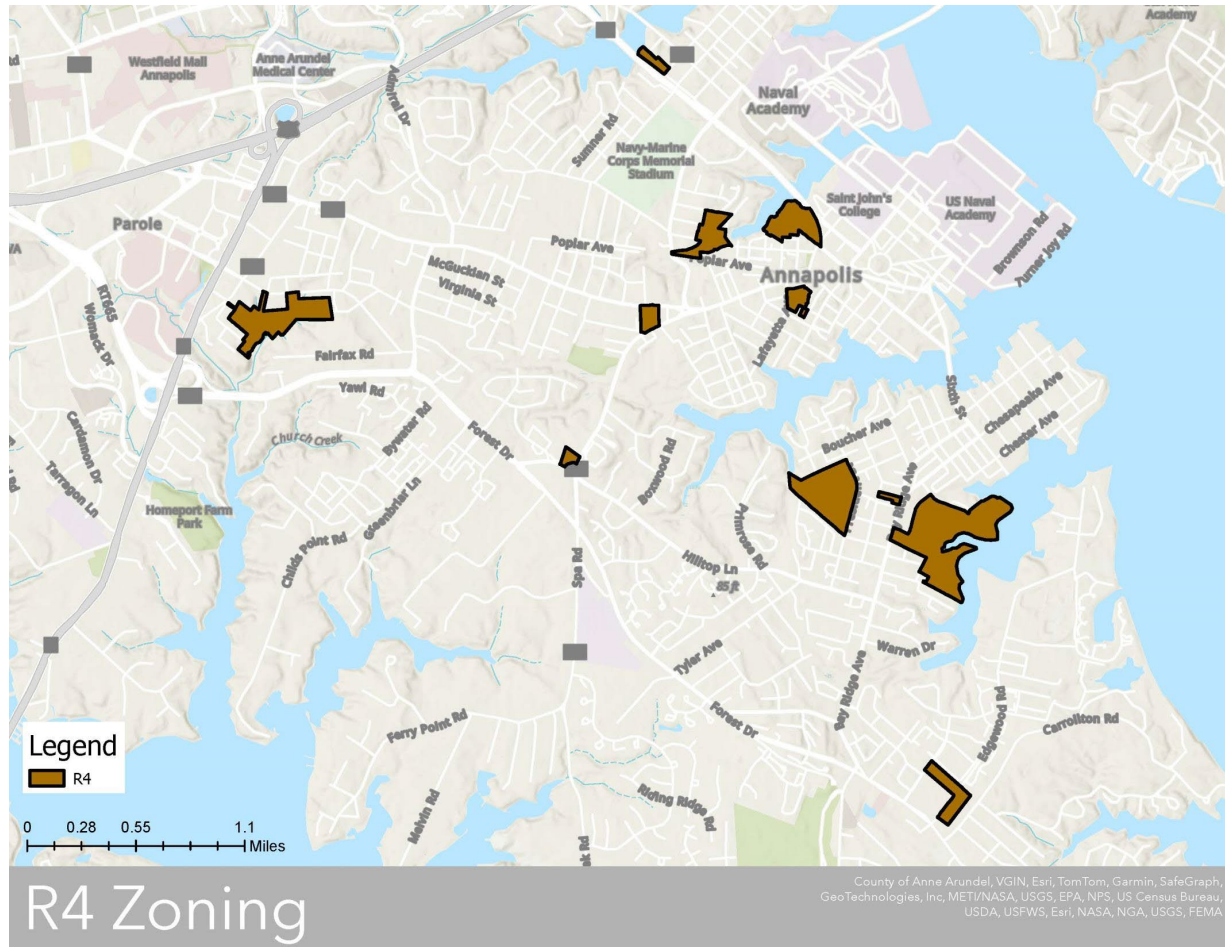
Waterfront uses -- waterfront access, boating, boat storage, yacht clubs, etc. -- are generally reserved for maritime-zoned areas of the City such as Eastport.

R4 districts are areas of the City designated for single-family detached homes, duplexes, townhouses, apartments, and condominiums.

While some private property in R4 districts may have private marinas, they're not allow to have commercial marinas, and significant restrictions exist on the types of waterfront activities permitted on those properties.



Annapolis Zoning District Map



Details

O-9-25 expands the permitted uses in R4 (general residential) zoning districts to include boating, charter services, and related activities. Property owners must obtain City approval for these uses, which are considered a special exception, allowing uses that differ from the normal permitted activities.

The specifics of the planned use must be approved by the City's (zoning) Board of Appeals.



Section Details

21.48.01

This section presents a chart outlining the permitted uses in R4 Residential Zoning Districts. The only modification is the addition of "boat rentals, charters, and charter services" as a new allowable use within R4 zoning districts.

These uses would be permitted as a "special exception" to the current zoning regulations. Approval is not automatically granted; the City's zoning authority, the Zoning Board of Appeals, must authorize the requested use with specific conditions to fit the location.