



City of Annapolis

DEPARTMENT OF PLANNING AND ZONING

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CHRISTOPHER N. JAKUBIAK, AICP
DIRECTOR

July 3, 2025

MEMORANDUM

To: Planning Commission

From: Eric Leshinsky, Chief of Comprehensive Planning

Via: Christopher Jakubiak, Director

Re: Ordinance O-29-25: Tyler Avenue Complete Community Overlay District

Attachments:

- **O-29-25 First Reader**
- **O-29-25 Fiscal Impact Report**
- **O-29-25 Staffing Impact Report**
- **Map of Tyler Avenue Complete Community Overlay District**

SUMMARY

O-29-25 is part of a broader comprehensive rezoning initiative that aims to implement the goals of the Annapolis Ahead 2040 Comprehensive Plan through targeted changes to the City's land use regulations. The proposed legislation focuses only on improving conditions within the Tyler Avenue corridor between Forest Drive and Bay Ridge Avenue, an area with a well-documented history of traffic hazards, high rate of vacancy, and under-utilized land that could provide greater benefits to both the immediate neighborhood and the larger city. O-29-25 would establish an overlay zoning district which would supersede the existing zoning districts for a specific set of properties along this corridor, as identified on the attached map. The overlay district would guide future development with standards designed to both maintain existing neighborhood development patterns and activate opportunities for new housing, streetscape improvements, and community open space. The proposed legislation includes standards specifically tailored to the conditions along the Tyler Avenue corridor and developed through staff analysis, and community outreach which included an online survey and a series of well-attended community workshops. The standards include four primary elements:

- **Expanded uses:** additional housing types are allowed by right based on minimum lot size requirements.
- **Lot size and width:** the minimum dimensions of lots are adjusted to better match to the existing lot conditions within the overlay district.
- **Setbacks:** front, rear, and side setbacks are adjusted to provide greater flexibility to housing options and allow for an expanded public streetscape area.
- **Building height:** the maximum allowable building height is unchanged from the underlying zoning districts to ensure that all new development properly meshes with existing housing stock.
- **Open Space:** open space requirements are added for developments involving three or more structures to ensure that a substantial amount of natural area is both preserved and integrated with all new development.
- **Parking:** off-street parking requirements are clarified and adjusted to allow for greater flexibility of housing options.
- **Terms:** new definitions are added for housing types allowed within the overlay district.

ANALYSIS

Overview

The Comprehensive Plan's vision for Annapolis is to become a more healthy, equitable and resilient city, and the most effective way of realizing this vision is through land use changes which integrate improvements to transportation and housing options. The Tyler Avenue corridor is the focus of the proposed legislation because it has the potential to make substantial gains in both of these areas but is currently hampered by a unique set of streetscape and land use challenges.

Located close to transit, schools, parks, retail, and community services, the Tyler Avenue corridor has a diverse population today which values the area's assets. However, the current street design combined with a very low density land use pattern has encouraged a trend of dangerous driving which has led to a hazardous environment for pedestrians, cyclists, and transit users. The Comprehensive Plan reinforces the close relationship between streetscape and adjacent land uses, in which each influences the other. What distinguishes Tyler Avenue in this regard is that it has a wide street, narrow sidewalks, and extremely deep lots facing the street, none of which have seen much change in years. The existing zoning of the area is a primary reason for this as it is fairly restrictive and not well suited for the range of lot sizes of the neighborhood. While the streetscape can be partially improved in the short-term through strategic quick-build capital improvements, more lasting improvements are best achieved through zoning changes designed to encourage new development that both complements the existing neighborhood and invests in the public realm.

O-29-25 has been carefully drafted through substantial community input and proposes incremental changes to zoning requirements designed to yield development outcomes which will blend seamlessly with the existing neighborhood but also provide benefits to residents in form of an improved streetscape, more community open space, more trees, and expanded housing options. Given that the Tyler Avenue corridor is today zoned primarily within the R2 family residence district and the R3 general residence district, which are residential zoning districts found throughout the city, the strategy of establishing a new overlay zoning district is the most straightforward means of implementing land use recommendations for this specific area without impact to other areas of the city. The City has previously implemented successful overlay zoning districts in other neighborhoods, including the downtown Historic District, the Eastport Gateway District, and the Eastport Office and Commercial Design District. The basic function of an overlay district is to apply a set of specific standards to an area which supersede the existing zoning standards and are tailored to yield more localized desired outcomes. By naming this newest overlay district the Tyler Avenue Complete Community, there is an explicit intent to guide development that can best integrate land use, transportation, and community design to foster a vibrant, sustainable, and equitable place to live.

The proposed Tyler Avenue Complete Community overlay district addresses four outcomes for the neighborhood: a safer streetscape, more housing options, more community open space, and an expanded tree canopy, all of which are also citywide goals. These goals are framed clearly from the beginning of the legislation through the purpose statement which is an important element of every zoning district as it articulates the core intent for the district.

Following the purpose statement, the proposed legislation provides a set of zoning standards which are the primary mechanism for guiding development within the overlay district. The standards for the overlay district adjust many of the typical zoning parameters to elicit different outcomes. This begins with the permitted uses. The R2 zoning district which currently encompasses the most properties within the overlay district only allows for one type of residential use: single-family detached homes. The R3 zoning district encompasses a small set of properties within the proposed district and also allows for single-family attached homes (townhouses) and duplexes. The overlay district expands the permitted uses for all properties to include those already permitted as well as a few new uses: three-family dwelling units (triplexes), four-family dwelling units (fourplexes), and cottage court dwelling units which are small single-family or duplex homes arranged around a shared open space. Ironically, all of these new uses are found within the city today, but they are not currently permitted uses for any existing zoning districts nor are they defined within the City's Code. The proposed legislation reintroduces them for this specific area.

Permitted residential uses depend heavily on the standards provided for minimum lot size and minimum lot width, which is to say that properties can only accommodate the permitted uses if they have sufficient lot size and width. Here to, the overlay district adjusts the standards found in the R2 and R3 districts. For example, to address the need and desire for smaller single-family detached homes in the neighborhood, the minimum lot size is 2700 square feet which is half the lot size required in the R2 zone and three-quarters of the lot size required in the R3 zone. Also, whereas the minimum lot width for a single-family detached home is 50 feet in the R2 and

R3 districts, it is reduced to 30 feet in the overlay district which allows for slimmer homes that can more efficiently use the land. The minimum lot size and width for the other permitted residential uses are similarly calculated to allow for a greater variety of housing options than currently allowed by the existing zoning.

Setbacks are another common zoning standard adjusted slightly in the proposed overlay district. The most significant proposed change is to common front yard setback which dictates how far the building is located from the street, and is generally maintained at the same 25 feet required in the R2 and R3 districts. However, a 10 foot public easement will be required in the overlay district as part of the front setback to ultimately help expand the public streetscape which today only includes a very basic 4 foot sidewalk. With the additional public right-of-way, the sidewalk can be widened and a new planting strip can be added to enhance the public realm. The proposed change to the rear yard setback is also significant as it would adjust from the typical 30 foot setback to 15 feet as a means of providing greater flexibility.

The building height standard is commonly viewed as the single most significant standard to ensuring that new development is consistent with existing character of a neighborhood. For this reason, the overlay district does not propose to change the maximum allowable building height of 2.5 stories or 35 feet.

Open space is the last of the standards provided for the overlay district and not a typical standard for smaller residential uses. Generally, the setback standards are the primary mechanism for ensuring that single-family homes and duplexes provide adequate open space. Given that the proposed overlay district envisions a range of possible housing configurations, the open space standards are a critical tool for ensuring that shared open space is integral to all new development. The standard requires 40% of the site to be preserved as useable open space for developments including three or more buildings with the intent that developments creatively use the open space to enhance the overall layout of the project.

In addition to the development standards, the proposed legislation also provides guidelines for “Site Design Plan Review” which are another mechanism for ensuring that future developments are conceived in ways that truly complement the existing neighborhood and deliver enhancements that would not be assured under the current zoning standards.

Impact of Legislation

The Comprehensive Plan reinforces that the city’s development regulations are a principal mechanism for effectuating the proposed goals of the Plan, and changes to the zoning requirements are the way to do this. The Tyler Avenue Complete Community overlay district is conceived with this in mind. New development in the coming years within the area of the overlay district may happen regardless of this legislation, but the standards proposed ensure that new development will be more tailored to the needs of the neighborhood and also address a variety of city goals. The fundamental intent of the overlay district is to integrate land use, transportation, and community design to enhance the existing neighborhood and help to preserve and extend the diversity which currently defines the community. This is admittedly an ambitious goal. There are many other factors which

determine land use change beyond what the zoning regulations allow. Economic viability, site constraints, and the support of both the property owner and the surrounding community will ultimately determine whether the goals of the overlay district are realized over time. However, the proposed legislation aims to simplify regulations and provide greater flexibility to property owners to help spur positive change.

Another likely benefit will be seen in the administering of the zoning. Generally, the City sees an improvement in planning staff operations when zoning requirements are clarified, circumstances which trigger special exception are reduced, and greater flexibility is provided to property owners looking to make improvements.

Conclusion

The Tyler Avenue Complete Community overlay district proposed by O-29-25 represents a carefully calibrated approach to encouraging neighborhood investment. The proposed standards of the district are both prescriptive and flexible, designed to spur a wide range of positive outcomes which will complement the fabric of the existing community.

CODE COMPLIANCE AND RECOMMENDATION

Based on the above analysis, the staff recommends approval of the proposed O-29-25.

Tyler Avenue Complete Community Overlay District

For the purpose of establishing the Tyler Avenue Complete Community overlay district as a new zoning district, which will supersede the existing zoning districts within the boundary of the new district.

City Council of the
City of Annapolis

Ordinance 29-25

Introduced by: Alderman Gay
Co-sponsored by:

Referred to: Planning Commissions, Rules and City Government Committee, Housing and Human Welfare Committee

AN ORDINANCE concerning

Tyler Avenue Complete Community Overlay District

FOR the purpose of establishing the Tyler Avenue Complete Community overlay district as a new zoning district, which will supersede the existing zoning districts within the boundary of the new district.

BY enacting with amendments the following portions of the Code of the City of Annapolis, 2025 Edition: **Title 21, Division IV, Chapter 21.60**

BY amending and reenacting with amendments the following portions of the Code of the City of Annapolis, 2025 Edition: **Title 21, Division V- 21.60.030, 21.62.120, 21.66.130; Division VI - 21.72.010.**

WHEREAS, The Mayor and City Council of the City of Annapolis unanimously adopted a new comprehensive plan, titled "Annapolis Ahead 2040 Comprehensive Plan" by Resolution 4-24 on July 8, 2024; and

WHEREAS, The Annapolis Ahead 2040 Comprehensive Plan includes targeted goals and recommended actions to address transportation safety, housing options, access to green space and many other priorities; and

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1 **WHEREAS,** The Annapolis City Code, Title 21, the Zoning Code, authorizes the Mayor and
2 City Council to make zoning map changes; and
3

4 **WHEREAS,** The Tyler Avenue corridor has recorded a high number of vehicle crashes and
5 property damage in recent years due to poor roadway design; and
6

7 **WHEREAS,** The area within the Tyler Avenue Complete Community overlay district has a
8 higher vacancy rate than the overall city; and
9

10 **WHEREAS,** The majority of the land in the City of Annapolis is zoned to only allow for a
11 single-family detached home; and
12

13 **WHEREAS,** A mismatch of zoning standards and community needs within the Tyler Avenue
14 Complete Community overlay district has contributed to an existing density that
15 is only a fraction of what zoning currently allows;
16

17 **WHEREAS,** The supply of new homes in Annapolis affordable to workforce households has
18 declined dramatically in recent years; and
19

20 **WHEREAS,** The concept of a Complete Community emphasizes integrated land use,
21 transportation, and community design to foster a vibrant, sustainable, and
22 equitable place to live; and
23

24 **WHEREAS,** The Tyler Avenue Complete Community overlay district is designed to address
25 multiple City goals and local community needs, including transportation safety,
26 housing options, and access to green space;
27

28 **SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY**
29 **COUNCIL** that the Code of the City of Annapolis shall be amended to read as follows:
30

31 **City Code Title 21 - PLANNING AND ZONING**

32 **Division IV -Overlay District**

33 **Chapter 21.60 - Tyler Avenue Overlay District**

34
35 **Section 21.60.010 - Purpose.**

- 36 A. The purpose of the Tyler Avenue Complete Community overlay district is to improve
37 conditions along the Tyler Avenue corridor and ensure compatibility of new development
38 with existing properties through guidelines for streetscape enhancement, tree canopy
39 expansion, community open space, and housing options designed to protect neighborhood
40 character while also addressing community needs.

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1 B. New development within the Tyler Avenue Complete Community overlay district is
2 characterized by the following:

- 3 1. New buildings designed to be compatible and consistent in size and character with
4 the existing housing stock of the corridor;
- 5 2. A diversity of housing types regarding size and affordability is encouraged to meet
6 the current and future needs of the community;
- 7 3. Streetscape improvements that encourage safe walking, biking, and transit use are
8 integral to all new construction;
- 9 4. Functional open space areas designed for the benefit of residents and connected to
10 adjacent open space whenever possible; and
- 11 5. The preservation and expansion of tree canopy, particularly along the streetscape.

12
13 **Section 21.60.020 - Applicability.**

14 The provisions of the Tyler Avenue Complete Community overlay district apply to all
15 properties located within the district boundaries on the zoning map.

16
17 **Section 21.60.030 – Standards.**

18 A. In the Tyler Avenue Complete Community overlay district, the following standards
19 apply:

- 20 1. Uses. In addition to the uses permitted in the underlying zoning district, the
21 following uses are permitted in the Tyler Avenue Complete Community overlay
22 district, provided the minimum lot size requirements are met:
 - 23 a. Dwellings, single-family attached, subject to the standards for Dwellings,
24 single-family attached in Chapter 21.64;
 - 25 b. Dwellings, two-family, subject to the standards for Dwellings, two-family
26 in Chapter 21.64;
 - 27 c. Dwellings, three-family, subject to the standards for Dwellings, three-
28 family in Chapter 21.64;
 - 29 d. Dwellings, four-family, subject to the standards for Dwellings, four-family
30 in Chapter 21.64; and
 - 31 e. Dwellings, Cottage Court, subject to the standards for Cottage Court in
32 Chapter 21.64.
- 33 2. **Minimum Lot Size.**

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- a. The minimum lot size for a single-family detached or attached dwelling is 2,700 square feet.
- b. The minimum lot size for a two-family detached dwelling is 5,400 square feet
- c. The minimum lot size for a three-family or four-family dwelling is 10,800 square feet.
- d. The minimum lot size for Cottage Court dwellings is 16,200 square feet. The allowable number of dwelling units for a Cottage Court is determined using the minimum lot sizes of the other dwelling types.

3. **Minimum Lot Width.**

- a. The minimum lot width for single-family detached dwellings is 30 feet.
- b. The minimum lot width for single-family attached dwellings is 16 feet.
- c. The minimum lot width for two-family, three-family, or four-family dwellings is 40 feet.
- d. The minimum lot width for Cottage Court dwellings is 75 feet.

4. **Front Yards.**

- a. The front yard setback requirement for all permitted uses shall be 25 feet, of which 10 feet shall be dedicated as a public easement.
- b. Porches and stoops may project into the front setback area.
- c. Building additions may maintain the front yard of the existing structure.
- d. Fences and walls may not encroach into the public easement area of the setback.

5. **Side Yards.**

- a. The side yard setback requirement for all permitted residential uses shall be five feet. All other permitted uses shall follow the bulk standards of the underlying district.
- b. The side setback requirement on corner lots adjacent to the street shall be 10 feet.

6. **Rear Yards.**

- a. The rear yard setback requirement for all permitted residential uses shall be 15 feet. All other permitted uses shall follow the bulk standards of the underlying district.

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- b. All lots adjoining the northern terminus of Marda Lane must dedicate an additional 20 feet of setback area as a public easement if redeveloped to allow for a future improvement of Marda Lane.

7. **Height.**

- a. The maximum allowable building height for all permitted residential uses is three 2.5 stories, or 35 feet.
- b. The maximum allowable height for all other permitted uses shall follow the bulk standards of the underlying zoning district.

8. **Open Space.**

- a. For developments including three or more buildings, at least 40% of the lot must be dedicated to useable open space.
- b. Required setback areas may be included to fulfill the open space requirement.
- c. The primary intent of the required open space is to ensure that an adequate amount of natural area is integrated with new development to benefit residents.
- d. The required open space can be designed to fulfill stormwater management requirements.

B. **Site Design Plan Review.**

1. Where development is subject to Site Design Plan Review, the following design guidelines shall apply in addition to the general standards set forth in Chapter 21.62; and
- a. These guidelines shall be applied at the time of site design plan review, take precedence in the event of conflict with the provisions of Chapter 21.22, and apply to all uses in the Tyler Avenue Complete Community overlay district;
- b. The Department of Planning and Zoning must find that site design Plans are consistent with these guidelines before they can be approved.
2. Where new buildings, structures, structural alterations or structural rehabilitations, enlargements or reductions are proposed, their design shall be compatible with the character and design of the Tyler Avenue Complete Community overlay district area and shall enhance the existing spatial and visual qualities of the area. Design considerations shall include the following:
- a. Height and scale of buildings;
- b. Orientation;

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- c. Spacing;
 - d. Exterior features such as porches, roof pitch and direction; and
 - e. Landscape elements
3. All new structures or buildings, enlargements of existing structures or buildings and substantial rehabilitation, reduction and/or alteration of existing structures or buildings shall have bulk, massing and scale similar to those on the blockface.
- a. The proposed alterations or new construction shall preserve and enhance the vernacular streetscape character of the neighborhood.
 - b. For developments that include three or more buildings, clearly defined common open space must be integrated with the arrangement of the buildings.
 - c. Cottage Court dwellings must be designed around a shared common open space.
 - d. Common open space may also be designed to address stormwater management requirements.
 - e. Native canopy trees must be an integral element of all common open space areas.
 - f. Opportunities to link common open space areas to existing open spaces, trails, and across lots should be implemented to expand greenway networks where feasible.
 - g. All fencing and walls must be shown on site design plans and meet the requirements of Chapter 21.60.
 - h. Fencing at the front setback area must not encroach on the areas dedicated as public easement.
 - i. In addition to the requirements of Chapter 21.62, parking areas shall be designed to limit lot coverage to the greatest extent possible and located so as not to conflict with the use of open space areas.

City Code Title 21 - PLANNING AND ZONING
Division V – Regulations of General Applicability
Chapter 21.60 Supplemental Use and Design Standards

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1 **§ 21.60.030 – One principal building per lot.**

2 Not more than one principal detached residential building shall be located on a zoning lot,
3 and a principal detached residential building shall not be located on the same zoning lot with
4 any other principal building, except in the case of the following:

5 A. Special exceptions,

6 B. Planned developments, and

7 C. Multi-family dwellings in the BCE district, pursuant to Section [21.64.220](#).

8 D. Tyler Avenue Complete Community overlay district, pursuant to Chapter 21.60 of
9 Division IV, Overlay District.

10
11
12 **City Code Title 21 - PLANNING AND ZONING**
13 **Division V – Regulations of General Applicability**
14 **Chapter 21.62 Site Design Standards**
15

16 **§ 21.62.120 – Parking and loading.**

17 A. **General Design Considerations.** The principles in this subsection shall govern the
18 design of all off-street parking areas.

19 1. The location and layout of accessory off-street parking and loading spaces shall
20 provide for efficient circulation and for the safety of pedestrians and vehicles.

21 2. To the maximum extent practicable, sites shall be designed to:

22 a. Locate parking areas in a manner that does not detract from the design
23 of proposed buildings and structures or from the appearance of the
24 existing neighboring buildings, structures, and landscape elements.

25 b. Minimize lot frontage of parking areas on streets and shield parking
26 areas from public view.

27 c. Avoid the location of parking areas within one hundred feet of the
28 waterfront.

29 B. **Types of Facilities.** Accessory parking spaces may be open or enclosed.

30 C. **Provisions for the Physically Handicapped.** Parking for the physically
31 handicapped shall be provided pursuant to the provisions of the Americans with
32 Disabilities Act and the Maryland Building Code for Handicapped.

33 D. **Access.** Access to off-street parking spaces shall meet the following requirements:

34 1. Off-street parking facilities shall be designed with appropriate means of
35 vehicular access to a street or alley in a manner that will least interfere with
36 traffic movement.

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2. ~~Except on lots accommodating single family dwellings, e~~Each off-street parking space shall open directly upon an aisle or driveway at least twelve feet wide, with the exception of off-street parking for single-family dwellings, two-family dwellings, three-family dwellings, or four-family dwellings which shall open directly upon an aisle or driveway at least nine feet wide.

E. **Surface Material.** Parking area surface material shall be appropriate for the use.

1. A dustless all-weather surface material shall be used in most situations. Nontraditional surface materials, such as pervious pavers, are recommended.
2. Subject to standards established by the Department of Public Works, gravel may be used as a surface material in residential zoning districts.
3. The surface treatment of parking lots shall differentiate vehicular from pedestrian travelways.

F. **Parking Space and Aisle Dimensions.**

1. Parking spaces shall have the following minimum dimensions, exclusive of access drives or aisles, ramps, columns or office or work areas:
 - a. Width: eight and one-half feet.
 - b. Length: eighteen feet, or twenty-three feet in the case of parallel parking.
 - c. Vertical clearance: six and one-half feet, measured at right angles to the axis of the vehicle.
2. Minimum aisle widths are as follows, with the angle measured between the centerline of the parking space and the centerline of the aisle:

[Note: the Parking Angle/Width chart at this location remains unchanged, although not included in this legislation]

G. **Buffers and Planting.**

1. Parking lot planting shall be in accordance with Parking and Landscaping: A Manual of Landscape Standards for Parking Lots, Department of Planning and Zoning, Revised 1986.
2. Parking lots shall have landscaped buffers in accordance with the following schedule:

Situation	Required minimum landscaped buffer from property line to edge of pavement
Property line buffers	

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Situation	Required minimum landscaped buffer from property line to edge of pavement
<u>Parking lots adjacent to residential property lines in the Tyler Avenue Complete Community overlay district</u>	
<u>15 or fewer spaces:</u>	<u>5 feet</u>
<u>16 or more spaces:</u>	<u>10 feet</u>
<u>Parking lots with irregular, confining or other unusual site characteristics:</u>	<u>5 feet</u>

City Code Title 21 - PLANNING AND ZONING
Division V – Regulations of General Applicability
Chapter 21.66 Parking and Loading Regulations

§ 21.66.130 – Table of off-street parking requirements.

Important—The notes at the end of the table are as much a part of the law as the table itself.

Use	Standard	Additional Provisions
<u>Dwellings, three-family</u>	<u>1 space per dwelling unit</u>	
<u>Dwellings, four-family</u>	<u>1 space per dwelling unit</u>	
<u>Dwellings, Cottage Court</u>	<u>1 space per dwelling unit</u>	

City Code Title 21 - PLANNING AND ZONING
Division VI – General Terms and Rules of Measurement
Chapter 21.72 Terms and Definitions

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1 **§ 21.72.010 - Terms.**

2 "Dwelling" means a building, or portion of a building, designed or used exclusively for
3 residential occupancy. Includes the following unit types:

4 a. Single-family detached dwellings;

5 b. Single-family attached dwellings;

6 c. Multifamily dwellings;

7 d. Two-family dwellings;

8 e. Three-family dwellings;

9 f. Four-family dwellings;

10 g. Cottage Court dwellings; and

11 e.h. Dwellings above the ground floor of nonresidential uses.

12 The term "dwelling" does not include house trailers and hotels.

13 Dwelling, Multi-Family. See illustration. "Multi-family dwelling" means a building, or portion
14 of a building, containing three or more dwelling units.

15 Dwelling, Single-Family Detached. See illustration. "Single-family detached dwelling" means
16 a building containing one dwelling unit that is surrounded entirely by open space on the same
17 lot.

18 Dwelling, Single-Family Attached. See illustration. "Single-family attached dwelling" means
19 one of a series of two or more dwellings that can be joined to another dwelling at one or more
20 sides by a party wall or walls, with each unit having its own separate exterior entrance(s). For
21 example, townhouse, rowhouse, two-family dwelling, and quadraplex units are Single-family
22 attached dwellings.

23 Dwelling, Two-Family. See illustration. "Two-family dwelling" means a building containing
24 two dwelling units. Examples:

25 a. A detached dwelling containing an apartment is a two-family detached dwelling.

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1 b. A duplex is a two-family detached dwelling with the units separated by one vertical
2 party wall without openings extending from the basement floor to the roof along the
3 dividing lot line.

4 Dwelling, three-family. "Three-family dwelling" means a building containing three dwelling
5 units.

6 Dwelling, four-family. "Four family dwelling" means a building containing four dwelling
7 units.

8 Dwelling, cottage court. "Cottage Court dwelling" means a grouping of at least four small
9 single-family detached dwellings or single-family attached dwellings arranged around a shared
10 common open space.

11 "Dwelling unit" means any habitable room or a group of adjoining habitable rooms located
12 within a dwelling and forming a single unit with facilities which are used or intended to be
13 used for living, sleeping, cooking and eating of meals.

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

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FISCAL IMPACT NOTE

Ordinance: O-29-25

Title: Tyler Avenue Complete Community Overlay District

Date: June 12, 2025

This ordinance creates a new overlay zoning district designed to stimulate improvements by property owners within the Tyler Avenue corridor. It has no fiscal impact.

Prepared by Jake Trudeau, Budget Manager



STAFFING IMPACT REPORT ON PROPOSED LEGISLATION

To: Mayor Gavin Buckley

From: Vickie Buckland, City Manager

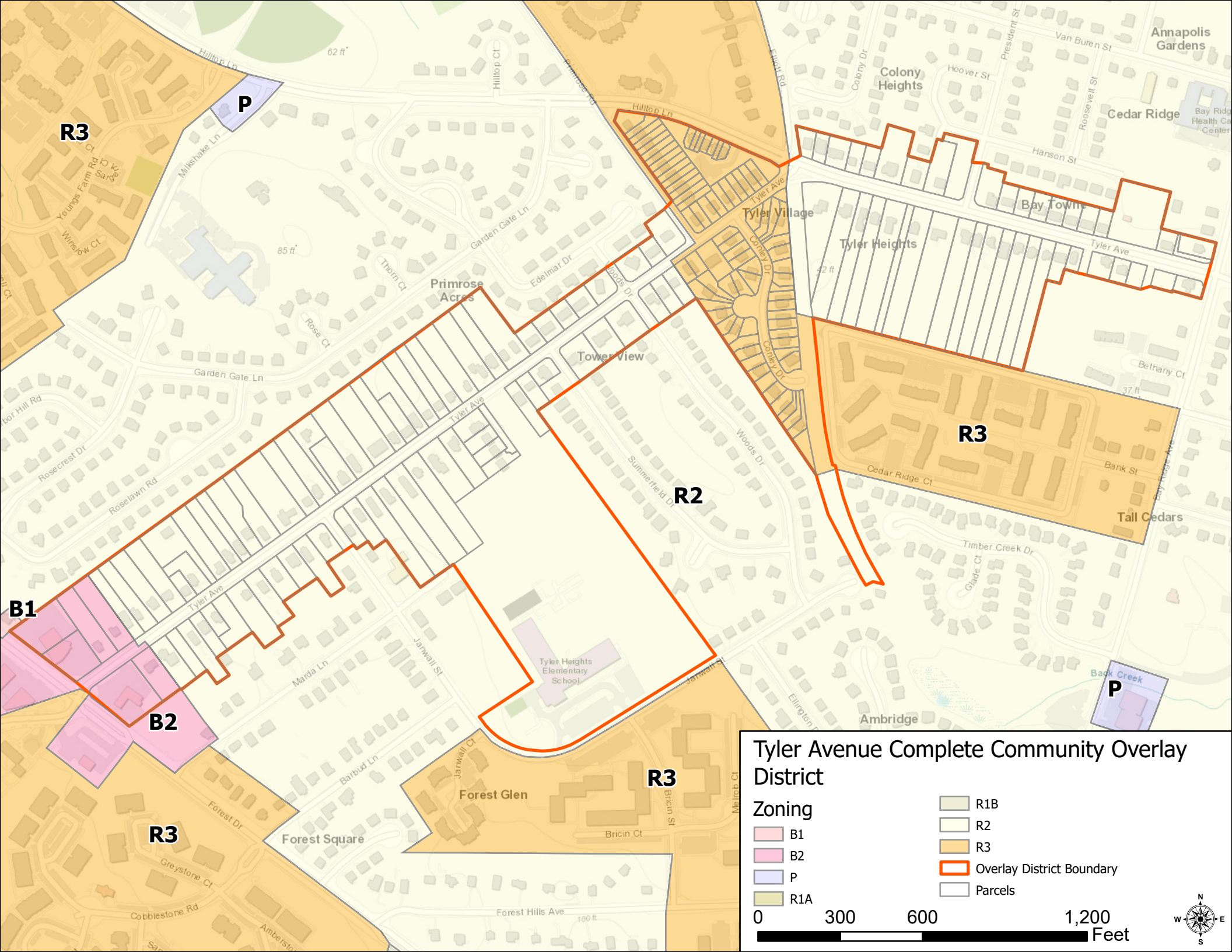
Date: June 12, 2025

Subject: O-29-25: Tyler Avenue Complete Community Overlay District

Impact of legislation on staffing

The legislation would likely have a positive impact on staffing by clarifying the zoning requirements and reducing the special exception approvals needed for a range of residential uses within the proposed overlay zoning district.

Prepared by Eric Leshinsky, Chief of Comprehensive Planning



R3

P

Annopolis
Gardens

Cedar Ridge

Bay Towne

Tyler Village

Tyler Heights

Primrose
Acres

Tower View

R2

R3

Tall Cedars

B1

B2

R3

R3

P

Tyler Avenue Complete Community Overlay District

Zoning

- B1
- B2
- P
- R1A

R1B

R2

R3

Overlay District Boundary

Parcels

