Expanding Waterfront Uses in R4 General Residence (Zoning) Districts

For the purpose of changing the residential table of uses to allow for limited commercial waterfront activities, such as boat rentals, charters, and charter services, in R4 General Residence Districts; and requiring a special exception use reviewed and approved by the city's Board of Appeals.

..Body

City Council of the
City of Annapolis

Ordinance 9-25

Introduced by: Alderman Arnett
Co-sponsored by: Alderman Savidge

Referred to: Planning Commission; Maritime Advisory Board; and Rules and City Government Committee

AN ORDINANCE concerning

Expanding Waterfront Uses in R4 General Residence (Zoning) Districts

FOR the purpose of changing the residential table of uses to allow for limited commercial waterfront activities, such as boat rentals, charters, and charter services, in R4 General Residence Districts; and requiring a special exception use reviewed and approved by the city's Board of Appeals.

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

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

City Code Title 21 - PLANNING AND ZONING
Division III - Base District Regulations

Chapter 21.48 - Use Tables

Section 21.48.010 - Tables 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

A use, including a special exception use, that is not normally permissible as a permitted use or use subject to standards in a zoning district may be permitted in that district as a planned development use pursuant to Section 21.24.020.

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
Bed and breakfast home in a structure constructed or erected after December 14, 1998 on a vacant lot of record					S-Std								
Boat rentals, charters, and charter services										S			
Cemeteries	P	P	P	P	P								

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