

1 **Tyler Avenue Complete Community Overlay District**

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

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6
7 City Council of the
8 **City of Annapolis**

9 **Ordinance 29-25**

10 **Introduced by: Alderman Gay**
11 **Co-sponsored by:**

12
13 **Referred to:** Planning Commissions, Rules and City Government Committee, Housing and
14 Human Welfare Committee

15
16 **AN ORDINANCE** concerning

17 **Tyler Avenue Complete Community Overlay District**

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

21
22 **BY** enacting with amendments the following portions of the Code of the City of Annapolis,
23 2025 Edition: **Title 21, Division IV, Chapter 21.60**

24
25 **BY** amending and reenacting with amendments the following portions of the Code of the City
26 of Annapolis, 2025 Edition: **Title 21, Division V- 21.60.030, 21.62.120, 21.66.130;**
27 **Division VI - 21.72.010.**

28
29 **WHEREAS,** The Mayor and City Council of the City of Annapolis unanimously adopted a
30 new comprehensive plan, titled "Annapolis Ahead 2040 Comprehensive Plan" by
31 Resolution 4-24 on July 8, 2024; and

32
33 **WHEREAS,** The Annapolis Ahead 2040 Comprehensive Plan includes targeted goals and
34 recommended actions to address transportation safety, housing options, access to
35 green space and many other priorities; and
36

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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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- 1 a. The minimum lot size for a single-family detached or attached dwelling is
2 2,700 square feet.
- 3 b. The minimum lot size for a two-family detached dwelling is 5,400 square
4 feet
- 5 c. The minimum lot size for a three-family or four-family dwelling is 10,800
6 square feet.
- 7 d. The minimum lot size for Cottage Court dwellings is 16,200 square feet.
8 The allowable number of dwelling units for a Cottage Court is determined
9 using the minimum lot sizes of the other dwelling types.
- 10 **3. Minimum Lot Width.**
- 11 a. The minimum lot width for single-family detached dwellings is 30 feet.
- 12 b. The minimum lot width for single-family attached dwellings is 16 feet.
- 13 c. The minimum lot width for two-family, three-family, or four-family
14 dwellings is 40 feet.
- 15 d. The minimum lot width for Cottage Court dwellings is 75 feet.
- 16 **4. Front Yards.**
- 17 a. The front yard setback requirement for all permitted uses shall be 25 feet,
18 of which 10 feet shall be dedicated as a public easement.
- 19 b. Porches and stoops may project into the front setback area.
- 20 c. Building additions may maintain the front yard of the existing structure.
- 21 d. Fences and walls may not encroach into the public easement area of the
22 setback.
- 23 **5. Side Yards.**
- 24 a. The side yard setback requirement for all permitted residential uses shall
25 be five feet. All other permitted uses shall follow the bulk standards of the
26 underlying district.
- 27 b. The side setback requirement on corner lots adjacent to the street shall be
28 10 feet.
- 29 **6. Rear Yards.**
- 30 a. The rear yard setback requirement for all permitted residential uses shall
31 be 15 feet. All other permitted uses shall follow the bulk standards of the
32 underlying district.

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

4 7. **Height.**

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

9 8. **Open Space.**

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

19 B. **Site Design Plan Review.**

- 20 1. Where development is subject to Site Design Plan Review, the following design
21 guidelines shall apply in addition to the general standards set forth in Chapter
22 21.62; and
23 a. These guidelines shall be applied at the time of site design plan review,
24 take precedence in the event of conflict with the provisions of Chapter
25 21.22, and apply to all uses in the Tyler Avenue Complete Community
26 overlay district;
27 b. The Department of Planning and Zoning must find that site design Plans
28 are consistent with these guidelines before they can be approved.
29 2. Where new buildings, structures, structural alterations or structural rehabilitations,
30 enlargements or reductions are proposed, their design shall be compatible with the
31 character and design of the Tyler Avenue Complete Community overlay district
32 area and shall enhance the existing spatial and visual qualities of the area. Design
33 considerations shall include the following:
34 a. Height and scale of buildings;
35 b. Orientation;

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- 1 c. Spacing;
2 d. Exterior features such as porches, roof pitch and direction; and
3 e. Landscape elements
4 3. All new structures or buildings, enlargements of existing structures or buildings
5 and substantial rehabilitation, reduction and/or alteration of existing structures or
6 buildings shall have bulk, massing and scale similar to those on the blockface.
7 a. The proposed alterations or new construction shall preserve and enhance
8 the vernacular streetscape character of the neighborhood.
9 b. For developments that include three or more buildings, clearly defined
10 common open space must be integrated with the arrangement of the
11 buildings.
12 c. Cottage Court dwellings must be designed around a shared common open
13 space.
14 d. Common open space may also be designed to address stormwater
15 management requirements.
16 e. Native canopy trees must be an integral element of all common open space
17 areas.
18 f. Opportunities to link common open space areas to existing open spaces,
19 trails, and across lots should be implemented to expand greenway
20 networks where feasible.
21 g. All fencing and walls must be shown on site design plans and meet the
22 requirements of Chapter 21.60.
23 h. Fencing at the front setback area must not encroach on the areas dedicated
24 as public easement.
25 i. In addition to the requirements of Chapter 21.62, parking areas shall be
26 designed to limit lot coverage to the greatest extent possible and located so
27 as not to conflict with the use of open space areas.
28

29
30 **City Code Title 21 - PLANNING AND ZONING**
31 **Division V – Regulations of General Applicability**
32 **Chapter 21.60 Supplemental Use and Design Standards**
33

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

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

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

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

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

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

24 G. **Buffers and Planting.**

- 25 1. Parking lot planting shall be in accordance with Parking and Landscaping: A
26 Manual of Landscape Standards for Parking Lots, Department of Planning and
27 Zoning, Revised 1986.
28 2. Parking lots shall have landscaped buffers in accordance with the following
29 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>

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**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>	

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**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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