

# City Of Annapolis Zoning Regulations Update

## SUMMARY OF ANNOTATED OUTLINE

### ***What is the Zoning Regulations Update project?***

The City of Annapolis has begun an update of its Zoning Regulations, Title 21 of the City's Code. The City has three key objectives in this update:

- Simplify the Regulations, especially improve the organization and the language so as to make the Regulations easier to follow and use.
- Improve the development review and approval process.
- Provide clear standards for building and development while retaining in the Regulations the flexibility that is necessary in a diverse, complex city like Annapolis.

### ***What is the Annotated Outline?***

The Annotated Outline (October 26, 2001) is essentially a detailed, explanatory table of contents for the updated Regulations. It describes how the Regulations will be organized and the major changes that will be incorporated. *The Annotated Outline is available from the Department of Planning and Zoning and can be downloaded from the City's website <http://www.ci.annapolis.md.us/>.*

The Annotated Outline was the final product of Phase I of the Zoning Regulations update, during which the City identified issues to be addressed in the update and options to address those issues.

The Annotated Outline serves as the basis for Phase II of the Zoning Regulations Update project which is to develop a full draft of the updated Zoning Regulations during 2002.

**The Annotated Outline is not set in stone. It serves as a guide and tool for the drafters of the updated Regulations. However, there may be changes between the Outline and the new Regulations.** This is for two reasons. First, some issues were not fully resolved in Phase I and will need to be further considered in Phase II. Second, in the course of drafting, it may become apparent that the approaches set out in

the Outline will not work as well as anticipated and need to be changed.

### ***Highlights of the Annotated Outline***

*New organizational format to make the Code easier to use.*

Six divisions are proposed based on guiding principles such as general provisions should come before special provisions, the most frequently consulted provisions should come before provisions less frequently consulted (e.g. administrative provisions precede provisions for residential, commercial and industrial zoning districts), and recurring provisions should not be repeated, but should be grouped together and follow the main provisions they affect. The proposed divisions are

- Division I: Introductory Provisions
- Division II: Administration and Enforcement Provisions
- Division III: Base District Regulations
- Division IV: Overlay District Regulations
- Division V: Regulations of General Applicability
- Division VI: Definitions and Rules of Measurement

*A new zoning district framework designed to simplify, consolidate, and reorganize existing zoning districts*

Existing zoning districts that are proposed to be eliminated through consolidation include:

- The PT district.
- The R5 district by consolidation with R4.
- The B1A district by consolidation with B1.
- The Corridor Design Overlay district by consolidation with B3.
- The PM2 district by consolidation with BCE

In addition, the Residential Conservation Overlay (RC) and the Residential Revitalization Overlay (RR) districts will be converted from overlay districts to base zoning districts.

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*Stronger role for the Planning Commission in the planned development approval process.*

Options include delegated of authority to the Planning Commission to review and approve planned developments, rather than the existing process of approval of planned developments as special exceptions by the Board of Appeals.

*Reorganization and clarification of the the Zoning Code's administrative provisions*

Provisions that describe permit application and review processes will be consolidated to the extent possible within the Administration Division of the Code

*Simplification of use classifications*

In order to streamline zoning, use classifications will group similar uses that are to be regulated in the same manner together, rather than repeatedly listing each individual type of use. These classifications (sometimes referred to as generic categories) will provide more flexibility than use lists, particularly in commercial areas where a broad range of uses is permitted.

*Consolidated dimensional and performance standards*

Dimensional standards for lot sizes, setbacks, and building height and bulk and performance

standards will be summarized in a table for each zoning district.

In nonresidential districts, the consolidated standards may address a broader range of features such as: building form and orientation; street facade and pedestrian amenities; landscaping, buffering and screening; signs and lighting; and parking.

*Other Proposed Provisions*

Other proposed provisions include:

- Revised site design plan review process.
- Reduce the number of uses requiring special exception approval requiring only uses that need detailed review to receive it.
- Expansion of Planning Director's authority to grant administrative variances.
- Revisions to the home occupations section.
- Rewrite of the nonconforming use section.
- Rewrite of the signs sections.
- New regulations for telecommunications facilities.
- Authority to the Planning and Zoning Director to decide applications for the demolition of buildings or structures that are listed on the Maryland Inventory of Historic Places.

### *How can I get more information?*

1. Check the City's website under Zoning Update. This site includes information about meetings to review draft sections of the updated regulations.
2. If you have any questions or comments please contact Daria Hardin the Zoning Update Project Manager by phone at 410- 263-7961 or via e-mail [ddh@annapolis.gov](mailto:ddh@annapolis.gov).
3. If you wish to join the Zoning Regulations Update e-mail list please visit the City's web site at [www.annapolis.gov](http://www.annapolis.gov) and sign up for myAnnapolis e-mail updates.