

# FINAL

## COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2023, Legislative Day No. 4

Bill No. 15-23

Introduced by Ms. Fiedler

By the County Council, February 21, 2023

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Introduced and first read on February 21, 2023  
Public Hearing set for and held on March 20, 2023  
Bill Expires on May 27, 2023

By Order: Laura Corby, Administrative Officer

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### A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Residential Districts – Business Complexes as a  
2 Conditional Use

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4 FOR the purpose of allowing business complexes as a conditional use in R1 residential  
5 zoning districts; adding the conditional use requirements for business complexes in a  
6 residential district; allowing a business complex in a residential district to include  
7 certain additional uses allowed in C1 or C3 commercial zoning districts ; and generally  
8 relating to zoning.

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10 BY repealing and reenacting, with amendments: § 18-4-106  
11 Anne Arundel County Code (2005, as amended)

12  
13 BY renumbering: §§ 18-10-113 through 18-10-169, respectively, to be §§ 18-10-114  
14 through 18-10-170, respectively  
15 Anne Arundel County Code (2005, as amended)

16  
17 BY adding: § 18-10-113  
18 Anne Arundel County Code (2005, as amended)

19  
20 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*  
21 That §§ 18-10-113 through 18-10-169, respectively, of the Anne Arundel County Code  
22 (2005, as amended) are hereby renumbered to be §§ 18-10-114 through 18-10-170,  
23 respectively.

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25 SECTION 2. *And be it further enacted,* That Section(s) of the Anne Arundel County  
26 Code (2005, as amended) read as follows:

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EXPLANATION: CAPITALS indicate new matter added to existing law.  
[[Brackets]] indicate matter deleted from existing law.  
Captions and taglines in **bold** in this bill are catchwords and are not law.

**ARTICLE 18. ZONING**

**TITLE 4. RESIDENTIAL DISTRICTS**

**18-4-106. Permitted, conditional, and special exception uses.**

The permitted, conditional, and special exception uses allowed in each of the residential districts are listed in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special exception use. A blank means that the use is not allowed in the district. Except as provided otherwise in this article, uses and structures customarily accessory to the listed uses also are allowed, except that guest houses as accessory structures are prohibited and outside storage as an accessory use is limited to the lesser of 10% of the allowed lot coverage or 500 square feet.

<b>Permitted, Conditional, and Special Exception Uses</b>	<b>RA</b>	<b>RLD</b>	<b>R1</b>	<b>R2</b>	<b>R5</b>	<b>R10</b>	<b>R15</b>	<b>R22</b>
***								
BUSINESS COMPLEXES			C					
Camps, private, for seasonal residence only	P	P						
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**TITLE 10. REQUIREMENTS FOR CONDITIONAL USES**

**18-10-113. Business complexes in a residential district.**

(A) **Requirements.** A BUSINESS COMPLEX LOCATED IN A RESIDENTIAL DISTRICT SHALL COMPLY WITH ALL THE FOLLOWING REQUIREMENTS.

(1) THE BUSINESS COMPLEX SHALL BE LOCATED ON PROPERTY THAT PROVIDES FIRST RESPONDER SERVICES AS ITS PRIMARY FUNCTION THROUGH THE USE OF EQUIPMENT AND APPARATUS, OWNED BY A GOVERNMENTAL ENTITY OR A VOLUNTEER ORGANIZATION.

(2) THE BUSINESS COMPLEX SHALL BE LOCATED ON A LOT OF AT LEAST FIVE ACRES.

(3) THE BUSINESS COMPLEX SHALL BE LOCATED ON A PRINCIPAL ARTERIAL ROAD OR AT AN INTERSECTION OF A PRINCIPAL ARTERIAL ROAD AND A MINOR ARTERIAL ROAD.

(4) THE BUSINESS COMPLEX MAY NOT DRAW TRAFFIC THROUGH LOCAL ROADS IN NEARBY RESIDENTIAL AREAS.

(5) THE BUSINESS COMPLEX IS SUBJECT TO THE BULK REGULATIONS SET FORTH IN § 18-5-401.

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(6) DEVELOPMENT IN THE BUSINESS COMPLEX SHALL:

(I) USE ENVIRONMENTAL SITE DESIGN FEATURES APPROVED BY THE PLANNING AND ZONING OFFICER TO ADDRESS 50% OF EXISTING LOT COVERAGE AND 100% OF ANY NEW DEVELOPMENT; AND

(II) COMPLY WITH THE REQUIREMENTS OF THE COUNTY LANDSCAPE MANUAL.

(7) ANY CLEARING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS ARTICLE AND ARTICLE 17 OF THIS CODE.

(8) THE BUSINESS COMPLEX SHALL BE SERVED BY PUBLIC WATER AND SEWER.


(9) THE BUSINESS COMPLEX SHALL BE LOCATED IN AN AREA DESIGNATED COMMERCIAL IN THE PLANNED LAND USE MAP IN THE GENERAL DEVELOPMENT PLAN.

(B) **Additional uses allowed.** IF THE REQUIREMENTS OF SUBSECTION (A) ARE MET, THE PERMITTED, CONDITIONAL, AND SPECIAL EXCEPTION USES ALLOWED IN A C1 DISTRICT OR A C3 DISTRICT UNDER § 18-5-102 ARE ALLOWED IN THE BUSINESS COMPLEX.


SECTION 3. *And be it further enacted,* That this Ordinance shall take effect 45 days from the date it becomes law.

READ AND PASSED this 20<sup>th</sup> day of March, 2023


By Order:

  
Laura Corby  
Administrative Officer

PRESENTED to the County Executive for his approval this 21<sup>st</sup> day of March, 2023

  
Laura Corby  
Administrative Officer

APPROVED AND ENACTED this 30<sup>th</sup> day of March, 2023

  
Steuart Pittman  
County Executive

EFFECTIVE DATE: May 14, 2023

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I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF  
BILL NO. 15-23 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES  
OF THE COUNTY COUNCIL.

A handwritten signature in black ink, appearing to read "Laura Corby". The signature is fluid and cursive, with the first name "Laura" and last name "Corby" clearly distinguishable.

Laura Corby  
Administrative Officer