

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2022, Legislative Day No. 8

Bill No. 33-22

Introduced by Mr. Pruski

By the County Council, April 4, 2022

Introduced and first read on April 4, 2022
Public Hearing set for and held on May 2, 2022
Public Hearing on AMENDED bill set for and held on May 16, 2022
Bill Expires July 8, 2022

By Order: Laura Corby, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Residential Districts – Requirements for
2 Conditional Uses – Townhouses

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4 FOR the purpose of allowing townhouses as a conditional use in R22 residential zoning
5 districts; amending the conditional use requirements for townhouses; and generally
6 relating to zoning.

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

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11 BY adding: § 18-10-124(5)
12 Anne Arundel County Code (2005, as amended)

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14 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
15 That Section(s) of the Anne Arundel County Code (2005, as amended) read as follows:

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17 **ARTICLE 18. ZONING**

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19 **TITLE 4. RESIDENTIAL DISTRICTS**

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21 **18-4-106. Permitted, conditional, and special exception uses.**

EXPLANATION: CAPITALS indicate new matter added to existing law.
[[Brackets]] indicate matter repealed from existing law.
Captions and taglines in **bold** in this bill are catchwords and are not law.
Asterisks *** indicate existing Code provisions in a list or chart that remain unchanged.
Underlining indicates matter added to bill by amendment.
~~Strikeover~~ indicates matter removed from bill by amendment.

1 The permitted, conditional, and special exception uses allowed in each of the residential
 2 districts are listed in the chart in this section using the following key: P = permitted use;
 3 C = conditional use; SE = special exception use. A blank means that the use is not allowed
 4 in the district. Except as provided otherwise in this article, uses and structures customarily
 5 accessory to the listed uses also are allowed, except that guest houses as accessory
 6 structures are prohibited and outside storage as an accessory use is limited to the lesser of
 7 10% of the allowed lot coverage or 500 square feet.

Permitted, Conditional, and Special Exception Uses	RA	RLD	R1	R2	R5	R10	R15	R22

Dwellings, townhouses					C	C	C	C

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TITLE 10. REQUIREMENTS FOR CONDITIONAL USES

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18-10-124. Dwellings, townhouses.

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Townhouses shall comply with all of the following requirements.

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(5) IN ADDITION TO THE REQUIREMENTS OF SUBSECTIONS (1) AND (2), THE FOLLOWING IS REQUIRED FOR DEVELOPMENTS LOCATED IN AN R22 DISTRICT:

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(I) THE DEVELOPMENT SHALL BE LOCATED ON A ~~LOT OR CONTIGUOUS LOTS~~ DEVELOPMENT SITE OF AT LEAST FIVE ACRES.

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(II) THE NUMBER OF TOWNHOUSE DWELLING UNITS MAY NOT EXCEED THE NUMBER OF APPROVED MULTIFAMILY DWELLING UNITS IN THE DEVELOPMENT.

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(III) PEDESTRIAN CONNECTIONS, SUCH AS WALKING PATHS, SIDEWALKS, AND HIKER-BIKER TRAILS, SHALL BE PROVIDED TO CONNECT TOWNHOUSES, MULTIFAMILY DWELLING BUILDINGS, AND OPEN SPACES WITHIN THE DEVELOPMENT.

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SECTION 2. *And be it further enacted,* That this Ordinance shall take effect 45 days from the date it becomes law.


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AMENDMENTS ADOPTED: May 2, 2022


READ AND PASSED this 16th day of May, 2022

By Order:



Laura Corby
Administrative Officer

PRESENTED to the County Executive for his approval this 17th day of May, 2022


Laura Corby
Administrative Officer

APPROVED AND ENACTED this 18th day of May, 2022


Steuart Pittman
County Executive

EFFECTIVE DATE: July 2, 2022

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
BILL NO. 33-22 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.


Laura Corby
Administrative Officer