

# FINAL

## COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2020, Legislative Day No. 25

Bill No. 65-20

Introduced by Ms. Lacey

By the County Council, July 20, 2020

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Introduced and first read on July 20, 2020  
Public Hearing set for and held on September 21, 2020  
Bill Expires October 23, 2020

By Order: JoAnne Gray, Administrative Officer

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### A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Mixed Use Districts – Workforce Housing

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3 FOR the purpose of allowing a developer to submit or amend a plan to construct workforce  
4 housing in lieu of an office use in mixed use districts; amending the percentage of office  
5 use required in a Mixed Use Development Residential district; exempting workforce  
6 housing from the requirements for maximum residential densities, maximum floor area  
7 ratios, and maximum building heights in mixed use districts; and generally relating to  
8 zoning.

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10 BY repealing and reenacting, with amendments: §§ 18-8-302(e); and 18-8-303  
11 Anne Arundel County Code (2005, as amended)

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

### ARTICLE 18. ZONING

### TITLE 8. MIXED USE DISTRICTS

#### 18-8-302. **Combination of uses.**

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22 (e) **Chart.** THE PERCENTAGES CONTAINED IN THIS CHART ARE THE PERCENTAGES  
23 REQUIRED FOR EACH CATEGORY OF USE, EXCEPT THAT THE DEVELOPER MAY SUBMIT OR  
24 AMEND A PLAN TO CONSTRUCT WORKFORCE HOUSING INSTEAD OF AN OFFICE USE AT  
25 ANY TIME DURING OR AFTER APPROVALS BY THE OFFICE OF PLANNING AND ZONING.  
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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.

	<b>MXD-R</b>	<b>MXD-C</b>	<b>MXD-E</b>	<b>MXD-T</b>
<b>Category of Use</b>				
Residential	50 - 80%	15 - 45%	10 - 40%	30 - 70%
Retail and service	5 - 25%	40 - 60%	10 - 25%	10 - 35%
Office	[[10]] 0 OR 0 - 25%	10 - 40%	15 - 60%	10 - 40%
Industrial	0 or 0 - 25% per § 18-8-301(c)	0 or 0 - 25% per § 18-8-301(c)	15 - 65%	0 or 0 - 25% per § 18-8-301(c)
Open area (% of gross area of site)	20% minimum	20% minimum	20% minimum	20% minimum
Public activity area (% of nonresidential gross floor area)	20% minimum	10% minimum	10% minimum	20% minimum

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**18-8-303. Densities; floor area ratios; building heights.**

The maximum residential densities, maximum floor area ratios, and maximum building heights FOR USES OTHER THAN WORKFORCE HOUSING are described in the following chart.

	<b>MXD-R</b>	<b>MXD-C</b>	<b>MXD-E</b>	<b>MXD-T</b>
Maximum residential net density	7 units/acre	15 units/acre	15 units/acre	22 units/acre
Maximum FAR	0.5 or 1.0 for W1 uses	1.0	1.0	2.0
Maximum building height	90 feet. Height may exceed 90 feet if all setback requirements are increased by one foot for each two feet in excess of 90 feet and if more than 50% of allowable lot coverage consists of environmental design features approved by the Planning and Zoning Officer.	150 feet	150 feet	150 feet

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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.

READ AND PASSED this 21<sup>st</sup> day of September, 2020

By Order:



JoAnne Gray  
Administrative Officer

PRESENTED to the County Executive for his approval this 22<sup>nd</sup> day of September, 2020



JoAnne Gray  
Administrative Officer

APPROVED AND ENACTED this 25<sup>th</sup> day of September, 2020



Steuart Pittman  
County Executive

EFFECTIVE DATE: November 9, 2020

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF  
BILL NO. 65-20. THE ORIGINAL OF WHICH IS RETAINED IN THE  
FILES OF THE COUNTY COUNCIL.



JoAnne Gray  
Administrative Officer