

FINAL

AMENDED
September 6, 2016

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2016, Legislative Day No. 31

Bill No. 55-16

Introduced by Mr. Fink
(by request of the County Executive)
and by Mr. Smith and Mr. Pruski

By the County Council, June 20, 2016

Introduced and first read on June 20, 2016
Public Hearing set for and held on July 18, 2016
Bill AMENDED on September 6, 2016
Public Hearing on AMENDED BILL set for and held on September 19, 2016
Bill Expires September 23, 2016

By Order: Elizabeth E. Jones, Administrative Officer

A BILL ENTITLED

- 1 AN ORDINANCE concerning: Zoning – Planned Unit Developments in Commercial
2 Districts in the BWI/Fort Meade Growth Area
3
4 FOR the purpose of adding planned unit developments as a special exception use in a C2
5 Commercial Office District and a C3 Zoning District located within the BWI/Fort
6 Meade Growth Area; providing certain planned unit developments in the C2 and C3
7 zoning districts with additional uses; revising the bulk regulations to include a
8 maximum density applicable to planned unit developments in the C2 and C3 zoning
9 districts; adopting the “BWI/Fort Meade Growth Area” map; and generally relating to
10 zoning.
11
12 BY repealing and reenacting, with amendments: §§ 18-5-102; 18-12-202(a); and 18-12-
13 203(c)
14 Anne Arundel County Code (2005, as amended)
15
16 BY ~~repealing and reenacting, with amendments, and renumbering: § 18-12-203(e) to be~~
17 ~~§ 18-12-203(f), respectively~~
18 Anne Arundel County Code (2005, as amended)
19
20 BY adding: § 18-12-203(e) and (g)
21 Anne Arundel County Code (2005, as amended)

EXPLANATION: CAPITALS indicate new matter added to existing law.
[Brackets] indicate matter stricken from existing law.
Underlining indicates amendments to bill.
~~Strikeover~~ indicates matter stricken from bill by amendment.

1 SECTION 1. *Be it enacted by the County Council of Anne Arundel County,*
2 *Maryland,* That § 18-12-203(e) of the Anne Arundel County Code (2005, as amended) is
3 hereby renumbered to be § 18-12-203(f), respectively.

4
5 SECTION 2. *And be it further enacted,* That Section(s) of the Anne Arundel County
6 Code (2005, as amended) read as follows:

7
8 **ARTICLE 18. ZONING**

9
10 **TITLE 5. COMMERCIAL DISTRICTS**

11
12 **18-5-102. Permitted, conditional, special exception, and business complex auxiliary**
13 **uses.**

14
15 The permitted, conditional, and special exception uses allowed in each of the
16 commercial districts, and uses auxiliary to a business complex, are listed in the chart in
17 this section using the following key: P = permitted use; C = conditional use; SE = special
18 exception use; and A = auxiliary to a business complex use. A blank means that the use is
19 not allowed in the district. Except as provided otherwise in this article, uses and
20 structures customarily accessory to permitted, conditional, and special exception uses
21 also are allowed.

22

Permitted, Conditional, Special Exception, and Business Complex Auxiliary Uses	C1	C2	C3	C4

Piers, commercial	P	P	P	P
PLANNED UNIT DEVELOPMENTS IN THE BWI/FT. MEADE GROWTH AREA (SEE TITLE 12)		SE	SE	

23
24 **TITLE 12. SPECIAL USES**

25
26 **18-12-202. Uses.**

27
28 (a) **For less than 500 units.** A PUD of less than 500 dwelling units may have adult
29 independent dwelling units, duplex or semi-detached dwellings, multifamily dwellings,
30 single-family detached dwellings, townhouse dwellings, public utility essential services,
31 and public utility uses in accordance with § 18-11-140. IN ADDITION TO THE ABOVE
32 DWELLING UNITS, A PUD IN A C2 OR C3 ZONING DISTRICT MAY HAVE THE PERMITTED,
33 CONDITIONAL, SPECIAL EXCEPTION, AND BUSINESS COMPLEX AUXILIARY USES FOR C2
34 AND C3 COMMERCIAL DISTRICTS IN ACCORDANCE WITH § 18-5-102.

35
36 **18-12-203. Bulk regulations.**

37
38 (c) **Density.** The density of development in a PUD may not exceed the density
39 allowed by the zoning district in which the development is located. A PUD IN A C2 OR C3
40 ZONING DISTRICT MAY NOT EXCEED 15 DWELLING UNITS PER NET ACRE.

41
42 (E) **Additional requirements for PUDs in C2 and C3 zoning districts.** A PUD IN A
43 C2 OR C3 ZONING DISTRICT MAY BE PERMITTED AS A SPECIAL EXCEPTION ONLY IN THE

1 BWI/FT. MEADE GROWTH AREA AS SHOWN ON THE OFFICIAL MAP ADOPTED BY THE
 2 COUNTY COUNCIL IN BILL NO. 55 -16 AND ENTITLED "BWI/FORT MEADE GROWTH AREA".
 3 A VARIANCE TO ALLOW A PUD IN A C2 OR C3 ZONING DISTRICT NOT SHOWN ON THE
 4 OFFICIAL MAP IS NOT PERMITTED. ~~COMMERCIAL DEVELOPMENT MAY BE PERMITTED IN~~
 5 ~~A PUD IN A C2 OR C3 ZONING DISTRICT, BUT IS NOT REQUIRED, UNLESS MANDATED BY~~
 6 ~~THE OFFICE OF PLANNING AND ZONING. WHEN RESIDENTIAL AND COMMERCIAL USES~~
 7 ~~ARE CONTAINED IN SEPARATE STRUCTURES, AT LEAST 25% OF THE LAND AREA SHALL~~
 8 ~~CONSIST OF COMMERCIAL USES, INCLUDING STRUCTURES, PARKING, ACCESS, AND OPEN~~
 9 ~~AREAS USED FOR STORMWATER MANAGEMENT AND LANDSCAPING. WHEN~~
 10 ~~RESIDENTIAL AND COMMERCIAL USES ARE CONTAINED IN THE SAME STRUCTURE, AT~~
 11 ~~LEAST 25% OF THE FLOOR AREA OF THE STRUCTURE SHALL CONSIST OF COMMERCIAL~~
 12 ~~USES.~~

13
 14 ~~[(e)] (F) Bulk regulations.~~ The following bulk regulations are applicable to a PUD:
 15

Zoning district	Minimum site area	Minimum dwelling-unit composition of total units	Maximum coverage by structures in residential areas	Minimum open area in residential areas

R22	10 acres	10% are single-family dwellings or townhouses	25%	50%
C2, C3	10 ACRES	10% ARE SINGLE-FAMILY DWELLINGS OR TOWNHOUSES	30%	45%

16
 17 (G) Bulk regulations in commercial districts. THE FOLLOWING BULK
 18 REGULATIONS ARE APPLICABLE TO A PUD IN A C2 OR C3 COMMERCIAL DISTRICT:
 19

<u>ZONING DISTRICT</u>	<u>MINIMUM SITE AREA</u>	<u>MINIMUM DWELLING UNIT COMPOSITION OF TOTAL UNITS</u>	<u>MAXIMUM COVERAGE BY STRUCTURES</u>	<u>MINIMUM OPEN AREA IN RESIDENTIAL AREAS</u>
C2, C3	10 ACRES	10% ARE SINGLE-FAMILY DWELLINGS	30% FOR RESIDENTIAL STRUCTURES; 85% FOR COMMERCIAL STRUCTURES BASED ON AREA DELINEATED AS COMMERCIAL ON SITE DEVELOPMENT PLAN	45%

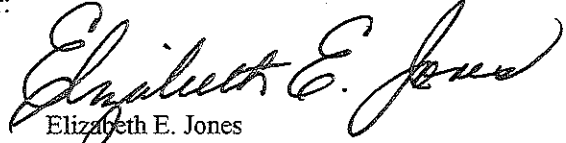
20
 21 SECTION 3. *And be it further enacted,* That the official map entitled "BWI/Fort
 22 Meade Growth Area" and attached hereto as Exhibit A is hereby adopted. A certified
 23 copy of the map shall be permanently kept on file in the Office of the Administrative
 24 Officer to the County Council and the Office of Planning and Zoning.

1 SECTION 4. *And be it further enacted*, That this Ordinance shall take effect 45 days
2 from the date it becomes law.

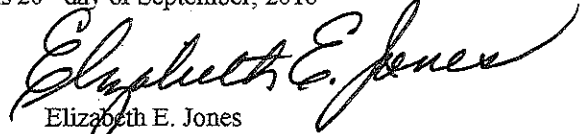
AMENDMENT ADOPTED: September 6, 2016

READ AND PASSED this 19th day of September, 2016


By Order:


Elizabeth E. Jones
Administrative Officer

PRESENTED to the County Executive for his approval this 20th day of September, 2016

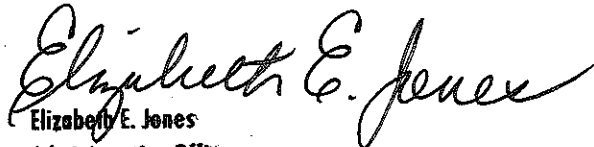

Elizabeth E. Jones
Administrative Officer

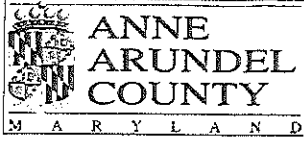
APPROVED AND ENACTED this 27th day of September, 2016


Steven R. Schuh
County Executive

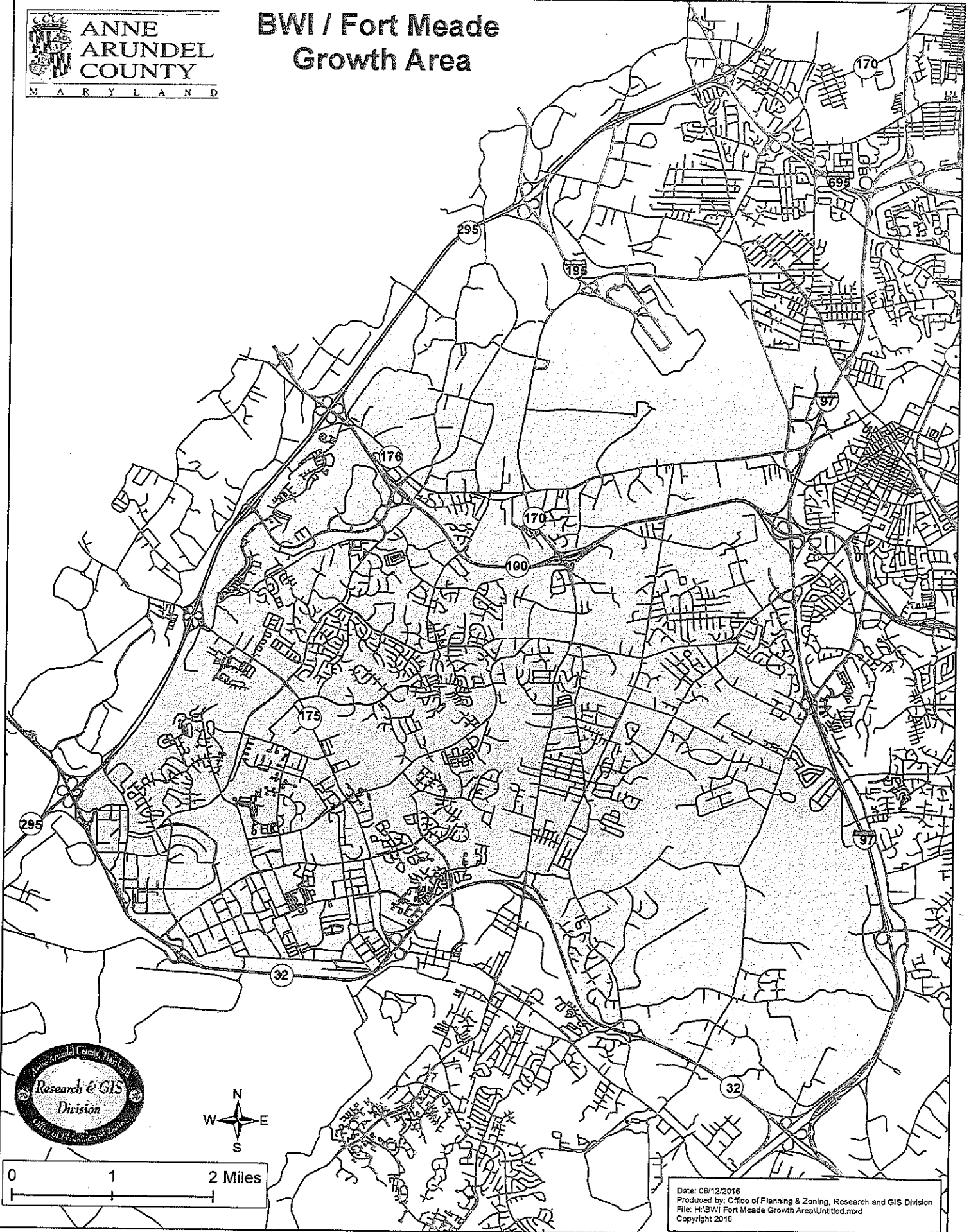
EFFECTIVE DATE: November 11, 2016

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF BILL NO.
55-16 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.


Elizabeth E. Jones
Administrative Officer



BWI / Fort Meade Growth Area



Date: 06/12/2016
Produced by: Office of Planning & Zoning, Research and GIS Division
File: H\BWI Fort Meade Growth Area\Untitled.mxd
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