

FINAL

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2018, Legislative Day No. 7

Bill No. 30-18

Introduced by Mr. Pruski

By the County Council, April 2, 2018

Introduced and first read on April 2, 2018
Public Hearing set for and held on May 7, 2018
Bill Expires July 6, 2018

By Order: JoAnne Gray, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Mixed Use Zoning Districts – Industrial Park
2 District Uses – Self-Storage Facilities
3

4 FOR the purpose of allowing in MXD Districts any use currently allowed as permitted or
5 conditional in W1 Districts; adding specific requirements for W1 uses in certain MXD
6 Districts; increasing the allowable floor area ratio in a MXD-R District for certain
7 industrial uses; allowing industrial uses to be combined in certain MXD Districts;
8 amending the conditional use requirements for self-storage facilities located in MXD
9 Districts; and generally relating to zoning.
10

11 BY repealing and reenacting, with amendments: §§ 18-8-301; 18-8-302(e); 18-8-303; and
12 18-10-145
13 Anne Arundel County Code (2005, as amended)
14

15 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
16 That Sections(s) of the Anne Arundel County Code (2005, as amended) read as follows:
17

18 **ARTICLE 18. ZONING**

19
20 **TITLE 8. MIXED USE DISTRICTS**

21
22 **18-8-301. Permitted uses; conditional uses.**
23

24 (a) **Uses allowed.** The permitted and conditional uses under the optional method of
25 development are listed in the chart in this section using the following key: P = permitted

EXPLANATION: CAPITALS indicate new matter added to existing law.
[Brackets] indicate matter stricken 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.

1 use; C = conditional use. A blank space means that the use is not allowed in the district.
 2 Uses and structures customarily accessory to the listed uses also are allowed, except that
 3 outside storage as an accessory use is not allowed.

4
 5 (b) **Categories in chart.** The chart in this section divides the permitted and conditional
 6 uses allowed under the optional method of development into the categories of residential,
 7 retail and service, office, and industrial, and the uses are subject to the percentage
 8 limitations on those categories described in § 18-8-302.

	MXD-R	MXD-C	MXD-E	MXD-T

Other				
PERMITTED AND CONDITIONAL USES ALLOWED IN W1 DISTRICTS IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION (C)	P	P	P	P
Solar energy systems--accessory	C	C	C	C

10
 11 (c) **Additional requirements.** PERMITTED AND CONDITIONAL USES ALLOWED IN W1
 12 DISTRICTS ARE PERMITTED IN MXD-R, MXD-C, MXD-E, AND MXD-T DISTRICTS PROVIDED:

13
 14 (1) THE LOCATION IS WITHIN THE AIRPORT NOISE ZONE, IS ON LAND REMEDIATED
 15 FOR ENVIRONMENTAL REQUIREMENTS UNDER FEDERAL OR STATE LAW, IS ON LAND THAT
 16 HAS BEEN RECLAIMED PURSUANT TO AN APPROVED FINAL RECLAMATION PLAN UNDER
 17 STATE OR FEDERAL LAW, OR CONSISTS OF LOTS ABUTTING REMEDIATED OR RECLAIMED
 18 LAND; AND

19
 20 (2) THE REQUIREMENTS OF § 18-8-302 AND TITLE 10 ARE MET.

21
 22 (D) **Variances.** A VARIANCE MAY NOT BE GRANTED FOR THE REQUIREMENTS
 23 SPECIFIED IN SUBSECTION (C).

24
 25 **18-8-302. Combination of uses.**

26
 27 (e) **Chart.**

	MXD-R	MXD-C	MXD-E	MXD-T
Category of Use				

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)

28
 29
 30 **18-8-303. Densities; floor area ratios; building heights.**

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 32 The maximum residential densities, maximum floor area ratios, and maximum building
 33 heights are described in the following chart.

	MXD-R	MXD-C	MXD-E	MXD-T

Maximum FAR	0.5 OR 1.0 FOR W1 USES	1.0	1.0	2.0

TITLE 10. REQUIREMENTS FOR CONDITIONAL USES

18-10-145. Self-service storage facilities.

A self-service storage facility shall comply with all of the following requirements.

(1) In an MXD-E District, the facility shall be located on a lot of at least one acre. In all other districts, the facility shall be located on a lot of at least two acres.

(2) Storage and a residence for a caretaker or resident manager shall be the only activities conducted at the facility.

(3) Outside storage shall be located and secured at the rear of the lot.

(4) Access shall be provided as follows:

(i) each one-way interior driveway shall have a travel lane at least 15 feet wide;

(ii) each two-way interior driveway shall have two travel lanes, each at least 12 feet wide; and

(iii) traffic direction and parking shall be designated by directional signs or pavement painting.

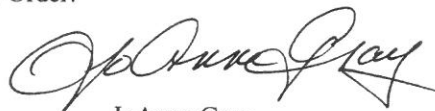
(5) In a W1 District, self-service storage facilities shall be within an enclosed central structure and conform to the design standards of the Industrial Park District in which it is located.

(6) IN AN MXD DISTRICT, SELF-SERVICE STORAGE FACILITIES SHALL BE WITHIN AN ENCLOSED CENTRAL STRUCTURE.

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 7th day of May, 2018

By Order:



JoAnne Gray
Administrative Officer

PRESENTED to the County Executive for his approval this 8th day of May, 2018



JoAnne Gray
Administrative Officer

APPROVED AND ENACTED this 5/17 day of May, 2018



Steven R. Schuh
County Executive

EFFECTIVE DATE: **JUL 1 2018**

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF BILL NO.
30-18 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.



JoAnne Gray
Administrative Officer