

FINAL

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2018, Legislative Day No. 2

Bill No. 4-18

Introduced by Mr. Grasso

By the County Council, January 16, 2018

Introduced and first read on January 16, 2018
Public Hearing set for and held on February 20, 2018
Bill Expires April 21, 2018

By Order: JoAnne Gray, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Accessory Structures – Lot Merger

2
3 FOR the purpose of allowing an accessory structure on a lot without a principal structure
4 under certain circumstances; exempting certain contiguous lots under common
5 ownership from lot merger requirements; and generally relating to zoning.
6

7 BY repealing and reenacting, with amendments: §§ 18-2-204(c); and 18-4-201
8 Anne Arundel County Code (2005, as amended)
9

10 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
11 That Section(s) of the Anne Arundel County Code (2005, as amended) read as follows:
12

13 **ARTICLE 18. ZONING**

14
15 **TITLE 2. GENERAL PROVISIONS**

16
17 **18-2-204. Accessory structures.**

18
19 (c) **On a different lot.** An accessory structure or use may not be located on a lot other
20 than the lot on which a principal structure is located, except that:

21
22 (1) a fence may be located on a lot without a principal structure;

23
24 (2) a private residential pier to serve a lot with a principal structure may be located
25 on land owned by a homeowner's association that abuts the mean high-water line if an
26 agreement is recorded among the land records that allows location and use of the pier on

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.

1 the land owned by the homeowner's association; and

2
3 (3) [a shed, garage, or similar] AN ACCESSORY structure may be located on an
4 unimproved lot abutting a lot improved by a principal structure, provided the lots are under
5 common IDENTICAL ownership and the accessory structure serves the lot with the principal
6 structure for the exclusive use of the owner or the principal structure on the abutting lot.
7 The Office of Planning and Zoning may require that a structure built pursuant to this
8 subsection be removed as a condition of issuance of a building permit in the event a
9 principal structure is to be constructed on the same lot as the [shed, garage, or similar]
10 ACCESSORY structure.

11
12 **TITLE 4. RESIDENTIAL DISTRICTS**

13
14 **18-4-201. Scope.**

15 This subtitle:

16
17
18 (1) does not affect the validity and operation of lot consolidation agreements
19 executed before September 25, 2003, and the merger of lots under the lot consolidation
20 agreements shall remain in full force and effect;

21
22 (2) does not affect the validity and operation of record plats used to combine lots
23 under the predecessor provisions to what is now § 18-4-202;

24
25 (3) does not restrict the right of an owner of contiguous lots to subdivide the lots
26 under Article 17 of this Code; [and]

27
28 (4) does not apply to the use of contiguous lots for purposes of water, sewer, or
29 stormwater management; AND

30
31 (5) DOES NOT APPLY TO CONTIGUOUS LOTS USED PURSUANT TO § 18-2-204(C)(3).

32
33 SECTION 2. *And be it further enacted*, That this Ordinance shall take effect 45 days
34 from the date it becomes law.

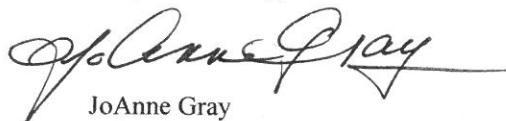
READ AND PASSED this 20th day of February, 2018

By Order:



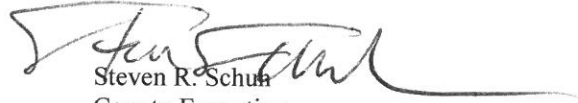
JoAnne Gray
Administrative Officer

PRESENTED to the County Executive for his approval this 21st day of February, 2018



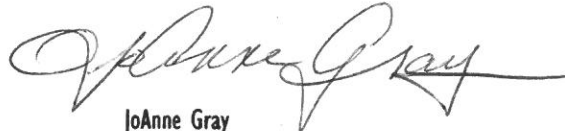
JoAnne Gray
Administrative Officer

APPROVED AND ENACTED this 23rd day of February, 2018


Steven R. Schuh
County Executive

EFFECTIVE DATE: April 9, 2018

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF BILL NO.
4-18. THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.


JoAnne Gray
Administrative Officer