

# COUNTY COUNCIL OF



ANNE  
ARUNDEL  
COUNTY

M A R Y L A N D

## **LEGISLATIVE SUMMARY\***

To: All Councilmembers of the Anne Arundel County Council

From: Linda M. Schuett, Legislative Counsel

Date: November 2, 2020

Subject: Bill No. 99-20

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As was stated in the August 31, 2020 Amended Legislative Summary for Bill 64-20, redevelopment in the Glen Burnie Sustainable Community Area may include any use allowed in the R15, R22, C2, C3, C4, and W1 zoning districts as permitted or conditional uses. The only bulk regulations that apply to redevelopment in the Glen Burnie Sustainable Community Area are those which relate to building height and floor area ratio. All other bulk regulations in the Code, containing setbacks, coverage, lot size, density, and the like, do not apply.

Bill No. 99-20 clarifies when the requirements for a conditional use apply and provides more specificity with respect to a conditional use requirement that addresses a bulk regulation. The Bill provides that if a use is allowed as both a permitted use and a conditional use in the applicable zoning districts, the use is allowed as a permitted use and the conditional use requirements do not apply. The Bill also provides that if a use is allowed as a conditional use but not as a permitted use in the applicable zoning districts, the conditional use requirements must be met, except that a conditional use requirement which addresses a bulk regulation does not apply. Examples of conditional use requirements that do not apply include those which address lot size, site area, coverage, width at the front building restriction line, setbacks from lot lines, height, density, floor area ratio, or required percentages of uses.

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\* This Legislative Summary provides a synopsis of the bill as introduced. It does not address subsequent amendments to the bill.