



*Gregory J. Swain, County Attorney*

## MEMORANDUM

**To:** Council Members, Anne Arundel County Council

**From:** Kelly Phillips Kenney, Supervising County Attorney /s/

**Date:** July 8, 2022

**Subject:** Bill No. 73-22 – Subdivision and Development and Zoning – Cluster Development

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### Legislative Summary

This summary was prepared by the Anne Arundel County Office of Law at the request of Councilwoman Fiedler for use by members of the Anne Arundel County Council during consideration of Bill No. 73-22. The summary is intended to explain the purposes and legal effects of the bill.

**Background.** A “cluster development” is one in which dwellings are concentrated closer together than traditional subdivisions to preserve natural features and open space.

**Purpose.** The purpose of Bill No. 73-22 is to revise the definition of a cluster development, and to require landscaped screening and buffer areas for a cluster development.

### **Bill provisions.**

Subsection **17-1-101(16)** is new and sets forth a new definition of “cluster development”. The existing definition in § 18-1-101(31) is repealed in **Section 1** of the Ordinance.

Subsection **17-3-502(b)** is revised and requires that a cluster development include a landscaped screening and buffer area of sufficient width along adjacent roads, excluding local roads, and adjoining properties that are not a part of the development.

**Section 4.** provides that the Bill is effective 45 days from the date it becomes law.

The Office of Law is available to answer any additional questions regarding this Bill.

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