

PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2018, Legislative Day No. 8

Bill No. 35-18

Introduced by Mr. Grasso

By the County Council, April 16, 2018

Introduced and first read on April 16, 2018
Public Hearing set for May 21, 2018
Bill Expires July 20, 2018

By Order: JoAnne Gray, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Board of Appeals and Administrative Hearings –
2 Restrictions – Residential Rezonings

3
4 FOR the purpose of limiting rezonings in residential districts to the next more intensive
5 district; and generally relating to zoning.

6
7 BY repealing and reenacting, with amendments: §§ 3-1-205(h); and 18-16-303(c)
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 3. BOARDS, COMMISSIONS AND SIMILAR BODIES**

14 15 **TITLE 1. BOARD OF APPEALS**

16 17 **3-1-205. Standards and procedures for granting or denying rezoning.**

18 19 **(h) Restrictions.**

20
21 (1) A lot located in an Odenton Growth Management Area District may be rezoned
22 only to another Odenton Growth Management Area District, and a lot that is not located in
23 a sub-area may not be administratively rezoned to an Odenton Growth Management Area
24 District.

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 (2) PROPERTY ZONED FOR RESIDENTIAL USE MAY NOT BE REZONED TO A MORE
2 INTENSIVE RESIDENTIAL USE EXCEPT AS FOLLOWS:

3
4 (I) PROPERTY IN A RURAL AGRICULTURAL DISTRICT MAY ONLY BE REZONED
5 TO RESIDENTIAL LOW DENSITY;

6
7 (II) PROPERTY IN A RESIDENTIAL LOW DENSITY DISTRICT MAY ONLY BE
8 REZONED TO R1;

9
10 (III) PROPERTY IN AN R1 DISTRICT MAY ONLY BE REZONED TO R2;

11
12 (IV) PROPERTY IN AN R2 DISTRICT MAY ONLY BE REZONED TO R5;

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14 (V) PROPERTY IN AN R5 DISTRICT MAY ONLY BE REZONED TO R10;

15
16 (VI) PROPERTY IN AN R10 DISTRICT MAY ONLY BE REZONED TO R15; AND

17
18 (VII) PROPERTY IN AN R15 DISTRICT MAY ONLY BE REZONED TO R22.
19

20 **ARTICLE 18. ZONING**

21
22 **TITLE 16. ADMINISTRATIVE HEARINGS**

23
24 **18-16-303. Rezonings.**

25
26 **(c) Restrictions.**

27
28 (1) A lot located in an Odenton Growth Management Area District may be rezoned
29 only to another Odenton Growth Management Area District, and a lot that is not located in
30 a sub-area may not be administratively rezoned to an Odenton Growth Management Area
31 District. A lot not designated as a mixed use development area in the General Development
32 Plan or a small area plan may not be administratively rezoned to a mixed use district.
33

34 (2) PROPERTY ZONED FOR RESIDENTIAL USE MAY NOT BE REZONED TO A MORE
35 INTENSIVE RESIDENTIAL USE EXCEPT AS FOLLOWS:

36
37 (I) PROPERTY IN A RURAL AGRICULTURAL DISTRICT MAY ONLY BE REZONED
38 TO RESIDENTIAL LOW DENSITY;

39
40 (II) PROPERTY IN A RESIDENTIAL LOW DENSITY DISTRICT MAY ONLY BE
41 REZONED TO R1;

42
43 (III) PROPERTY IN AN R1 DISTRICT MAY ONLY BE REZONED TO R2;

44
45 (IV) PROPERTY IN AN R2 DISTRICT MAY ONLY BE REZONED TO R5;

46
47 (V) PROPERTY IN AN R5 DISTRICT MAY ONLY BE REZONED TO R10;

48
49 (VI) PROPERTY IN AN R10 DISTRICT MAY ONLY BE REZONED TO R15; AND

50
51 (VII) PROPERTY IN AN R15 DISTRICT MAY ONLY BE REZONED TO R22.
52

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