

COUNTY COUNCIL OF
 ANNE
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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 15, 2021
Subject: Bill No. 104-21

In May of 2001, the County Council adopted Bill No. 21-01 relating to the storage of school buses in residential zoning districts. The bill did not address the storage of school buses in any other zoning districts. In 2005, the 2001 bill was incorporated by reference into § 18-12-401 of the Code.

Bill No. 104-21 expands the storage of school buses into additional zoning districts. The Bill defines a school bus facility as a facility that is used for the inside or outside storage of school buses and that provides school bus transportation for the Board of Education. *See* 18-1-101. The Bill allows the use as a permitted use in C4 and in the industrial zoning districts. The Bill also allows the use as a conditional use in C1, C2, and C3 and in small business zoning districts. *See* §§ 18-5-102, 18-6-103, and 18-9-402.

The requirements for the conditional use are as follows:

- The use must be located on a lot or contiguous lots with a total of at least 4 1/2 acres in small business districts or at least one acre in commercial or industrial districts.
- Outside storage of school buses is limited to the maximum coverage allowed in the applicable zoning district and the storage must be screened from neighboring residentially zoned properties.
- The indoor storage of school buses must be located at least 100 feet from residentially zoned property.

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

- The operation of the use must shield surrounding residential properties from noise, hazards, or other offensive conditions.
- School buses may not be stopped or parked on a road right-of-way.
- Minor repairs may occur indoors or outdoors, but major repairs must occur indoors.
- Gas storage tanks, gas pumps, charter buses, and employee waiting areas are accessory to the use.
- Access to the property must be from an arterial road or from a road that directly accesses an arterial road.