

PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 1

Bill No. 2-25

Introduced by Ms. Hummer, Chair
(by request of the County Executive)

By the County Council, January 14, 2025

Introduced and first read on January 14, 2025
Public Hearing set for and held on February 3, 2025
Bill Expires April 19, 2025

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Subdivision and Development – Zoning – Development
2 Requirements for Particular Types of Development – Redevelopment

3
4 FOR the purpose of adding development requirements for redevelopment; establishing the
5 applicability of new development requirements for redevelopment under certain
6 circumstances to specified policy areas; defining certain terms; setting forth
7 requirements for a concept plan, an application, community meetings, and notice of
8 community meetings for redevelopment; providing that certain applications for
9 development may proceed to final plan or site development plan; providing for certain
10 modifications and exemptions from modifications for redevelopment under certain
11 circumstances; specifying open space, landscape, and natural feature requirements for
12 redevelopment; requiring redevelopment in critical areas to comply with applicable
13 laws ; establishing requirements for redevelopment to pass adequate public facilities
14 testing; reducing certain fees for redevelopment; modifying conditional use
15 requirements for multifamily dwellings and for townhouse and stacked townhouse
16 dwellings for redevelopment in commercial districts; and generally relating to
17 subdivision and development, and zoning.

18
19 BY adding: §§ 17-7-301(c); 17-7-1201 through 17-7-1208 to be under the new subtitle
20 “Subtitle 12. Redevelopment”; and 17-11-102(c)
21 Anne Arundel County Code (2005, as amended)

EXPLANATION: CAPITALS indicate new matter added to existing law.
[[Brackets]] indicate matter deleted from existing law.
Captions and taglines in **bold** in this bill are catchwords and are not law.
Asterisks *** indicate existing Code provisions in a list or chart that remain unchanged.

1 BY repealing and reenacting, with amendments: §§ 18-10-124(1); 18-10-126(1); and 18-
2 10-127(1)
3 Anne Arundel County Code (2005, as amended)
4

5 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
6 That Section(s) of the Anne Arundel County Code (2005, as amended) read as follows:
7

8 **ARTICLE 17. SUBDIVISION AND DEVELOPMENT**
9

10 **TITLE 7. DEVELOPMENT REQUIREMENTS FOR PARTICULAR TYPES OF**
11 **DEVELOPMENT**
12

13 **17-7-301. Applicability; conflict with other laws.**
14

15 (C) **Option.** A DEVELOPER PROCEEDING UNDER THIS SUBTITLE MAY UTILIZE THE
16 PROVISIONS OF SUBTITLE 12 IN ADDITION TO OR IN LIEU OF THE PROVISIONS OF THIS
17 SUBTITLE AND SUBTITLE 6 OF TITLE 14 OF ARTICLE 18 OF THIS CODE IF THE EXISTING
18 IMPERVIOUS AREA OF THE REDEVELOPMENT SITE EXCEEDS 40% OF THE TOTAL AREA OF
19 THE SITE.
20

21 **SUBTITLE 12. REDEVELOPMENT**
22

23 **17-7-1201. Definitions.**
24

25 IN THIS SUBTITLE, THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.
26

27 (1) "REDEVELOPMENT" MEANS:

28 (I) SUBSTANTIAL IMPROVEMENT OF AN EXISTING STRUCTURE; OR
29

30 (II) NEW CONSTRUCTION ON A LOT, OR ON CONTIGUOUS LOTS WHEN ONE OR
31 MORE OF THE LOTS:
32

33 1. HAS OR HAD PRE-EXISTING STRUCTURES, USES, OR PAVED PARKING; AND
34

35 2. A. THE EXISTING IMPERVIOUS AREA OF THE SITE EXCEEDS 40% OF THE
36 TOTAL AREA OF THE SITE;
37

38 B. THE SITE IS SUBJECT TO A RECLAMATION PLAN UNDER STATE OR
39 FEDERAL REQUIREMENTS; OR
40

41 C. THE SITE IS SUBJECT TO ENVIRONMENTAL REMEDIATION UNDER
42 STATE OR FEDERAL REQUIREMENTS.
43

44 (2) (I) "SUBSTANTIAL IMPROVEMENT" MEANS ANY RECONSTRUCTION,
45 REHABILITATION, ADDITION, OR OTHER IMPROVEMENT TO A STRUCTURE, THE COST OF
46 WHICH EQUALS OR EXCEEDS 50% OF THE STATE'S ASSESSED VALUE OF THE STRUCTURE
47 BEFORE COMMENCEMENT OF THE RECONSTRUCTION, REHABILITATION, ADDITION, OR
48 OTHER IMPROVEMENT OR, IF THE STRUCTURE HAS BEEN DAMAGED AND IS BEING
49 RESTORED, BEFORE THE DAMAGE OCCURRED.
50

51 (II) "SUBSTANTIAL IMPROVEMENT" DOES NOT MEAN REPAIRS NEEDED TO
52 CORRECT VIOLATIONS OF STATE OR COUNTY HEALTH, SAFETY, OR SANITARY CODES.
53

1 (3) "TOTAL AREA OF THE SITE" AS USED IN SUBSECTION (1) MEANS THE AREA OF
2 THE SITE LESS ANY AREA SUBJECT TO PRESERVATION OR CONSERVATION EASEMENT,
3 AND LESS THE AREA OF NATURAL FEATURES AND THEIR ASSOCIATED BUFFERS.
4

5 **17-7-1202. Applicability.**

6
7 THIS SUBTITLE APPLIES TO REDEVELOPMENT LOCATED IN A CRITICAL ECONOMIC
8 POLICY AREA, A CRITICAL CORRIDOR POLICY AREA, A TOWN CENTER POLICY AREA, OR A
9 TRANSIT-ORIENTED OVERLAY POLICY AREA, ALL AS DESIGNATED IN THE GENERAL
10 DEVELOPMENT PLAN, OR IN A COMMERCIAL REVITALIZATION AREA IF THE DEVELOPER
11 ELECTS TO DEVELOP UNDER THIS SUBTITLE. FOR DEVELOPMENT PROCEEDING UNDER
12 THIS SUBTITLE, THE PROVISIONS OF THIS SUBTITLE SHALL SUPERSEDE ANY
13 REQUIREMENTS FOR REDEVELOPMENT IN THIS ARTICLE, EXCEPT TITLE 8, OR ARTICLE 18
14 OF THIS CODE, EXCEPT TITLE 13 AND SUBTITLE 6 OF TITLE 14.
15

16 **17-7-1203. Notice; application; meetings.**

17
18 (A) **Concept plan; pre-application meeting.** PRIOR TO SUBMITTING AN APPLICATION
19 FOR REDEVELOPMENT, THE APPLICANT SHALL PROVIDE A CONCEPT PLAN THAT MEETS
20 THE REQUIREMENTS OF THE REDEVELOPMENT CONCEPT PLAN CHECKLIST PROVIDED BY
21 THE OFFICE OF PLANNING AND ZONING AND SHALL SCHEDULE AND ATTEND A PRE-
22 APPLICATION MEETING WITH THE OFFICE OF PLANNING AND ZONING AND THE
23 DEPARTMENT OF INSPECTIONS AND PERMITS TO REVIEW AND OBTAIN FEEDBACK ON
24 CONSERVATION STRATEGIES AND THE LOCATION AND FUNCTION OF STORMWATER
25 MANAGEMENT PRACTICES.
26

27 (B) **Application.** AN APPLICATION FOR REDEVELOPMENT MUST ADDRESS THE
28 FEEDBACK PROVIDED AT THE PRE-APPLICATION MEETING, AND MUST SATISFY THE
29 REDEVELOPMENT APPLICATION CHECKLIST PROVIDED BY THE OFFICE OF PLANNING AND
30 ZONING.
31

32 (C) **Community meeting.** IF A COMMUNITY MEETING WOULD BE REQUIRED UNDER
33 § 17-2-107, THEN, IN THE SIX-MONTH PERIOD BEFORE THE SUBMISSION OF A CONCEPT PLAN
34 PURSUANT TO SUBSECTION (A) FOR REDEVELOPMENT UNDER THIS SUBTITLE, THE
35 DEVELOPER SHALL HOLD A COMMUNITY MEETING FOR THE PURPOSE OF PRESENTING
36 INFORMATION REGARDING THE PROPOSED REDEVELOPMENT AND ALLOWING THE
37 COMMUNITY TO ASK QUESTIONS AND PROVIDE COMMENTS. THE DEVELOPER SHALL
38 RECORD OR CAUSE TO BE RECORDED, BY AUDIO OR AUDIO-VISUAL MEANS, THE
39 PROCEEDINGS OF EACH COMMUNITY MEETING AND, PROMPTLY AFTER THE MEETING,
40 SHALL PROVIDE A COPY OF THE RECORDING TO THE OFFICE OF PLANNING AND ZONING.
41 THE MEETING MAY BE HELD VIRTUALLY, IN-PERSON, OR A COMBINATION OF AND
42 VIRTUAL AND IN-PERSON PARTICIPATION. ANY IN-PERSON PORTION OF A MEETING SHALL
43 BE HELD IN THE COUNTY AT AN ADA ACCESSIBLE FACILITY LOCATED WITHIN FIVE MILES
44 OF THE PROPOSED DEVELOPMENT SITE. MEETINGS SHALL BE SCHEDULED ON A DAY
45 BETWEEN MONDAY THROUGH THURSDAY, BEGINNING BETWEEN THE HOURS OF 6:00 P.M.
46 AND 8:00 P.M. IF THE PLANNING AND ZONING OFFICER DETERMINES THAT THE FIVE MILE
47 RESTRICTION IS IMPRACTICABLE, THEN THE IN-PERSON MEETING SHALL BE HELD AT A
48 LOCATION AS MAY BE AUTHORIZED BY THE PLANNING AND ZONING OFFICER IN WRITING.
49

50 (D) **Notice.**

51
52 (1) AT LEAST 21 DAYS PRIOR TO A COMMUNITY MEETING, THE APPLICANT SHALL
53 GIVE NOTICE, BY FIRST CLASS MAIL, OF THE MEETING TO: ALL LOT OWNERS WITHIN 300
54 FEET OF THE PROPERTY SUBJECT TO THE APPLICATION; THE PRESIDENT OF ANY
55 COMMUNITY OR HOMEOWNERS' ASSOCIATION OF ANY SUBDIVISION THAT IS LOCATED
56 WITHIN 300 FEET OF THE PROPERTY SUBJECT TO THE APPLICATION THAT IS ON THE LIST
57 OF COMMUNITY ASSOCIATIONS, PERSONS, AND ORGANIZATIONS MAINTAINED IN THE

1 OFFICE OF THE COUNTY EXECUTIVE; THE OFFICE OF PLANNING AND ZONING; THE COUNTY
2 EXECUTIVE OR THE COUNTY EXECUTIVE'S DESIGNEE; AND THE COUNCILMEMBERS OF
3 THE COUNCILMANIC DISTRICTS IN WHICH THE PROPERTY SUBJECT TO THE APPLICATION
4 IS LOCATED AND ANY COUNCILMANIC DISTRICT IT ABUTS.

5
6 (2) THE NOTICE SHALL INCLUDE A DESCRIPTION OF THE PLANNED
7 REDEVELOPMENT, AS WELL AS COPY OF OR AN ONLINE LINK TO THE CONCEPT PLAN FOR
8 THE REDEVELOPMENT REQUIRED UNDER SUBSECTION (A).

9
10 **17-7-1204. Subdivision and site development.**

11
12 A REDEVELOPMENT APPLICATION FOR SUBDIVISION OR SITE DEVELOPMENT MAY
13 PROCEED DIRECTLY FROM A CONCEPT PLAN TO A FINAL PLAN OR A SITE DEVELOPMENT
14 PLAN.

15
16 **17-7-1205. Redevelopment modifications.**

17
18 (A) **Applicability.** THIS SECTION DOES NOT APPLY TO MODIFICATIONS OF THE
19 REQUIREMENTS OF SUBTITLE 3 OF TITLE 6, WHICH SHALL BE SUBJECT TO THE
20 MODIFICATION PROCEDURES SET FORTH IN § 17-2-108.

21
22 (B) **Generally.**

23
24 (1) SUBJECT TO PARAGRAPH (2), FOR A REDEVELOPMENT APPLICATION, THE
25 PLANNING AND ZONING OFFICER MAY APPROVE AN APPLICATION FOR A MODIFICATION
26 TO:

27
28 (I) ANY PROVISION OF THIS ARTICLE OR ARTICLE 18 OF THIS CODE OTHER THAN
29 § 17-2-107, § 18-2-106, TITLES 5, 8, OR 9 OF THIS ARTICLE, AND TITLE 13 OF ARTICLE 18 OF
30 THIS CODE, EXCEPT AS ALLOWED BY §§ 17-5-203(B), 17-5-205(B), 17-8-201(B), 17-8-203(C), 17-
31 8-403, 17-8-601(B)(2), 17-8-601(C), 17-8-901, AND 17-9-401; AND

32
33 (II) ANY APPLICABLE REGULATIONS, MANUALS, OR SPECIFICATIONS,
34 INCLUDING THE DPW DESIGN MANUAL AND THE LANDSCAPE MANUAL.

35
36 (2) WHEN APPROVING A MODIFICATION REQUEST UNDER PARAGRAPH (1), THE
37 PLANNING AND ZONING OFFICER SHALL MAKE SPECIFIC FINDINGS, ENUMERATED IN
38 WRITING THAT THE MODIFICATION REQUEST SATISFIES THE FOLLOWING CRITERIA:

39
40 (I) THE MODIFICATION IS NOT DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY,
41 OR WELFARE;

42
43 (II) THE MODIFICATION IS NOT INJURIOUS TO OTHER PROPERTIES;

44
45 (III) THE MODIFICATION DOES NOT HAVE THE EFFECT OF NULLIFYING THE
46 INTENT AND PURPOSE OF THIS ARTICLE, ARTICLE 18 OF THIS CODE, OR THE GENERAL
47 DEVELOPMENT PLAN; AND

48
49 (IV) THE APPLICANT HAS SUBMITTED WRITTEN VERIFICATION TO THE OFFICE
50 OF PLANNING AND ZONING THAT A NOTICE WITH A COPY OF THE REQUEST FOR
51 MODIFICATION WAS MAILED TO: ALL LOT OWNERS WITHIN 300 FEET OF THE PROPERTY
52 SUBJECT TO THE APPLICATION; THE PRESIDENT OF ANY COMMUNITY OR HOMEOWNERS'
53 ASSOCIATION OF ANY SUBDIVISION THAT IS LOCATED WITHIN 300 FEET OF ANY
54 BOUNDARY OF THE PROPERTY SUBJECT TO THE APPLICATION THAT IS ON THE LIST OF
55 COMMUNITY ASSOCIATIONS, PERSONS, AND ORGANIZATIONS MAINTAINED IN THE OFFICE
56 OF THE COUNTY EXECUTIVE.

1 **(C) Modification not required.**

2
3 (1) AT THE DISCRETION OF THE PLANNING AND ZONING OFFICER, DEMOLITION OF
4 EXISTING STRUCTURES MAY PROCEED UPON ISSUANCE OF A PERMIT WITHOUT A
5 MODIFICATION TO THE SITE DEVELOPMENT PLAN REQUIREMENTS TO ABATE A
6 VIOLATION OF THIS CODE IN ACCORDANCE WITH A NOTICE OF VIOLATION OR TO PROTECT
7 THE PUBLIC HEALTH, SAFETY, OR WELFARE.

8
9 (2) THE REQUIREMENTS OF §§ 17-6-402 THROUGH 17-6-405 MAY BE WAIVED
10 WITHOUT A MODIFICATION TO THE EXTENT THAT THE EXISTING DEVELOPMENT ON THE
11 SITE IS LOCATED WITHIN THE NATURAL FEATURES OR BUFFERS PROTECTED BY THOSE
12 SECTIONS.

13
14 **(D) Uses.** NOTWITHSTANDING ANY OTHER PROVISION OF THIS SECTION, A
15 MODIFICATION MAY NOT BE GRANTED TO ALLOW A USE THAT IS NOT A PERMITTED,
16 CONDITIONAL, OR SPECIAL EXCEPTION USE IN THE UNDERLYING ZONING DISTRICT
17 UNDER ANY PROVISION OF THIS CODE.

18
19 **(E) Conditions.** IN GRANTING A MODIFICATION, THE PLANNING AND ZONING OFFICER
20 MAY REQUIRE CONDITIONS TO SECURE THE OBJECTIVES OF THE PROVISION THAT IS BEING
21 MODIFIED.

22
23 **17-7-1206. Open space, recreation area, open area, landscaping, and natural features.**

24
25 **(A) Open space; recreation area; open area.** THE DEVELOPER SHALL COMPLY WITH
26 THE REQUIREMENTS OF § 17-6-111. IF THE DEVELOPER ESTABLISHES THAT THE
27 REQUIREMENTS CREATE A PRACTICAL DIFFICULTY OR UNNECESSARY HARDSHIP FOR
28 REDEVELOPMENT, THE DEVELOPER MAY SUBMIT AN ALTERNATIVE PROPOSAL FOR OPEN
29 SPACE, RECREATION AREA, OR OPEN AREA, AND THE PLANNING AND ZONING OFFICER
30 MAY APPROVE THE ALTERNATIVE PROPOSAL ON THAT BASIS WITHOUT THE NEED FOR A
31 MODIFICATION.

32
33 **(B) Landscape plan.** THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF
34 § 17-6-202. IF THE DEVELOPER ESTABLISHES THAT THE REQUIREMENTS CREATE A
35 PRACTICAL DIFFICULTY OR UNNECESSARY HARDSHIP FOR REDEVELOPMENT, THE
36 DEVELOPER MAY SUBMIT AN ALTERNATIVE LANDSCAPE PLAN, AND THE PLANNING AND
37 ZONING OFFICER MAY APPROVE THE ALTERNATIVE LANDSCAPE PLAN WITHOUT THE
38 NEED FOR A MODIFICATION.

39
40 **(C) Natural features.** AREAS SUBJECT TO PRESERVATION OR CONSERVATION
41 EASEMENT AND NATURAL FEATURES AND THEIR ASSOCIATED BUFFERS SHALL REMAIN
42 UNDISTURBED.

43
44 **(D) Impervious surface.** IF IMPERVIOUS SURFACE IS ADDED DURING
45 REDEVELOPMENT, THE ADDED IMPERVIOUS SURFACE MUST MEET ALL APPLICABLE
46 STORMWATER MANAGEMENT REQUIREMENTS OF ARTICLES 16 AND 17 OF THIS CODE.

47
48 **17-7-1207. Redevelopment in the Critical Area.**

49
50 NOTWITHSTANDING ANY PROVISION OF THIS SUBTITLE, REDEVELOPMENT IN THE
51 CRITICAL AREA SHALL COMPLY WITH TITLE 8 OF THIS ARTICLE AND TITLE 13 OF ARTICLE
52 18 OF THIS CODE.

53 **17-7-1208. Adequate public facilities for redevelopment.**

54
55 **(A) Road facilities.**

1 (1) REDEVELOPMENT UNDER THIS SUBTITLE PASSES THE TEST FOR ADEQUATE
2 ROAD FACILITIES IF, IN THE SCHEDULED COMPLETION YEAR OF THE REDEVELOPMENT,
3 THE REDEVELOPMENT CREATES 250 OR FEWER NEW DAILY TRIPS, OR IF EACH
4 INTERSECTION FROM SITE ACCESS POINTS TO AND INCLUDING THE FIRST INTERSECTION
5 WITH AN ARTERIAL OR HIGHER CLASSIFICATION ROAD OPERATES WITH AN ACCEPTABLE
6 LEVEL OF SERVICE AS DEFINED IN § 17-5-401(A).

7
8 (2) A TRAFFIC IMPACT STUDY FOR REDEVELOPMENT UNDER THIS SUBTITLE MAY
9 TAKE INTO ACCOUNT THE MOST RECENT USE ON THE SITE THAT EXISTED WITHIN 10
10 YEARS PRIOR TO THE SUBMISSION OF THE TRAFFIC IMPACT STUDY. IF THE PROPERTY IS
11 VACANT AT THE TIME OF THE TRAFFIC IMPACT STUDY, THE APPLICANT SHALL PROVIDE
12 SUPPORTING INFORMATION TO DEMONSTRATE ASSUMPTIONS MADE REGARDING TRIP
13 GENERATION FROM THE PRIOR USE. IF THE PLANNING AND ZONING OFFICER DETERMINES
14 THAT THE SUPPORTING INFORMATION IS SUFFICIENT, THE TRIPS ASSUMED GENERATED
15 FROM PRIOR USE WILL BE CONSIDERED “BACKGROUND TRAFFIC” FOR PURPOSES OF THE
16 TRAFFIC IMPACT STUDY, AND ANY INCREASE IN TRIPS RESULTING FROM THE
17 REDEVELOPMENT USE WILL BE CONSIDERED TO BE “FUTURE TRAFFIC” FOR PURPOSES OF
18 THE TRAFFIC IMPACT STUDY.

19
20 (B) **School facilities.** REDEVELOPMENT UNDER THIS SUBTITLE PASSES THE TEST FOR
21 ADEQUATE SCHOOLS FACILITIES IF:

22
23 (1) THE REDEVELOPMENT CONSISTS OF MULTIFAMILY DWELLINGS, WITH AT
24 LEAST 50% OF THE DWELLING UNITS CONSISTING OF EFFICIENCY OR ONE-BEDROOM UNITS
25 AND NO DWELLING UNITS WITH MORE THAN TWO BEDROOMS; OR

26
27 (2) THE REDEVELOPMENT SATISFIES THE STANDARDS SET FORTH IN § 17-5-501(A).

28
29 (C) **Other facilities.** ALL OTHER FACILITIES SUBJECT TO TESTING FOR ADEQUACY
30 SHALL COMPLY WITH THE STANDARDS SET FORTH IN TITLE 5.

31
32 **TITLE 11. FEES AND SECURITY**

33
34 **17-11-102. Fee reduction.**

35
36 (C) **Redevelopment.** FEES FOR REDEVELOPMENT UNDER SUBTITLE 12 OF TITLE 7,
37 SHALL BE REDUCED BY 50% FOR AN APPLICATION FOR A SKETCH PLAN, PRELIMINARY
38 PLAN, SITE DEVELOPMENT PLAN, FINAL PLAN, GRADING PERMIT, AND BUILDING PERMIT.

39
40 **ARTICLE 18. ZONING**

41
42 **TITLE 10. REQUIREMENTS FOR CONDITIONAL USES**

43
44 **18-10-124. Dwellings, duplexes, triplexes, fourplexes, and multiplexes.**

45
46 (1) **Density.**

47
48 (I) EXCEPT AS PROVIDED IN PARAGRAPH (II), ~~[[Triplex,]]~~ TRIPLEX, fourplex, and
49 multiplex dwelling density may not exceed 12 units per acre in a C1 district, 22 units per
50 acre in a C2 district, or 15 units per acre in a C3 district.

51
52 (II) FOR REDEVELOPMENT UNDER TITLE 7 OF ARTICLE 17 OF THIS CODE IN A
53 CRITICAL ECONOMIC, CRITICAL CORRIDOR, OR TRANSIT ORIENTED DEVELOPMENT
54 POLICY AREA, AS DEFINED IN THE COUNTY’S GENERAL DEVELOPMENT PLAN, TRIPLEX,

1 FOURPLEX, AND MULTIPLEX DENSITY MAY NOT EXCEED 22 UNITS PER ACRE IN A C1, C2,
2 OR C3 DISTRICT.

3
4 ***

5
6 **18-10-126. Dwellings, multifamily.**

7
8 (1) **Commercial districts.** Multifamily dwellings in a commercial district shall comply
9 with all of the following requirements.

10
11 (i) Except as provided in ~~[[paragraph (3)]]~~ PARAGRAPHS (II) AND (IV), density may
12 not exceed 12 units per acre in a C1 District, 22 units per acre in a C2 District, or 15 units
13 per acre in a C3 District.

14
15 (II) FOR REDEVELOPMENT UNDER TITLE 7 OF ARTICLE 17 OF THIS CODE IN A
16 CRITICAL ECONOMIC, CRITICAL CORRIDOR, OR TRANSIT ORIENTED DEVELOPMENT
17 POLICY AREA, AS DEFINED IN THE COUNTY’S GENERAL DEVELOPMENT PLAN, DENSITY
18 MAY NOT EXCEED 22 UNITS PER ACRE IN A C1, C2, OR C3 DISTRICT.

19
20 ~~[[ii)] (III)1.~~ Except as provided in ~~[[paragraph (3)]]~~ SUBPARAGRAPH 2., the
21 development shall include commercial uses that equal at least 25% of the floor area in a
22 C1 district, 50% of the floor area in a C2 district, and 50% of the floor area in a C3 district.

23
24 2. FOR REDEVELOPMENT UNDER TITLE 7 OF ARTICLE 17 OF THIS CODE IN A
25 CRITICAL ECONOMIC, CRITICAL CORRIDOR, OR TRANSIT ORIENTED DEVELOPMENT
26 POLICY AREA, AS DEFINED IN THE COUNTY’S GENERAL DEVELOPMENT PLAN, NO
27 COMMERCIAL USE IS REQUIRED IN ANY COMMERCIAL DISTRICT.

28
29 ~~[[iii)] (IV)~~ In a C3 District, on a site ~~[[with 20 or more dwelling units]]~~ located in
30 the BWI/Fort Meade Growth Area, as shown on the official map adopted by the County
31 Council, entitled “BWI/Fort Meade Growth Area, 2016”, the commercial uses required
32 under paragraph ~~[[2]] (III) 1.~~ ~~[[of this section]]~~ may be replaced with multifamily dwellings
33 ~~[[subject to the following requirements:~~

34
35 1. The property shall be encumbered by a recorded restrictive covenant
36 enforceable by the County or its designee that shall:

37
38 a. require that not less than 10% of the dwelling units be set aside for
39 occupancy by a household with an income that does not exceed 80% of the median income
40 adjusted for household size for the Baltimore Primary Metropolitan Statistical Area, as
41 defined and published annually by the United States Department of Housing and Urban
42 Development; and

43
44 b. restrict the occupancy of the units set aside to eligible households for at
45 least 10 years for home ownership units and at least 30 years for rental units; and

46
47 2.]] WITH density ~~[[is limited]]~~ OF UP to 44 dwelling units per acre for the site.

48
49 ~~[[iv)] (V)~~ If commercial uses are included within a multifamily dwelling, the
50 dwelling units shall have entrances that are separate from the entrances to the commercial
51 uses.

1 [[(V)]] (VI) The bulk regulations contained in the following chart shall be met.

2

3

4

5 **18-10-127. Dwellings, townhouses, and stacked townhouses.**

6

7 Townhouses AND STACKED TOWNHOUSES shall comply with all of the following
8 requirements.

9

10 (1) The bulk regulations contained in the following chart shall be met:

11

Maximum density – NOT IN A REDEVELOPMENT PROJECT UNDER ARTICLE 17, TITLE 7, SUBTITLE 12 IN A COMMERCIAL DISTRICT	Density may not exceed 12 units per acre in a C1 district, 22 units per acre in a C2 district, or 15 units per acre in a C3 district; for all other districts, in accordance with the requirements of the district in which the development is located
MAXIMUM DENSITY – IN A REDEVELOPMENT PROJECT UNDER ARTICLE 17, TITLE 7, SUBTITLE 12 IN A COMMERCIAL DISTRICT	22 UNITS PER ACRE IN C1, C2, AND C3 DISTRICTS

12

13

14

15 SECTION 2. *And be it further enacted,* That this Ordinance shall take effect on
16 July 1, 2025, immediately after Bill No. 72-24.