



**Office of the County Executive
STEUART PITTMAN**

ANNE ARUNDEL COUNTY GOVERNMENT RELATIONS OFFICE

Legislative and Fiscal Summary of Administration Legislation

To: Members, Anne Arundel County Council

From: Ethan Hunt, Director of Government Affairs /s/

Date: February 18, 2025

Subject: Bill No. 20-25 – AN ORDINANCE concerning: Zoning - Workforce Housing - Conditional Use Requirements

This summary was prepared by the Anne Arundel County Government Relations Office for use by members of the Anne Arundel County Council during consideration of Bill No. 20-25.

Summary

This ordinance provides for the amendment of Anne Arundel County Code §18-10-174 regarding the conditional use requirements for Workforce Housing (“WFH”). Currently, the County Code mandates that setback and height limits for the R22 district (eg. multifamily dwellings) apply to all WFH projects. However, the R22 bulk regulations were initially crafted for use by multifamily dwelling projects, and do not work for projects that are building townhomes. The amended section will clearly specify which bulk regulations are to be applied for townhouse and multifamily WFH projects. It will clarify that the setbacks and height limitations for WFH townhomes are those specified in §18-10-127, which applies to townhomes generally, with a maximum height of 40 feet for the principle structure, and a setback of 75 feet, unless the adjoining lot is an open space lot or open area lot, is zoned OS, or is located in either the same or a more intensive residential zone or in a nonresidential zone, in which case the setback may be 30 feet.

Purpose

The purpose of this ordinance is to clarify which bulk regulations and which setback and height restrictions apply to townhomes that are built under the Code provisions for Workforce Housing.

Fiscal Impact

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

Please see the Fiscal Note the Budget Office has prepared for an explanation of the fiscal impact of this Bill.

Additional Information

The Government Relations Office is available to answer any additional questions regarding this Bill. Specific questions should be directed to Kelly Kenney, Office of Law; or Lynn Miller, Office of Planning and Zoning. Thank you.

cc: Honorable Steuart Pittman, County Executive
Christine Anderson, Chief Administrative Officer
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