

# PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 4

Bill No. 20-25

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

By the County Council, February 18, 2025

---

Introduced and first read on February 18, 2025  
Public Hearing set for March 17, 2025  
Bill Expires May 24, 2025

By Order: Kaley Schultze, Administrative Officer

---

## A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Conditional Uses – Townhouse Dwellings and  
2 Workforce Housing

3  
4 FOR the purpose of modifying the minimum setbacks for townhouse structures from the  
5 boundary line of the development site; modifying setback and height requirements for  
6 workforce housing projects; and generally relating to zoning.

7  
8 BY repealing and reenacting, with amendments: §§ 18-10-127(5) and 18-10-174(5)  
9 Anne Arundel County Code (2005, as amended)

10  
11 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*  
12 That Section(s) of the Anne Arundel County Code (2005, as amended) read as follows:

### ARTICLE 18. ZONING

#### TITLE 10. REQUIREMENTS FOR CONDITIONAL USES

##### 18-10-127. Dwellings, townhouses.

19  
20 Townhouses shall comply with all of the following requirements.

21  
22 \*\*\*

---

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 (5) In addition to the requirements of subsections (1), (2), (3) and (4), the following  
2 is required for developments located in an R1, R2, and R5 District:  
3

***	
Minimum setbacks for townhouse structures from the boundary line of the development site	[[100]] 75 feet except that the setback may be [[50]] 30 feet if the adjoining lot is an open space lot OR OPEN AREA LOT created under § 17-6-111 of this Code or is zoned OS or located in either the same or a more intensive residential zone or in a nonresidential zone
***	

4

5

**18-10-174. Workforce housing.**

6

7

Workforce housing shall comply with all of the following requirements.

8

9

\*\*\*

10

11

(5) (I) FOR MULTIFAMILY DWELLINGS, SETBACKS [[Setbacks]] and height requirements shall be governed by the bulk regulations for R22 zoning districts.

12

13

(II) FOR TOWNHOUSES, SETBACKS AND HEIGHT REQUIREMENTS SHALL BE GOVERNED BY § 18-10-127.

14

15

(III) FOR ALL OTHER DWELLING TYPES, SETBACKS AND HEIGHT REQUIREMENTS SHALL BE GOVERNED BY THE BULK REGULATIONS APPLICABLE UNDER THIS CODE.

16

17

18

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

19

20

21

22