

# PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 5

Bill No. 24-25

Introduced by Mr. Smith

By the County Council, March 3, 2025

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Introduced and first read on March 3, 2025  
Public Hearing set for April 7, 2025  
Bill Expires June 6, 2025

By Order: Kaley Schultze, Administrative Officer

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## A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Regional Commercial Complexes

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3 FOR the purpose of clarifying the status of existing regional commercial complex uses;  
4 providing for the number of dwelling units per acre in regional commercial complex  
5 uses; providing for the parking requirements in regional commercial complex uses; and  
6 generally relating to zoning.

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8 BY repealing and reenacting, with amendments: § 18-1-101 (120); § 18-12-301  
9 Anne Arundel County Code (2005, as amended)

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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 1. DEFINITIONS

#### 18-1-101. Definitions.

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22 (120) “Regional commercial complex” means a development in existence on  
23 September 7, 2004, that was created under Bill No. 62-98 as amended by Bill No. 80-98,  
24 THAT IS A PERMITTED USE, INCLUDING EXPANSIONS AND MODIFICATIONS.

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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.

**TITLE 12. SPECIAL USES**

**SUBTITLE 3. REGIONAL COMMERCIAL COMPLEXES**

**18-12-301. Permitted uses; applicability.**

(a) A regional commercial complex may include the uses set forth in § 18-5-102 for C2 and C3 Districts and the uses set forth in § 18-6-103 for a W1 District. THE MAXIMUM RESIDENTIAL DENSITY WITHIN A REGIONAL COMMERCIAL COMPLEX SHALL BE 44 DWELLING UNITS PER ACRE AND CALCULATED BASED ON THE SIZE OF THE ENTIRE REGIONAL COMMERCIAL COMPLEX. DWELLING UNITS MAY BE LOCATED ON ANY TAX ACCOUNT NUMBER PARCEL, OR PORTION THEREOF, AND DISTRIBUTED THROUGHOUT THE REGIONAL COMMERCIAL COMPLEX. ALL OTHER BULK REGULATIONS SHALL BE DETERMINED BY THE PLANNING AND ZONING OFFICER TO BE APPROPRIATE FOR AND COMPATIBLE WITH THE REGIONAL COMMERCIAL COMPLEX AND SURROUNDING DEVELOPMENT. Other consistent provisions of this article also apply.

(B) UNLESS FURTHER REDUCED OR OTHERWISE ADJUSTED UNDER § 18-3-105 OR § 18-3-106, PARKING FOR USES WITHIN A REGIONAL COMMERCIAL COMPLEX SHALL BE PROVIDED IN ACCORDANCE WITH THE PARKING REQUIREMENTS FOR EACH USE AS SET FORTH AT § 18-3-104 AT HALF OF SUCH REQUIREMENT. FURTHER, THE FOLLOWING SHALL APPLY:

(1) THE PARKING REQUIREMENTS APPLICABLE TO SUCH REGIONAL COMMERCIAL COMPLEX SHALL BE CALCULATED ON A TAX ACCOUNT NUMBER BASIS, OR PORTION THEREOF, BASED ON THE USES ON EACH TAX ACCOUNT NUMBER PARCEL INCLUDED WITHIN THE REGIONAL COMMERCIAL COMPLEX.

(2) PARKING REQUIREMENTS FOR USES ON ONE TAX ACCOUNT NUMBER PARCEL MAY BE SATISFIED BY PARKING ON ANY TAX ACCOUNT NUMBER PARCEL, OR PORTION THEREOF, INCLUDED WITHIN THE REGIONAL COMMERCIAL COMPLEX THAT IS UNDER COMMON CONTROL, UNDER LEASE, OR PURSUANT TO WRITTEN AGREEMENT WITH THE HOLDER OF A TAX ACCOUNT NUMBER PARCEL.

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