

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2023, Legislative Day No. 21

Bill No. 92-23

Introduced by Ms. Fiedler and Mr. Volke

By the County Council, December 4, 2023

Introduced and first read on December 4, 2023  
Public Hearing set for and held on January 2, 2024  
Public Hearing on AMENDED bill set for and held on January 16, 2024  
Bill DEFEATED on January 16, 2024  
Bill RECONSIDERED and PASSED on February 5, 2024  
Bill Expires March 8, 2024

By Order: Laura Corby, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Subdivision and Development – Zoning – Small Business  
2 Districts

3  
4 FOR the purpose of requiring architectural features for development in Small Business  
5 Districts along certain types of roads to be compatible with the neighborhood; altering  
6 the sign requirements for uses other dwellings and business complex in a Small  
7 Business District; adding certain uses as permitted or conditional uses in Small  
8 Business Districts; amending the bulk regulations applicable in Small Business  
9 Districts; and generally relating to subdivision and development and zoning.

10  
11 BY repealing: § 18-3-312  
12 Anne Arundel County Code (2005, as amended)

13  
14 BY renumbering: § 18-3-313 to be § 18-3-312  
15 Anne Arundel County Code (2005, as amended)

16  
17 BY repealing and reenacting, with amendments: §§ 17-7-1101; 18-3-309(a); 18-9-402; and  
18 18-9-403  
19 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.  
Underlining indicates matter added to bill by amendment.  
~~Strikeover~~ indicates matter removed from bill by amendment.

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

3  
4 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*  
5 That § 18-3-312 of the Anne Arundel County Code (2005, as amended) be repealed.

6  
7 SECTION 2. *And be it further enacted,* That § 18-3-313 of the Anne Arundel County  
8 Code (2005, as amended) is hereby renumbered to be § 18-3-312.

9  
10 SECTION 3. *And be it further enacted,* That Section(s) of the Anne Arundel County  
11 Code (2005, as amended) read as follows:

12  
13 **ARTICLE 17. SUBDIVISION AND DEVELOPMENT**

14  
15 **TITLE 7. DEVELOPMENT REQUIREMENTS FOR PARTICULAR TYPES OF**  
16 **DEVELOPMENT**

17  
18 **17-7-1101. Architectural features.**

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20 Facades, side and rear exterior walls, and exterior architectural features for  
21 development in a [[small business district]] SMALL BUSINESS DISTRICT LOCATED ON A  
22 MINOR ARTERIAL ROAD OR A ROAD OF A LOWER CLASSIFICATION shall be compatible with  
23 residential structures in the neighborhood and have a residential appearance, such as  
24 peaked roofs, cornices and eaves, chimneys, door and window openings and projections,  
25 porches, dormers, and awnings.

26  
27 **ARTICLE 18. ZONING**

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29 **TITLE 3. PARKING, OUTDOOR LIGHTING, AND SIGNAGE**

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31 **18-3-309. Signs in commercial, industrial, and Small Business districts for uses other**  
32 **than dwellings and business complexes.**

33  
34 (a) **Scope.** This section applies to signs in commercial [[and]], industrial, AND SMALL  
35 BUSINESS districts for uses other than dwelling and business complexes.

36  
37 **TITLE 9. OTHER ZONING DISTRICTS**

38  
39 **18-9-402. Permitted, conditional, and special exception uses.**

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41 The permitted, conditional, and special exception uses allowed in the Small Business  
42 Districts are listed in the chart in this section using the following key: P = permitted use; C  
43 = conditional use; SE = special exception use. Except as provided otherwise in this article,  
44 uses and structures customarily accessory to the listed uses also are allowed.

45

Permitted, Conditional, and Special Exception Uses	
***	
Adult day care centers	P

ALCOHOLIC BEVERAGE USES AS ACCESSORY TO OTHER USES	C
***	
Child care centers	P
CIVIC FACILITIES, COMMUNITY CENTERS, LIBRARIES, AND MUSEUMS	P
***	
Commercial telecommunication facilities for testing purposes or emergency services for a period not exceeding 30 days if the facility is a monopole not exceeding 100 feet in height and is located at least 300 feet from any dwelling	P
COMPUTER GOODS, SALES, AND SERVICES	P
Construction or sales trailers, temporary, in an approved development actively under construction	P
CONVENIENCE STORES, GIFT SHOPS, AND NEWSSTANDS	P
Delicatessens AND SNACK BARS	P
***	
Dog grooming parlors, without outside runs or pens	P
DRY CLEANING AND LAUNDRY ESTABLISHMENTS, INCLUDING PICK-UP STATIONS, PACKAGE PLANTS, AND COIN-OPERATED FACILITIES, LIMITED TO ESTABLISHMENTS WITH LESS THAN 4,000 SQUARE FEET OF FLOOR AREA	P
***	
Dwellings, single-family detached	P
FARMING	P
***	
Hair, cosmetic facial hair, and nail salons	P
HARDWARE STORES	P
***	
Jewelry stores	P
LOCKSMITHS	P
MAILING AND SHIPPING SERVICES	P
Offices, professional and general	P
OPTICIANS AND OPTOMETRIC ESTABLISHMENTS	P
Outside storage, accessory to permitted uses, limited to 10% of the allowed lot coverage	P
PERSONAL FITNESS STUDIOS	P
PETS, LIVESTOCK, OR FOWL AS PERMITTED BY § 18-4-104	P
PHARMACIES	P
***	
Restaurants	P
RETAIL SPECIALTY STORES OR SHOPS FOR RETAIL SALES, INCLUDING ANTIQUE STORES, ART SUPPLIES, BOOKSTORES, CANDY, CARDS, CLOCKS,	P

CLOTHING, CONSIGNMENTS, ELECTRONICS, FABRICS, FLOWERS, GIFTS, HOBBIES, HOUSEWARES, ICE CREAM PARLORS, JEWELRY, LUGGAGE, MUSICAL INSTRUMENTS, NEWS PUBLICATIONS, OFFICE SUPPLY, OPTICAL GOODS, PETS, PHOTOGRAPHIC SUPPLIES, SEWING MACHINES, SHOES AND SHOE REPAIR, SPORTING GOODS, STAMPS AND COINS, STATIONARY, TOBACCO, TOYS, VIDEO TAPES, WALLPAPER AND PAINT, WINDOW COVERINGS, WORKS OF ART	
***	
Staging areas for County capital projects	P
TAILOR SHOPS	P
TANNING SALONS	P
Telecommuting centers	P
TRAVEL AGENCIES	P

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**18-9-403. Bulk regulations.**

Except as provided otherwise in this article, the following bulk regulations are applicable in a Small Business District:

Minimum lot size[[:]]	15,000 SQUARE FEET
[[If not served by public sewer]]	[[20,000 square feet]]
[[If served by public sewer]]	[[15,000 square feet]]
[[Maximum coverage by structures with direct access to a principal arterial road or higher]]	[[40% of gross area]]
Maximum coverage by all [[other]] structures	[[30%]] 50% of gross area
Minimum setbacks for principal structures:	
Front lot line	[[30]] 20 feet
Side lot line	7 feet
[[Combined side lot lines]]	[[20 feet]]
Corner side lot line	[[20]] 15 feet
Rear lot line	[[25]] 20 feet
Principal arterial or higher classification road	40 feet
Front and side setbacks ON PROPERTIES ADJACENT TO DEVELOPED LOTS	[[Equal]] THE LESSER OF THE SETBACK REQUIRED BY THIS SECTION OR A SETBACK EQUAL to the average of the setbacks OF EXISTING PRINCIPAL STRUCTURES on abutting lots, except that if only one abutting lot is improved, the required setback shall be determined by averaging the setback on the

	improved lot and the setback required under this section.
Minimum setbacks for accessory structures:	
Front lot line	[[40]] 30 feet
Side lot line, rear lot line	[[10]] 7 feet
Corner side lot line	[[20]] 15 feet
Maximum height limitations:	
Principal structure	40 feet
Accessory structure	[[25]] 30 feet
[[Minimum width at front building restriction line]]	[[80 feet]]
Maximum floor area for structures [[with direct access to a principal]] ON PROPERTIES WITH FRONTAGE ON A MINOR arterial road or higher:	
Principal structures	10,000 square feet
<u>PRINCIPAL STRUCTURES - RELIGIOUS FACILITIES</u>	<u>15,000 SQUARE FEET</u>
Accessory structures	[[1,000]] 3,000 square feet
Maximum floor area for all other structures:	
Principal structures	[[3,000]] 5,000 square feet
Accessory structures	[[1,000]] 2,000 square feet

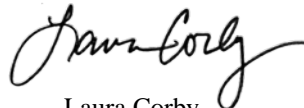
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SECTION 2: 4. *And be it further enacted,* That this Ordinance shall take effect 45 days from the date it becomes law.

RECONSIDERED: February 5, 2024

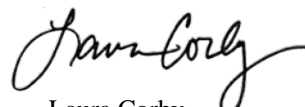
READ AND PASSED this 5<sup>th</sup> day of February, 2024

By Order:



Laura Corby  
Administrative Officer

PRESENTED to the County Executive for his approval this 7<sup>th</sup> day of February, 2024



Laura Corby  
Administrative Officer

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APPROVED AND ENACTED this 13th day of February, 2024



Steuart Pittman  
County Executive

EFFECTIVE DATE: March 29, 2024

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF  
BILL NO. 92-23 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES  
OF THE COUNTY COUNCIL.

A handwritten signature in black ink, appearing to read "Laura Corby". The signature is fluid and cursive, with the first name "Laura" and last name "Corby" clearly distinguishable.

Laura Corby  
Administrative Officer