

PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2024, Legislative Day No. 8

Bill No. 29-24

Introduced by Mr. Volke

By the County Council, April 15, 2024

Introduced and first read on April 15, 2024
Public Hearing set for May 20, 2024
Bill Expires on July 19, 2024

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Coffee Roasters

2
3 FOR the purpose of defining “coffee roaster”; adding coffee roasters as a permitted use in
4 certain commercial, industrial, mixed-use districts, and in commercial revitalization
5 areas in a C3 district; and generally relating to zoning.

6
7 BY renumbering: § 18-1-101(32) through (170), to be § 18-1-101(33) through (171),
8 respectively; and § 18-14-303(b)(4) through (8) to be § 18-14-303(b)(5) through (9),
9 respectively
10 Anne Arundel County Code (2005, as amended) (as amended by Bill Nos. 61-23,
11 62-23, and 88-23)

12
13 BY adding: §§ 18-1-101(32); and 18-14-303(b)(4)
14 Anne Arundel County Code (2005, as amended) (as amended by Bill Nos. 61-23,
15 62-23, and 88-23)

16
17 BY repealing and reenacting, with amendments: §§ 18-5-102; 18-6-103; and 18-8-301(b)
18 Anne Arundel County Code (2005, as amended)

19
20 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
21 That §§ 18-1-101(32) through (170); and 18-14-303(b)(4) through (8), of the Anne Arundel
22 County Code (2005, as amended) (as amended by Bill Nos. 61-23, 62-23, and 88-23) are
23 hereby renumbered to be §§ 18-1-101(33) through (171); and 18-14-303(b)(5) through (9),
24 respectively.

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.

SECTION 2. *And be it further enacted*, That Section(s) of the Anne Arundel County Code (2005, as amended) (as amended by Bill Nos. 61-23, 62-23, and 88-23) read as follows:

ARTICLE 18. ZONING

TITLE 1. DEFINITIONS

18-1-101. Definitions.

Unless defined in this article, the Natural Resources Article of the State Code, or COMAR, words defined elsewhere in this Code apply in this article. The following words have the meanings indicated:

(32) "COFFEE ROASTER" MEANS A FACILITY THAT ROASTS GREEN COFFEE BEANS FOR USE IN BREWING AND THAT MAY SELL ROASTED COFFEE BEANS, EITHER WHOLE OR GROUND, TO RETAILERS OR DIRECTLY TO INDIVIDUALS.

TITLE 5. COMMERCIAL DISTRICTS

18-5-102. Permitted, conditional, special exception, and business complex auxiliary uses.

The permitted, conditional, and special exception uses allowed in each of the commercial districts, and uses auxiliary to a business complex, are listed in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special exception use; and A = auxiliary to a business complex use. A blank means that the use is not allowed in the district. Except as provided otherwise in this article, uses and structures customarily accessory to permitted, conditional, and special exception uses also are allowed.

Permitted, Conditional, Special Exception, and Business Complex Auxiliary Uses	C1	C2	C3	C4

Clubs, private, and service, nonprofit, and charitable organizations	P	P	P	P
COFFEE ROASTERS				P

TITLE 6. INDUSTRIAL DISTRICTS

18-6-103. Permitted, conditional, and special exception uses.

The permitted, conditional, and special exception uses allowed in each of the industrial districts are listed in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special exception use; and A = auxiliary use to a business complex use. A blank means that the use is not allowed in the district. Except as provided otherwise in this article, uses and structures customarily accessory to permitted,

1 conditional, and special exception uses also are allowed, except that outside storage as an
 2 accessory use in W1 is limited to 15% of the allowed lot coverage.

Permitted, Conditional, and Special Exception Uses	W1	W2	W3

Clubs, private, and service, nonprofit, and charitable organizations	P	P	P
COFFEE ROASTERS		P	P

4
 5 **TITLE 8. MIXED USE DISTRICTS**

6
 7 **18-8-301. Permitted uses; conditional uses.**

8
 9 (b) **Categories in chart.** The chart in this section divides the permitted and conditional
 10 uses allowed under the optional method of development into the categories of residential,
 11 retail and service, office, and industrial, and the uses are subject to the percentage
 12 limitations on those categories described in § 18-8-302.

	MXD - R	MXD - C	MXD - E	MXD - T

Industrial				

Cabinetry and specialty lumber mill working and sales			P	
COFFEE ROASTERS			P	

13
 14
 15 **TITLE 14. OTHER OVERLAYS**

16
 17 **18-14-303. Uses.**

18
 19 (b) **In a C3 District.** The uses allowed for a property located in a commercial
 20 revitalization area with underlying zoning of C3 are the permitted, conditional, and special
 21 exception uses set forth in § 18-5-102 for a C3 District, except that outside storage
 22 accessory to other uses shall be limited to 10% of the square footage of the structure to
 23 which it relates, and the following additional uses are allowed as permitted uses:

- 24
 25 (4) COFFEE ROASTERS;

26
 27 **SECTION 3.** *And be it further enacted,* That this Ordinance shall take effect 45 days
 28 from the date it becomes law.