

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2010, Legislative Day No. 2

Bill No. 7-10

Introduced by Ms. Vitale and Mr. Ferrar

By the County Council, January 19, 2010

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Introduced and first read on January 19, 2010

Public Hearing set for February 16, 2010

Bill Expires April 24, 2010

By Order: Judy C. Holmes, Administrative Officer

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A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning—Small Business Districts

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3 FOR the purpose of amending bulk regulations in Small Business districts to increase  
4 maximum lot coverage and maximum square footage of structures on lots with direct  
5 access to a principal arterial road; and generally related to zoning.

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7 BY repealing and reenacting, with amendments: § 18-9-403  
8 Anne Arundel County Code (2005, as amended)

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10 SECTION 1. *And be it further enacted*, That Section(s) of the Anne Arundel County  
11 Code (2005, as amended) read as follows:

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13 **ARTICLE 18 ZONING**

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15 **TITLE 9. OTHER ZONING DISTRICTS**

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17 **18-9-403. Bulk regulations.**

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

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Minimum lot size:	
If not served by public sewer	20,000 square feet

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EXPLANATION: CAPITALS indicate new matter added to existing law.  
[Brackets] indicate matter stricken from existing law.

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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% of gross area
Minimum setbacks for principal structures:	
Front lot line	30 feet
Side lot line	7 feet
Combined side lot lines	20 feet
Corner side lot line	20 feet
Rear lot line	25 feet
Principal arterial or higher classification road	40 feet
Front and side setbacks	Equal to the average of the setbacks 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 feet
Side lot line, rear lot line	10 feet
Corner side lot line	20 feet
Maximum height limitations:	
Principal structure	40 feet
Accessory structure	25 feet
Minimum width at front building restriction line	80 feet
MAXIMUM FLOOR AREA FOR STRUCTURES WITH DIRECT ACCESS TO A PRINCIPAL ARTERIAL ROAD OR HIGHER:	
PRINCIPAL STRUCTURES	10,000 SQUARE FEET
ACCESSORY STRUCTURES	1,000 SQUARE FEET
Maximum floor area FOR ALL OTHER STRUCTURES:	
Principal structures	3,000 square feet
Accessory structures	1,000 square feet

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