

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2008, Legislative Day No. 21

Bill No. 52-08

Introduced by Mr. Jones

By the County Council, May 19, 2008

Introduced and first read on May 19, 2008
Public Hearing set for and held on June 16, 2008
Bill AMENDED on July 7, 2008
Public Hearing on AMENDED BILL set for July 21, 2008
Bill Expires August 22, 2008

By Order: Judy C. Holmes, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Mixed Use Zoning

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3 FOR the purpose of amending the Zoning Article to change when the percentages of uses
4 in a mixed use district may be modified; amending the maximum building height
5 allowed under the Mixed Use Residential category; and generally relating to mixed
6 use zoning in the County.

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8 BY repealing and reenacting with amendments: §§ 18-8-302(d) and 18-8-303
9 Anne Arundel County Code (2005, as amended)

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11 BY repealing and reenacting without amendments: §§ 18-8-302(e)
12 Anne Arundel County Code (2005, as amended)

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

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18 **ARTICLE 18 ZONING**
19 **TITLE 8. MIXED USE DISTRICTS**

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21 **18-8-302. Combination of uses.**
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EXPLANATION: CAPITALS indicate new matter added to existing law.
[Brackets] indicate matter stricken from existing law.
Underlining indicates amendments to bill.
~~Strikeover~~ indicates matter stricken from bill by amendment.

1 (d) **When percentages may be modified.** The Office of Planning and Zoning may
 2 modify the percentages listed in the chart if the site is affected by the airport noise zone
 3 [or], environmental remediation requirements[.], OR IS PART OF OR AN ADDITION TO AN
 4 EXISTING OFFICE COMPLEX THAT WAS IN EXISTENCE AS OF THE EFFECTIVE DATE OF
 5 BILL NO. 52-08 AND IS OCCUPIED PRIMARILY BY TENANTS ENGAGED IN THE NATIONAL
 6 SECURITY INDUSTRY.

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(e) **Chart.**

	MXD-R	MXD-C	MXD-E	MXD-T
Category of Use				
Residential	50 - 80%	15 - 45%	10 - 40%	30 - 70%
Retail and service	5 - 25%	40 - 60%	10 - 25%	10 - 35%
Office	10 - 25%	10 - 40%	15 - 60%	10 - 40%
Industrial	0	0	15 - 65%	0
Open area (% of gross area of site)	20% minimum	20% minimum	20% minimum	20% minimum
Public activity area (% of nonresidential gross floor area)	20% minimum	10% minimum	10% minimum	20% minimum

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18-8-303. Densities; floor area ratios; building heights.

The maximum residential densities, maximum floor area ratios, and maximum building heights are described in the following chart.

	MXD-R	MXD-C	MXD-E	MXD-T
Maximum Residential Density	7 units/acre	15 units/acre	15 units/acre	22 units/acre
Maximum FAR	0.5	1.0	1.0	2.0
Maximum Building Height	[60] 90 FEET. HEIGHT MAY EXCEED 90 FEET IF ALL SETBACK REQUIREMENTS ARE INCREASED BY ONE FOOT FOR EACH TWO FEET IN EXCESS OF 90 FEET	150 feet	150 feet	150 feet

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SECTION 2. And be it further enacted That all references in this Ordinance to “the effective date of Bill No. 52-08”, upon codification, be replaced with the actual date on which this Ordinance takes effect under Section 307 of the County Charter as certified by the Administrative Officer to the County Council.

SECTION 2. 3. And be it further enacted, That this Ordinance shall take effect 45 days from the date it becomes law.