

PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2021, Legislative Day No. 22

Bill No. 104-21

Introduced by Ms. Fiedler

By the County Council, November 15, 2021

Introduced and first read on November 15, 2021
Public Hearing set for December 20, 2021
Bill Expires on February 18, 2022

By Order: Laura Corby, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – School Bus Facilities

2
3 FOR the purpose of adding a definition of “school bus facility”; allowing school bus
4 facilities as a permitted use in certain commercial and industrial zoning districts;
5 allowing school bus facilities as a conditional use in certain commercial and small
6 business zoning districts; adding the conditional use requirements for school bus
7 facilities; and generally relating to zoning.

8
9 BY repealing and reenacting, with amendments: §§ 18-5-102; 18-6-103; and 18-9-402
10 Anne Arundel County Code (2005, as amended)

11
12 BY renumbering: § 18-1-101(122) through (163), respectively, to be 18-1-101(123)
13 through (164), respectively; and § 18-10-150 through 18-10-165, respectively, to be
14 18-10-151 through 18-10-166, respectively
15 Anne Arundel County Code (2005, as amended)

16
17 BY adding: §§ 18-1-101(122); and 18-10-150
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(122) through (163), and 18-10-150 through 18-10-165, respectively, of
22 the Anne Arundel County Code (2005, as amended) are hereby renumbered to be §§ 18-1-
23 101(123) through (164), and 18-10-151 through 18-10-166, respectively.

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[[Brackets]] indicate matter repealed from existing law.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

(122) "SCHOOL BUS FACILITY" MEANS A FACILITY THAT:

(I) IS USED IN WHOLE OR IN PART FOR THE INSIDE OR OUTSIDE STORAGE, MAINTENANCE, SERVICE, AND ASSOCIATED OPERATIONS OF SCHOOL BUSES; AND

(II) PROVIDES SCHOOL BUS TRANSPORTATION FOR THE BOARD OF EDUCATION OF ANNE ARUNDEL COUNTY.

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

Roadside Vendors	P	P	P	P
SCHOOL BUS FACILITIES	C	C	C	P

TITLE 6. INDUSTRIAL DISTRICTS

18-6-103. Permitted, conditional, special exception use.

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 to a business complex use. A blank means that the use is not allowed in the district. Except as provided otherwise in

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

Permitted, Conditional, and Special Exception Uses	W1	W2	W3

Rubble Processing facilities			SE
SCHOOL BUS FACILITIES	P	P	P

4 **TITLE 9. OTHER ZONING DISTRICTS**

5
 6 **18-9-402. Permitted, conditional, special exception use.**

7
 8 The permitted, conditional, and special exception uses allowed in the Small Business
 9 Districts are listed in the chart in this section using the following key: P = permitted use; C
 10 = conditional use; SE = special exception use. Except as provided otherwise in this article,
 11 uses and structures customarily accessory to the listed uses are also allowed. Outside
 12 storage as an accessory use is not allowed, except that the owner-occupant of a dwelling
 13 may store on the lot one commercial vehicle or a vehicle used for commercial purposes
 14 having a manufacturer’s gross vehicle weight rating of not more than 10,000 pounds.

Permitted, Conditional, and Special Exception Uses	

Saddlery and tack shops	P
SCHOOL BUS FACILITIES	C

15 **TITLE 10. REQUIREMENTS FOR CONDITIONAL USES**

16
 17 **18-10-150. School bus facilities.**

18
 19 A SCHOOL BUS FACILITY SHALL COMPLY WITH ALL OF THE FOLLOWING
 20 REQUIREMENTS.

21
 22 (1) IN SMALL BUSINESS DISTRICTS, THE FACILITY SHALL BE LOCATED ON A LOT OR
 23 CONTIGUOUS LOTS THAT TOTAL AT LEAST FOUR AND ONE-HALF ACRES.

24
 25 (2) IN COMMERCIAL OR INDUSTRIAL ZONING DISTRICTS, THE FACILITY SHALL BE
 26 LOCATED ON A LOT OR CONTIGUOUS LOTS THAT TOTAL AT LEAST ONE ACRE.

27
 28 (3) OUTSIDE STORAGE OF SCHOOL BUSES SHALL BE LIMITED TO THE MAXIMUM
 29 COVERAGE ALLOWED IN THE ZONING DISTRICT IN WHICH THE FACILITY IS LOCATED.

1 (4) OUTSIDE STORAGE AREAS FOR SCHOOL BUSES SHALL BE SCREENED FROM
2 NEIGHBORING RESIDENTIALLY ZONED PROPERTIES IN ACCORDANCE WITH THE COUNTY
3 LANDSCAPE MANUAL.

4
5 (5) EACH BUILDING USED FOR THE INDOOR STORAGE OF SCHOOL BUSES SHALL BE
6 LOCATED AT LEAST 100 FEET FROM ANY RESIDENTIALLY ZONED PROPERTY.

7
8 (6) ACTIVITIES AND OPERATIONS SHALL BE LOCATED IN A MANNER TO SHIELD
9 SURROUNDING RESIDENTIAL PROPERTY FROM THE EFFECTS OF NOISE, HAZARDS, OR
10 OTHER OFFENSIVE CONDITIONS.

11
12 (7) SPACE ON THE SITE SHALL BE ADEQUATE SO THAT SCHOOL BUSES ARE NOT
13 STOPPED OR PARKED ON A ROAD RIGHT-OF-WAY.

14
15 (8) MINOR REPAIRS TO VEHICLES OR EQUIPMENT ARE ALLOWED INDOORS OR
16 OUTDOORS.

17
18 (9) BODY WORK, ENGINE REBUILDING, ENGINE RECONDITIONING, PAINTING, AND
19 SIMILAR ACTIVITIES ARE ALLOWED INDOORS ONLY.

20
21 (10) STRUCTURES AND USES, SUCH AS GAS STORAGE TANKS, GAS PUMPS, CHARTER
22 BUSES, AND EMPLOYEE WAITING AREAS, SHALL BE ACCESSORY TO THE FACILITY AND
23 MAY NOT BE THE PRINCIPAL USE.

24
25 (11) VEHICULAR ACCESS SHALL BE FROM AN ARTERIAL ROAD OR FROM A LOCAL
26 OR HIGHER CLASSIFICATION ROAD THAT DIRECTLY ACCESSES AN ARTERIAL ROAD.

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