

Preliminary Draft Code and/or Regulatory Revisions for the Parole Town Center Growth Management Area

Currently, Ordinance language for the Parole Town Center Growth Management Area is contained in Article 17, Title 7, Subtitle 9 and Article 18, Title 14, Subtitle 4 of the Anne Arundel County Code. These sections of the Code are proposed to be repealed and replaced with the following preliminary draft language, which is subject to change.

Preliminary Draft Revisions to Article 17, Title 7, Subtitle 9. PAROLE TOWN CENTER GROWTH MANAGEMENT AREA

§ 17-7-901. Scope.

- (a) When applicable. The provisions of this subtitle, the Design Manual, and the Landscape Manual apply to all site development plans, subdivisions, grading permits, and building permits in the Parole Town Center Growth Management Area, as defined in the Parole Town Center Master Plan.
- (1) New Development. All new developments are required to follow the site development or subdivision application process as described in Article 17 and to adhere to all applicable development requirements found in the Anne Arundel County Code.
- (2) Pre-Existing Development. Redevelopment of existing developed sites is required to follow the development review process described in Article 17, Titles 3 and 4 and to adhere to all applicable development requirements in the Anne Arundel County Code. The following projects or specific uses are not required to conform to the requirements of this section:
- (i) Projects that demolish and reconstruct less than 1,000 square feet of an existing structure.
 - (ii) Projects that increase the existing floor area by less than 1,000 square feet, add an ancillary building of less than 1,000 square feet, or disturb less than 5,000 square feet of the site.
 - (iii) Renovations, alterations, additions, and/or reconstruction of one existing single-family dwelling, townhouse or dwelling unit.
 - (iv) A hospital use.
- (3) Multi-Phased Development. For development projects to be completed in two or more phases, the following shall apply:
- (i) At the time of Site Development Plan Application and/or Subdivision Application submittal, the applicant shall provide a multi-phase plan that includes a timetable for development of the proposed uses during each phase. For mixed-use projects, every effort should be made to provide a balance of uses at each phase of development; however, consideration will be given to allowing a larger proportion of one use prior to other uses being constructed with suitable justification provided to the Office of Planning and Zoning.

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§ 17-7-902. Bulk Regulations.

The following bulk regulations are applicable in the Parole Growth Management Area.

- a) The maximum Floor Area Ratio (FAR), maximum number of building stories, and minimum required Open Area for each Subarea is set forth in the table below. Increased FAR or building height or reduced Open Area may be permitted subject to the provisions of § 17-7-906, Incentive Program.

Subarea:	Maximum FAR:	Maximum Height:	Minimum Open Area:
Core	none	8 stories	15%
Parole North District	2	6 stories	20%
Church Creek District	2	6 stories; 5 stories if next to R5 or lower	20%
Hudson Street	1	6 stories; 5 stories if next to R5 or lower	20%
Housley Road Village	1	4 stories; 3 stories if next to R5 or lower	25%
Gateway Business Mix	1	4 stories; 3 stories if next to R5 or lower	25%
Defense Highway Corridor	1	4 stories; 3 stories if next to R5 or lower	25%

1) FAR Calculation

- i. FAR and Open Area are calculated by a project's gross site development plan area, not per lot, parcel, structure or land use.
- ii. Structured parking is exempt from the FAR calculation, but not from the building height calculation.

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2) Building Height

- i. Buildings in the Core and Parole North District that participate in the Incentive Program and meet requirements for Significant Building designation may qualify for additional increased building height allowances; see § 17-7-906, Incentive Program.
- ii. Buildings on sites in the Church Creek District and Hudson Street subareas are limited to 5 stories in height when they directly border a property that is zoned R5 or lower and that is not within the Parole Growth Management Area (PGMA).
- iii. Buildings on sites in the Housley Road Village, Gateway Business Mix, and Defense Highway Corridor are limited to 3 stories in height when they directly border a property that is zoned R5 or lower and that is not within the PGMA.
- iv. Only building stories at street level or higher count toward maximum allowable stories. Maximum allowable stories apply to all sides of a structure that have street frontage.
- v. Maximum number of stories does not include any unoccupied mechanical space on the rooftop, decorative rooftop treatments that have no access from the main stairwells, and any exposed walk-out basements below the grade of the primary entrance.
- vi. In the Core, a minimum height of two stories is required.
 - In buildings with varied heights, or in projects with multiple buildings, the minimum average number of floors for the building footprint must be two. Common wall building masses may be included in this calculation at the applicant's option.
 - The interior space on all unoccupied floors may be left unfinished until occupancy.
 - In approved multi-phased plans, buildings that do not meet the above standards may be designated and approved as an interim building to be either replaced or vertically expanded in later phases.

3) Open Area Requirements

- i. Open Area, which includes all areas on a site not occupied by buildings, roadways, or parking, must meet the minimum requirements outlined in the table above.
 - A minimum of 50% of the required Open Area must be provided as Green Area. Green Area excludes all paved areas and counts exterior planted areas that contribute to creating green relief, infiltration or evapotranspiration. Green Areas can include lawns, planters, green roofs, landscaped areas, forest and sensitive preservation areas, buffers, bioretention areas, planted parking lot strips, floodplains, wetlands, tree pits, and other areas regardless of usability or accessibility.

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4) Activity Space Requirements

- i. For non-residential uses, an area equal to at least 50% of the required Open Area must be provided as Activity Space. For residential uses (excluding single-family detached dwellings), an area equal to at least 60% of the required Open Area must be Activity Space. Activity Space includes areas designed for strolling, gathering, playing, cultural activities, or other social events, and may include a wide range of features such as a village green, plaza or square, courtyard, pocket park, rooftop garden, useable lawn or terrace, pool area, playground, ballfield, and other similar spaces.
- ii. All Activity Space shall be designed and improved to enhance pedestrian circulation areas and to provide effective buffers and visual relief between roads, parking, and buildings.
 - Required public sidewalks and pedestrian or bicycle facilities may not be considered part of an Activity Space unless they are designed as integrated components of adjacent Activity Space features such as a plaza, usable lawn, garden, or other amenity.
 - Activity Spaces should be oriented toward the roadway and designed to connect to the public pedestrian network wherever possible.

5) Increased FAR, height, and/or reduced open area may be permitted subject to the provisions of § 17-7-906, Incentive Program.

6) Setbacks. Setbacks for all buildings are as follows.

	Core		Parole North District		Church Creek District		Hudson Street		Housley Road Village		Gateway Business Mix		Defense Highway Corridor	
	<i>Min</i>	<i>Max</i>	<i>Min</i>	<i>Max</i>	<i>Min</i>	<i>Max</i>	<i>Min</i>	<i>Max</i>	<i>Min</i>	<i>Max</i>	<i>Min</i>	<i>Max</i>	<i>Min</i>	<i>Max</i>
Front:	0'	35'	0'	35'	0'	35'	0'	35'	0'	35'	15'	60'	15'	60'
Side:	None													
Rear:	None													

- i. Front setbacks are calculated from the property line after dedication of right-of-way as required by OPZ.

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- ii. Corner lots must apply front setbacks to the road frontage with the highest functional classification below Freeway, and to designated Active Frontage roads, except to accommodate corner sight line requirements.
- iii. Modifications to setback requirements may be considered to accommodate roadway improvements, pedestrian or bicycle facilities, utilities, buffers, preservation of natural environmental features, stormwater facilities, open area amenities, and/or other elements in conformance with the Vision of the Parole Town Center Master Plan. Front setbacks may not be expanded solely to accommodate additional surface parking between the building and the roadway.
- iv. Setbacks from US 50 and MD 665 shall be 60 feet. Buffer residential units and outdoor amenity areas from these roadways through site and building design, such as by orienting parking, commercial or office uses between these roadways and residential or outdoor amenity areas.

§ 17-7-903. Permitted, Auxiliary, Conditional and Non-Permitted Uses.

- a) Permitted Uses. Permitted, conditional, and special exception uses allowed within the Parole Town Center are defined by the zoning district and corresponding provisions of Article 18 of the County Code. The following additional provisions apply.
 - 1) All development projects in the PGMA may contain a mix of the residential, commercial, office, light industrial, and civic/institutional uses permitted within the zoning district; bonus rewards may be available for projects that meet the enhanced mixed use standards outlined in the Incentive Program.
 - i. Mixed-use development may be vertical (occurring in a single building) or mixed use for the site development plan area (with single use buildings that are clustered, and with site and architectural design treatments that ensure pedestrian interaction between the uses and sharing of parking facilities).
 - ii. The uses listed for R22 Districts are allowed in C2, C3, C4, TC, W1, W2, and W3 Districts, subject to bulk regulations established in §18-14-403.
 - iii. The following uses are permitted throughout the PGMA, subject to all other provisions of this Code:
 - Civic facilities, community centers, libraries, and museums
 - Clubs, private, and service, nonprofit, and charitable organizations
 - Conference centers
 - Cultural centers and exhibits
 - Parks, public or private
 - Multimodal transportation centers
- b) Auxiliary Uses. The following auxiliary uses are allowed up to 25% of the floor area but not to exceed 25,000 square feet:
 - 1) professional and general offices, public utility offices and roadside vendors;
 - 2) auxiliary uses in a building containing professional or general offices if no more than 25% of the floor area is occupied by one or more of the auxiliary uses and the auxiliary uses are limited to barbershops and hair salons; computer sales and

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- service; cultural centers and exhibits; delicatessens; pharmacies and surgical supplies stores; dry cleaning and laundry establishments, including pick-up stations, package plants, and coin-operated facilities; gift shops; newsstands; package goods stores; private clubs and service gymnasiums; and theaters, except adult movie theaters; and
- 3) the uses allowed in a C3 District if the Planning and Zoning Officer finds that the proposed use is similar to the uses listed above and that it is consistent with the design development criteria established for the Parole Town Center Growth Management Area in Article 17.
- c) Conditional Uses. The following uses are permitted subject to the Conditional Use or Special Exception requirements outlined in Article 18, with the following additional provisions:
- 1) Automobile gas stations shall comply with setback and active frontage requirements of the Code and established in § 17-7-905(b)(7). Gas pumps shall be located to the rear of a building for properties in the Core, Parole North District, and Church Creek District. Existing gas stations seeking to upgrade, remodel, or redesign with the same use are not required to implement a site design with gas pumps and loading areas to the rear of the site.
 - 2) Self-service storage facilities provided that, in the Core, Parole North District, and Church Creek District, they are accessory to a permitted use, located within an enclosed controlled structure with no external access to individual storage units, and with on-site loading and unloading facilities located at the rear of a building. Existing self-storage facilities seeking to upgrade, remodel, or redesign with the same use are not required to implement a site design with loading areas to the rear of the site.
 - 3) Automobile, truck, and recreational vehicle sales in the Core, Parole North District, and Church Creek District shall be located within an enclosed showroom with limited outdoor display of vehicles to the side or rear of the site and screened from the public right of way.
- d) Non-Permitted Uses.
- 1) The following uses are not permitted in the PGMA:
 - i. Heavy Manufacturing, Industrial Materials Storage or Processing, including:
 - a. Bone distillation; Cement manufacturing; Clay and borrow pits or sand and gravel operations; Coke or coke products manufacturing; Fertilizer manufacturing; Latex fabrication; Lumber yards; Ore storage; Petroleum products, storage on a lot in excess of 1,000,000 gallons for use by W3 district uses or public utilities; Processing sites for clay, sand, and similar materials; Rendering plants; Rubble processing facilities; Storage of atmospheric gas, coal, grain;
 - ii. Outside Storage, including:
 - a. Outside storage as a principal use;
 - iii. Certain Agricultural and Farming Activities, including:
 - a. Agritourism; Bulk storage for agricultural products; Farming; Farm tenant houses;
 - iv. Certain Automobile-Oriented Enterprises, including:

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- a. Automobile and truck dismantling and recycling facilities; Automobile and truck towing storage yard; Truck stops, and Bus Storage;
 - v. Automobile, truck, and recreational vehicle sales in the Housley Road Village, Hudson Street Transition, Defense Highway Corridor, and Gateway Business Mix subareas.
 - vi. Large-scale Active Outdoor Recreational Activities, including:
 - a. Golf courses; Golf course facilities, private; Rifle, pistol, skeet, and archery ranges, outdoor; Stables, commercial or community, and riding clubs;
 - vii. Large-scale energy production, including:
 - a. Generating plants; Solar energy systems, principal;
 - viii. Waste Management/Processing Facilities, including:
 - a. Composting facilities; Natural wood waste recycling facilities; Recyclables recovery facilities; Solid waste transfer stations;
 - ix. various other uses, including:
 - a. Adult bookstores and Adult movie theaters;
 - b. Airports and airfields;
 - c. Contractor and construction shops and yards;
 - d. Dwellings, duplex and semi detached; Dwellings, single family detached; and Mobile Home Parks; and
 - e. Kennels, commercial.
- 2) Existing uses that are no longer permitted uses in the zoning district in which they are located are considered nonconforming uses and are subject to the provisions of Article 18 of the County Code. They will be required to register as legal nonconforming uses if filing an application for a subdivision plan, site plan, or building or grading permit; except that single-family dwellings will not be required to register as nonconforming uses.

Single family dwellings in the Parole Growth Management Area that were in existence on [effective date of the bill] may continue, but expansion shall be in accordance with §18-15-102(d) and any dwelling that ceases to exist for one year or more will no longer be permitted. Non-residential uses in the Parole Growth Management Area that were in existence on **[effective date of the bill]** may continue without registering as nonconforming uses, subject to the provisions of §18-15-102 through 104.

§ 17-7-904. Standards for Roadway, Transit, Bicycle, Pedestrian and Parking Facilities.

- a) If a proposed subdivision or site development application borders a County road that does not comply with the County Design Manual, the developer shall improve the public road to comply with the County Design Manual.
- 1) When frontage improvements are required, development projects shall contribute to the implementation of transportation capital improvement projects, provide road network or pedestrian and bicycle network improvements, and/or provide on-street parking needs.

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- 2) The developer shall dedicate and deed in fee simple sufficient right-of-way to the County for all required improvements to be located within the public right of way to comply with County Design Manual and to accommodate pedestrian and bicycle facilities identified in the current County Pedestrian and Bicycle Master Plan and other transportation or development plans or programs adopted by the County.
- b) All new roads, improvements to roads and development adjacent to roads shall comply with the design criteria set forth in this section and in the Anne Arundel County Design Manual. The Planning and Zoning Officer may approve modifications from these standards in accordance with the modification provisions in Article 17 of the County Code. In multi-phased developments, interim improvements may be approved, provided that the final standards are in place in the final phase.
- c) Right-of-way Dedications: At the time of Site Development application, Subdivision application, and/or Building Permit approval, all development applicants are required to provide right-of-way dedications consistent with the road and streetscape improvements required by the County Code and the County Design Manual in accordance with the provisions for land reservation in Article 17 of the County Code. Transfers of dedicated land within approved multi-phased developments may be delayed until needed, subject to the approval of the Office of Planning and Zoning.
- d) Limitations for Development in Future Roadway Areas: No permits for structures will be granted on land reserved as future rights-of-way for transportation infrastructure or other public facilities if there is an appropriation for at least 30% of the construction cost for the facilities or improvements in the County's current adopted Capital Improvement Budget with the remainder programmed for construction in the County's current adopted Capital Improvement Program or the current state consolidated transportation program. Permits for air rights to build structures over or under right-of-way segments, may be approved, provided planned road expansions can be accommodated.
- e) Private Parking:
 - 1) Parking Requirement Calculations
 - i. The number of spaces required in the PGMA shall be in accordance with Article 18, Title 3 of the Anne Arundel County Code, except as provided below.
 - ii. In the Core, 75% of the required parking for the increment of FAR above 0.5 shall be placed in a garage structure.
 - iii. Parking for retail (except for restaurants) or service businesses and professional and general offices in excess of 1 car per 200 square feet of gross building area shall be accommodated in a garage structure, or subject to review under the Incentive Program.
 - iv. Except for a limited number of short-term visitor, delivery and/or handicapped parking spaces, parking for multifamily residential projects of 100 units or more shall be accommodated in a garage structure or subject to review under the Incentive Program.

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- v. An electric vehicle charging station shall be required at a rate of 1 electric vehicle charging station per 50 parking spaces for all parking lots containing 50 or more spaces.
- f) Requirements for Bicycle and Pedestrian Facilities.
 - 1) Development applicants are required to provide the necessary on-site improvements to accommodate the pedestrian and bicycle amenities required as indicated below. Applicants must also comply with applicable design standards for bicycle and pedestrian systems and facilities in the County Design Manual; where there is conflict, required improvements shall be at the discretion of the Planning and Zoning Officer. Additional rights-of-way and/or pedestrian easements shall be dedicated as needed to accommodate these improvements.
 - 2) Pedestrian Easements: At the discretion of the Planning and Zoning Officer, additional width may be provided in the form of a pedestrian easement where required on-street sidewalk section widths exceed five feet with a minimum of five feet completely clear.
 - 3) Pedestrian Facilities:
 - i. Pedestrian path materials, width, and alignment shall be coordinated with existing or planned alignments on adjacent properties and/or between logical termini.
 - 4) Bicycle Facilities and Bicycle Parking:
 - i. All projects shall provide bicycle parking as required by the Anne Arundel County Landscape Manual.

§ 17-7-905. Architectural Standards.

- a) Building Form
 - 1) Creation of a single, large dominating building mass shall be avoided. Divide the project into the appearance of several buildings or sections, or provide architectural articulation to reduce the building's visual mass.
 - 2) The longest dimension of a building shall be oriented parallel to the street, where feasible.
 - 3) For sites that consist of larger developments with a main entryway and private internal circulation network, a well-articulated façade with functional entries fronting the public roadway is required, even when designed with an internal focus of activity.
 - 4) Buildings shall be designed to avoid undesirable visual and environmental impacts on adjacent open spaces and other properties. The impact on adjacent properties of sun, wind, noise, shadow, reflection, natural and artificial light, and the quality of views, among other factors, shall be considered. Reviewing agencies may require a solar and/or visual impact analysis and impact mitigation measures for review and approval as part of the permitting process.
 - 5) Buildings and extensions of buildings shall be designed to form, overlook, and interact with outdoor spaces. The building shape and elements such as courtyards, balconies, arcades, terraces, decks, and similar features shall be used to integrate the building with the surrounding landscape, streetscape, and public spaces.

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- 6) Towers, spires, chimneys, and other similar uninhabited features shall extend no more than 15 feet above the roofline of buildings, except that they may extend a maximum of 30 feet above the roofline of buildings designated as Significant buildings through the Incentive Program. A tower, antenna, or monopole for a commercial telecommunication facility will not be subject to these height limitations, provided it is located in an area to minimize its appearance from public streets and neighboring residential areas.
 - 7) Special architectural treatment shall be provided at intersections, including the following:
 - i. The tallest features of buildings shall be placed at the corners of blocks for prominence.
 - ii. Building corners at intersections shall be treated with prominent building entries, retail display windows, or other architectural features.
- b) Façades
- 1) All façades of buildings visible from adjoining properties and/or public streets shall be designed to create visually interesting structures of high architectural quality. Large expanses of blank walls are prohibited.
 - 2) Exterior wall façades oriented towards the public street shall be well articulated to provide visual interest. Elements such as wall plane projections, wall recesses, windows, window boxes and planters, overhangs, changes in cladding (materials, texture, color, pattern), metal frame works, panels, and other design features shall be used to add texture and to break one large façade into multiple smaller wall facades.
 - 3) Side and rear walls shall be articulated with windows, recesses, chimneys, downspouts, or other architectural features to provide visual interest on an otherwise plain façade. Such detailing shall be consistent with the style of the principal façade.
 - 4) Window openings shall be provided in all façades visible from public streets.
 - 5) Stand-alone buildings located within the same development shall include a consistent level of architectural detail.
 - 6) For buildings of four or more stories in height, the following additional requirements shall apply:
 - i. All buildings shall feature a distinct base, middle, and top. Each base, middle and top division shall be proportionate to the scale of the building.
 - ii. Base features to visually ground the building and relate it to a pedestrian scale shall be incorporated. Such features may include:
 - A change in material from the middle of the building;
 - A change in color from the middle of the building;
 - A cornice line;
 - Windows that are different from, but compatible with, the middle of the building;
 - A stepped façade;
 - Façade articulations that are different from, but compatible with, the middle of the building; or
 - Other approved detail.

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- iii. The middle area of the façade design shall feature a consistency in materials, windows, rhythm, and colors.
 - iv. The top shall be designed to relate proportionally to the rest of the building design and visually tie the building to the skyline using features such as the following:
 - A change in material from the middle of the building;
 - A change in color from the middle of the building;
 - Cornice lines;
 - Eaves;
 - Detailed rooflines; or
 - Other approved detail.
 - v. Upper stories on a façade shall have periodic fenestrations, detailing, and material changes to the face design that relate to the ground floor as well as maintain the proportions relative to the height of each story.
 - vi. Facades greater than 40 feet in length, measured horizontally, shall be articulated by incorporating varying architectural elements extending at least two feet from the length of the façade. No uninterrupted length of any façade shall exceed 40 horizontal feet.
 - vii. Rooflines shall be varied; the maximum roof length without a variation shall be 60 feet. Methods of variation may include:
 - Dormers
 - Roofline with architectural focal point, such as a peak, tower, gable, dome, barrel vault, or roof line trellis
 - Roofline variation, with articulation in height or detail, through elements such as a projecting cornice, articulated parapet, pitched roof or full mansard, penthouses, cupolas, towers, spires, a terraced roof (with setbacks for balconies, roof gardens, or patios) or art work at the cornice.
- 7) Façades along Active Frontage corridors as defined in the Master Plan shall meet the following requirements in addition to applicable requirements above.
- i. Buildings along Active Frontage corridors shall have façades along the street frontage to the extent practical, after allowing for access drives, buffers, and other required elements. Exceptions may be made for existing buildings or environmental features which are to remain.
 - ii. Façades along Active Frontage corridors shall feature entrances that connect directly to the public sidewalk.
 - iii. Façades along Active Frontage corridors shall provide variation along the street front that incorporates at least four of the following elements:
 - recessed, projecting, and/or display windows;
 - offset surfaces, niches, insets, projections, or bas-relief with a minimum depth of four inches;
 - planter boxes;
 - window treatment that incorporates a differing building material, texture, or color, along with an awning or overhang;

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- differentiated piers, columns, or pilasters;
 - changes in cladding (materials, texture, color and/or pattern);
 - more than two colors;
 - porches, arcades, overhangs, and/or awnings;
 - public art or architectural details such as tile work, panels, and/or moldings integrated into the building's structure and design;
 - changes in the roofline that are aligned with wall offsets, façade material changes, and/or changes in the roof plane or parapet wall height;
 - projections or recesses in the wall plane with an offset or depth of at least two feet and a width of at least fifteen feet; or
 - other form of variation approved by the Office of Planning and Zoning.
- iv. Commercial ground floor façades along Active Frontage corridors shall be transparent for at least 50 percent of the horizontal length of the building façade.
- v. Automobile-related building features such as canopies and drive-through windows are prohibited on façades facing Active Frontage corridors facing the public roadway.
- 8) Franchise and/or thematic corporate businesses shall conform to the façade requirements of this section.

§ 17-7-906. Incentive Program.

- a) There is an Incentive Program for the Parole Town Center Growth Management Area administered by the Office of Planning and Zoning. The purpose of the program is to achieve a mixture of desirable land uses, quality design, and public amenities that create the sense of a unified community and an enhanced quality of life as expressed in the Parole Town Center Master Plan.

The Planning and Zoning Officer may grant increased FAR or height, reduced open areas, or other modifications to the requirements of this article or Article 18 of this Code, the Landscape Manual or Design Manual when an applicant proves that an equitable relationship exists between the applicant's gain and the public benefit within the Parole area. Modification requests based on hardship may be granted for deviations to the provisions of Article 17 without going through the Incentive Program, subject to the provisions of §17-2-108.

- b) An application for use of the Incentive Program shall be made by a property owner or development applicant and shall include a description of the proposed public benefit, which may include exceptional design quality, architectural features, streetscape improvements, enhancement of open space, workforce or affordable housing, community amenities, environmental restoration projects, or other elements that exceed the standards set forth in the County Code. The applicant must propose the specific incentive desired and must specify where the incentive will be applied. An applicant must submit a site plan with calculations, drawings, plans and textual documentation that

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show how the requirements of each incentive item and each requested bonus will be met, and an explanation of the benefit to the community.

c) The Office of Planning and Zoning shall evaluate the application based on the following criteria:

- 1) Consistency with the Parole Town Center Master Plan, the Region Plan and the General Development Plan
- 2) Consistency with adopted plans and studies by County or State agencies
- 3) Public access to uses and amenities
- 4) Community benefit
- 5) Consistency with the current County Capital Program
- 6) Compatibility and quality of design
- 7) Pedestrian and vehicular access and circulation
- 8) Environmental enhancement and mitigation.

d) Development Public Benefits

The Office of Planning and Zoning can grant various bonuses in the PGMA based on different public benefit items that are undertaken by the development applicants. All public benefit items shall be consistent with and shall further the intent of the Parole Master Plan. The public benefit items that are undertaken to earn development bonuses shall exceed the requirements of the Anne Arundel County Code or Design Manual.

The following list of public benefits will serve as a guide for development applicants, and applicants are encouraged to develop other more innovative public benefit items that will help in achieving the vision of the Parole Master Plan.

1) Land Use Public Benefits:

- i. Quasi-public and institutional uses such as, but not limited to, child or senior care centers and community centers provided as part of the project and available to the public;
- ii. Land for, significant contribution toward, or development of a significant, high quality public amenity, such as a gathering space, recreational amenity, amphitheater, garden, plaza, natural resource protection, or similar amenity or community landmark;
- iii. Land for, significant contribution toward, or development of a regional intermodal facility;
- iv. Workforce and/or affordable housing above any minimum set by County, State, or Federal requirements.

2) Transit and Parking Public Benefits:

- i. Contribution to the bicycle, pedestrian, road and/or transit network or facilities above that required by the County Code or consistent with adopted plans and studies by County or State agencies, or with the Capital Improvement Plan.

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The contribution may be in the form of right-of-way, construction of a planned network segment with a logical start and end point and lying either within or on the approach to the PGMA, or a financial contribution to a fund designated for specified improvements;

- ii. Public transportation such as shuttle buses to a park-and-ride lot if not otherwise required by Code;
 - iii. Structured parking beyond the minimum required, or contribution toward the construction of structured parking;
 - iv. Public parking amenities such as additional electric vehicle charging stations or enhanced bicycle parking amenities such as storage lockers, changing rooms and showers.
- 3) Conservation Public Benefits:
- i. Additional open areas developed with public access and/or serving purposes of environmental enhancement or other public benefit;
 - ii. Regional stormwater management, stream and/or outfall restoration, or regional water quality improvements beyond the minimum required by current stormwater management requirements;
 - iii. Preservation of naturally vegetated areas by dedication or easement to protect surface waters, including Church Creek, Weems Creek, Broad Creek, Saltworks Creek, and Gingerville Creek;
 - iv. LEED (Leadership in Energy and Environmental Design) certification, or equivalent certification as accepted by OPZ, for the project site and/or building.
- 4) Design Public Benefits:
- i. Significant buildings: Public benefits to allow structures of up to 16 stories in the Core and 10 stories in the Parole North District may be allowed only for Significant buildings that comply with the following:
 - the project shall provide a public purpose and the applicant shall make a financial commitment for the support of public institutions such as child care centers, senior care centers, hospital and medical clinics, drug treatment centers and programs, social services centers, community centers, libraries, public schools, regional intermodal transit centers, or other institutional uses;
 - in addition to providing a public purpose above, the proposal shall include significant transportation and environmental enhancements;
 - the project shall exhibit exemplary quality of design and architecture above the requirements of this Code;
 - the project shall establish a positive image as a gateway to the City of Annapolis;
 - the project shall be shown to be in harmony with an overall design concept for the area.

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- e) After reviewing an application for use of the Incentive Program, the Office of Planning and Zoning may award various flexibility to the development applicants. The following list of bonus rewards shall serve as a guide, and the Planning and Zoning officer can award additional flexibility taking into consideration market conditions, community benefits, and the intent of the Parole Master Plan.
- 1) Increased residential density up to 44 dwelling units per acre (calculated by the full development project).
 - 2) Additional building FAR and/or building height, as determined by the Planning and Zoning Officer and as deemed compatible with surrounding development, up to the maximum in the table below.
 - 3) Reduction in Open Area requirements, down to the minimum in the table below.

Subarea:	Maximum FAR:	Maximum Stories:	Minimum Open Area:
Core	none	12 stories; 16 if Significant	12.5%; 10% if mixed use (subject to the provisions of d.1.v above) or redevelopment
Parole North District	2.5	8 stories; 10 if Significant; 6 stories if next to R5 or lower	12.5%
Church Creek District	2.5	8 stories; 5 stories if next to R5 or lower	12.5%
Hudson Street	2	8 stories; 5 stories if next to R5 or lower	12.5%
Housley Road Village	2	6 stories; 3 stories if next to R5 or lower	18.75%
Gateway Business Mix	1.5	6 stories; 3 stories if next to R5 or lower	18.75%
Defense Highway Corridor	1.5	6 stories; 3 stories if next to R5 or lower	18.75%

Preliminary Draft Code and/or Regulatory Revisions for the Parole Town Center Growth Management Area

Draft Revisions to Article 18, Title 14, Subtitle 4. PAROLE TOWN CENTER GROWTH MANAGEMENT AREA

§ 18-14-401. General criteria.

(a) **Maps.** Within the Parole Town Center Growth Management Area, subareas are shown on maps adopted by the County Council and are divided into the Core, Parole North District, Church Creek District, Hudson Street, Housley Road Village, Gateway Business Mix and Defense Highway Corridor.

(b) **Uses.** Uses allowed by existing zoning classifications are allowed in the Core, Parole North District, Church Creek District, Hudson Street, Housley Road Village, Gateway Business Mix, and Defense Highway Corridor subareas of the Parole Town Center Growth Management Area. In addition, the uses set forth in § 17-7-901 et seq. of this Code are allowed to the extent permitted by that subtitle.