

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2023, Legislative Day No. 14

Bill No. 64-23

Introduced by Mr. Smith, Chair
(by request of the County Executive)

By the County Council, July 17, 2023

Introduced and first read on July 17, 2023
Public Hearing set for and held on September 5, 2023
Public Hearing on AMENDED bill set for and held on September 18, 2023
Public Hearing on SECOND AMENDED bill set for and held on October 2, 2023
Public Hearing on THIRD AMENDED bill set for and held on October 16, 2023
Bill AMENDED and VOTED on October 16, 2023
Bill Expires October 20, 2023

By Order: Laura Corby, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Subdivision and Development – Zoning – Boards,
2 Commissions, and Similar Bodies – Parole Town Center – Parole Town Center Master
3 Plan
4
5 FOR the purpose of repealing the 1994 Parole Urban Design Concept Plan; renaming the
6 “Parole Town Center Growth Management Area” to the “Parole Town Center”;
7 removing certain restrictions to granting a variance by the Administrative Hearing
8 Office and Board of Appeals in the Parole Town Center Growth Management Area;
9 adding certain definitions; modifying certain development requirements in the Parole
10 Town Center; adding grandfathering provisions applicable to certain development
11 applications; providing for the scope and applicability of certain provisions;
12 establishing certain bulk regulations; establishing certain allowed uses and conditions
13 and certain prohibited uses; requiring a certain percentage of inclusionary housing units
14 on certain sites; adding certain standards for reservation of land for public facilities,
15 parking, electric vehicle charging stations, bicycle, and pedestrian and facilities;
16 creating an incentive program for certain development; adding the process for applying
17 for and approving an incentive program request; establishing subareas within the Parole
18 Town Center; adopting the 2023 Parole Town Center Master Plan with amendments;

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.
Underlining indicates matter added to bill by amendment.
~~Strikeover~~ indicates matter removed from bill by amendment.

1 and generally relating to subdivision and development, zoning, boards, commissions,
2 and similar bodies, and the County’s Parole Town Center Master Plan.

3
4 BY repealing: §§ 3-1-207(f); 17-7-901 through 17-7-906 and the subtitle “Subtitle 9. Parole
5 Town Center Growth Management Area”; 18-14-401 and the subtitle “Subtitle 4.
6 Parole Town Center Growth Management Area”; and 18-16-305(g)
7 Anne Arundel County Code (2005, as amended)

8
9 BY renumbering: § 3-1-207(g) to be § 3-1-207(f); §§ 17-1-101(71) through (103) to be §§
10 17-1-101(72) through (104), respectively; and § 18-16-305(h) to be § 18-16-305(g)
11 Anne Arundel County Code (2005, as amended)(and as amended by Bill No. 52-23)

12
13 BY adding: §§ 17-1-101(71); 17-2-101(b)(17); 17-7-901 through 17-7-909 to be under the
14 new subtitle “Subtitle 9. Parole Town Center”; and 18-14-401 to be under the new
15 subtitle “Subtitle 4. Parole Town Center”
16 Anne Arundel County Code (2005, as amended)

17
18 BY repealing and reenacting, with amendments: §§ 17-2-101(b)(2) (12), (15) and (16); 17-
19 5-201(b); 17-5-207(c)(4) and (5); 17-5-401(b); and 17-11-209(b)(3)
20 Anne Arundel County Code (2005, as amended)

21
22 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
23 That the 1994 Parole Urban Design Concept Plan is hereby repealed.

24
25 SECTION 2. *And be it further enacted, That* §§ 3-1-207(f); 17-7-901 through 17-7-
26 906and the subtitle “Subtitle 9. Parole Town Center Growth Management Area”; 18-14-
27 401 and the subtitle “Subtitle 4. Parole Town Center Growth Management Area”; and 18-
28 16-305(g) of the Anne Arundel County Code (2005, as amended) are hereby repealed.

29
30 SECTION 3. *And be it further enacted, That* §§ 3-1-207(g); 17-1-101(71) through
31 (103); and 18-16-305(h), respectively, of the Anne Arundel County Code (2005, as
32 amended) (and as amended by Bill No. 52-23) are hereby renumbered to be §§ 3-1-207(f);
33 17-1-101(72) through (104); and 18-16-305(g), respectively.

34
35 SECTION 4. *And be it further enacted, That* Section(s) of the Anne Arundel County
36 Code (2005, as amended) (and as amended by Bill No. 52-23) read as follows:

37
38 **ARTICLE 17. SUBDIVISION AND DEVELOPMENT**

39
40 **TITLE 1. DEFINITIONS**

41
42 **17-1-101. Definitions.**

43
44 Unless defined in this article, the Natural Resources Article of the State Code, or
45 COMAR, the definitions of words defined elsewhere in this Code apply in this article. The
46 following words have the meanings indicated:

47
48 (71) “MULTI-MODAL TRANSPORTATION CENTER” IS A FACILITY THAT JOINS INTO
49 ONE LOCATION, ALL MODES OF PUBLIC OR PRIVATE MOBILITY TRANSPORTATION,

1 INCLUDING MOTORIZED TRANSPORTATION, PUBLIC TRANSIT, BICYCLING, WALKING, OR
2 ANY COMBINATION THEREOF.

3
4 **TITLE 2. GENERAL PROVISIONS**

5
6 **17-2-101. Scope; applicability.**

7
8 (b) **Applicability to pending and future proceedings.** Subject to the grandfathering
9 provisions of COMAR Title 27, this article applies to all pending and future proceedings
10 and actions of any board, department, or agency empowered to decide applications under
11 this Code, except that:

12
13 ***

14
15 (2) a site plan filed on or before April 4, 2005 for development in an open space
16 district, town center district, industrial park district, maritime district, mixed use district,
17 commercial revitalization area, Odenton Growth Management Area, Parole Town Center
18 [[Growth Management Area]], or suburban community center shall be governed by the law
19 as it existed prior to May 12, 2005 for the development shown on the approved site plan;

20
21 ***

22
23 (12) for property located in the core in the Parole Town Center [[Growth
24 Management Area]], an application for final approval of a sketch plan, a preliminary plan,
25 a proposed record plat, or for recommendation of approval of an application for a building
26 or grading permit in connection with a preliminary plan or site development plan, or for
27 approval of a site development plan for development that does not require a permit, filed
28 before December 6, 2018, shall be governed by § 17-5-201 as it existed prior to December
29 6, 2018;

30
31 ***

32
33 (15) an application for sketch plan approval, final plan approval, preliminary plan
34 approval, or approval of a building or grading permit associated with a BRAC Mixed Use
35 Development plan that was filed before December 15, 2022 shall be governed by the law
36 as it existed prior to June 27, 2022;[[and]]

37
38 (16) an application for approval of a sketch plan or final plan for a cluster
39 development, and any building permit, grading permit, or other application associated with
40 a cluster development, filed before November 25, 2022 shall be governed by the law as it
41 existed prior to November 25, 2022[.]; AND

42
43 (17) FOR A PROPERTY LOCATED IN THE PAROLE TOWN CENTER, AN APPLICATION
44 FOR APPROVAL OF A SKETCH PLAN, FINAL PLAN, A PRELIMINARY PLAN, SITE
45 DEVELOPMENT PLAN, OR A BUILDING OR GRADING PERMIT FILED BEFORE THE EFFECTIVE
46 DATE OF BILL NO. 64-23, SHALL BE GOVERNED BY SUBTITLE 9 OF TITLE 7 AS IT EXISTED
47 PRIOR TO THE EFFECTIVE DATE OF BILL NO. 64-23, EXCEPT THAT AN APPLICANT MAY
48 MAKE AN ELECTION, IN WRITING AND FILED WITH THE PLANNING AND ZONING OFFICER
49 NO LATER THAN DECEMBER 31, 2023, TO BE GOVERNED BY THE LAW AS IT EXISTS AFTER
50 THE EFFECTIVE DATE OF BILL NO. 64-23. THE FOLLOWING SHALL BE GOVERNED BY
51 SUBTITLE 9 OF TITLE 7 AS IT EXISTED PRIOR TO THE EFFECTIVE DATE OF BILL NO. 64-23:

(I) AN APPLICATION FOR APPROVAL OF OR REVISION TO A SKETCH PLAN, FINAL PLAN, PRELIMINARY PLAN, SITE DEVELOPMENT PLAN, OR ANY BUILDING OR GRADING PERMITS OR OTHER APPLICATIONS ASSOCIATED WITH THESE PLANS, FILED ON OR BEFORE THE EFFECTIVE DATE OF BILL NO. 64-23; AND

(II) AN APPLICATION FOR ANY BUILDING OR GRADING PERMITS NOT ASSOCIATED WITH A FINAL PLAN OR SITE DEVELOPMENT PLAN FILED ON OR BEFORE THE EFFECTIVE DATE OF BILL 64-23.

TITLE 5. ADEQUATE PUBLIC FACILITIES

17-5-201. Requirement to pass adequacy of public facilities tests; exemptions.

(b) **General requirement.** The Planning and Zoning Officer may not give final approval to a proposed record plat, recommend approval of an application for a building or grading permit in connection with a preliminary plan or site development plan, or approve a site development plan for development that does not require a permit unless the development passes the tests for adequate public facilities set forth in this title if required by the chart in this section.

The chart uses the following key: S = subject to the test and E = exempted from the test.

Development Type	Fire Suppression	Roads	Schools	Sewage Disposal	Storm Drain	Water Supply
Non-Residential:						

Odenton Growth Management Area and Parole Town Center [[Growth Management Area]]: nonresidential building additions of less than 1,000 square feet and tenant improvements	E	E	E	S	E	S

Residential:						

Parole Town Center [[Growth Management Area]]: all residential developments	S	S	E ⁴	S	S	S
Odenton Growth Management Area and Parole Town Center [[Growth Management Area]]:	E	E	E	S	E	S

residential building additions of less than 1,000 square feet						

1
2 **17-5-207. Exemptions.**

3
4 **(c) Exemptions within Parole Town Center [[Growth Management Area]].**

5
6 Residential development in the Parole Town Center [[Growth Management Area]],
7 subject to an approved incentive program, is exempt from the adequate schools facilities
8 test if the following conditions are met:

9
10 ***

11
12 (4) The project includes enhancement elements for bicycle, pedestrian, and transit
13 infrastructure within the Parole Town Center [[Growth Management Area]], as determined
14 by the Office of Planning and Zoning;

15
16 (5) The project includes enhancement elements that will improve conveyance,
17 roadway capacity, or vehicular traffic circulation within the Parole Town Center [[Growth
18 Management Area]], as determined by the Office of Planning and Zoning;

19
20 ***

21
22 **17-5-401. Standards.**

23
24 **(b) Parole Town Center.**

25
26 (1) In the Parole Town Center [[Growth Management Area]], a development passes
27 the test for adequate road facilities if in the scheduled completion year of the development,
28 AFTER THE OFFSET PROVIDED FOR IN PARAGRAPH (2), it creates [[50]] 250 or fewer daily
29 trips or if:

30
31 *** [[(1)] (I) each intersection from site access points to and including the first
32 intersection with an arterial or higher classification road operates with a peak hour [[critical
33 lane volume of less than 1,450]] LEVEL OF SERVICE “D” OR BETTER, except that, at the
34 discretion of the Planning and Zoning Officer, intersections LOCATED in the [[core]] CORE
35 may operate with a peak hour [[critical lane volume of less than 1,600]] LEVEL OF SERVICE
36 “E” OR BETTER; and

37
38 [[(2)] (II) intersections as identified by the Office of Planning and Zoning
39 operate with A peak hour [[critical lane volume of less than 1,450]] LEVEL OF SERVICE “D”
40 OR BETTER, except that, at the discretion of the Planning and Zoning Officer, intersections
41 located in the [[core]] CORE may operate with a peak hour [[critical lane volume of less
42 than 1,600]] LEVEL OF SERVICE “E” OR BETTER; OR

43
44 (III) THE DEVELOPER HAS AN APPROVED MITIGATION PLAN UNDER §§ 17-5-
45 901 ET SEQ.

1 (2) NOTWITHSTANDING ANY PROVISION IN THIS CODE TO THE CONTRARY, IF A SITE
2 WAS PREVIOUSLY DEVELOPED, THE DEVELOPER MAY REQUEST AN OFFSET FOR THE
3 VEHICLE TRIPS GENERATED BY ANY PRIOR USES THAT ARE BEING REPLACED ON THE SITE
4 THAT EXIST OR EXISTED WITHIN FIVE YEARS OF THE DATE OF THE DEVELOPMENT
5 APPLICATION, SUBJECT TO THE FOLLOWING:

6
7 (I) THE DEVELOPER SHALL PROVIDE SUPPORTING INFORMATION TO JUSTIFY
8 THE ASSUMPTIONS MADE REGARDING THE TRIP GENERATION OF THE PRIOR USES,
9 INCLUDING A TRAFFIC ANALYSIS THAT ILLUSTRATES THE PRIOR USES ON THE SITE, THE
10 SQUARE FOOTAGE ATTRIBUTABLE TO THE PRIOR USES, AND THE DAILY TRIPS GENERATED
11 BY THE PRIOR USES.

12
13 (II) IF THE INFORMATION AND ANALYSIS PROVIDED IN ACCORDANCE WITH
14 SUBSECTION (B)(2)(I) IS ACCEPTED BY THE OFFICE OF PLANNING AND ZONING, THE
15 NUMBER OF TRIPS ATTRIBUTED TO THE PRIOR USES SHALL BE USED TO OFFSET THE TOTAL
16 NUMBER OF DAILY TRIPS GENERATED BY THE USES PROPOSED IN THE NEW DEVELOPMENT
17 OF THE SITE.

18
19 (III) THE OFFSET ALLOWED BY SUBSECTION (B)(2)(II) APPLIES REGARDLESS OF
20 WHETHER ANY STRUCTURES THAT CONTAINED THE PRIOR USES ARE DEMOLISHED FROM
21 THE SITE.

22
23 **TITLE 7. DEVELOPMENT REQUIREMENTS FOR PARTICULAR**
24 **TYPES OF DEVELOPMENT**

25
26 **SUBTITLE 9. PAROLE TOWN CENTER**

27
28 **17-7-901. Definitions.**

29
30 IN THIS SUBTITLE, THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

31
32 (1) (I) “ACTIVITY SPACE” MEANS AN AREA DESIGNED FOR STROLLING,
33 GATHERING, PLAYING, CULTURAL ACTIVITY, COMMUNITY ACTIVITY, OR OTHER SOCIAL
34 EVENT, AND MAY INCLUDE FEATURES SUCH AS A VILLAGE GREEN, PLAZA OR SQUARE,
35 COURTYARD, POCKET PARK, ROOFTOP GARDEN, USEABLE LAWN OR TERRACE, POOL
36 AREA, PLAYGROUND, BALLFIELD, AND OTHER SIMILAR SPACES.

37
38 (II) “ACTIVITY SPACE” DOES NOT MEAN REQUIRED PUBLIC SIDEWALKS AND
39 PEDESTRIAN OR BICYCLE FACILITIES, UNLESS DESIGNED AS INTEGRATED COMPONENTS
40 OF AN ON-SITE OR ADJACENT ACTIVITY SPACE.

41
42 (2) “GREEN AREA” MEANS PERVIOUS AREAS INCLUDING LAWNS, PLANTERS, GREEN
43 ROOFS, LANDSCAPED AREAS, FOREST AND SENSITIVE PRESERVATION AREAS, BUFFERS,
44 NONSTRUCTURAL STORMWATER MANAGEMENT FACILITY AREAS, PLANTED PARKING
45 LOT STRIPS AND ISLANDS, FLOODPLAINS, STREAMS, WETLANDS, TREE PITS, EXTERIOR
46 PLANTED AREAS THAT CONTRIBUTE TO CREATING GREEN RELIEF, INFILTRATION OR
47 EVAPOTRANSPIRATION; AND OTHER SIMILAR AREAS REGARDLESS OF USABILITY OR
48 ACCESSIBILITY.

49
50 (3) “OPEN AREA” MEANS ALL AREAS ON A SITE NOT COVERED BY STRUCTURES,
51 ROADWAYS, OR PARKING.

52
53 (4) “PAROLE TOWN CENTER” MEANS THE AREA ESTABLISHED IN THE PAROLE
54 TOWN CENTER MASTER PLAN, WHICH WAS FORMERLY TITLED AS THE PAROLE TOWN
55 CENTER GROWTH MANAGEMENT AREA.

1 (5) "SITE" MEANS ANY LOT OR PARCEL OF LAND, OR COMBINATION OF LOTS OR
2 PARCELS OF LAND, THAT ARE CONTIGUOUS AND BEING DEVELOPED AS PART OF A
3 COMMON SUBDIVISION OR SITE DEVELOPMENT PLAN.

4
5 (6) "SUBAREA" MEANS A PART OF THE PAROLE TOWN CENTER AS DELINEATED IN
6 THE PAROLE TOWN CENTER MASTER PLAN.

7
8 **17-7-902. Scope; applicability.**

9
10 (A) **When applicable.** EXCEPT AS PROVIDED IN SUBSECTION (B), THIS SUBTITLE
11 APPLIES IN THE PAROLE TOWN CENTER TO AN APPLICATION FOR APPROVAL OF A SKETCH
12 PLAN, FINAL PLAN, A PRELIMINARY PLAN, SITE DEVELOPMENT PLAN, OR A BUILDING OR
13 GRADING PERMIT.

14
15 (B) **When inapplicable.** THIS SUBTITLE DOES NOT APPLY IN THE PAROLE TOWN
16 CENTER TO THE FOLLOWING:

17
18 (1) A BUILDING PERMIT TO:

19
20 ~~_____ (I) DEMOLISH AND RECONSTRUCT LESS THAN 1,000 SQUARE FEET OF AN~~
21 ~~EXISTING STRUCTURE;~~

22
23 ~~_____ (II) ADD A CUMULATIVE FLOOR AREA OF LESS THAN 1,000 SQUARE FEET; OR~~

24
25 ~~_____ (III) ALTER, RENOVATE, OR RECONSTRUCT ONE EXISTING SINGLE FAMILY~~
26 ~~DETACHED DWELLING, TOWNHOUSE DWELLING, OR DWELLING UNIT;~~

27
28 (2) ~~A LIMIT OF DISTURBANCE OF LESS THAN 5,000 SQUARE FEET~~ ANYTHING
29 EXEMPTED FROM THE SITE DEVELOPMENT PROVISIONS OF TITLE 4, AS SET FORTH IN § 17-
30 4-101; OR

31
32 (3) A HOSPITAL LICENSED UNDER TITLE 19 OF THE HEALTH-GENERAL ARTICLE OF
33 THE STATE CODE.

34
35 **17-7-903. Compliance with other laws and manuals.**

36
37 (A) **Site design and architectural requirements.** DEVELOPMENT SHALL COMPLY
38 WITH THE SITE DESIGN AND ARCHITECTURAL REQUIREMENTS SET FORTH IN THE PAROLE
39 TOWN CENTER MASTER PLAN.

40
41 (B) **Landscape requirements.** DEVELOPMENT SHALL COMPLY WITH THE LANDSCAPE
42 MANUAL, EXCEPT THAT WHEN A SPECIFIC LANDSCAPING REQUIREMENT IN THE PAROLE
43 TOWN CENTER MASTER PLAN DIFFERS FROM THE LANDSCAPE MANUAL, THE
44 LANDSCAPING REQUIREMENT IN THE PAROLE TOWN CENTER MASTER PLAN SHALL APPLY.

45
46 (C) **Design requirements.** DEVELOPMENT SHALL COMPLY WITH THE DPW DESIGN
47 MANUAL, EXCEPT THAT WHEN A SPECIFIC DESIGN REQUIREMENT IN THE PAROLE TOWN
48 CENTER MASTER PLAN DIFFERS FROM THE DPW DESIGN MANUAL, THE PAROLE TOWN
49 CENTER MASTER PLAN DESIGN REQUIREMENT SHALL APPLY.

50
51 (D) **Conflicts.**

52
53 (1) IF ANY PROVISION OF THIS SUBTITLE CONFLICTS WITH A PROVISION OF THE
54 PAROLE TOWN CENTER MASTER PLAN, THE STRICTER PROVISION APPLIES.

55
56 (2) EXCEPT FOR DEVELOPMENT IN THE CRITICAL AREA, IF ANY PROVISION OF THIS
57 SUBTITLE OR THE PAROLE TOWN CENTER MASTER PLAN CONFLICTS WITH ANOTHER

1 PROVISION OF THIS CODE OR ANY COUNTY MANUALS, THE ~~STRICTER~~ PROVISION OF THIS
2 SUBTITLE OR THE PAROLE TOWN CENTER MASTER PLAN APPLIES.

3
4 **17-7-904. Bulk regulations.**

5
6 (A) **Exemptions.** DEVELOPMENT IS EXEMPT FROM §§ 17-6-110(A)(3) AND 17-6-111, AND
7 ANY OTHER BULK REGULATIONS REQUIRED BY THIS CODE, UNLESS SPECIFICALLY
8 STATED IN THIS SUBTITLE.

9
10 (B) **Maximum height and minimum open area.** MAXIMUM HEIGHT AND MINIMUM
11 OPEN AREA REQUIREMENTS SHALL APPLY AS FOLLOWS:
12

SUBAREA	MAXIMUM HEIGHT (BUILDING STORIES)	MAXIMUM HEIGHT, IF ADJACENT TO <u>AND WITHIN 100 FEET OF PROPERTY NOT IN THE PAROLE TOWN CENTER AND IN THE RA, RLD, R1, R2 OR R5 ZONING DISTRICTS AND IS A RESIDENTIAL USE (BUILDING STORIES)</u>	MINIMUM OPEN AREA
CORE	8	8	15%
PAROLE NORTH DISTRICT	6	6	15%
CHURCH CREEK DISTRICT	6	5	20%
HUDSON STREET TRANSITION	6	5	20%
HOUSLEY ROAD VILLAGE	5	3	20%
GATEWAY BUSINESS MIX	5	3	20%
DEFENSE HIGHWAY CORRIDOR	5	3	20%

13
14 (C) **Building height.**

15
16 (1) ONLY BUILDING STORIES AT STREET LEVEL OR HIGHER ARE INCLUDED WHEN
17 CALCULATING THE NUMBER OF BUILDING STORIES.

18
19 (2) UNOCCUPIED ROOFTOP MECHANICAL SPACE, DECORATIVE ROOFTOP
20 TREATMENTS ~~WITHOUT ACCESS FROM MAIN STAIRWELLS~~, AND ANY EXPOSED WALK-OUT
21 BASEMENTS BELOW THE GRADE OF THE PRIMARY ENTRANCE AT STREET LEVEL ARE NOT
22 INCLUDED WHEN CALCULATING THE NUMBER OF BUILDING STORIES.

23
24 (3) IN THE CORE, A MINIMUM HEIGHT OF TWO BUILDING STORIES IS REQUIRED FOR
25 ALL STRUCTURES, EXCEPT FOR BUILDABLE LOTS OR PARCELS LESS THAN TWO ACRES IN
26 SIZE EXISTING AS OF THE EFFECTIVE DATE OF BILL NO. 64-23.

27
28 ~~(4) STRUCTURED PARKING MAY NOT BE THE TALLEST STRUCTURE ON THE SITE.~~

29
30 (4) UNENCLOSED ROOFTOP AMENITY AREAS AND ENCLOSED ROOFTOP SPACES
31 STEPPED BACK AT LEAST 20 FEET FROM THE BUILDING FACADE AND COMPRISING LESS
32 THAN 25% OF A FULL STORY FLOOR AREA ARE NOT INCLUDED WHEN CALCULATING THE
33 NUMBER OF BUILDING STORIES.

34
35 (D) **Open area requirements.**

36
37 (1) OPEN AREA IS CALCULATED BASED ON THE GROSS AREA OF THE SITE.

38
39 (2) A MINIMUM OF 50% OF THE REQUIRED OPEN AREA SHALL BE GREEN AREA.

(E) Activity space requirements.

(1) ACTIVITY SPACE AND OPEN AREA MAY OVERLAP.

(2) FOR NONRESIDENTIAL USES:

(I) ONE SQUARE FOOT OF ACTIVITY SPACE PER ~~FIVE~~ 10 SQUARE FEET OF NONRESIDENTIAL STRUCTURE FLOOR AREA SHALL BE PROVIDED.

(II) ALL PUBLIC OUTDOOR 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. WHERE POSSIBLE, ACTIVITY SPACE SHOULD CONNECT TO ANY ADJACENT PUBLIC PEDESTRIAN NETWORK.

(III) WHERE POSSIBLE, OUTDOOR ACTIVITY SPACE SHOULD BE DESIGNED TO PROVIDE EFFECTIVE BUFFERS AND VISUAL RELIEF BETWEEN ROADS, PARKING, AND BUILDINGS.

(3) FOR RESIDENTIAL USES, EXCLUDING SINGLE-FAMILY DETACHED DWELLINGS, ONE SQUARE FOOT OF ACTIVITY SPACE PER FOUR SQUARE FEET OF RESIDENTIAL FLOOR AREA SHALL BE PROVIDED.

(4) ACTIVITY SPACE MAY INCLUDE UP TO 50% OF PUBLICLY ACCESSIBLE INTERIOR CONCOURSES OR WALKWAYS WITHIN AN ENCLOSED SHOPPING MALL.

(F) Setbacks.

(1) EXCEPT AS PROVIDED IN PARAGRAPH (2), THE FOLLOWING SETBACKS APPLY TO ALL BUILDINGS:

SUBAREA	FRONT		SIDE	REAR
	MINIMUM	MAXIMUM		
CORE	NONE	35 FEET	NONE	NONE
PAROLE NORTH DISTRICT	NONE	35 FEET	NONE	NONE
CHURCH CREEK DISTRICT	NONE	35 FEET	NONE	NONE
HUDSON STREET TRANSITION	NONE	35 FEET	NONE	NONE
HOUSLEY ROAD VILLAGE	NONE	35 FEET	NONE	NONE
GATEWAY BUSINESS MIX	15 FEET	60 FEET	NONE	NONE
DEFENSE HIGHWAY CORRIDOR	15 FEET	60 <u>75</u> FEET	NONE	NONE

(2) ANY SETBACK FROM U.S. ROUTE 50 OR MARYLAND ROUTE 665 SHALL BE 35 FEET.

(3) IN DETERMINING THE MEASUREMENTS FOR SETBACKS, THE FOLLOWING APPLIES:

(I) FRONT SETBACKS ARE CALCULATED FROM THE PROPERTY LINE IN THE LOCATION AS IT WILL EXIST AFTER ANY REQUIRED DEDICATION OF RIGHT-OF-WAY.

(II) SETBACKS FOR A CORNER LOT ARE SUBJECT TO § 18-2-304 OF THIS CODE, AND A SIDE SETBACK MAY BE INCREASED TO ACCOMMODATE A CLEAR SIGHT TRIANGLE.

(4) THE PLANNING AND ZONING OFFICER MAY APPROVE A SETBACK OTHER THAN ONE SET FORTH IN THIS SUBSECTION IN ACCORDANCE WITH §§ 17-2-108 OR 17-7-909 TO ACCOMMODATE ROADWAY IMPROVEMENTS, PEDESTRIAN OR BICYCLE FACILITIES,

1 UTILITIES, BUFFERS, PRESERVATION OF NATURAL ENVIRONMENTAL FEATURES,
2 STORMWATER MANAGEMENT FACILITIES, OPEN AREA AMENITIES, OR OTHER ELEMENTS
3 IN CONFORMANCE WITH THE PAROLE TOWN CENTER MASTER PLAN. ~~FRONT SETBACKS~~
4 ~~MAY NOT BE EXPANDED BEYOND THE MAXIMUM SOLELY TO ACCOMMODATE~~
5 ~~ADDITIONAL SURFACE PARKING BETWEEN A BUILDING AND A ROADWAY.~~

6
7 **(G) Noise mitigation; U.S. Route 50 and Maryland Route 665.** FOR RESIDENTIAL
8 DEVELOPMENT OR NONRESIDENTIAL DEVELOPMENT WITH ACTIVITY SPACES ADJACENT
9 TO U.S. ROUTE 50 OR MARYLAND ROUTE 665, THE DEVELOPER SHALL:

10
11 (1) CONDUCT A NOISE STUDY USING FEDERAL HIGHWAY ADMINISTRATION
12 PREDICTION METHODS TO IDENTIFY THE NOISE MITIGATION MEASURES THAT ARE
13 NECESSARY TO REDUCE HIGHWAY TRAFFIC SOUND LEVEL; ~~TO BE AT OR BELOW 66 DBA IN~~
14 ~~ACTIVITY AREAS AND AT OR BELOW 45 DBA IN INDOOR RESIDENTIALLY OCCUPIED~~
15 ~~BUILDING SPACES; AND~~

16
17 (I) TO BE AT OR BELOW 66 DBA IN RESIDENTIAL ACTIVITY SPACES AND AT OR
18 BELOW 45 DBA IN INDOOR RESIDENTIALLY OCCUPIED BUILDING SPACES; OR

19
20 (II) WHERE POSSIBLE, TO BE AT OR BELOW 66 DBA IN NONRESIDENTIAL
21 ACTIVITY SPACES; AND

22
23 (2) SUBJECT TO THE RESULTS OF THE NOISE STUDY, IF NOISE MITIGATION IS
24 REQUIRED:

25
26 (I) INCLUDE ANY REQUIRED INDOOR NOISE MITIGATION MEASURES ON THE
27 BUILDING ARCHITECTURAL PLANS; AND

28
29 (II) PROVIDE OUTDOOR NOISE MITIGATION MEASURES TO MEET THE NOISE
30 LEVELS SET FORTH IN ITEM (1) IN AN OPEN AREA MAINTAINED BY A HOMEOWNERS
31 ASSOCIATION, COMMUNITY ASSOCIATION, OR COUNCIL OF CONDOMINIUM UNIT OWNERS
32 AND NOTED ON THE FINAL PLAN OR THE FINAL RECORD PLAT TO BE RECORDED IN THE
33 LAND RECORDS, OR IN THE ABSENCE OF AN OPEN AREA, PROVIDE A NOISE MITIGATION
34 MAINTENANCE EASEMENT THAT SHALL BE NOTED ON THE FINAL PLAN OR THE FINAL
35 RECORD PLAT TO BE RECORDED IN THE LAND RECORDS.

36
37 **17-7-905. Allowed uses; prohibited uses; conditions.**

38
39 **(A) Uses allowed.**

40 (1) EXCEPT AS PROVIDED IN THIS SECTION, THE USES ALLOWED ON A PROPERTY:

41
42 (I) ARE THE PERMITTED, CONDITIONAL, AND SPECIAL EXCEPTION USES
43 ALLOWED IN THE UNDERLYING ZONING DISTRICT AS SET FORTH IN ARTICLE 18 OF THIS
44 CODE.

45
46 (II) IN THE C2, C3, C4, TC, W1, W2, OR W3 ZONING DISTRICTS, ARE ANY USE
47 ALLOWED IN THE R22 DISTRICT NOT OTHERWISE ALLOWED IN THOSE DISTRICTS, AS
48 ALLOWED IN THE R22 DISTRICT.

49
50 (2) REGARDLESS OF WHETHER ALLOWED IN THE UNDERLYING ZONING DISTRICT,
51 THE FOLLOWING USES ARE:

52
53 (I) PERMITTED USES:

54
55 1. DWELLING, TOWNHOUSE;
56

- 1 2. CIVIC FACILITIES, COMMUNITY CENTERS, LIBRARIES, AND MUSEUMS;
- 2
- 3 3. CONFERENCE CENTERS;
- 4
- 5 4. COUNTRY CLUBS, PRIVATE CLUBS, AND SERVICE AND NONPROFIT
- 6 CHARITABLE ORGANIZATIONS;
- 7
- 8 5. CULTURAL CENTERS AND EXHIBITS;
- 9
- 10 6. PARKS, PUBLIC OR PRIVATE;
- 11
- 12 7. RESTAURANTS, TAVERNS, RETAIL SALES, AND CONSUMER SERVICES IN
- 13 A MULTIFAMILY STRUCTURE;
- 14
- 15 8. SOLAR ENERGY GENERATING FACILITY – COMMUNITY, ROOFTOP-
- 16 MOUNTED, OR SOLAR CANOPIES OVER PARKING LOTS OR GARAGES; AND
- 17
- 18 9. MULTI-MODAL TRANSPORTATION CENTERS.
- 19

20 (II) CONDITIONAL USES, SUBJECT TO THE CONDITIONS SET FORTH:

21

22 1. HOUSING FOR ELDERLY OF MODERATE MEANS SHALL CONSIST OF

23 RENTAL DWELLING UNITS ONLY; SHALL COMPLY WITH THE CONDITIONS SET FORTH IN §

24 18-10-138(8) OF THIS CODE; AND SHALL BE ENCUMBERED BY A RECORDED COVENANT,

25 ENFORCEABLE BY THE COUNTY OR ITS DESIGNEE, THAT SHALL COMPLY WITH THE

26 CONDITIONS SET FORTH IN § 18-10-138(1)(I) THROUGH (III) OF THIS CODE.

27

28 2. WORKFORCE HOUSING CONSISTING OF DWELLING UNITS OF ANY TYPE

29 OR MIXTURE SHALL:

30

31 A. BE ENCUMBERED BY A RECORDED COVENANT ENFORCEABLE BY

32 THE COUNTY OR ITS DESIGNEE THAT SHALL COMPLY WITH THE CONDITIONS SET FORTH

33 IN § 18-10-170(2)(I) THROUGH (V) OF THIS CODE;

34

35 B. COMPLY WITH THE CONDITIONS SET FORTH IN § 18-10-170(8) OF THIS

36 CODE; AND

37

38 C. HAVE HOME PRICES SET AT RATES CERTIFIED BY THE COUNTY OR ITS

39 DESIGNEE TO BE AFFORDABLE TO A HOUSEHOLD WITH AN INCOME THAT DOES NOT

40 EXCEED 80% OF THE MEDIAN INCOME ADJUSTED FOR HOUSEHOLD SIZE FOR THE

41 BALTIMORE PRIMARY METROPOLITAN STATISTICAL AREA, AS DEFINED AND PUBLISHED

42 ANNUALLY BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN

43 DEVELOPMENT.

44

45 3. DWELLINGS, SEMI-DETACHED SHALL BE PART OF DEVELOPMENT WITH

46 TOWNHOUSES, AND SHALL CONSTITUTE NO MORE THAN 10% OF THE TOTAL NUMBER OF

47 DWELLING UNITS.

48

49 (3) WHEN THE FOLLOWING CONDITIONAL OR SPECIAL EXCEPTION USES ARE

50 ALLOWED IN THE UNDERLYING ZONING DISTRICT, THE FOLLOWING CONDITIONS APPLY

51 IN ADDITION TO ANY CONDITIONS IN ARTICLE 18 OF THIS CODE.

52

53 (I) FOR AUTOMOBILE GASOLINE STATIONS, ~~AND~~ GASOLINE PUMPS ~~AND~~

54 ~~ELECTRIC VEHICLE CHARGING STATIONS~~ SHALL BE LOCATED TO THE SIDE OR REAR OF A

55 BUILDING. FOR PROPERTIES IN THE CORE, PAROLE NORTH DISTRICT, AND CHURCH CREEK

56 DISTRICT, EXISTING OR REDEVELOPED GASOLINE STATIONS ARE NOT REQUIRED TO

1 LOCATE GASOLINE PUMPS, ~~ELECTRIC VEHICLE CHARGING STATIONS~~, OR LOADING AREAS
2 TO THE SIDE OR REAR OF THE SITE.

3
4 (II) SELF-SERVICE STORAGE FACILITIES IN THE CORE, PAROLE NORTH DISTRICT,
5 AND CHURCH CREEK DISTRICT; SHALL BE ~~AUXILIARY TO A PERMITTED USE~~, LOCATED
6 WITHIN AN ENCLOSED ~~CONTROLLED~~ STRUCTURE WITH NO EXTERNAL ACCESS TO
7 INDIVIDUAL STORAGE UNITS, AND ~~WITH~~ ON-SITE LOADING AND UNLOADING FACILITIES
8 SHALL BE LOCATED AT THE REAR OF A BUILDING. EXISTING SELF-STORAGE FACILITIES
9 ARE NOT REQUIRED TO LOCATE LOADING AREAS TO THE REAR OF THE SITE.

10
11 (III) AUTOMOBILE, TRUCK, AND RECREATIONAL VEHICLE SALES IN THE CORE
12 AND PAROLE NORTH DISTRICTS SHALL BE LOCATED WITHIN AN ENCLOSED SHOWROOM
13 WITH LIMITED OUTDOOR DISPLAY OF VEHICLES TO THE SIDE OR REAR OF THE SITE AND
14 SCREENED FROM THE PUBLIC RIGHT-OF-WAY.

15
16 (4) WHEN THE FOLLOWING ARE ALLOWED AS A CONDITIONAL OR SPECIAL
17 EXCEPTION USE IN THE UNDERLYING ZONING DISTRICT, THE FOLLOWING CONDITIONS
18 APPLY IN LIEU OF ANY CONDITIONS IN ARTICLE 18 OF THIS CODE:

19
20 (I) AN ASSISTED LIVING FACILITY SHALL COMPLY WITH THE FOLLOWING
21 REQUIREMENTS:

22
23 1. THE MINIMUM SETBACK FROM ALL PROPERTY LINES SHALL BE 35 FEET;

24
25 2. AN ASSISTED LIVING FACILITY MAY BE OPERATED IN CONJUNCTION
26 WITH A NURSING HOME OR ADULT INDEPENDENT DWELLING UNITS OR BOTH, WHETHER
27 OR NOT OWNED BY THE SAME ENTITY;

28
29 3. A NURSING HOME OR ADULT INDEPENDENT DWELLING UNITS MAY BE
30 LOCATED ON THE SAME LOT AS THE ASSISTED LIVING FACILITY OR ON ONE OR MORE
31 ABUTTING LOTS, AND, IF LOCATED ON ONE OR MORE ABUTTING LOTS, SUBPARAGRAPH
32 (I)1. DOES NOT APPLY TO THE LOT LINES SHARED BY SUCH ABUTTING LOTS;

33
34 4. COMPREHENSIVE CARE UNITS MAY BE PROVIDED; AND

35
36 5. ACTIVITY SPACES SHALL BE LOCATED IN A MANNER TO SHIELD
37 SURROUNDING RESIDENTIAL PROPERTY FROM THE EFFECTS OF NOISE, HAZARDS, OR
38 OTHER OFFENSIVE CONDITIONS.

39
40 (II) A CHILD CARE CENTER OTHER THAN AS A HOME OCCUPATION SHALL
41 COMPLY WITH THE FOLLOWING REQUIREMENTS:

42
43 1. THE FACILITY SHALL BE LOCATED ON A LOT OF AT LEAST ONE ACRE FOR
44 A CENTER WITH LESS THAN 60 CHILDREN AND ON A LOT OF AT LEAST TWO ACRES FOR A
45 CENTER WITH 60 CHILDREN OR MORE;

46
47 2. OUTDOOR PLAY AREAS OR ACTIVITY SPACES SHALL BE FENCED AND
48 LOCATED TO THE SIDE OR REAR OF THE PRINCIPAL STRUCTURE, EXCEPT WHEN ADJACENT
49 TO U.S. ROUTE 50; AND

50
51 3. ACTIVITY SPACES SHALL BE LOCATED IN A MANNER TO SHIELD
52 SURROUNDING RESIDENTIAL PROPERTY FROM THE EFFECTS OF NOISE, HAZARDS, OR
53 OTHER OFFENSIVE CONDITIONS.

54
55 (III) A NURSING HOME SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

56
57 1. THE MINIMUM SETBACK FROM ALL PROPERTY LINES SHALL BE 35 FEET;

1 2. A NURSING HOME MAY BE OPERATED IN CONJUNCTION WITH AN
2 ASSISTED LIVING FACILITY OR ADULT INDEPENDENT DWELLING UNITS OR BOTH,
3 WHETHER OR NOT OWNED BY THE SAME ENTITY;

4
5 3. AN ASSISTED LIVING FACILITY OR ADULT INDEPENDENT DWELLING
6 UNITS MAY BE LOCATED ON THE SAME LOT AS THE NURSING HOME OR ON ONE OR MORE
7 ABUTTING LOTS, AND, IF LOCATED ON ONE OR MORE ABUTTING LOTS, SUBPARAGRAPH
8 (III)1. DOES NOT APPLY TO THE LOT LINES SHARED BY SUCH ABUTTING LOTS;

9
10 4. EACH ACCESS DRIVE SHALL BE LOCATED AT LEAST 40 FEET FROM ANY
11 RESIDENTIALLY ZONED PROPERTY; AND

12
13 5. ACTIVITY SPACE SHALL BE LOCATED IN A MANNER TO SHIELD
14 SURROUNDING RESIDENTIAL PROPERTY FROM THE EFFECTS OF NOISE, HAZARDS, OR
15 OTHER OFFENSIVE CONDITIONS.

16
17 (B) **Mix of uses.** A DEVELOPMENT MAY CONTAIN A MIX OF ANY ALLOWED
18 RESIDENTIAL, COMMERCIAL, LIGHT INDUSTRIAL, AND CIVIC OR INSTITUTIONAL USES.
19 THE MIX OF USES MAY BE IN A SINGLE BUILDING OR THROUGHOUT THE PROPERTY AND
20 ARE NOT REQUIRED TO COMPLY WITH ANY OTHER REQUIREMENTS FOR MIX OF USES IN
21 THIS CODE.

22
23 (C) **Prohibited uses.** THE FOLLOWING USES ARE PROHIBITED, REGARDLESS OF
24 WHETHER ALLOWED IN THE UNDERLYING ZONING DISTRICT, UNLESS THE USE WAS
25 LAWFULLY IN EXISTENCE PRIOR TO THE EFFECTIVE DATE OF BILL NO. 64-23:

26
27 (1) HEAVY MANUFACTURING, INDUSTRIAL MATERIALS STORAGE OR PROCESSING,
28 INCLUDING BONE DISTILLATION, CEMENT MANUFACTURING, CLAY AND BORROW PITS
29 AND SAND AND GRAVEL OPERATIONS, COKE OR COKE PRODUCTS MANUFACTURING,
30 FERTILIZER MANUFACTURING, LATEX FABRICATION, LUMBER YARDS, ORE STORAGE,
31 PETROLEUM PRODUCT, STORAGE IN EXCESS OF 1,000,000 GALLONS FOR USE BY W3
32 DISTRICT USES OR PUBLIC UTILITIES, PROCESSING SITES FOR CLAY, SAND, AND SIMILAR
33 MATERIALS, RENDERING PLANTS, RUBBLE PROCESSING FACILITIES, AND STORAGE OF
34 ATMOSPHERIC GAS, COAL, OR GRAIN;

35
36 (2) OUTSIDE STORAGE AS A PRINCIPAL USE;

37
38 (3) AGRITOURISM, BULK STORAGE FOR AGRICULTURAL PRODUCTS, AND FARM
39 TENANT HOUSES;

40
41 (4) ADULT BOOKSTORES OR ADULT MOVIE THEATERS;

42
43 (5) AIRPORTS AND AIRFIELDS;

44
45 (6) CONTRACTOR AND CONSTRUCTION SHOPS AND YARDS;

46
47 (7) DWELLINGS, DUPLEX ~~AND SEMI-DETACHED~~, DWELLINGS, SINGLE-FAMILY
48 DETACHED, AND MOBILE HOME PARKS;

49
50 (8) KENNELS, COMMERCIAL;

51
52 (9) AUTOMOBILE AND TRUCK DISMANTLING AND RECYCLING FACILITIES;

53
54 (10) AUTOMOBILE AND TRUCK TOWING STORAGE YARDS;

55
56 (11) TRUCK STOPS;

1 (12) BUS STORAGE FACILITIES THAT ARE NOT PART OF A MULTI-MODAL
2 TRANSPORTATION CENTER;

3

4 (13) GOLF COURSES ~~OR GOLF COURSE FACILITIES~~;

5

6 (14) RIFLE, PISTOL, SKEET, AND ARCHERY RANGES, ~~INDOOR~~ OUTDOOR;

7

8 (15) STABLES, COMMERCIAL OR COMMUNITY, AND RIDING CLUBS;

9

10 (16) EXCEPT FOR ROOFTOP-MOUNTED OR SOLAR CANOPIES OVER PARKING LOTS
11 OR GARAGES, SOLAR ENERGY GENERATING SYSTEM – UTILITY SCALE AND COMMUNITY;

12

13 (17) COMPOSTING FACILITIES;

14

15 (18) NATURAL WOOD WASTE RECYCLING FACILITIES;

16

17 (19) RECYCLABLES RECOVERY FACILITIES; AND

18

19 (20) SOLID WASTE TRANSFER STATIONS.

20

21 **17-7-906. Inclusionary housing.**

22

23 FOR DEVELOPMENT ON A SITE WITH 20 OR MORE DWELLING UNITS, 10% OF THE
24 DWELLING UNITS SHALL:

25

26 (1) BE ENCUMBERED BY A RECORDED RESTRICTIVE COVENANT ENFORCEABLE BY
27 THE COUNTY OR ITS DESIGNEE THAT SHALL:

28

29 (I) REQUIRE HOME OWNERSHIP UNITS BE OCCUPIED BY A HOUSEHOLD WITH AN
30 INCOME THAT DOES NOT EXCEED 100% OF THE MEDIAN INCOME ADJUSTED FOR
31 HOUSEHOLD SIZE FOR THE BALTIMORE PRIMARY METROPOLITAN STATISTICAL AREA, AS
32 DEFINED AND PUBLISHED ANNUALLY BY THE UNITED STATES DEPARTMENT OF HOUSING
33 AND URBAN DEVELOPMENT;

34

35 (II) REQUIRE RENTAL UNITS BE OCCUPIED BY A HOUSEHOLD WITH AN INCOME
36 THAT DOES NOT EXCEED 60% OF THE MEDIAN INCOME ADJUSTED FOR HOUSEHOLD SIZE
37 FOR THE BALTIMORE PRIMARY METROPOLITAN STATISTICAL AREA, AS DEFINED AND
38 PUBLISHED ANNUALLY BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN
39 DEVELOPMENT; AND

40

41 (III) COMPLY WITH THE CONDITIONS SET FORTH IN § 18-10-170(2)(I) (IV), AND (V),
42 OF THIS CODE;

43

44 (2) COMPLY WITH THE CONDITIONS SET FORTH IN § 18-10-170(8) OF THIS CODE; AND

45

46 (3) HAVE HOME PRICES SET AT RATES CERTIFIED BY THE COUNTY OR ITS DESIGNEE
47 TO BE AFFORDABLE TO A HOUSEHOLD WITH AN INCOME THAT DOES NOT EXCEED 80% OF
48 THE MEDIAN INCOME ADJUSTED FOR HOUSEHOLD SIZE FOR THE BALTIMORE PRIMARY
49 METROPOLITAN STATISTICAL AREA, AS DEFINED AND PUBLISHED ANNUALLY BY THE
50 UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

51

52 **17-7-907. Reservation of land for public facilities.**

53

54 LAND IN A PROPOSED DEVELOPMENT APPLICATION SHALL BE RESERVED AS FUTURE
55 RIGHTS-OF-WAY FOR TRANSPORTATION INFRASTRUCTURE OR OTHER PUBLIC FACILITIES
56 NOT RELATED TO THE DEVELOPMENT IF THERE IS AN APPROPRIATION OF AT LEAST 30%
57 OF THE CONSTRUCTION COST FOR THE FACILITIES OR IMPROVEMENTS A COUNTY OR
58 STATE PROJECT HAS BEEN FUNDED FOR DESIGN IN THE COUNTY'S CURRENT APPROVED

1 CAPITAL BUDGET, ~~WITH THE REMAINDER PROGRAMMED FOR CONSTRUCTION IN THE~~
2 ~~COUNTY'S CURRENT ADOPTED CAPITAL IMPROVEMENT AND~~ PROGRAM OR THE CURRENT
3 STATE CONSOLIDATED TRANSPORTATION PROGRAM, AND AT LEAST 60% OF THE PROJECT
4 IS DESIGNED.
5

6 **17-7-908. Parking; modes of transportation; site access.**
7

8 **(A) Parking requirements.**
9

10 (1) EXCEPT AS PROVIDED IN THIS SECTION, THE NUMBER OF REQUIRED PARKING
11 SPACES SHALL BE IN ACCORDANCE WITH TITLE 3 OF ARTICLE 18 OF THIS CODE.
12

13 (2) A DEVELOPER MAY REQUEST REDUCED PARKING REQUIREMENTS OR A JOINT
14 USE PARKING ARRANGEMENT IN ACCORDANCE WITH § 18-3-105 OF THIS CODE.
15

16 ~~(2)~~ (3) AN ENCLOSED SHOPPING MALL MAY BE EXEMPT FROM SUBSECTION (A)(1) IF
17 A PARKING PROGRAM IS SUBMITTED TO AND APPROVED BY THE PLANNING AND ZONING
18 OFFICER. A PARKING PROGRAM FOR AN ENCLOSED SHOPPING MALL SHALL INCLUDE A
19 PARKING NEEDS STUDY THAT INCLUDES AN ESTIMATE OF THE PARKING NEEDS FOR THE
20 USE, A THOROUGH EXPLANATION OF THE BASIS FOR THE ESTIMATE, AND DATA USED IN
21 CALCULATING THE ESTIMATE, INCLUDING PARKING GENERATION STUDIES AND
22 PREVIOUS EXPERIENCE WITH SIMILAR USES, AND AN EXPLANATION OF ANY OTHER
23 RELEVANT CONSIDERATIONS.
24

25 **(B) Structured parking requirements.**
26

27 (1) ON SITES GREATER THAN ~~1.5~~ TWO ACRES, PARKING FOR PROFESSIONAL AND
28 GENERAL OFFICES OR RETAIL AND SERVICE BUSINESSES IN EXCESS OF 1 CAR PER 200
29 SQUARE FEET OF FLOOR AREA SHALL BE IN A GARAGE STRUCTURE, UNLESS OTHERWISE
30 AUTHORIZED UNDER § 17-7-909.
31

32 (2) EXCEPT FOR A LIMITED NUMBER OF SHORT-TERM SPACES OR HANDICAPPED
33 PARKING SPACES, PARKING FOR MULTIFAMILY DWELLINGS WITH 100 DWELLING UNITS
34 OR MORE SHALL BE IN A GARAGE STRUCTURE, UNLESS OTHERWISE AUTHORIZED UNDER
35 § 17-7-909.
36

37 **(C) Electric vehicle charging stations** FOR MULTIFAMILY DWELLINGS AND MIXED
38 USE DEVELOPMENT, AN ELECTRIC VEHICLE CHARGING STATION SHALL BE REQUIRED AT
39 A RATE OF ONE ELECTRIC VEHICLE CHARGING STATION FOR EVERY 50 VEHICLE PARKING
40 SPACES REQUIRED. FOR A BUSINESS COMPLEX WITH THREE OR MORE USES, AN ELECTRIC
41 VEHICLE CHARGING STATION SHALL BE REQUIRED AT A RATE OF ONE ELECTRIC VEHICLE
42 CHARGING STATION FOR EVERY 75 VEHICLE PARKING SPACES REQUIRED. ELECTRIC
43 VEHICLE CHARGING STATION SPACES SHALL COUNT TOWARDS THE TOTAL NUMBER OF
44 PARKING SPACES.
45

46 **(D) Bicycle and pedestrian facilities.**
47

48 (1) A DEVELOPER SHALL PROVIDE THE NECESSARY ON-SITE IMPROVEMENTS TO
49 ACCOMMODATE THE PEDESTRIAN AND BICYCLE AMENITIES AS REQUIRED IN THE DPW
50 DESIGN MANUAL AND ADDITIONAL RIGHTS-OF-WAY OR PEDESTRIAN EASEMENTS SHALL
51 BE DEDICATED TO THE COUNTY AS NEEDED TO ACCOMMODATE THESE IMPROVEMENTS.
52

53 (2) IN ADDITION TO ANY DPW DESIGN MANUAL REQUIREMENTS, THE DEVELOPER
54 SHALL:
55

56 (1) AT THE DISCRETION OF THE PLANNING AND ZONING OFFICER, PROVIDE
57 ADDITIONAL WIDTH FOR PEDESTRIAN EASEMENTS WHERE REQUIRED ON-STREET

1 SIDEWALK SECTION WIDTHS EXCEED FIVE FEET, WITH A MINIMUM OF FIVE FEET
2 COMPLETELY CLEAR OF OBSTRUCTIONS; AND

3
4 (II) INCLUDE ONE BICYCLE PARKING SPACE FOR EVERY 20 PARKING SPACES.
5

6 (E) **Site access points; interconnectivity.** WHEN DETERMINED TO BE FEASIBLE BY THE
7 OFFICE OF PLANNING AND ZONING, SITE ACCESS SHALL BE FROM ALLEYS, SHARED
8 ACCESS BETWEEN ADJACENT SITES, OR LOCAL SERVICE ROADS TO MINIMIZE DIRECT
9 ACCESS POINTS ALONG MAJOR ROADWAYS. ADJOINING PROPERTIES MAY BE REQUIRED
10 TO SHARE OR COORDINATE IMPROVEMENTS FOR ACCESS TO ACHIEVE THE REQUIREMENT
11 OF THIS SUBSECTION.
12

13 **17-7-909. Incentive program.**
14

15 (A) **Creation and purpose.** FOR DEVELOPMENT THAT PROVIDES A PUBLIC BENEFIT
16 THAT ACHIEVES A MIXTURE OF DESIRABLE LAND USES, QUALITY DESIGN, AND PUBLIC
17 AMENITIES THAT CREATE THE SENSE OF A UNIFIED COMMUNITY AND AN ENHANCED
18 QUALITY OF LIFE IN THE PAROLE TOWN CENTER, -THERE IS AN INCENTIVE PROGRAM TO
19 ALLOW FOR ADDITIONAL DEVELOPMENT CAPACITY OR OTHER RELIEF FROM THE
20 REQUIREMENTS OF THIS ARTICLE OTHER THAN THOSE CONTAINED IN TITLES 5 OR 8,
21 ARTICLE 18 OF THIS CODE OTHER THAN THOSE CONTAINED IN TITLE 13, THE PAROLE TOWN
22 CENTER MASTER PLAN, THE LANDSCAPE MANUAL, OR THE DPW DESIGN MANUAL.
23

24 (B) **Application.** BEFORE SUBMITTING AN INCENTIVE PROGRAM APPLICATION, A
25 DEVELOPER MAY REQUEST TO MEET WITH THE OFFICE OF PLANNING AND ZONING TO
26 REVIEW THE PROPOSED PUBLIC BENEFITS AND INCENTIVES. IF REQUESTED, A PRE-
27 APPLICATION MEETING SHALL BE SCHEDULED. AN INCENTIVE PROGRAM APPLICATION
28 MAY BE MADE BY A PROPERTY OWNER OR DEVELOPER AND SHALL INCLUDE A
29 DESCRIPTION OF THE PROPOSED PUBLIC BENEFITS AND THE SPECIFIC INCENTIVES
30 REQUESTED, A SITE PLAN WITH CALCULATIONS, DRAWINGS, AND DOCUMENTATION TO
31 DEMONSTRATE HOW EACH PUBLIC BENEFIT AND EACH REQUESTED INCENTIVE WILL BE
32 MET.
33

34 (C) **Evaluation of application.** THE OFFICE OF PLANNING AND ZONING SHALL
35 EVALUATE THE APPLICATION BASED ON THE FOLLOWING CRITERIA:
36

37 (1) CONSISTENCY WITH THE PAROLE TOWN CENTER MASTER PLAN, REGION PLAN,
38 GENERAL DEVELOPMENT PLAN, OTHER ADOPTED PLANS AND STUDIES BY COUNTY OR
39 STATE AGENCIES, AND CURRENT COUNTY CAPITAL PROGRAM.
40

41 (2) PUBLIC ACCESS TO USES AND AMENITIES;
42

43 (3) COMMUNITY BENEFIT;
44

45 (4) COMPATIBILITY AND QUALITY OF DESIGN;
46

47 (5) PEDESTRIAN AND VEHICULAR ACCESS AND CIRCULATION; ~~AND~~
48

49 (6) ENVIRONMENTAL ENHANCEMENT AND MITIGATION-; AND
50

51 (7) WHETHER THE PROPOSED PUBLIC BENEFITS ARE COMPARABLE IN SCOPE AND
52 COST TO THE INCENTIVE REQUESTED.
53

54 (D) **Public benefits.** PUBLIC BENEFITS MAY INCLUDE SITE DESIGN, ARCHITECTURAL
55 FEATURES, STREETSCAPE IMPROVEMENTS, OPEN AREA, COMMUNITY AMENITIES,
56 ENVIRONMENTAL RESTORATION PROJECTS, OR OTHER ELEMENTS THAT EXCEED THE
57 REQUIREMENTS SET FORTH IN THIS CODE OR THE PAROLE TOWN CENTER MASTER PLAN.
58 THE FOLLOWING LIST SERVES AS A GUIDE, AND APPLICANTS MAY PROPOSE OTHER

1 INNOVATIVE PUBLIC BENEFIT ITEMS THAT ASSIST IN ACHIEVING THE VISION OF THE
2 PAROLE TOWN CENTER MASTER PLAN:

3
4 (1) LAND USE PUBLIC BENEFITS MAY INCLUDE:

5
6 (I) QUASI-PUBLIC AND INSTITUTIONAL USES, INCLUDING CHILD OR SENIOR
7 CARE CENTERS, COMMUNITY CENTERS, AND PUBLIC LIBRARIES PROVIDED AS PART OF
8 THE DEVELOPMENT;

9
10 (II) LAND FOR, SIGNIFICANT CONTRIBUTION TOWARD, OR DEVELOPMENT OF A
11 HIGH QUALITY PUBLIC AMENITY, INCLUDING GATHERING SPACE, RECREATIONAL
12 AMENITY, AMPHITHEATER, GARDEN, PLAZA, NATURAL RESOURCE PROTECTION,
13 COMMUNITY LANDMARK, OR SIMILAR AMENITY;

14
15 (III) LAND FOR, SIGNIFICANT CONTRIBUTION TOWARD, OR DEVELOPMENT OF A
16 MULTI-MODAL TRANSPORTATION CENTER; OR

17
18 (IV) WORKFORCE OR OTHER AFFORDABLE HOUSING ABOVE ANY MINIMUM SET
19 BY COUNTY, STATE, OR FEDERAL REQUIREMENTS.

20
21 (2) TRANSIT AND PARKING PUBLIC BENEFITS MAY INCLUDE:

22
23 (I) CONTRIBUTION TO A BICYCLE, PEDESTRIAN, ROAD, OR TRANSIT NETWORK
24 OR FACILITY ABOVE ANY REQUIREMENT IN THIS CODE OR CONSISTENT WITH ADOPTED
25 PLANS AND STUDIES BY COUNTY OR STATE AGENCIES, OR WITH THE COUNTY'S CAPITAL
26 IMPROVEMENT PROGRAM. CONTRIBUTIONS MAY BE IN THE FORM OF RIGHT-OF-WAY
27 DEDICATION, CONSTRUCTION OF A PLANNED NETWORK SEGMENT WITH A LOGICAL
28 START AND END POINT AND LYING EITHER WITHIN OR ON THE APPROACH TO THE PAROLE
29 TOWN CENTER, OR A FINANCIAL CONTRIBUTION TO A FUND DESIGNATED FOR SPECIFIED
30 IMPROVEMENTS;

31
32 (II) PUBLIC TRANSPORTATION, INCLUDING SHUTTLE BUSES TO A PARK-AND-
33 RIDE LOT, IF NOT OTHERWISE REQUIRED BY THIS CODE;

34
35 (III) STRUCTURED PARKING BEYOND THE MINIMUM REQUIRED BY THIS CODE,
36 OR CONTRIBUTION TOWARD THE CONSTRUCTION OF STRUCTURED PARKING; OR

37
38 (IV) PUBLIC PARKING AMENITIES, INCLUDING ELECTRIC VEHICLE CHARGING
39 STATIONS BEYOND THE REQUIREMENTS OF THIS SUBTITLE OR ENHANCED BICYCLE
40 PARKING AMENITIES, INCLUDING STORAGE LOCKERS, CHANGING ROOMS, AND SHOWERS.

41
42 (3) CONSERVATION PUBLIC BENEFITS MAY INCLUDE:

43
44 (I) ADDITIONAL OPEN AREAS ALLOWING FOR PUBLIC ACCESS OR PROVIDING
45 ENVIRONMENTAL ENHANCEMENT OR OTHER PUBLIC BENEFIT;

46
47 (II) REGIONAL STORMWATER MANAGEMENT, STREAM OR OUTFALL
48 RESTORATION, OR REGIONAL WATER QUALITY IMPROVEMENTS BEYOND THE MINIMUM
49 REQUIRED BY CURRENT STORMWATER MANAGEMENT REQUIREMENTS;

50
51 (III) PRESERVATION OF NATURALLY VEGETATED AREAS BY DEDICATION OR
52 EASEMENT TO PROTECT SURFACE WATERS; OR

53
54 (IV) SITE DESIGN TO MEET THE CRITERIA TO OBTAIN LEADERSHIP IN ENERGY
55 AND ENVIRONMENTAL DESIGN ("LEED") CERTIFICATION OR EQUIVALENT CERTIFICATION
56 AS ACCEPTED BY THE OFFICE OF PLANNING AND ZONING.

57
58 (4) IN THE CORE AND THE PAROLE NORTH DISTRICT, PUBLIC BENEFITS SHALL BE
59 CONSIDERED SIGNIFICANT IF:

1 (I) THE APPLICANT MAKES A FINANCIAL COMMITMENT FOR THE SUPPORT OF
 2 PUBLIC INSTITUTIONS, SUCH AS CHILD CARE CENTERS, SENIOR CARE CENTERS, HOSPITAL
 3 OR MEDICAL CLINICS, DRUG TREATMENT CENTERS OR PROGRAMS, SOCIAL SERVICES
 4 CENTERS, COMMUNITY CENTERS, PUBLIC LIBRARIES, PUBLIC SCHOOLS, MULTI-MODAL
 5 TRANSPORTATION CENTERS, OR OTHER INSTITUTIONAL USES;

6
 7 (II) THE DEVELOPMENT INCLUDES SIGNIFICANT TRANSPORTATION AND
 8 ENVIRONMENTAL ENHANCEMENTS; OR

9
 10 (III) THE DEVELOPMENT EXHIBITS EXEMPLARY QUALITY OF DESIGN AND
 11 ARCHITECTURE ABOVE THE REQUIREMENTS OF THIS CODE OR THE PAROLE TOWN CENTER
 12 MASTER PLAN, ESTABLISHES A POSITIVE IMAGE AS A GATEWAY TO THE CITY OF
 13 ANNAPOLIS, AND IS IN HARMONY WITH THE OVERALL DESIGN CONCEPT FOR THE PAROLE
 14 TOWN CENTER.

15
 16 (E) **Granting of application.** AFTER REVIEWING AN APPLICATION AND CONSIDERING
 17 THE CRITERIA IN SUBSECTION (C), THE PLANNING AND ZONING OFFICER MAY GRANT
 18 VARIOUS INCENTIVES TO A DEVELOPER BASED ON THE PROPOSED PUBLIC BENEFIT,
 19 INCLUDING:

20
 21 (1) INCREASED RESIDENTIAL DENSITY UP TO 44 DWELLING UNITS PER ACRE, BASED
 22 ON THE SIZE OF THE ENTIRE DEVELOPMENT;

23
 24 (2) RELIEF FROM ANY REQUIREMENTS OF THIS TITLE, ARTICLE 17 OTHER THAN
 25 THOSE CONTAINED IN TITLES 5 AND 8, ARTICLE 18 OF THIS CODE OTHER THAN THOSE
 26 CONTAINED IN TITLE 13, THE PAROLE TOWN CENTER MASTER PLAN, THE LANDSCAPE
 27 MANUAL, OR THE DPW DESIGN MANUAL;

28
 29 (3) ADDITIONAL BUILDING HEIGHT, IF DETERMINED BY THE PLANNING AND
 30 ZONING OFFICER TO BE COMPATIBLE WITH SURROUNDING DEVELOPMENT, UP TO THE
 31 MAXIMUM PROVIDED FOR IN ITEM (5);

32
 33 (4) REDUCTION IN OPEN AREA REQUIREMENTS, DOWN TO THE MINIMUM PROVIDED
 34 FOR IN ITEM (5); AND

35
 36 (5) APPLICATION OF THE FOLLOWING MAXIMUM HEIGHT AND MINIMUM OPEN
 37 AREA REQUIREMENTS:

SUBAREA	MAXIMUM HEIGHT (BUILDING STORIES)	MAXIMUM HEIGHT, IF ADJACENT TO PROPERTY NOT IN THE PAROLE TOWN CENTER AND IN THE RA, RLD, R1, R2 OR R5 ZONING DISTRICTS (BUILDING STORIES)	MINIMUM OPEN AREA
CORE	12; OR 16 IF SIGNIFICANT		12.5%; OR 10% IF MIXED USE
PAROLE NORTH DISTRICT	8; OR 10 IF SIGNIFICANT	6	12.5%
CHURCH CREEK DISTRICT	8	5	12.5%
HUDSON STREET TRANSITION	8	5	12.5%
HOUSLEY ROAD VILLAGE	6	3	18.75%
GATEWAY BUSINESS MIX	6	3	18.75%

DEFENSE HIGHWAY CORRIDOR	6	3	18.75%
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TITLE 11. FEES AND SECURITY

17-11-209. Use of funds.

(b) Use.

(3) Priority consideration for the use of funds collected from development impact fees shall be given to the expansion of facilities in the Odenton GROWTH MANAGEMENT AREA DISTRICT, ~~[[and]]~~ THE Parole ~~[[Growth Management Area Districts]]~~ TOWN CENTER, and ~~[[in]]~~ the Glen Burnie Town Center Enhancement Area designated by the Office.

ARTICLE 18. ZONING

TITLE 14. OTHER OVERLAYS

SUBTITLE 4. PAROLE TOWN CENTER

18-14-401. General criteria.

(A) **Plan.** WITHIN THE PAROLE TOWN CENTER, SUBAREAS ARE SHOWN IN THE PAROLE TOWN CENTER MASTER PLAN ADOPTED BY THE COUNTY COUNCIL AND ARE DIVIDED INTO THE CORE, PAROLE NORTH DISTRICT, CHURCH CREEK DISTRICT, HUDSON STREET TRANSITION, HOUSLEY ROAD VILLAGE, GATEWAY BUSINESS MIX, AND DEFENSE HIGHWAY CORRIDOR.

(B) **Uses.** USES ALLOWED BY EXISTING ZONING CLASSIFICATIONS ARE ALLOWED IN THE PAROLE TOWN CENTER. IN ADDITION, THE USES SET FORTH IN SUBTITLE 9 OF TITLE 7 OF ARTICLE 17 OF THIS CODE ARE ALLOWED TO THE EXTENT PERMITTED BY THAT SUBTITLE.

SECTION 5. And be it further enacted, That the “Parole Town Center Master Plan”, dated July 17, 2023, is hereby amended as follows:

1. On page 7 of the Plan, under the heading “Introduction and Purpose”, in the second line, strike “1,482” and substitute “1,492”.

(Amendment No. 2)

2. On page 8 of the Plan, under the heading “Major Framework Recommendations”, in the first bullet, after the second sentence insert: “The boundary is further refined to include four parcels on the west side of General’s Highway, from the current Town Center boundary north to the southern property line of a County-owned parcel containing a water tank.”

(Amendment No. 2)

3. On page 15 of the Plan, strike in their entirety the two maps located at the top of the page, and substitute the two maps attached hereto as Exhibit A, respectively.

(Amendment No. 2)

1 4. On page 17 of the Plan, strike in its entirety the map at the top of the page and
2 substitute the map attached hereto as Exhibit B.

3 (Amendment No. 2)

4
5 5. On pages 18, 20, 22, 26, 28, 38, 41, 42, 47, 50, 52 and 56 of the Plan, strike in
6 their entirety the following: “Figure 1: Green Infrastructure”, “Figure 2: Watersheds”,
7 “Figure 3: Environmental Restoration Efforts”, “Figure 4: Recent Development Projects”,
8 “Figure 5: Road Network and Functional Classification”, “Figure 6: Subareas”, “Figure 7:
9 Urban Form”, “Figure 8: Active Frontage Corridors”, “Figure 9: Roadway Network and
10 Recommendations”, “Figure 10: Bicycle and Pedestrian Network Recommendations”,
11 “Figure 11: Transit Network Recommendations” and “Figure 12: Parks and Green Space
12 Concept”, respectively and substitute with the following: “Figure 1: Green Infrastructure”,
13 “Figure 2: Watersheds”, “Figure 3: Environmental Restoration Efforts”, “Figure 4: Recent
14 Development Projects”, “Figure 5: Road Network and Functional Classification”, “Figure
15 6: Subareas”, “Figure 7: Urban Form”, “Figure 8: Active Frontage Corridors”, “Figure 9:
16 Roadway Network and Recommendations”, “Figure 10: Bicycle and Pedestrian Network
17 Recommendations”, “Figure 11: Transit Network Recommendations” and “Figure 12:
18 Parks and Green Space Concept”, respectively, as shown on Exhibits C-1 through C-12,
19 respectively.

20 (Amendment No. 2)

21
22 6. On page 37 of the Plan, under the heading “3.2.1.2.1. Core”, in the second line,
23 after “heights” insert “permitted”; and in the second and third line, strike “This area” and
24 substitute “The Core is being expanded to the north of Jennifer Road to include a large
25 portion of the Westfield Annapolis Mall and the entirety of the Annapolis Plaza property.
26 The Core”; in the third line, strike “office” and substitute “entertainment”; and in the same
27 line, after “hotel” insert “, office”.

28 (Amendment No. 21)

29
30 7. On page 37 of the Plan, under the heading “3.2.1.2.2. Parole North District”, in
31 the first column, in the second and third lines, strike “surrounding the north side of” and
32 substitute “bordering”; in the fourth line, strike “is”; strike the fifth line in its entirety and
33 substitute “includes Sam’s Club on the west side and a small portion of the Westfield
34 Annapolis Mall property”; in the sixth line, after “Center” insert “on the east side”; and in
35 the second column, in the fifth line, strike the first “with” and substitute “from”.

36 (Amendment No. 21)

37
38
39 8. On page 38 of the Plan, strike in its entirety “Figure 6: Subareas” and substitute
40 with “Figure 6: Subareas”, as shown on Exhibit D.

41 (Amendment No. 21)

42
43 SECTION 5. 6. And be it further enacted, That the “Parole Town Center Master Plan”,
44 dated July 17, 2023, as amended by this Ordinance, is hereby adopted.

45
46 SECTION 6. 7. And be it further enacted, That a certified copy of the Parole Town
47 Center Master Plan, dated July 17, 2023, as amended by this Ordinance, shall be

1 permanently kept on file in the Office of the Administrative Officer to the County Council
2 and in the Office of Planning and Zoning.


3
4 SECTION ~~7.~~ 8. *And be it further enacted*, That all references in this Ordinance to “the
5 effective date of Bill No. 64-23”, or words to that effect, shall, upon codification, be
6 replaced with the actual date on which this Ordinance takes effect under Section 307 of the
7 County Charter as certified by the Administrative Officer to the County Council.

8
9 SECTION ~~8.~~ 9. *And be it further enacted*, That this Ordinance shall take effect 45 days
10 from the date it becomes law.


AMENDMENTS ADOPTED: September 5 and 18 and October 2 and 16, 2023

READ AND PASSED this 16th day of October, 2023

By Order:


Laura Corby
Administrative Officer

PRESENTED to the County Executive for his approval this 17th day of October, 2023


Laura Corby
Administrative Officer

APPROVED AND ENACTED this 24th day of October, 2023

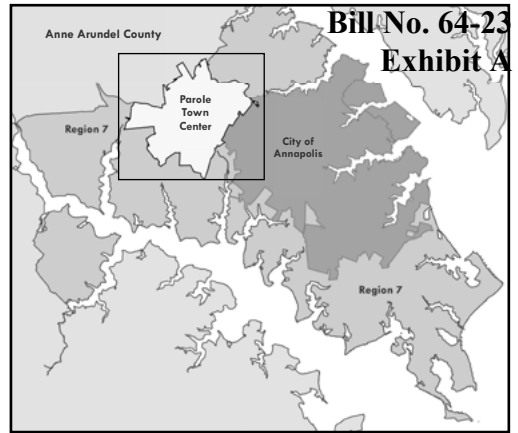
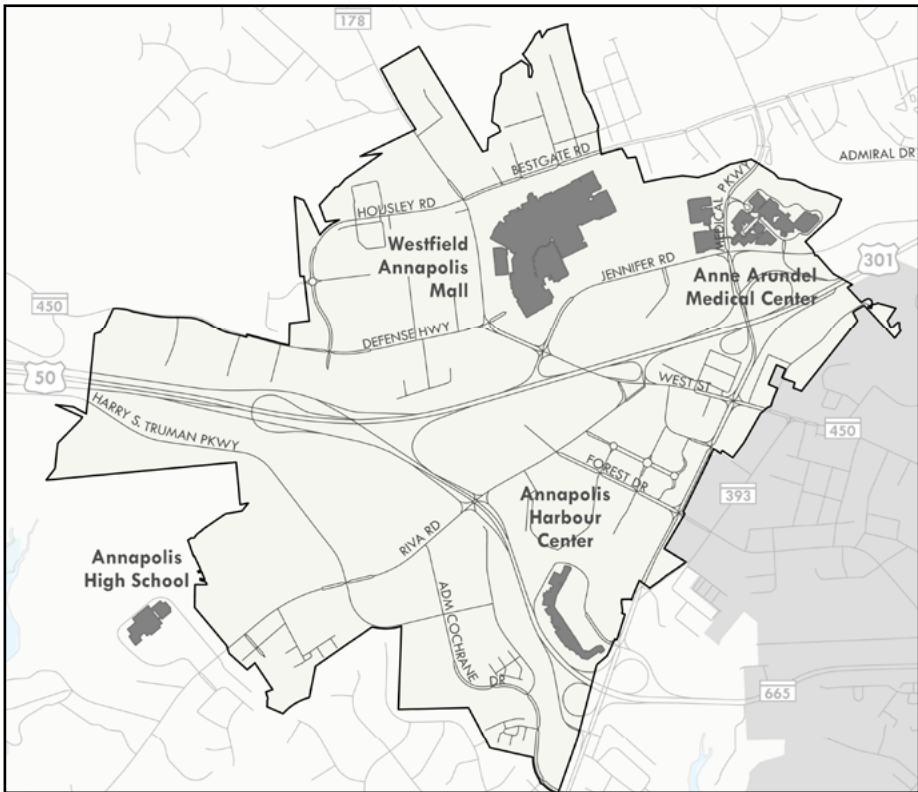

Steuart Pittman
County Executive

EFFECTIVE DATE: December 8, 2023

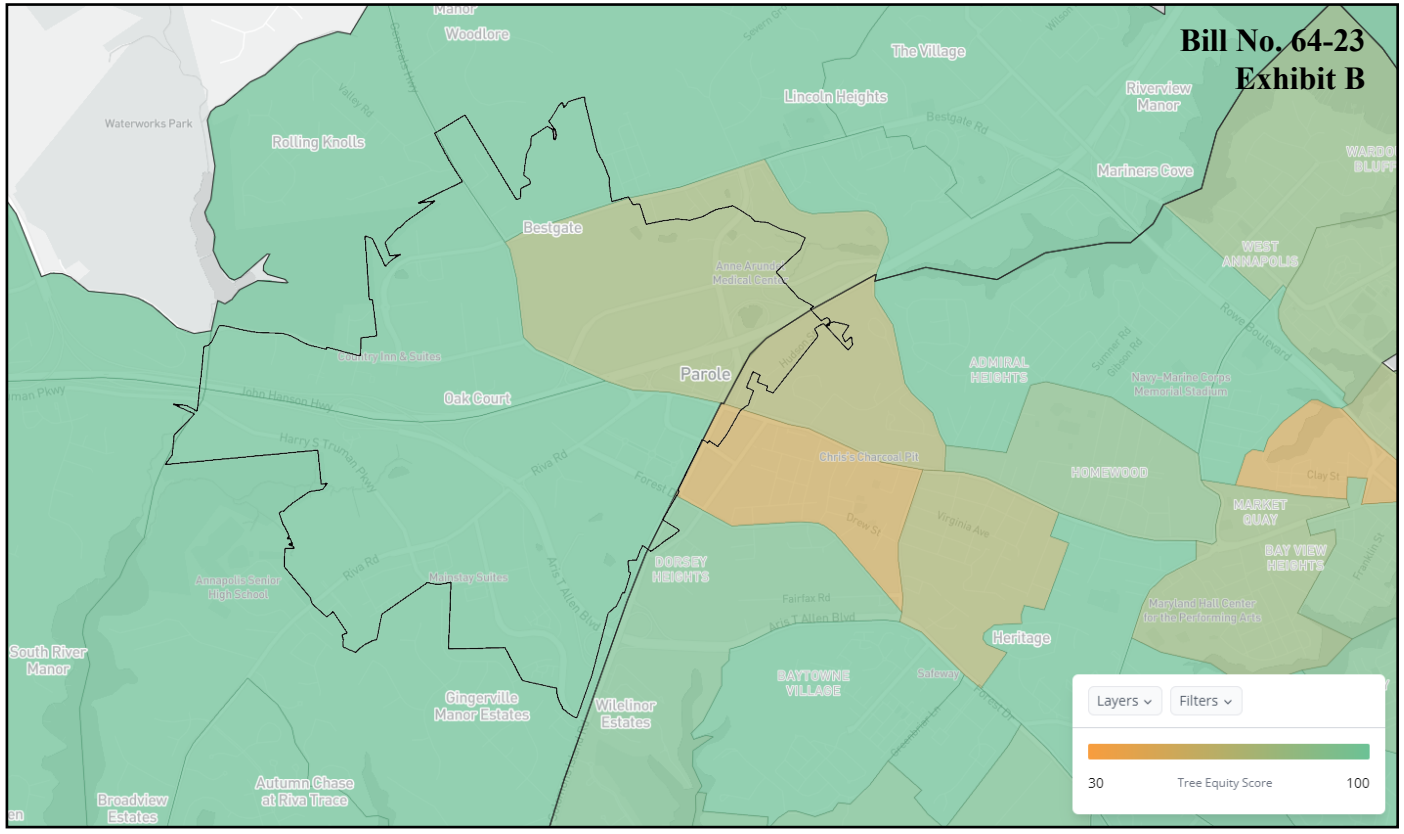
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
BILL NO. 64-23 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.

A handwritten signature in black ink, appearing to read "Laura Corby". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Laura Corby
Administrative Officer



Bill No. 64-23 Exhibit B



Layers ▾

Filters ▾

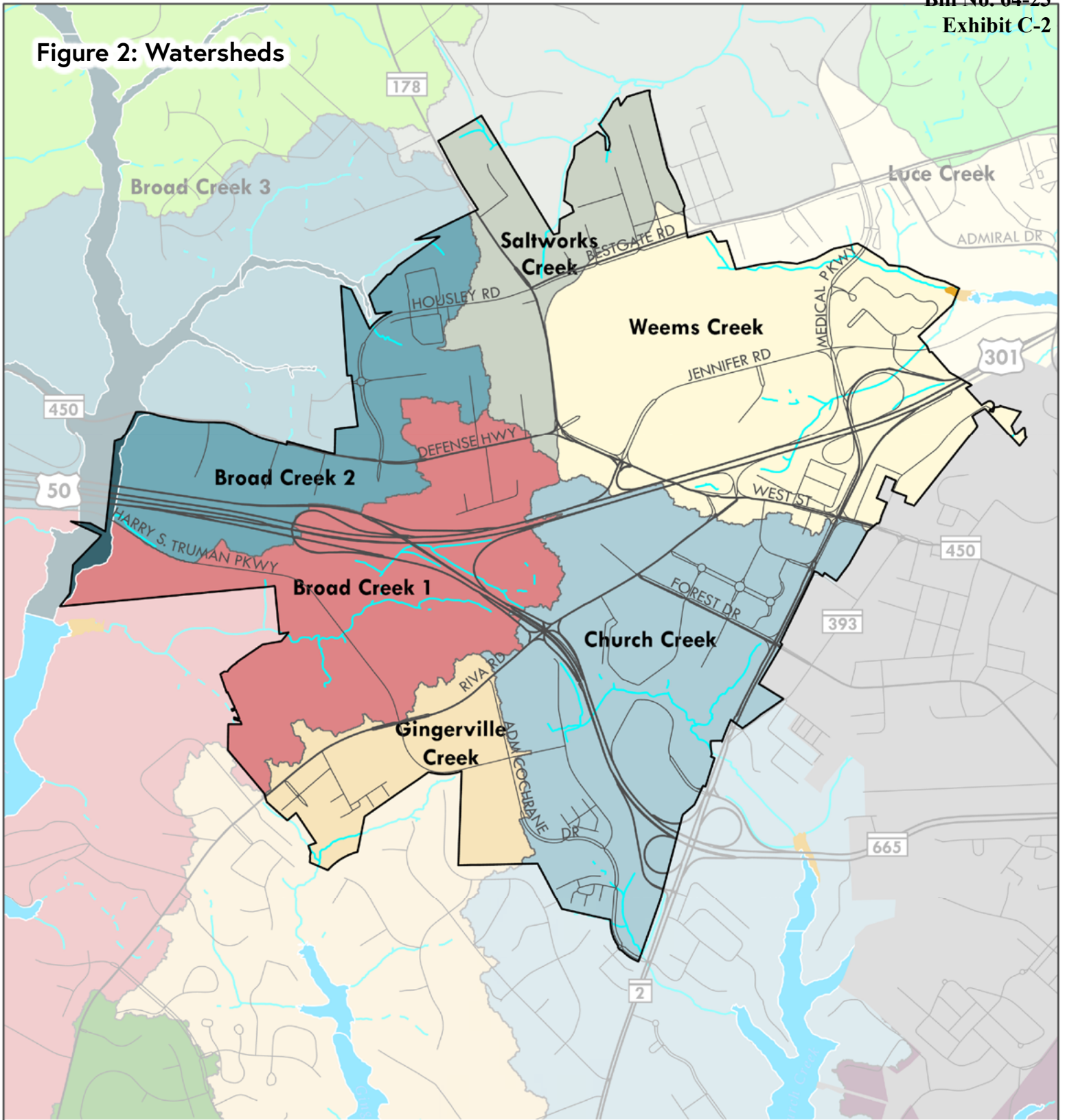


30


Tree Equity Score

100



Figure 2: Watersheds









FEMA Floodplain 2015

-  Coastal High Hazard Area
-  Non-Tidal 100 Year Floodplain
-  Non-Tidal 500 Year Floodplain
-  Tidal 100 Year Floodplain

Streams

-  Perennial Streams
-  Intermittent and Ephemeral Streams

Subwatersheds

-  Broad Creek 1
-  Broad Creek 2
-  Church Creek
-  Gingerville Creek
-  Saltworks Creek
-  Weems Creek

 City of Annapolis

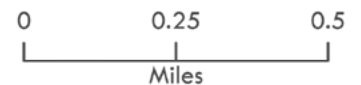
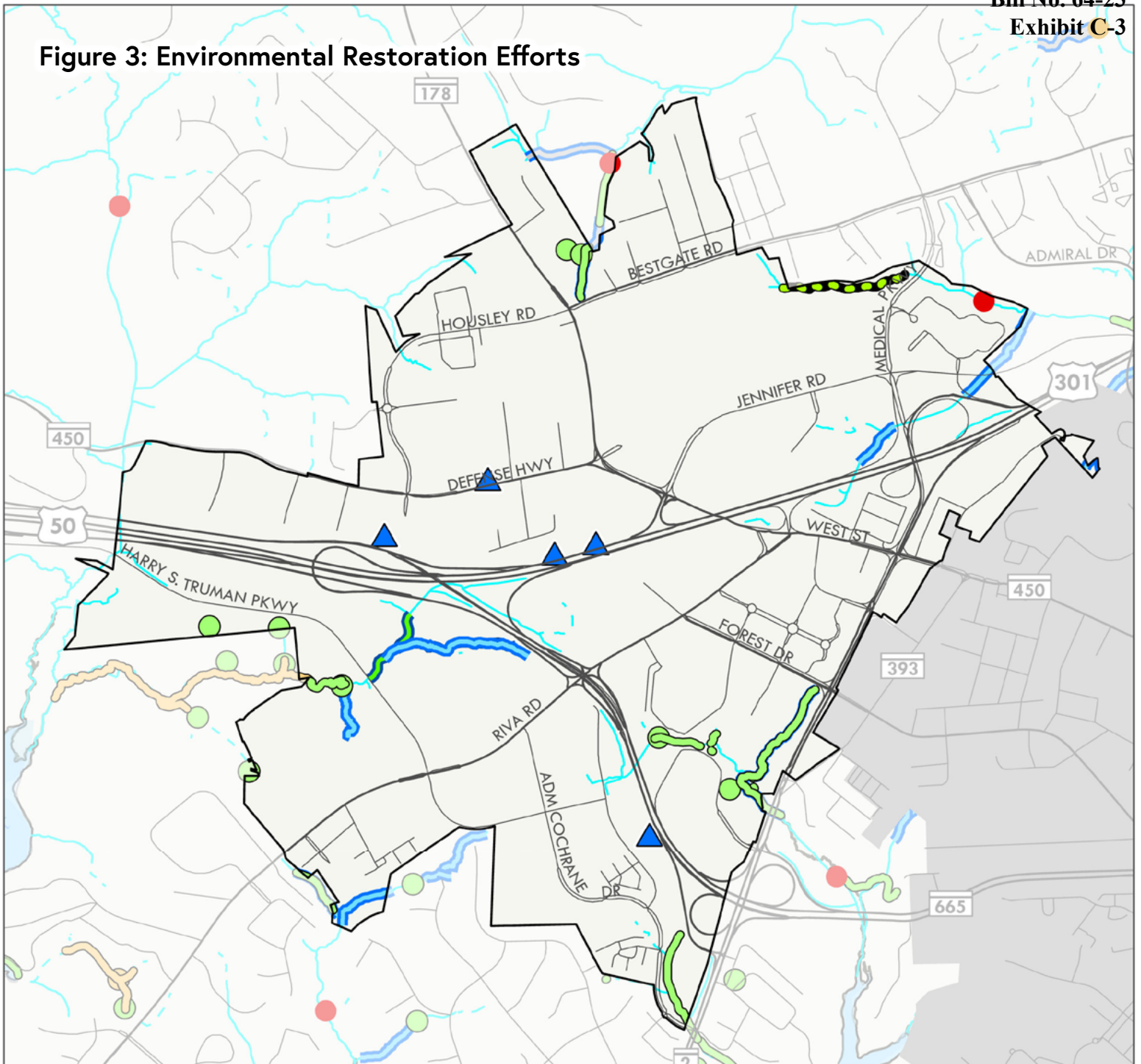


Figure 3: Environmental Restoration Efforts



Watershed Assessment BioAssessment Points

- 0.0 - 2.0 Very Poor
- 2.1 - 3.0 Poor
- 3.1 - 4.0 Fair
- 4.0 - 5.0 Good

Restoration BMP Lines

- Complete
- Under Construction
- Under Design
- Planned
- Cancelled

Restoration BMP Points

- Complete
- Under Construction
- Under Design
- Planned
- Cancelled

Streams

- Perennial Streams
- Intermittent and Ephemeral Streams

Stream Restoration

- Beyond FY2020
- FY2016
- FY2017
- FY2018
- FY2019

SHA Stream Restoration

- Proposed
- Under Construction

▲ SHA Restoration BMPs

City of Annapolis

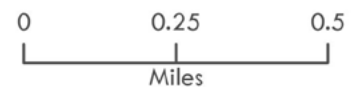
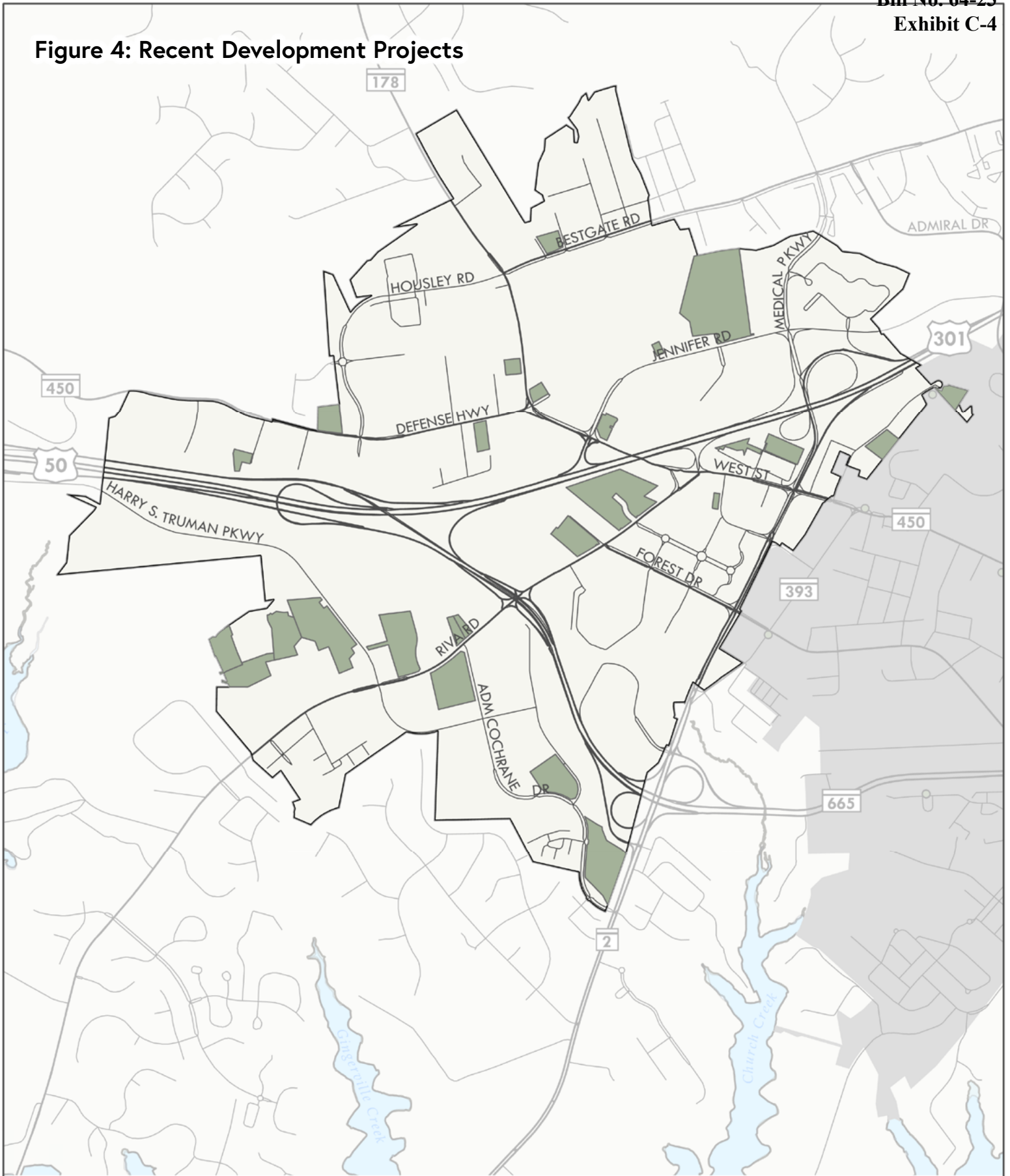


Figure 4: Recent Development Projects



- Recent Development Project (City of Annapolis)
- Recent Development Project
- City of Annapolis

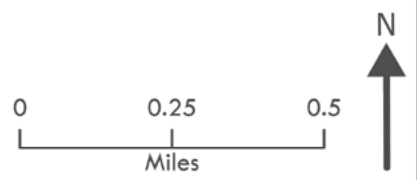


Figure 5: Road Network and Functional Classification

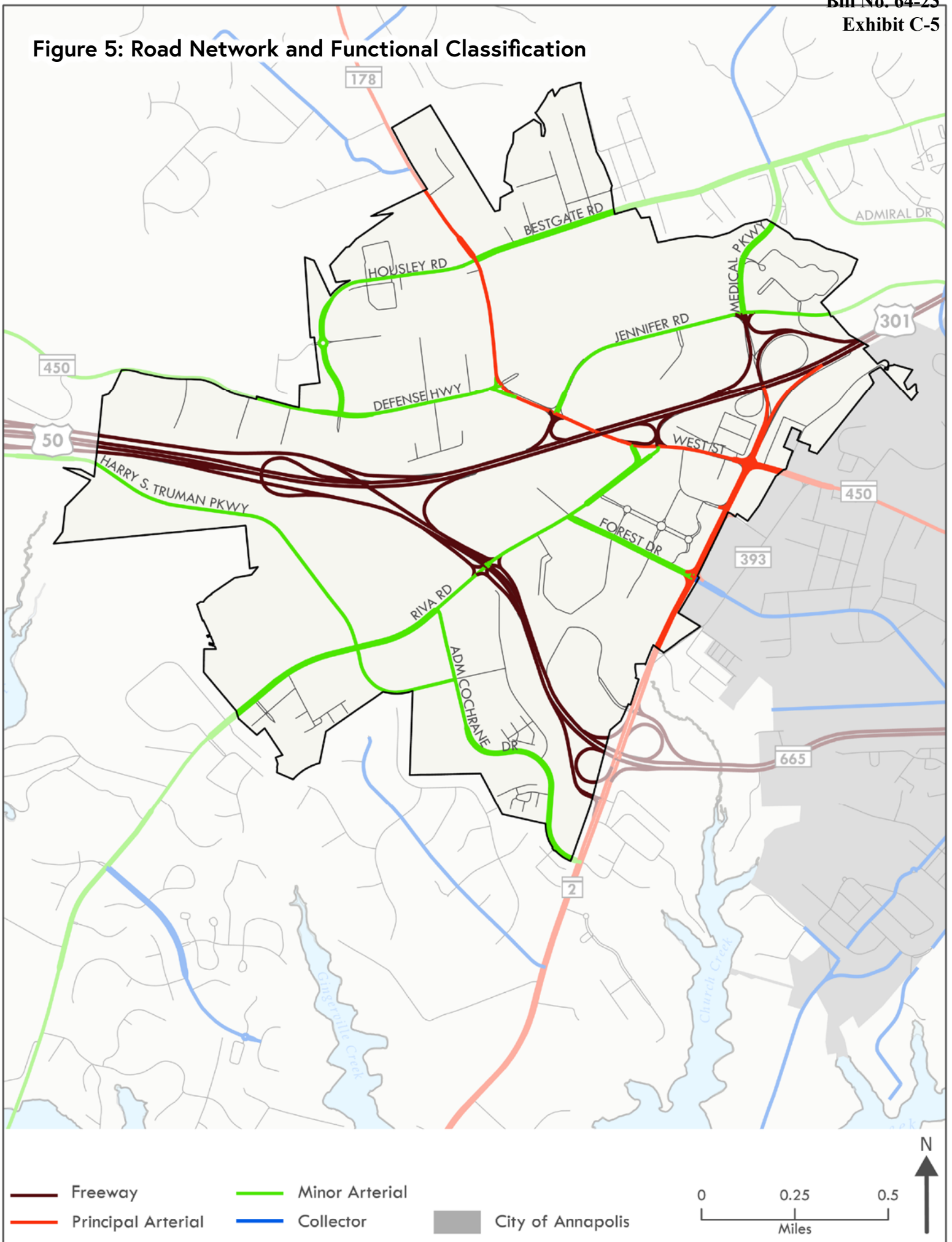


Figure 6: Subareas

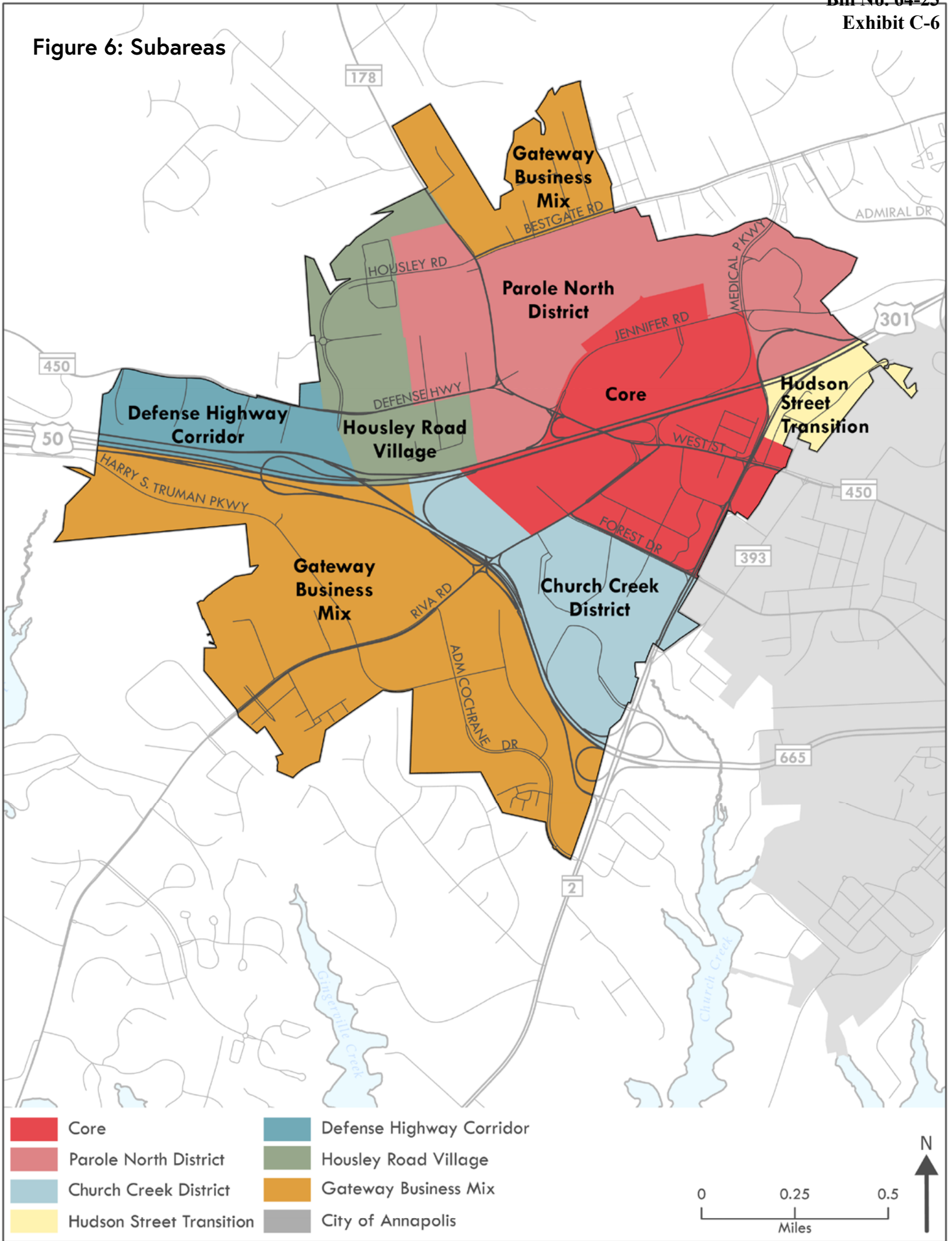
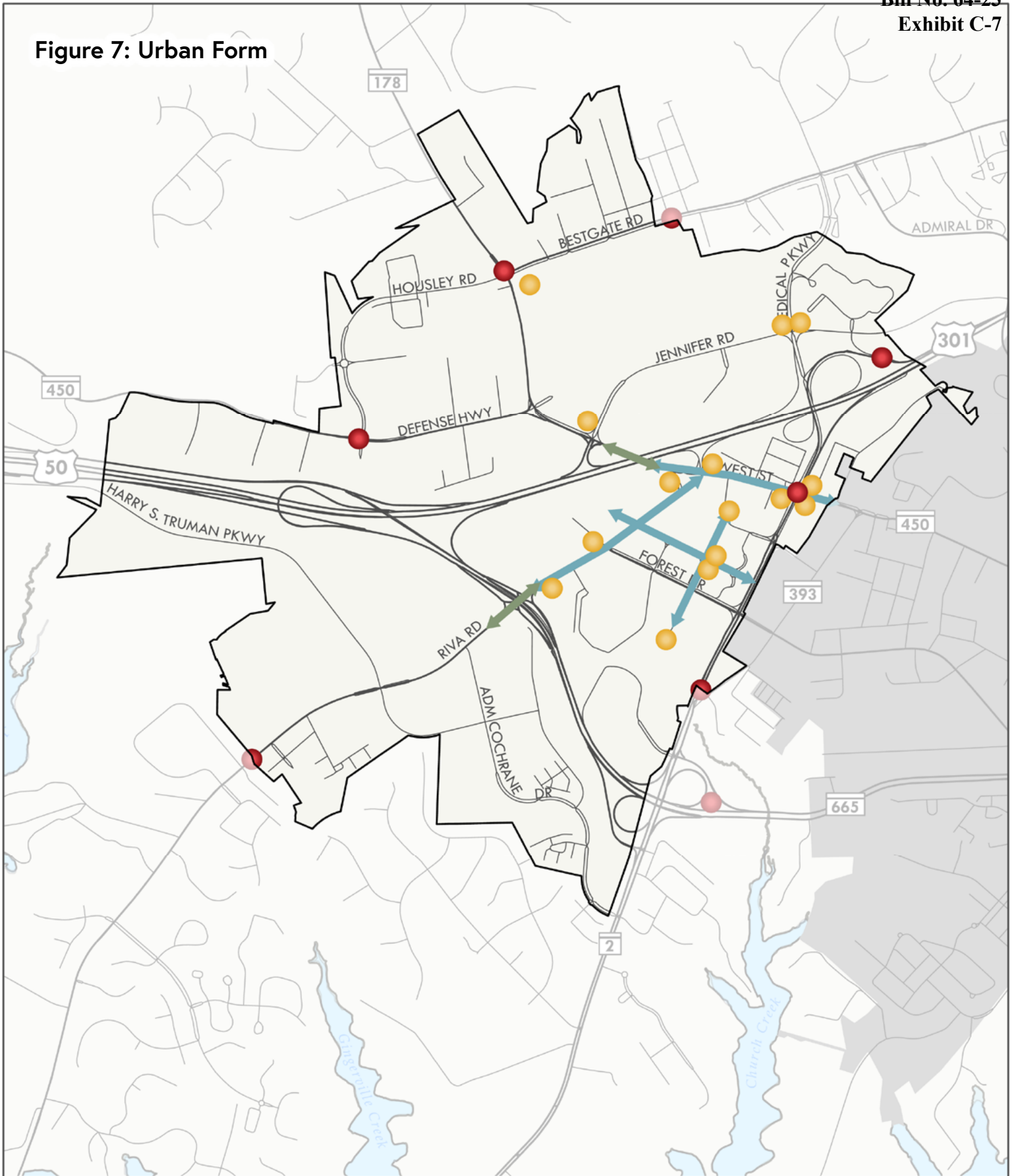


Figure 7: Urban Form



- Gateways
- Landmarks
- ↔ Vistas
- ↔ View Corridor

City of Annapolis

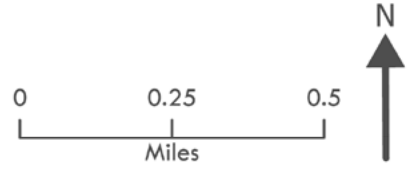


Figure 8: Active Frontage Corridors

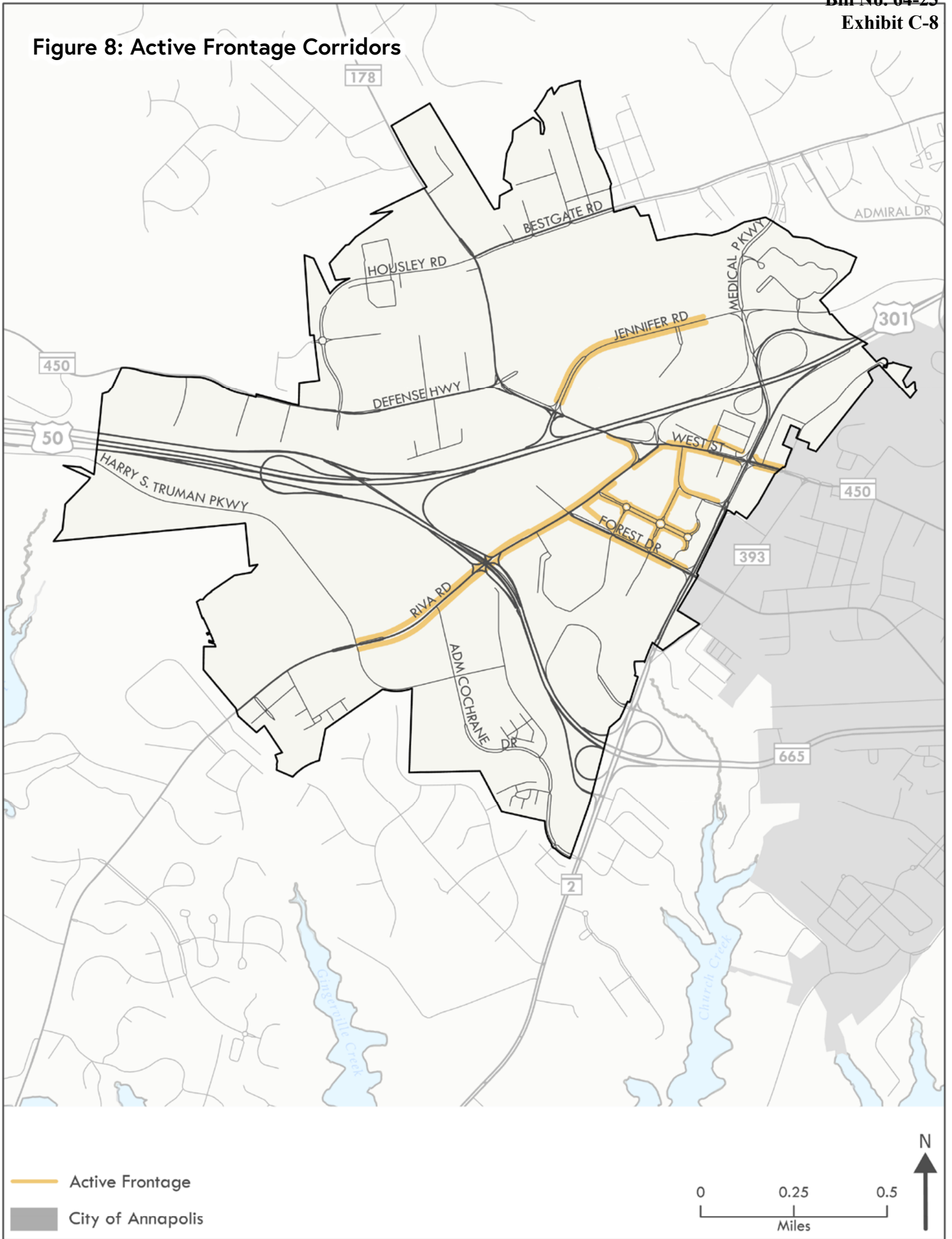
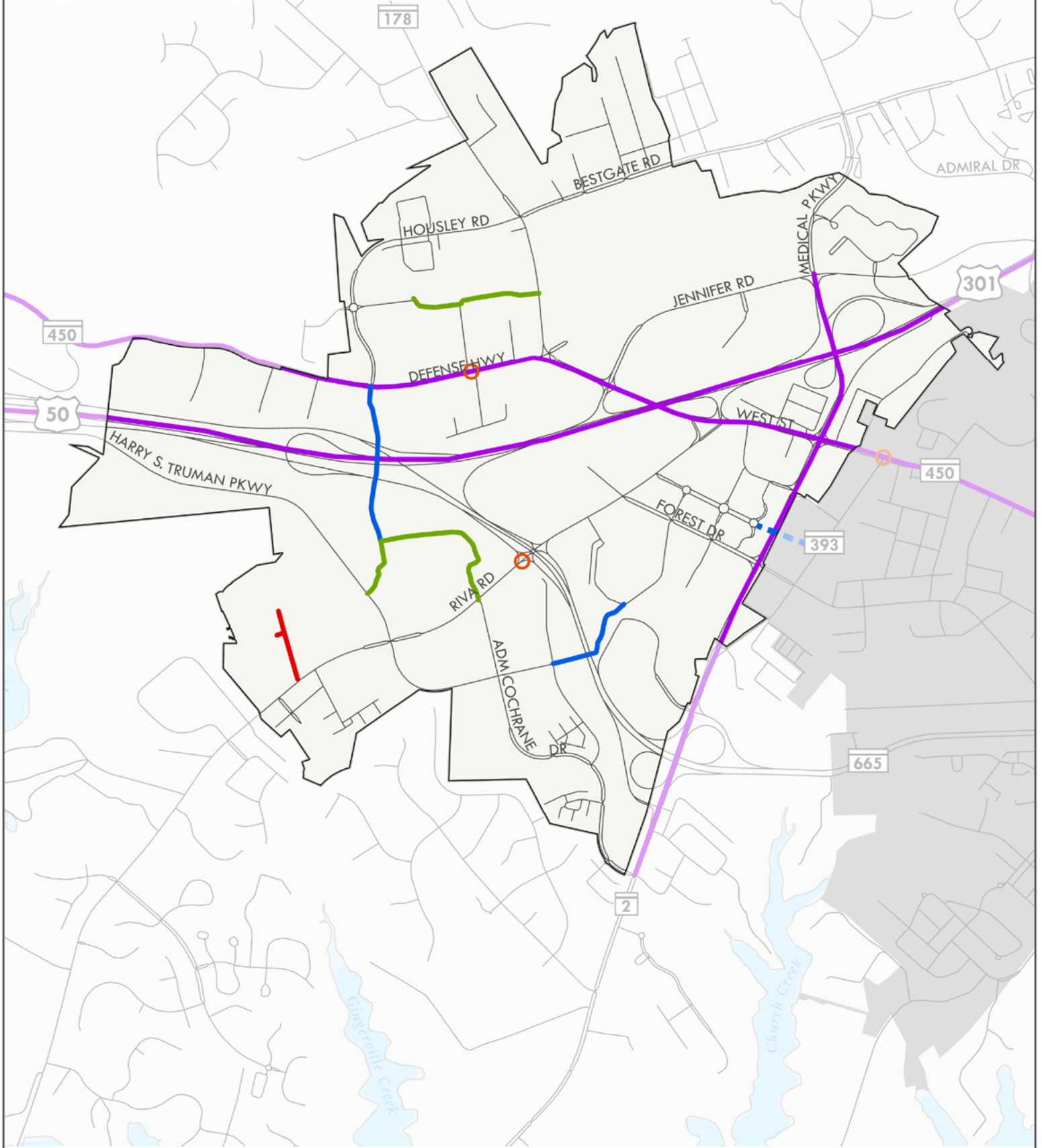









Figure 9: Roadway Network and Recommendations



-  Potential Interchange/Intersection
-  Potential Bridge
-  Potential Bridge (City of Annapolis)
-  Potential Extension
-  Potential Frontage
-  Other
-  City of Annapolis

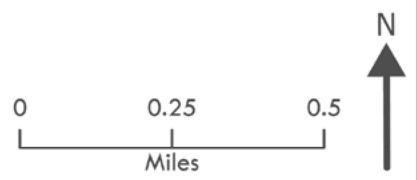
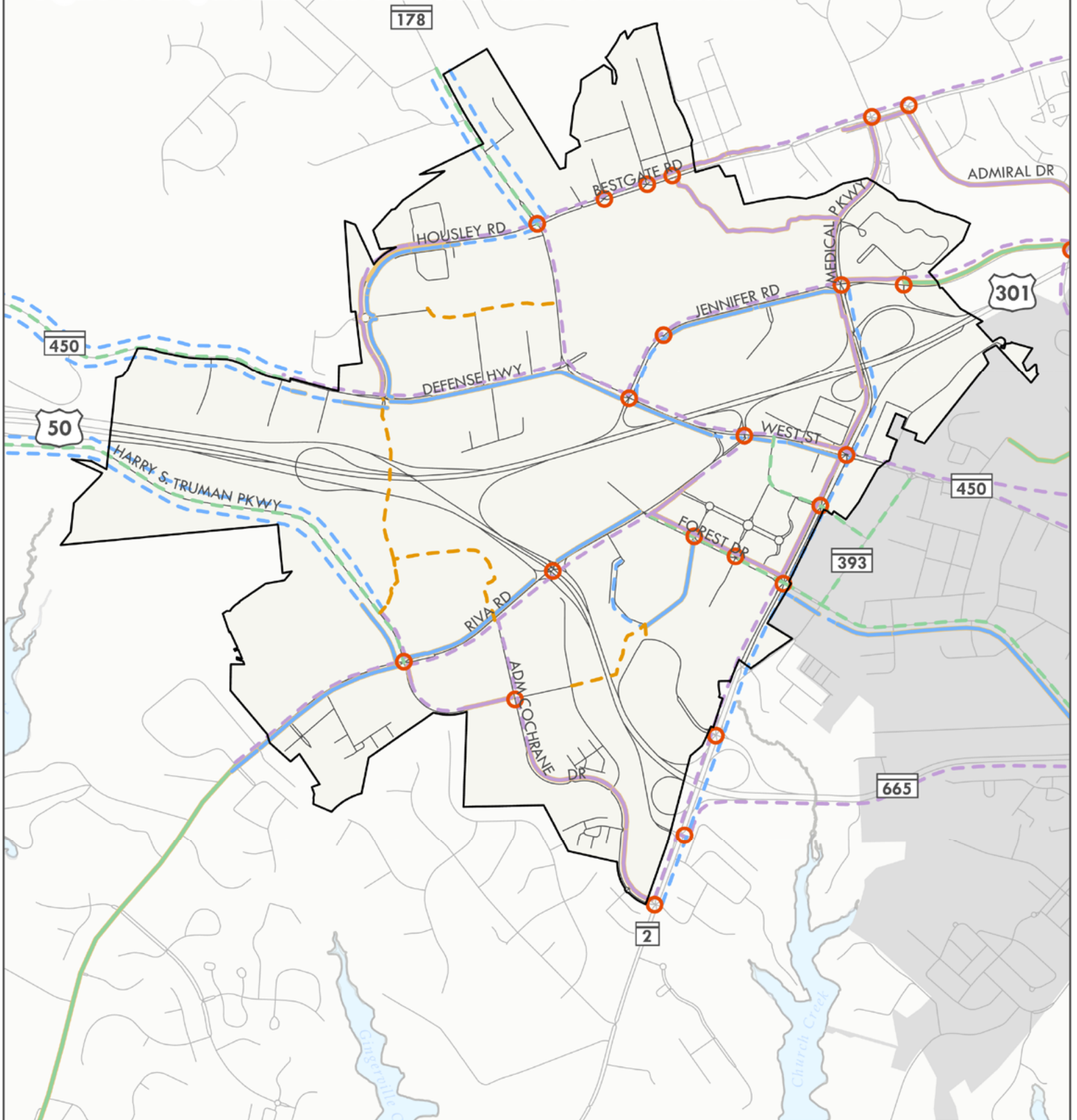








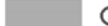


Figure 10: Bicycle and Pedestrian Network Recommendations



-  Potential Intersection Improvement
-  Potential New Connection
-  Existing Sidewalk
-  Potential Sidewalk
-  Existing Shared-Use Path
-  Potential Shared-Use Path
-  Existing Bike Lane
-  Potential Bike Lane
-  City of Annapolis

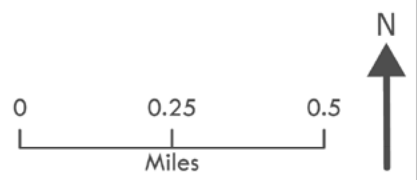
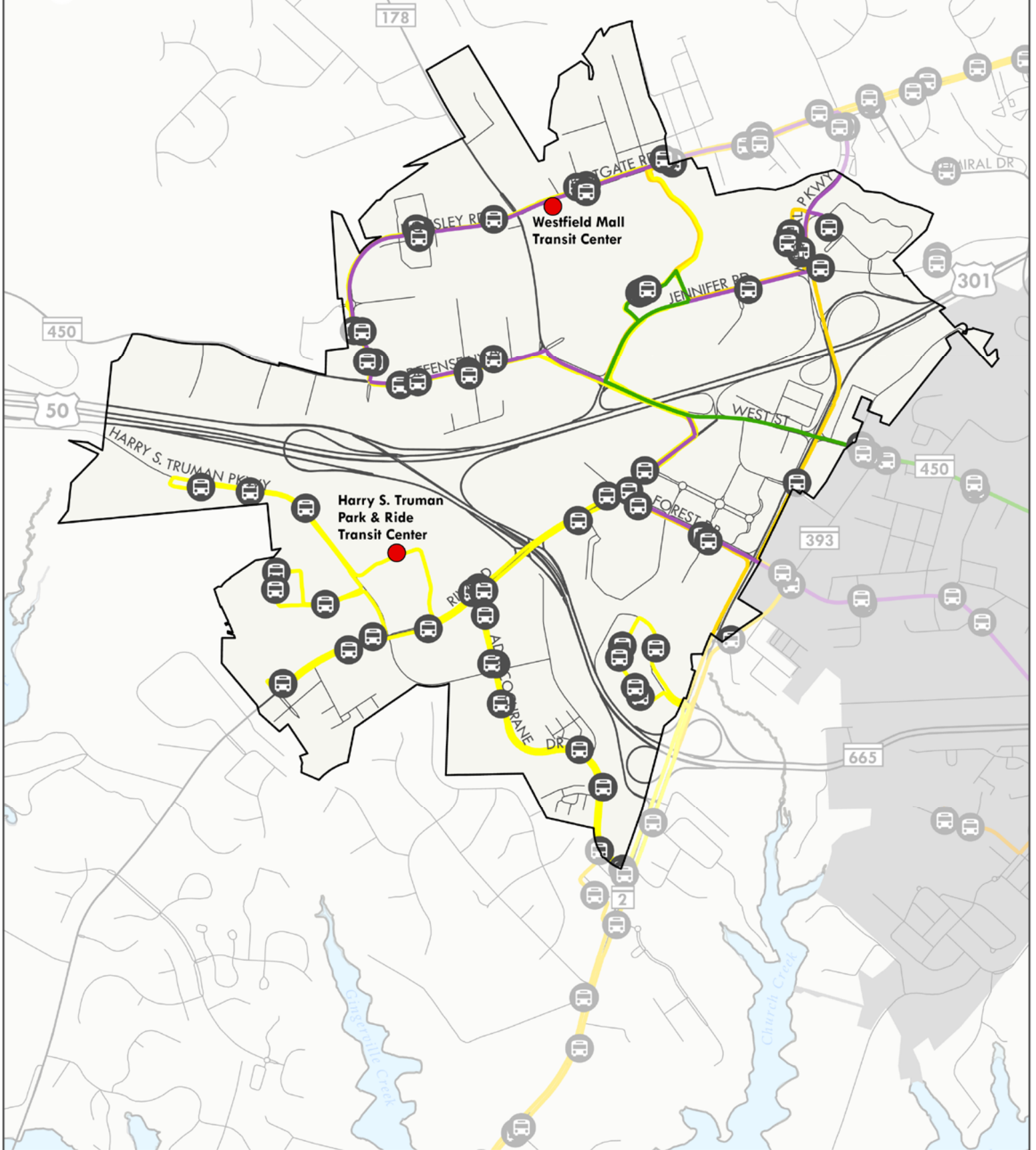


Figure 11: Transit Network and Recommendations



Transit Routes

- Recommended Transit Facilities
- AA-Gold College Pkwy
- AA-Gold Edgewater
- AA-Yellow
- 🚌 Bus Stop
- Purple Route
- Orange Route
- Green Route

City of Annapolis

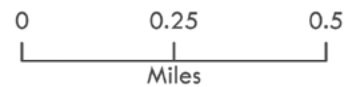
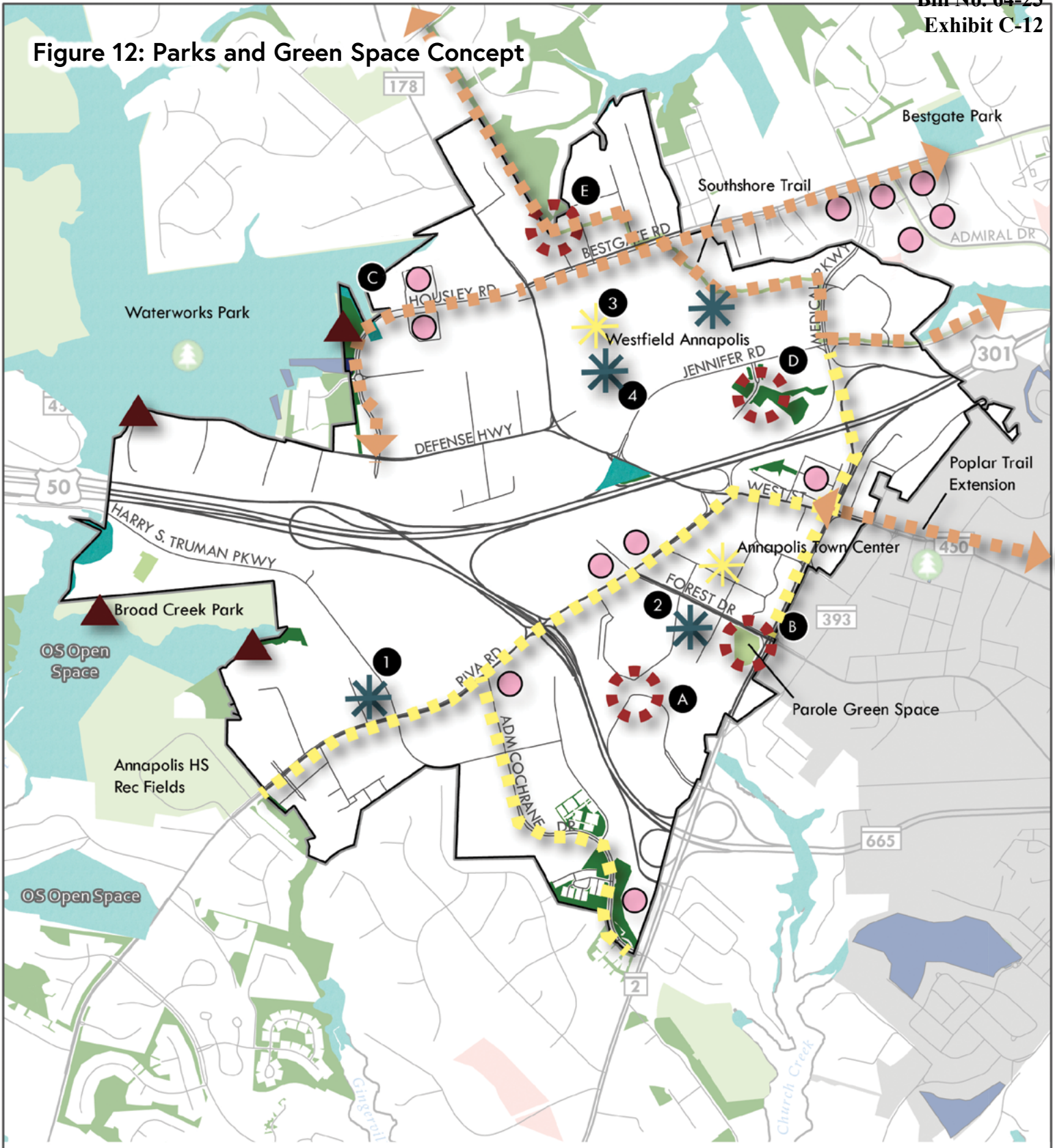


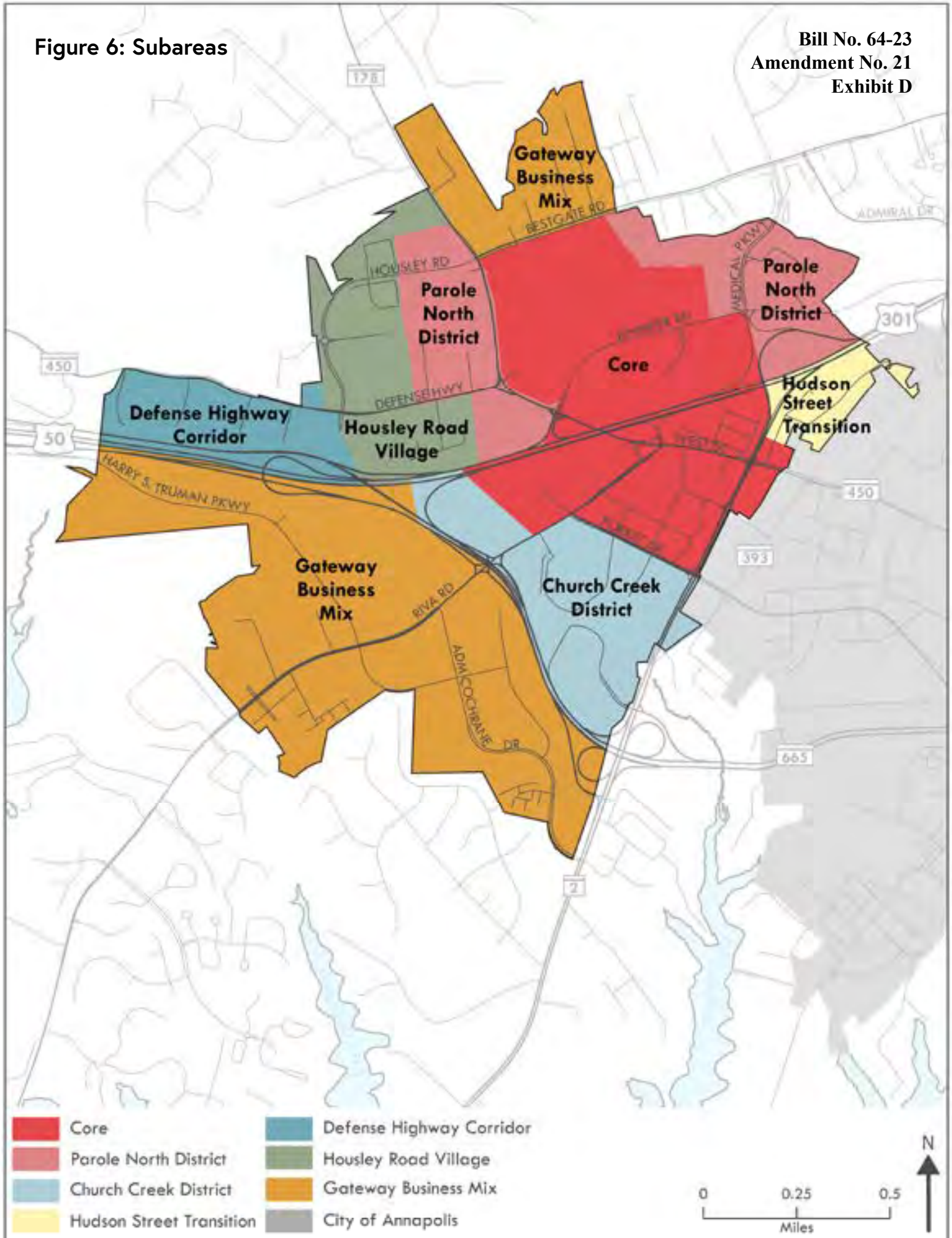
Figure 12: Parks and Green Space Concept



Parks	City of Annapolis Easements	Existing and Proposed Trails/Shared Use Path
Dedicated Open Space Parcels	City of Annapolis Park and Recreation Sites	Existing Center of Activity
Land Trust Easements	City of Annapolis Park and Recreation Facilities	Mixed-Use/Multi-Family Area
Open Space Zoning	Potential Future Amenity Area	N
City of Annapolis	Priority Links to Parks/Amenities	
Existing Park Access	Potential Natural Area Access	

0 0.25 0.5
Miles

Figure 6: Subareas



- | | |
|---|--|
|  Core |  Defense Highway Corridor |
|  Parole North District |  Housley Road Village |
|  Church Creek District |  Gateway Business Mix |
|  Hudson Street Transition |  City of Annapolis |

