

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2023, Legislative Day No. 18

Bill No. 83-23

Introduced by Ms. Pickard

By the County Council, October 16, 2023

Introduced and first read on October 16, 2023
Public Hearing set for and held on November 20, 2023
Public Hearing on AMENDED bill set for and held on December 4, 2023
Bill Expires on January 19, 2024

By Order: Laura Corby, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Requirements for Parking and Conditional Uses
2 – Housing for the Elderly of Moderate Means and Workforce Housing

3
4 FOR the purpose of adding parking space requirements for workforce housing; amending
5 the conditional use requirements related to road access and maximum lot coverage for
6 housing for the elderly of moderate means and workforce housing; requiring workforce
7 housing to be served by public water and sewer; and generally relating to zoning.

8
9 BY repealing and reenacting, with amendments: §§ 18-3-104; 18-10-139(2) and (5); and
10 18-10-171(4), (6), and (7)
11 Anne Arundel County Code (2005, as amended)(as amended by Bill No. 62-23)

12
13 BY adding: § 18-3-105(c)
14 Anne Arundel County Code (2005, as amended)

15
16 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
17 That Section(s) of the Anne Arundel County Code (2005, as amended) (and as amended
18 by Bill No. 62-23) read as follows:

19
20 **ARTICLE 18. ZONING**

21
22 **TITLE 3. PARKING, OUTDOOR LIGHTING, AND SIGNAGE**

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.

18-3-104. Parking space requirements.

The minimum onsite required parking spaces are listed in the chart below. They may be increased based on site development plan review or special exception approval, reduced as provided in § 18-3-105, or superseded by a parking program allowed by this Code. The Planning and Zoning Officer may determine reasonable and appropriate onsite parking requirements for structures and land uses that are not listed on the chart based on requirements for similar uses, comments from reviewing agencies, and the parking needs of the proposed use.

<u>Use</u>	<u>Parking</u>

<u>Watercraft charter operations at maritime facilities</u>	<u>1 space for every 4 passengers</u>
<u>WORKFORCE HOUSING</u>	
<u>EFFICIENCY AND 1 BEDROOM</u>	<u>1 SPACE FOR EACH DWELLING UNIT</u>
<u>2 BEDROOMS</u>	<u>1.5 SPACES FOR EACH DWELLING UNIT</u>
<u>3 BEDROOMS</u>	<u>2 SPACES FOR EACH DWELLING UNIT</u>

18-3-105. Reduced parking requirements and joint use arrangements.

(C) Reduced parking requirements – Workforce Housing.

(1) FOR WORKFORCE HOUSING, THE PARKING REQUIREMENTS OF THIS SUBTITLE SHALL BE REDUCED BY 10% IF THE WORKFORCE HOUSING IS LOCATED WITHIN ONE-QUARTER MILE OF A HIGH-FREQUENCY TRANSIT STOP.

(2) IF WORKFORCE HOUSING CONTAINS SECURED COVERED BICYCLE STORAGE, THE PARKING REQUIREMENTS OF THIS SUBTITLE SHALL BE REDUCED BY AN AMOUNT NOT TO EXCEED:

(I) 1 SPACE FOR EVERY EIGHT BICYCLE LOCKING POSITIONS; OR

(II) 10% OF THE TOTAL PARKING REQUIRED.

TITLE 10. REQUIREMENTS FOR CONDITIONAL USES

18-10-139. Housing for the elderly of moderate means.

Housing for the elderly of moderate means shall consist of rental dwelling units only and shall comply with all of the following requirements.

(2) The project shall be located on a lot that abuts a [[minor arterial]] COLLECTOR or higher classification road, with vehicular traffic access from that road.

1 (5) (I) ~~[[Maximum]]~~ EXCEPT AS PROVIDED IN SUBPARAGRAPH (II), MAXIMUM
2 coverage by structures and parking may not exceed 65% of the gross area of the lot.

3
4 (II) IN R15, R22, AND COMMERCIAL ZONING DISTRICTS, MAXIMUM COVERAGE
5 BY STRUCTURES AND PARKING MAY NOT EXCEED 80% OF THE GROSS AREA OF THE LOT.

6
7 ***

8
9 **18-10-171. Workforce housing.**

10 Workforce housing shall comply with all of the following requirements.

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12 ***

13
14
15 (4) ~~[[Maximum]]~~ (I) EXCEPT AS PROVIDED IN SUBPARAGRAPH (II), MAXIMUM
16 coverage by structures and parking may not exceed 65% of the gross area of the lot.

17
18 (II) IN R15, COMMERCIAL, AND INDUSTRIAL ZONING DISTRICTS, MAXIMUM
19 COVERAGE BY STRUCTURES AND PARKING MAY NOT EXCEED 80% OF THE GROSS AREA OF
20 THE LOT.

21
22 (6) ~~[[The site]]~~ WORKFORCE HOUSING shall be served by public water and sewer.

23
24 (7) ~~[[Direct]]~~ IN AN R5 OR R10 ZONING DISTRICT, DIRECT vehicular access shall be
25 located on a collector or higher classification road.


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27 ***

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


AMENDMENTS ADOPTED: November 20, 2023

READ AND PASSED this 4th day of December, 2023

By Order:


Laura Corby
Administrative Officer

PRESENTED to the County Executive for his approval this 6th day of December, 2023


Laura Corby
Administrative Officer

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APPROVED AND ENACTED this 8th day of December, 2023



Steuart Pittman
County Executive

EFFECTIVE DATE: January 22, 2024

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
BILL NO. 83-23 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.

A handwritten signature in black ink, appearing to read "Laura Corby", written in a cursive style.

Laura Corby
Administrative Officer