



COUNTY COUNCIL OF ANNE ARUNDEL COUNTY

Legislative Summary

To: Members, Anne Arundel County Council
From: Matthew Bennett, Legislative Counsel to the County Council
Date: December 4, 2023
Subject: Bill No. 88-23 – Zoning – Accessory Structures in Front Yards

This summary was prepared for use by members of the Anne Arundel County Council during consideration of Bill No. 88-23.

Background

Section 18-2-204(b) prohibits locating an accessory structure in the front yard of a non-waterfront lot. Section 18-1-101(78) defines “lot line, front” to mean the boundary of a lot that abuts the road right-of-way. In certain situations, a lot that abuts a road right-of-way on all sides is considered to have multiple front yards.

Purpose

The purpose of Bill No. 88-23 is to identify which yard is the front yard for a lot that abuts a road right-of-way on all sides.

Bill No. 88-23

SECTION 1.

Section 1 is technical and renumbers the provisions of § 18-1-101 of the County Code.

SECTION 2.

Section 18-1-101 is amended to add the following definitions:

“Lot, corner” means a lot that has frontage on more than one intersecting road. For purposes of this definition, a road with angles that are 135 degrees or less, measured from the centerline of the road, is considered two intersecting roads.

Note: This Legislative Summary provides a synopsis of the bill as introduced. It does not address subsequent amendments to the bill.

“Lot, corner through” means a lot that has frontage on three roads.

“Lot, through” means a lot other than a corner lot or corner through lot with frontage on more than one road.

Section 18-2-204(b) is amended to provide when an accessory structure may be located in the front yard of a lot. An accessory structure may be located in the front yard of a through lot or corner through lot provided that the accessory structure is located in the front yard that does not provide access to the lot. If both front lot lines provide access to the lot, the prevailing front yard pattern on adjoining lots shall be used to determine the front yard in which the accessory structures may be located.

Section 18-2-301(h) is added to prohibit an alley or easement for the passage of vehicles and persons from being considered a road for the purposes of assessing a front lot line.

SECTION 3.

This section provides that the bill takes effect 45 days after it becomes law.