

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2024, Legislative Day No. 4

Bill No. 14-24

Introduced by Ms. Fiedler

By the County Council, February 20, 2024

Introduced and first read on February 20, 2024
Public Hearing set for and held on March 18, 2024
Public Hearing on AMENDED bill set for and held on April 1, 2024
Bill Expires May 25, 2024

By Order: Laura Corby, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Subdivision and Development – Zoning – Small Business
2 Districts

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4 FOR the purpose of modifying architectural features required in Small Business Districts;
5 modifying sign requirements for uses in Small Business Districts; removing “dry
6 cleaning and laundry establishments, including pick-up stations, package plants, and
7 coin-operated facilities, limited to establishments with less than 4,000 square feet of
8 floor area” as a use allowed in Small Business Districts; modifying minimum lot size
9 requirements in Small Business Districts; and generally relating to subdivision and
10 development and zoning.

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12 BY repealing and reenacting, with amendments: §§ 17-7-1101; 18-3-309(a); 18-9-402; and
13 18-9-403

14 Anne Arundel County Code (2005, as amended) (as amended by Bill No. 92-23)

15
16 BY renumbering: § 18-3-312 to be § 18-3-313

17 Anne Arundel County Code (2005, as amended) (as amended by Bill No. 92-23)

18
19 BY adding: § 18-3-312

20 Anne Arundel County Code (2005, as amended)

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22 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
23 That § 18-3-312 of the Anne Arundel County Code (2005, as amended) (and as amended

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

by Bill No. 92-23) is hereby renumbered to be § 18-3-313.

SECTION 2. *And be it further enacted*, That Section(s) of the Anne Arundel County Code (2005, as amended) (and as amended by Bill No. 92-23) read as follows:

ARTICLE 17. SUBDIVISION AND DEVELOPMENT

TITLE 7. DEVELOPMENT REQUIREMENTS FOR PARTICULAR TYPES OF DEVELOPMENT

17-7-1101. Architectural features.

[[Facades, side and rear exterior walls, and exterior]] EXCEPT FOR RELIGIOUS FACILITIES, EXTERIOR architectural features for development in a small business district [[located on a minor arterial road or a road of a lower classification]] shall be GENERALLY compatible with THE STYLE OF ARCHITECTURAL FEATURES OF residential structures in the neighborhood IN WHICH THE DEVELOPMENT IS LOCATED OR IN THE NEIGHBORHOODS CLOSEST TO THE DEVELOPMENT, and SHALL have a [[residential]] SIMILAR appearance TO DEVELOPMENT IN THOSE NEIGHBORHOODS, AND MAY INCLUDE ARCHITECTURAL FEATURES TYPICAL OF RESIDENTIAL DEVELOPMENT, such as peaked roofs, cornices and eaves, chimneys, door and window openings and projections, porches, dormers, and awnings.

ARTICLE 18. ZONING

TITLE 3. PARKING, OUTDOOR LIGHTING, AND SIGNAGE

18-3-309. Signs in commercial and industrial districts for uses other than dwellings and business complexes.

(a) **Scope.** This section applies to signs in commercial[[,]] AND industrial[[, and Small Business]] districts for uses other than dwelling and business complexes.

18-3-312. Signs in Small Business Districts.

(A) **Freestanding signs.** AN ESTABLISHMENT OR USE IN A SMALL BUSINESS DISTRICT MAY HAVE ONE FREESTANDING SIGN THAT DOES NOT EXCEED 10 SQUARE FEET ON A MINOR ~~OR~~ ARTERIAL ROAD OR ROAD OF LOWER CLASSIFICATION, OR AN AREA OF 30 SQUARE FEET ON A PRINCIPAL ARTERIAL ROAD OR A ROAD OF HIGHER CLASSIFICATION. THE HEIGHT OF A FREESTANDING SIGN MAY NOT EXCEED SIX FEET ON A MINOR ARTERIAL ROAD OR A ROAD OF LOWER CLASSIFICATION, OR A HEIGHT OF 10 FEET ON A PRINCIPAL ARTERIAL ROAD OR A ROAD OF HIGHER CLASSIFICATION.

(B) **Identification signs.** AN ESTABLISHMENT OR USE IN A SMALL BUSINESS DISTRICT MAY HAVE AN IDENTIFICATION SIGN ON ONE FACADE, SO LONG AS THE AREA OF THE SIGN DOES NOT EXCEED 10% OF THE AREA OF THE FACADE.

(C) **Directional signs.** AN ESTABLISHMENT OR USE IN A SMALL BUSINESS DISTRICT MAY HAVE DIRECTIONAL SIGNS AS NECESSARY. EACH SIGN MAY NOT EXCEED SIX SQUARE FEET IN AREA AND FIVE FEET IN HEIGHT.

(D) **Illumination of signs.** A SIGN IN A SMALL BUSINESS DISTRICT ON A MINOR ARTERIAL ROAD OR A ROAD OF LOWER CLASSIFICATION MAY BE ILLUMINATED ONLY BY LIGHTING EXTERIOR TO THE SIGN.

(E) **Signs prohibited on accessory structures.** AN ACCESSORY STRUCTURE IN A SMALL BUSINESS DISTRICT MAY NOT HAVE A SIGN.

TITLE 9. OTHER ZONING DISTRICTS

18-9-402. Permitted, conditional, and special exception uses.

The permitted, conditional, and special exception uses allowed in the Small Business Districts are listed in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special exception use. Except as provided otherwise in this article, uses and structures customarily accessory to the listed uses also are allowed.

<u>Permitted, Conditional, and Special Exception Uses</u>	

<u>[[Dry cleaning and laundry establishments, including pick-up stations, package plants, and coin-operated facilities, limited to establishments with less than 4,000 square feet of floor area]]</u>	<u>[[P]]</u>

18-9-403. Bulk regulations.

Except as otherwise provided in this article, the following bulk regulations are applicable in a Small Business District:


Minimum lot size:	<u>[[15,000 square feet]]</u>
IF NOT SERVED BY PUBLIC SEWER	20,000 SQUARE FEET
IF SERVED BY PUBLIC SEWER	11,000 SQUARE FEET

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

AMENDMENTS ADOPTED: March 18, 2024

READ AND PASSED this 1st day of April, 2024

By Order:


 Laura Corby
 Administrative Officer

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PRESENTED to the County Executive for his approval this 3rd day of April, 2024

A handwritten signature in black ink, appearing to read "Laura Corby".

Laura Corby
Administrative Officer

APPROVED AND ENACTED this 5th day of April, 2024

A handwritten signature in blue ink, appearing to read "Steuart Pittman".

Steuart Pittman
County Executive

EFFECTIVE DATE: May 20, 2024

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
BILL NO. 14-24 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.

A handwritten signature in black ink, appearing to read "Laura Corby", with a stylized, flowing script.

Laura Corby
Administrative Officer