

# FINAL

AMENDED  
April 1 & 15, 2024  
May 1, 2024

## COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2024, Legislative Day No. 3

Bill No. 7-24

Introduced by Ms. Pickard, Chair  
(by request of the County Executive)

By the County Council, February 5, 2024

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Introduced and first read on February 5, 2024  
Public Hearing set for and held on March 4, 2024  
Public Hearing continued to and held on March 18, 2024  
Public Hearing continued to and held on April 1, 2024  
Public Hearing on AMENDED bill set for and held on April 15, 2024  
Public Hearing on AMENDED bill set for and held on May 1, 2024  
Public Hearing on AMENDED bill set for and held on May 6, 2024  
Bill Expires May 10, 2024

By Order: Laura Corby, Administrative Officer

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### A BILL ENTITLED

1 AN ORDINANCE concerning: Comprehensive Zoning – Region 2

2  
3 FOR the purpose of repealing certain comprehensive zoning maps for Region Planning  
4 Area No. 2; adopting the Anne Arundel County Digital Zoning Layer for Region  
5 Planning Area No. 2, as amended by this Ordinance, covering Annapolis Junction, Fort  
6 Meade, Hanover, Jessup, Laurel, and Maryland City; and generally relating to  
7 comprehensive zoning.  
8

9 WHEREAS, by Bill No. 11-21 the County Council adopted “Plan2040”, the  
10 County’s General Development Plan, which included land use recommendations,  
11 required to be further refined by region plans, that may be implemented through  
12 comprehensive zoning; and  
13

14 WHEREAS, Bill No. 11-21 amended, among other things, § 18-2-103 of the Anne  
15 Arundel County Code (2005, as amended), and required that the County be divided  
16 into no less than seven region areas encompassing all unincorporated areas of the  
17 County; and

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

1 WHEREAS, Bill No. 11-21 and Plan2040 created, adopted, and depicted the  
2 boundaries of nine region planning areas, including the Region 2 Planning Area;  
3 and  
4

5 WHEREAS, Bill No. 11-21 and Plan2040 provided for the creation of region plans  
6 for each region planning area and the creation of stakeholder advisory committees  
7 for each region planning area; and  
8

9 WHEREAS, § 18-2-103(e)(4), as adopted by Bill No. 11-21, requires that each  
10 region plan shall include maps depicting any changes to the land use map included  
11 in Plan2040, and a description of how the changes are consistent with the goals and  
12 policies of Plan2040; and  
13

14 WHEREAS, the Office of Planning and Zoning, after consideration of the  
15 recommendations of the Stakeholder Advisory Committee for Region Planning  
16 Area No. 2 and the Planning Advisory Board, prepared the “Anne Arundel County  
17 Region 2 Plan” dated January 26, 2024; and  
18

19 WHEREAS, contemporaneous with the introduction of this Ordinance,  
20 Bill No. 6-24 was introduced to this Council, and proposes the adoption of the  
21 “Anne Arundel County Region 2 Plan”, the region plan for Region Planning Area  
22 No. 2; and  
23

24 WHEREAS, this Bill proposes comprehensive zoning consistent with Plan2040, as  
25 amended by the “Anne Arundel County Region 2 Plan”, the region plan for Region  
26 Planning Area No. 2, as adopted by Bill No. 6-24; now, therefore  
27

28 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*  
29 That the portions of the Digital Zoning Layer dated February 22, 2011, for the Region  
30 Planning Area No. 2, adopted in whole or in part by Bill No. 12-11, as amended, are hereby  
31 repealed.  
32

33 SECTION 2. And be it further enacted, That the Anne Arundel County Digital Zoning  
34 Layer, dated January 26, 2024, for Region Planning Area No. 2 of Anne Arundel County  
35 is hereby amended as follows:  
36

37 1. In the Anne Arundel County Digital Zoning Layer, change the zoning on the property  
38 known as Parcel 49 on Tax Map 13, Tax Account Number 04-000-00315708, from C2 to  
39 MXD-E, as shown in the cross-hatched areas on Exhibit A.  
40

(Amendment No. 1)

41  
42 2. In the Anne Arundel County Digital Zoning Layer, change the zoning on a portion  
43 of the properties known as Parcels 88 and 200 on Tax Map 19, Tax Account Numbers  
44 04-000-00082000 and 04-000-00080315, from OS to C4, as shown in the cross-hatched  
45 areas on Exhibit B.  
46

(Amendment No. 2)

1       3. In the Anne Arundel County Digital Zoning Layer, change the zoning on a portion  
2 of the property known as Parcel 86, Lot 1 on Tax Map 19, Tax Account Number  
3 04-000-03593300, from OS to W1, as shown in the cross-hatched areas on Exhibit D.

4  
5 (Amendment No. 4)

6  
7       4. In the Anne Arundel County Digital Zoning Layer, change the zoning on the property  
8 known as Parcels 86, 108, 166, 383, 467, and 543 on Tax Map 14, Tax Account Number  
9 4-000-90079934, 4-000-90079935, 4-000-90079936, 4-000-90004448, 4-000-90079937,  
10 4-000-06583700, 4-000-06584900, 4-000-06583520, 4-000-03765600, 4-000-03764000,  
11 and 4-000-04546080, from R5 - Residential to R - Residential as shown in the  
12 cross-hatched areas on Exhibit E.

13 (Amendment No. 5)

14  
15       5. In the Anne Arundel County Digital Zoning Layer, change the zoning on an  
16 approximately 52-acre portion of the property known as Parcel 372 on Tax Map 29, Tax  
17 Account Number 4-000-90231589, from R1 to C2, as shown in the cross-hatched areas on  
18 Exhibit F.

19 (Amendment No. 6)

20  
21       6. In the Anne Arundel County Digital Zoning Layer, change the zoning on a portion  
22 of the properties known as part of Lots 13 and 14, Parcel 219 on Tax Map 7, Tax Account  
23 Number 4-444-02879753, from R1 to OS, as shown in the cross-hatched areas on  
24 Exhibit G.

25 (Amendment No. 7)

26  
27       7. In the Anne Arundel County Digital Zoning Layer, change the zoning on a portion  
28 of the property known as Parcel 179 on Tax Map 7, Tax Account Number 4-444-01229353,  
29 from R1 to OS, as shown in the cross-hatched areas on Exhibit H.

30  
31 (Amendment No. 8)

32  
33       8. In the Anne Arundel County Digital Zoning Layer, change the zoning on a portion  
34 of the property known as Parcel 277 on Tax Map 7, Tax Account Number  
35 04-444-06323550, from R1 to OS, as shown in the cross-hatched areas on Exhibit J.

36  
37 (Amendment No. 9)

38  
39       9. In the Anne Arundel County Digital Zoning Layer, change the zoning on the property  
40 known as part of Lots 12 and 39, Parcel 265 on Tax Map 13, Tax Account Number  
41 4-150-01487850, from C1 to SB, as shown in the cross-hatched areas on Exhibit K.

42  
43 (Amendment No. 10)

44  
45       10. In the Anne Arundel County Digital Zoning Layer, change the zoning on the  
46 property known as Parcel 68 on Tax Map 13, Tax Account Numbers 4-150-03857000 and  
47 4-150-03857250, from C1 – Local Commercial to R1 – Residential, as shown in the  
48 cross-hatched areas on Exhibit L.

49 (Amendment No. 11)

1 11. In the Anne Arundel County Digital Zoning Layer, change the zoning on the  
2 property known as Lots 6, 7, 8, 9, 11, 40, 42, 43, and 44, and part of Lots 10, 12, 39, and  
3 41, Parcel 265 on Tax Map 13, Tax Account Numbers 4-150-01320700, 4-150-04760906,  
4 4-150-02437420, 4-150-90037679, 4-150-00411600, 4-150-00539070, and  
5 4-150-02588380, from C1 – Local Commercial to SB – Small Business as shown in the  
6 cross-hatched areas on Exhibit M.

7 (Amendment No. 12)

8  
9 12. In the Anne Arundel County Digital Zoning Layer, change the zoning on the  
10 property known as Lots 1 through 13, Parcels 278 on Tax Map 13, Tax Account Numbers  
11 4-473-90010175, 4-473-90010176, 4-473-90010177, 4-473-90010178, 4-473-90010179,  
12 4-473-90010180, 4-473-90010181, 4-473-90010182, 4-473-90010183, 4-473-90010184,  
13 4-473-90010185, 4-473-90010186, and 4-473-90010187, from R5 - Residential  
14 to R1 - Residential as shown in the cross-hatched areas on Exhibit N.

15  
16 (Amendment No. 13)

17  
18 13. In the Anne Arundel County Digital Zoning Layer, change the zoning on the  
19 property known as Lots 1 through 7 and a private right-of-way, Parcel 7 on Tax Map 13,  
20 Tax Account Numbers 4-000-90095017, 4-000-90095018, 4-000-90095019, 4-000-  
21 90095020, 4-000-90095021, 4-000-90095022, 4-000-90095023, and 4-000-90095025,  
22 from R5 - Residential to R1 - Residential as shown in the cross-hatched areas on Exhibit O.

23  
24 (Amendment No. 14)

25  
26 SECTION ~~2~~ 3. *And be it further enacted*, That the Anne Arundel County Digital  
27 Zoning Layer dated January 26, 2024, for Region Planning Area No. 2 of Anne Arundel  
28 County, as amended by this Ordinance, prepared by the Office of Planning and Zoning, is  
29 hereby approved and adopted.

30  
31 SECTION ~~3~~ 4. *And be it further enacted*, That the Anne Arundel County Digital  
32 Zoning Layer dated January 26, 2024, for Region Planning Area No. 2, as amended by this  
33 Ordinance, that is described in Section ~~2~~ 3 of this Ordinance is incorporated by reference  
34 as if fully set forth and a certified copy shall be permanently kept on file in the office of  
35 the Administrative Officer to the County Council and in the Office of Planning and Zoning.

36  
37 SECTION ~~4~~ 5. *And be it further enacted*, That this Ordinance shall take effect 45 days  
38 from the date it becomes law.

ADMENDMENTS ADOPTED: April 1 and 15, 2024; May 1, 2024

READ AND PASSED this 6<sup>th</sup> day of May, 2024

By Order:



Kaley Schultze  
Administrative Officer



PRESENTED to the County Executive for his approval this 7<sup>th</sup> day of May, 2024

A handwritten signature in black ink, appearing to read 'K Schultze', with a long horizontal line extending to the right.

Kaley Schultze  
Administrative Officer

APPROVED AND ENACTED this 9th day of May, 2024

A handwritten signature in blue ink, appearing to read 'Steuart Pittman', with a long horizontal line extending to the right.

Steuart Pittman  
County Executive

EFFECTIVE DATE: June 23, 2024

Bill No. 7-24

Page No. 6

**I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF  
BILL NO. 7-24 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES  
OF THE COUNTY COUNCIL.**

A handwritten signature in black ink, appearing to read 'K Schultze', with a long horizontal line extending to the right.

**Kaley Schultze  
Administrative Officer**

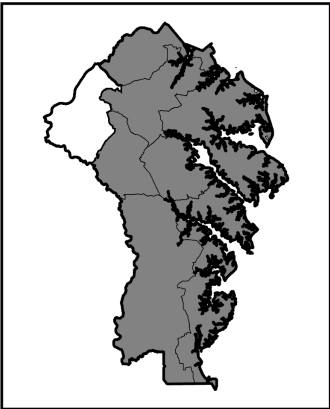
**Bill No. 7-24**

Amendment No. 1


**Exhibit A**

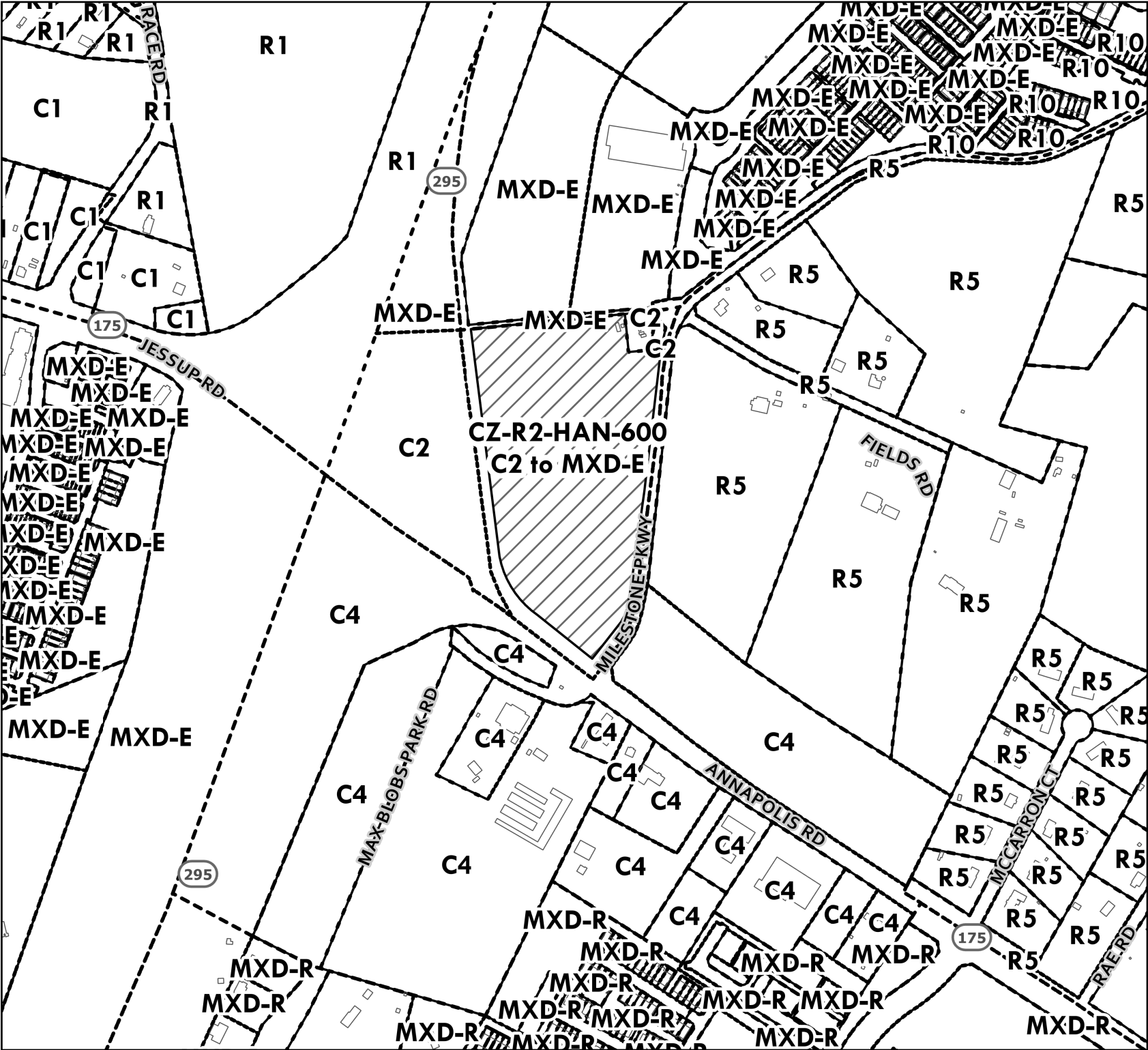
*Region 2  
Comprehensive Zoning*

**CZ-R2-HAN-600  
C2 TO MXD-E**



**Legend**

-  **Change Area**
-  **Proposed Zoning**
-  **Buildings**
-  **Parcels**



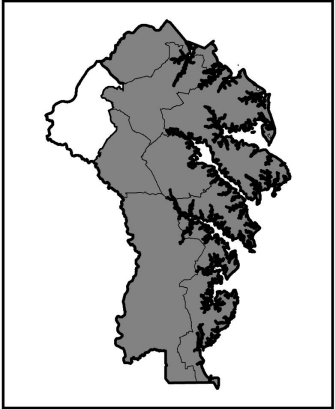
**Bill No. 7-24**





Amendment No. 2

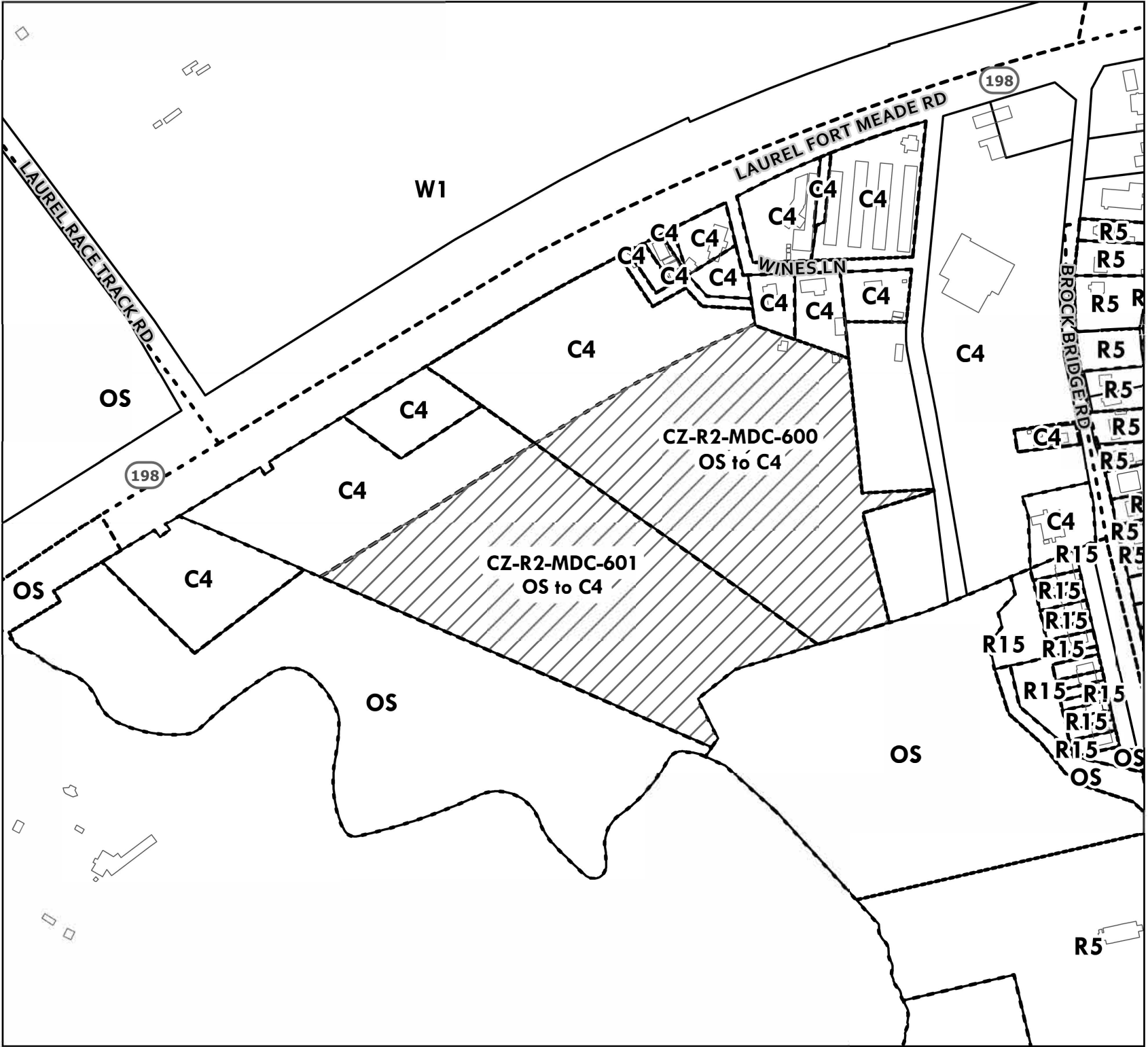
**Exhibit B**

Region 2  
Comprehensive Zoning

CZ-R2-MDC-600  
CZ-R2-MDC-601  
OS TO C4



- Legend**
-  Change Area
  -  Proposed Zoning
  -  Buildings
  -  Parcels



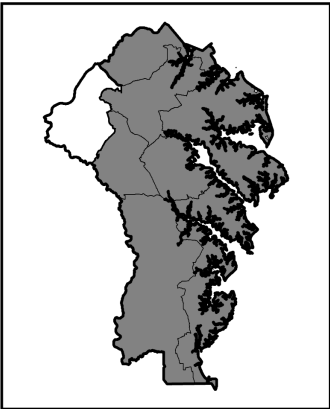
**Bill No. 7-24**

**Amendment No. 4**



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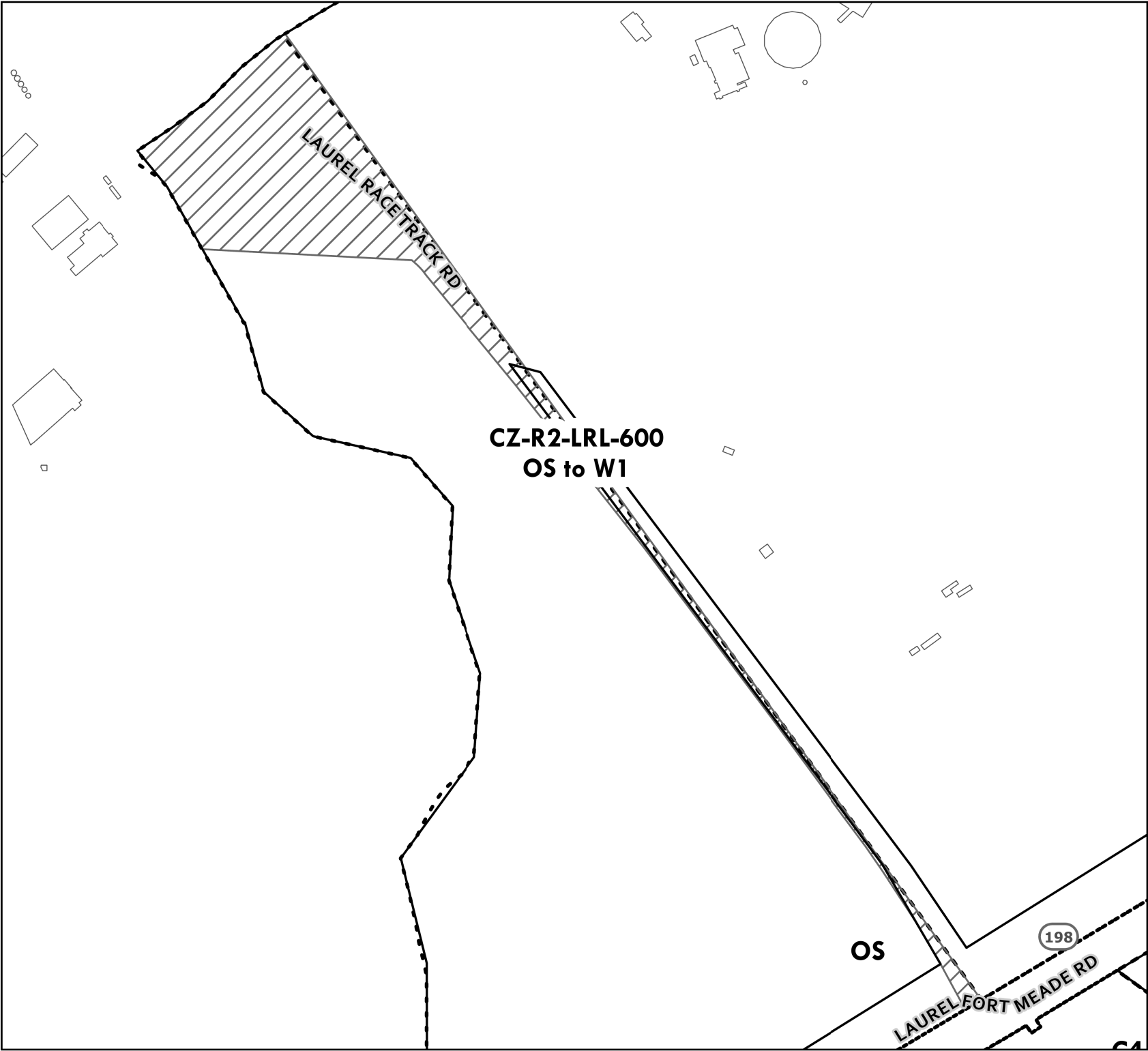
*Region 2  
Comprehensive Zoning*

**CZ-R2-LRL-600  
OS TO W1**



**Legend**

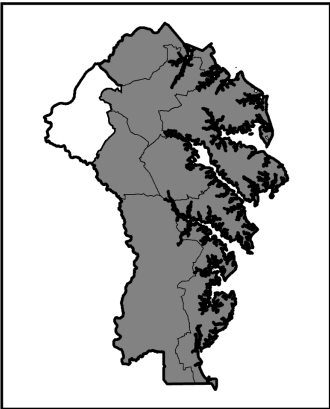
-  **Change Area**
-  **Proposed Zoning**
-  **Buildings**
-  **Parcels**







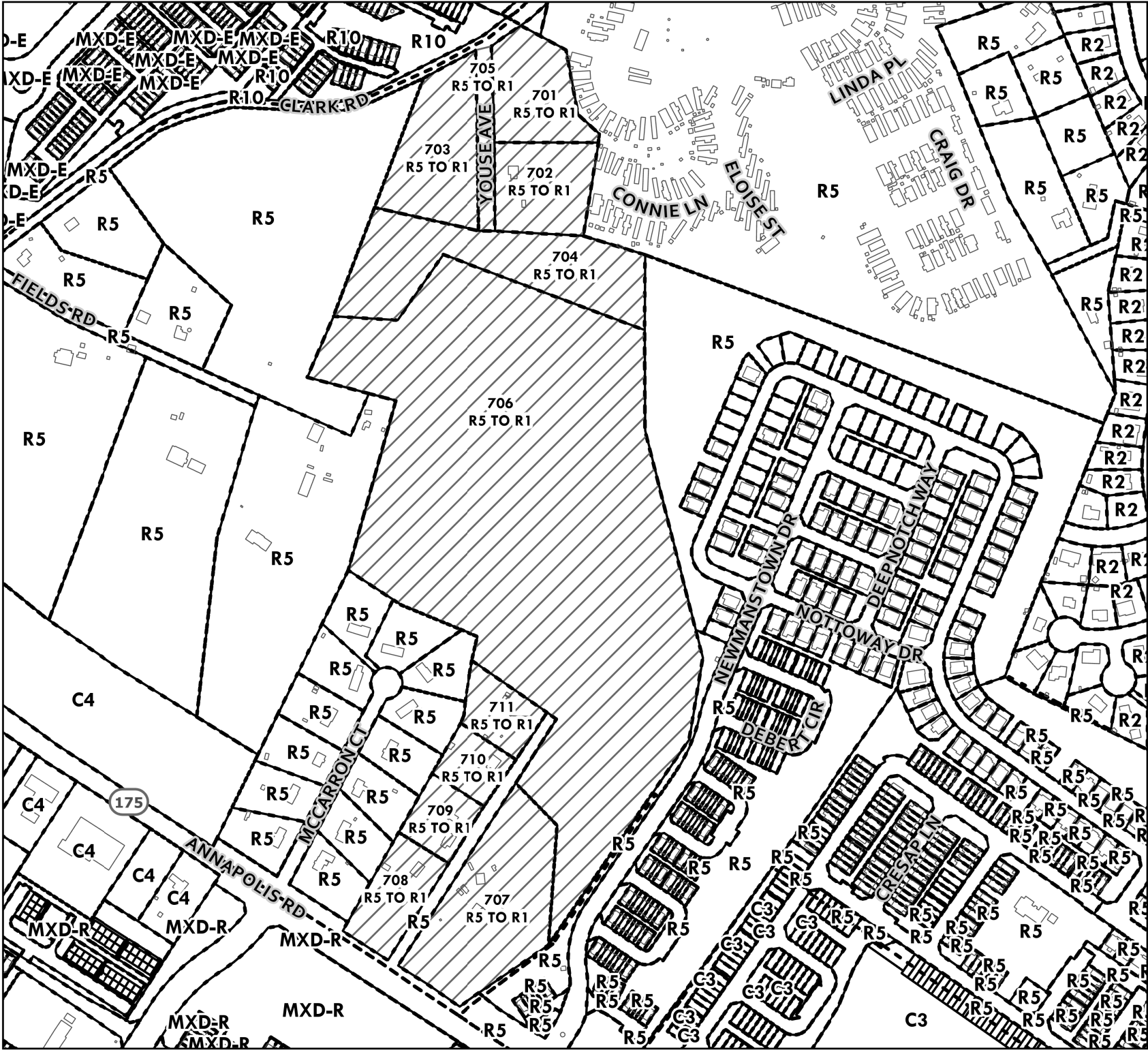


**Bill No. 7-24**

**Amendment No. 5**  
**Exhibit E**  
**Region 2**  
**Comprehensive Zoning**  
**CZ-R2-HAN-701**  
**THROUGH**  
**CZ-R2-HAN-711**  
**R5 TO R1**



- Legend**
-  **Change Area**
  -  **Proposed Zoning**
  -  **Buildings**
  -  **Parcels**



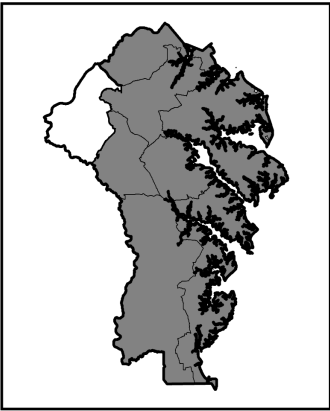
**Bill No. 7-24**

**Amendment No. 6**

**Exhibit F**

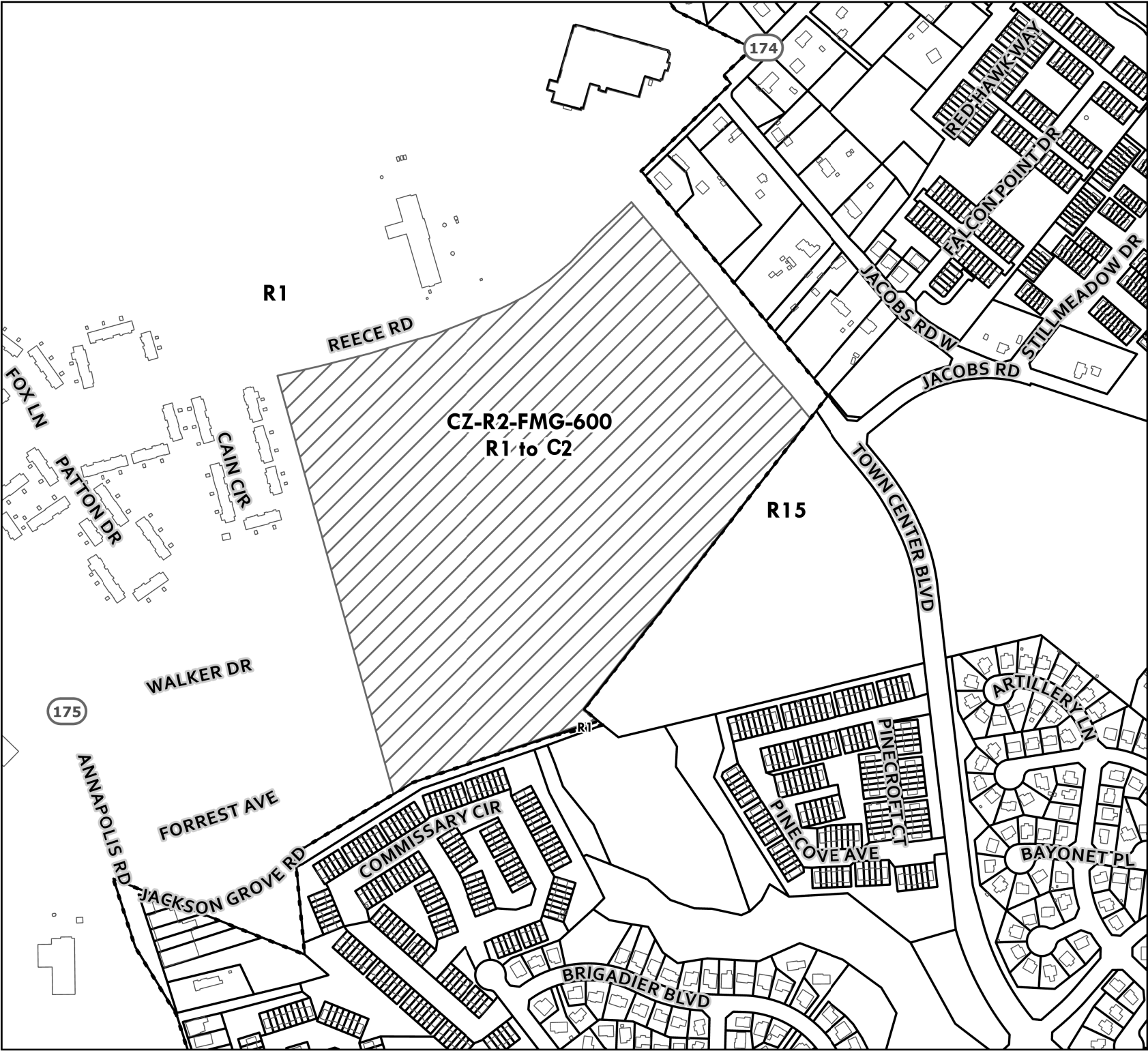
*Region 2  
Comprehensive Zoning*

**CZ-R2-FMG-600  
R1 TO C2**



**Legend**

-  **Change Area**
-  **Proposed Zoning**
-  **Buildings**
-  **Parcels**



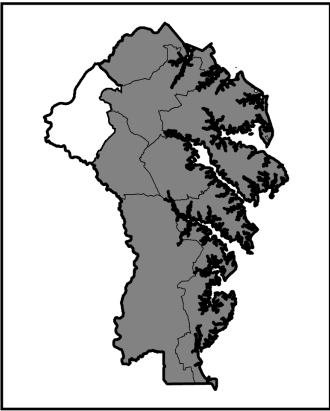
**Bill No. 7-24**

**Amendment No. 7**

**Exhibit G**

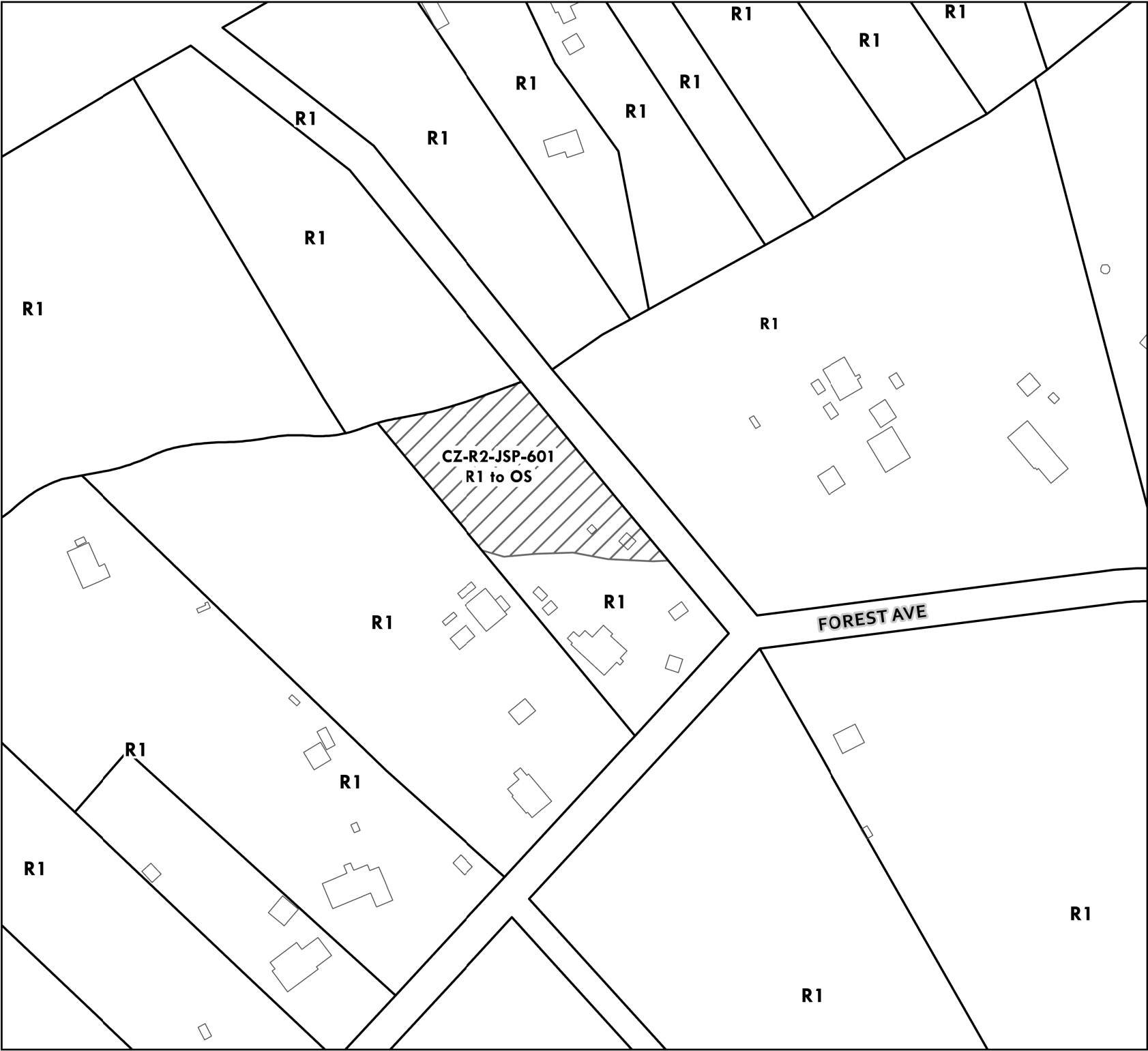
*Region 2  
Comprehensive Zoning*

**CZ-R2-JSP-601  
R1 TO OS**



**Legend**

-  **Change Area**
-  **Buildings**
-  **Parcels**





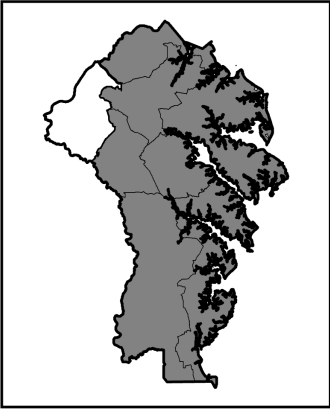
**Bill No. 7-24**

**Amendment No. 8**

**Exhibit H**

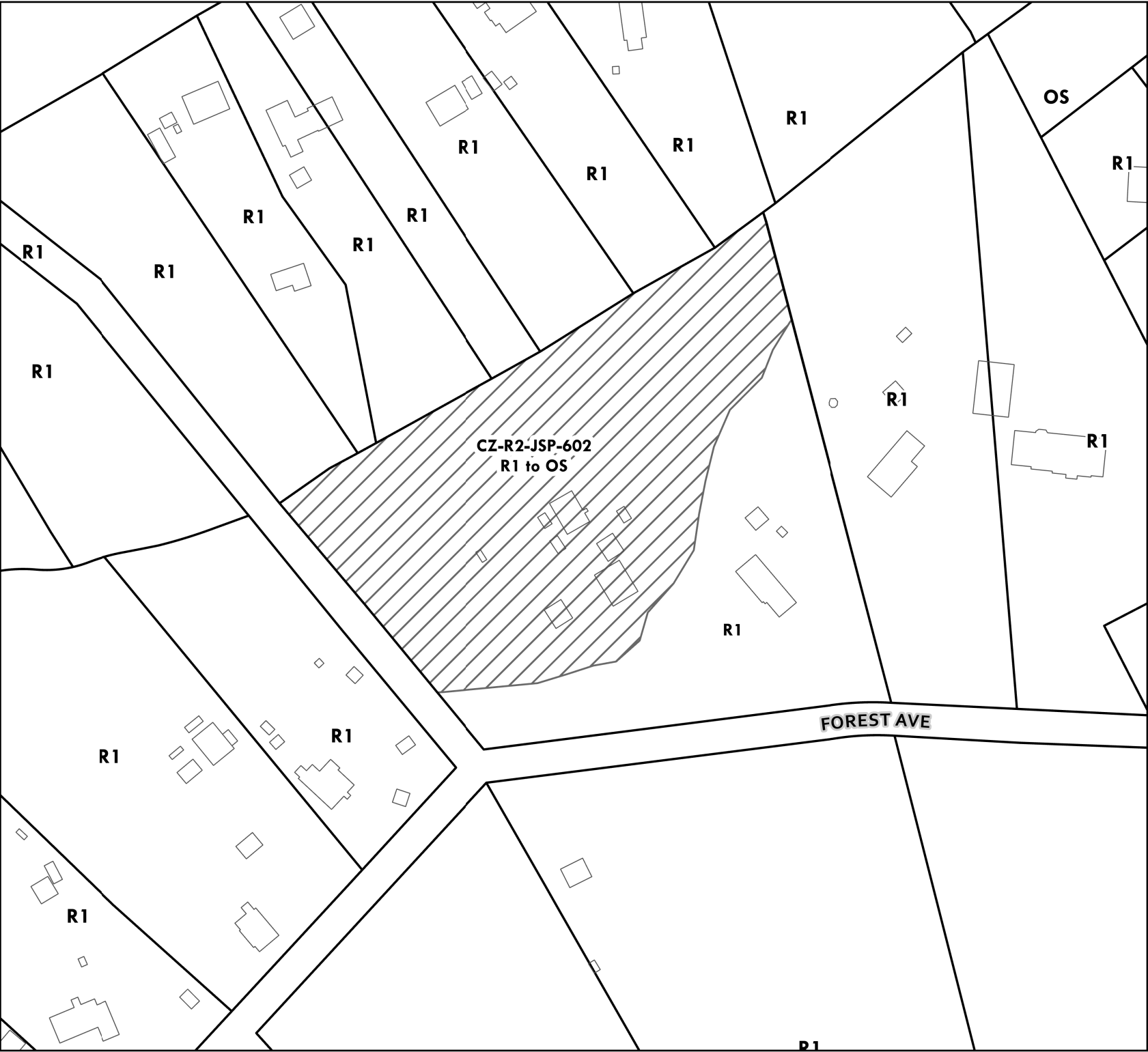
*Region 2  
Comprehensive Zoning*

**CZ-R2-JSP-602  
R1 TO OS**



**Legend**

-  **Change Area**
-  **Buildings**
-  **Parcels**



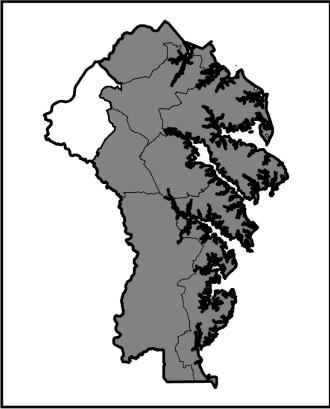
**Bill No. 7-24**

**Amendment No. 10**

**Exhibit J**

*Region 2  
Comprehensive Zoning*

*CZ-R2-JSP-606  
R1 TO OS*



**Legend**

-  **Change Area**
-  **Buildings**
-  **Parcels**



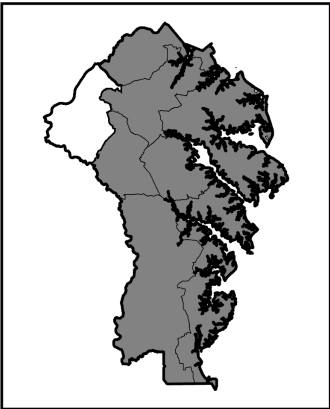
**Bill No. 7-24**





**Amendment No. 10**

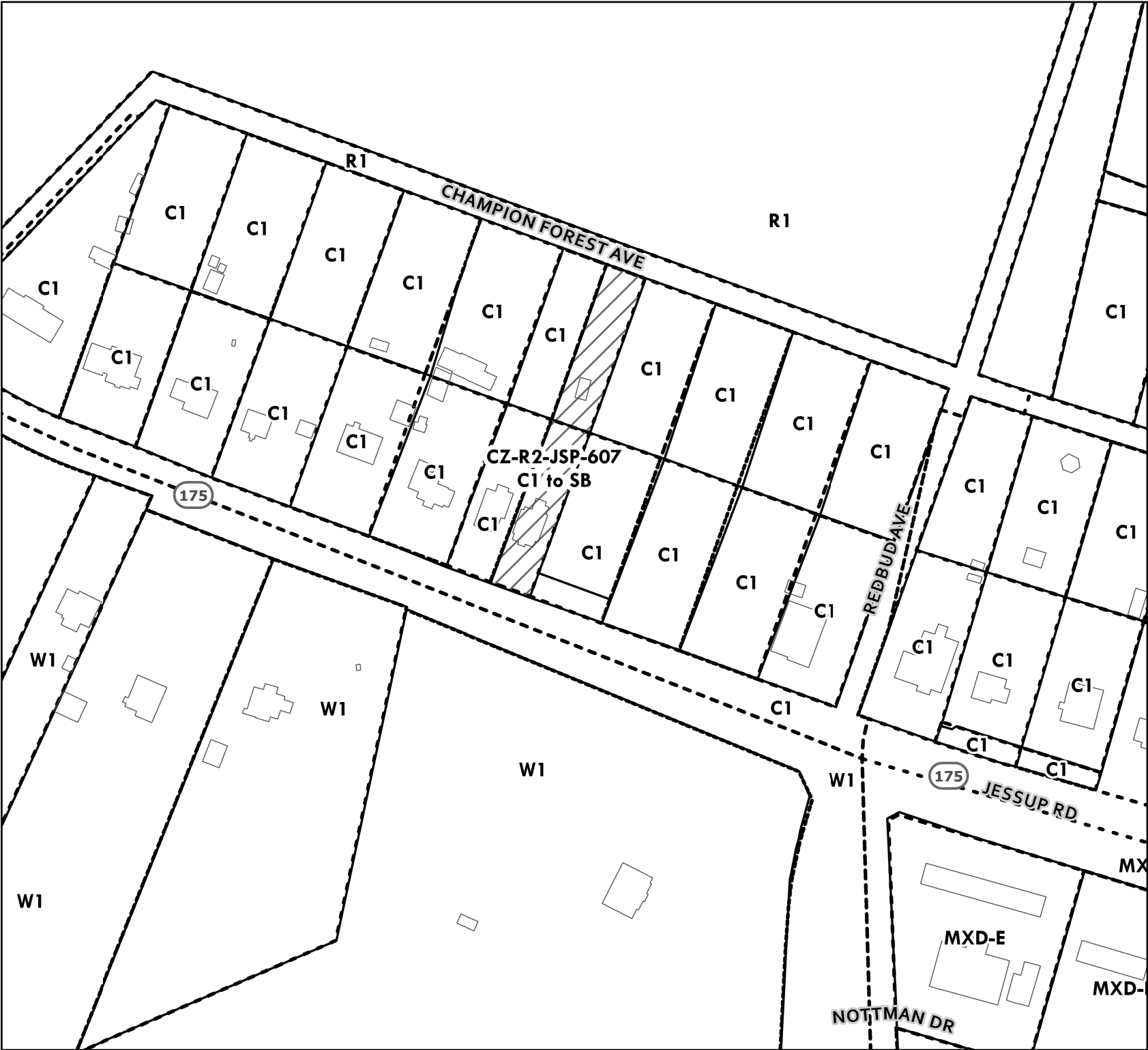
**Exhibit K**

*Region 2  
Comprehensive Zoning*

*CZ-R2-JSP-607  
C1 TO SB*



- Legend**
-  **Change Area**
  -  **Proposed Zoning**
  -  **Buildings**
  -  **Parcels**



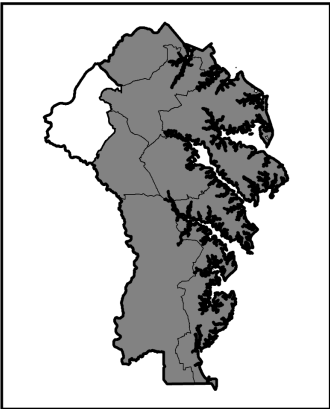
**Bill No. 7-24**





**Amendment No. 11**

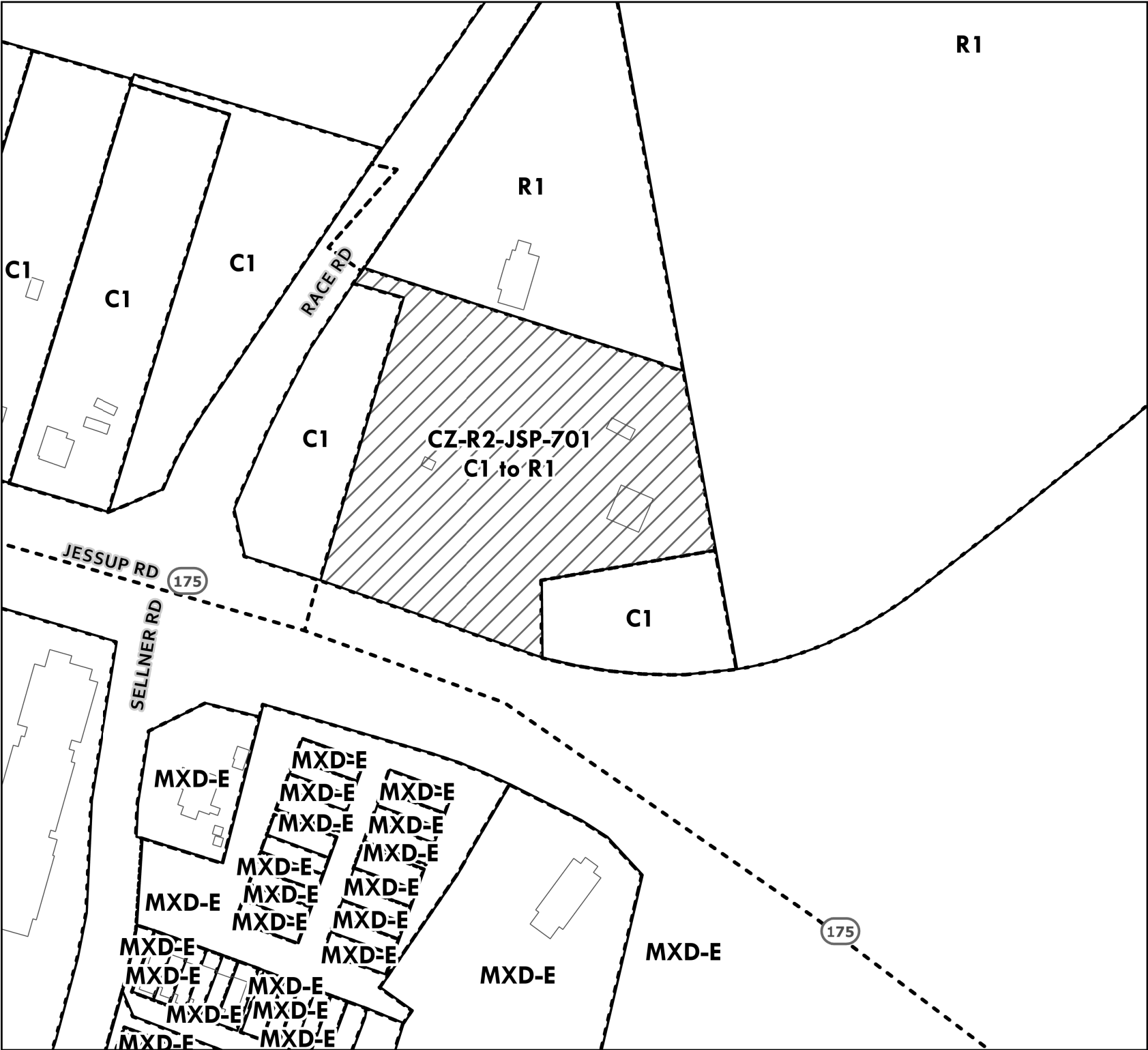
**Exhibit L**

*Region 2  
Comprehensive Zoning*

**CZ-R2-JSP-701  
C1 TO R1**



- Legend**
-  **Change Area**
  -  **Proposed Zoning**
  -  **Buildings**
  -  **Parcels**



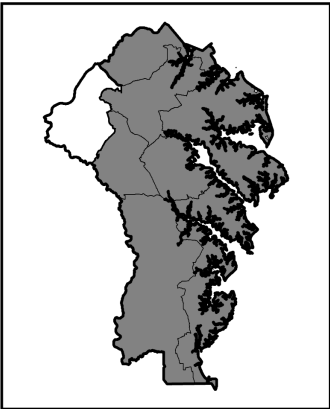
**Bill No. 7-24**





**Amendment No. 12**

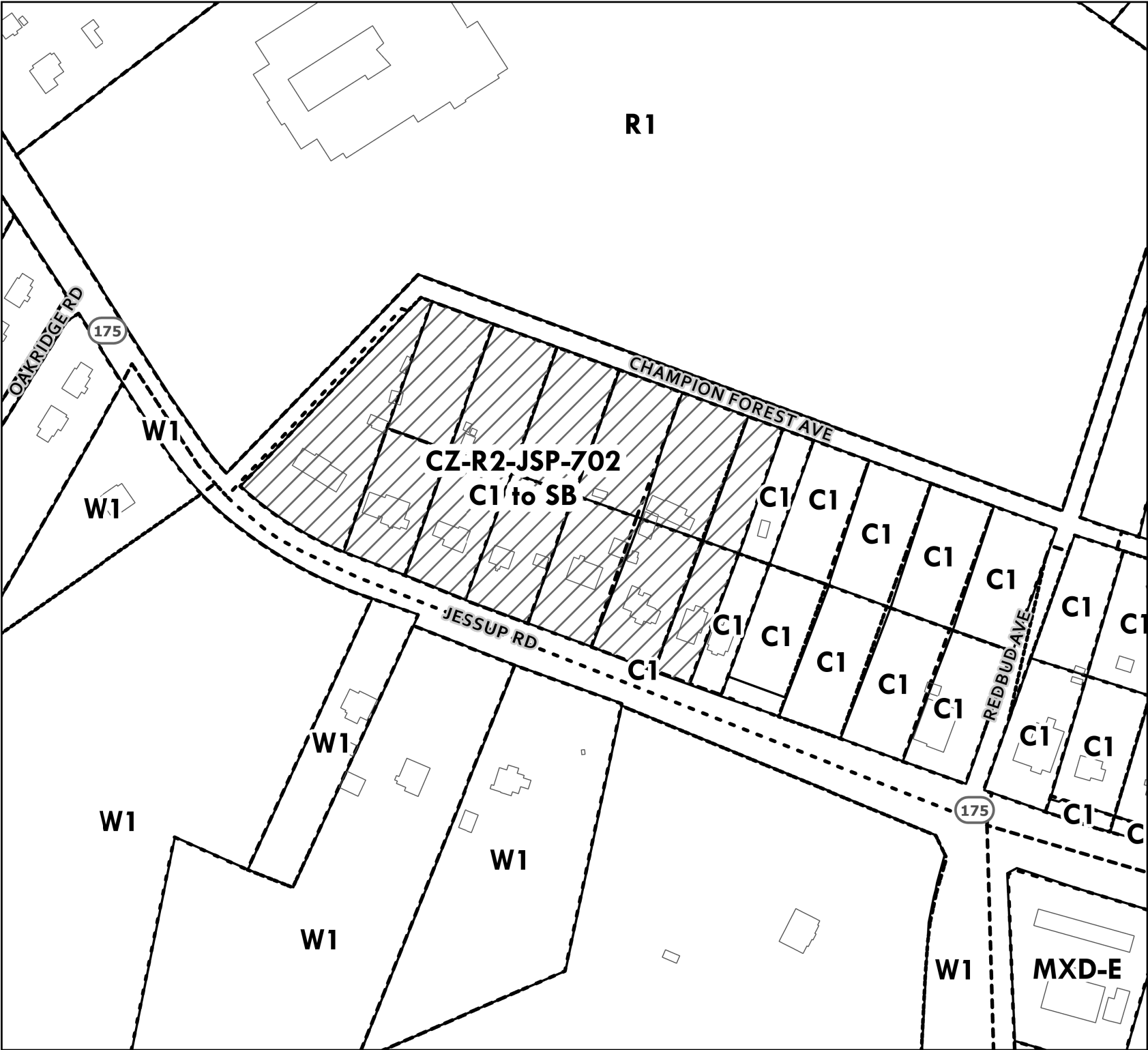
**Exhibit M**

*Region 2  
Comprehensive Zoning*

**CZ-R2-JSP-702  
C1 TO SB**



- Legend**
-  **Change Area**
  -  **Proposed Zoning**
  -  **Buildings**
  -  **Parcels**





**Bill No. 7-24**

**Amendment No. 13**

**Exhibit N**  
**Region 2**

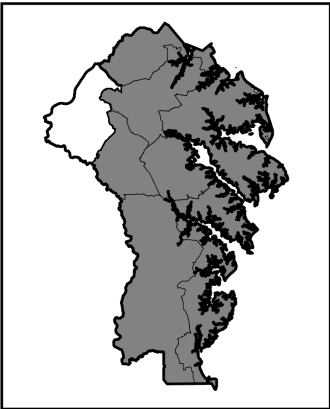
**Comprehensive Zoning**

**CZ-R2-HAN-712**

**THROUGH**

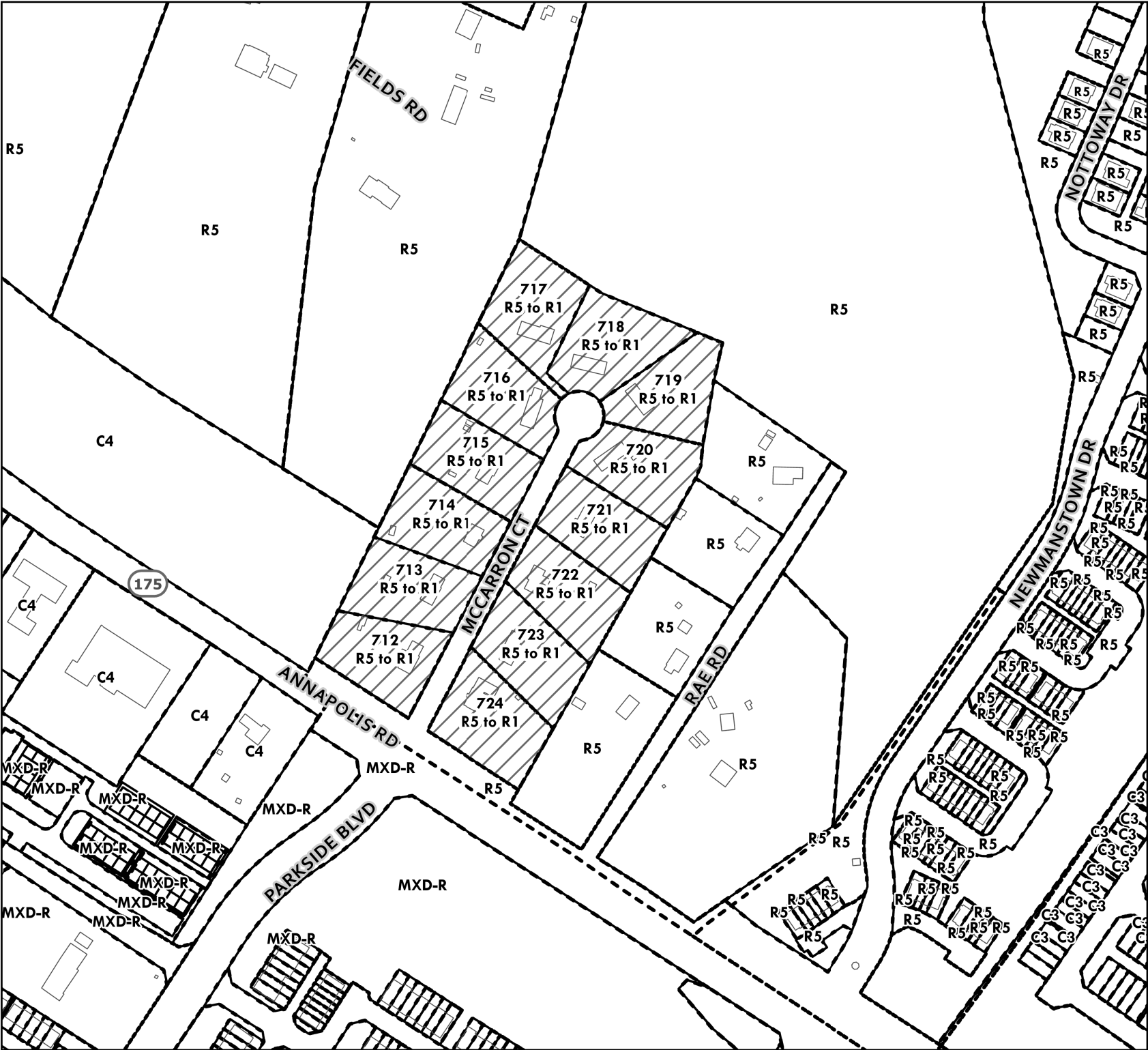
**CZ-R2-HAN-724**

**R5 TO R1**



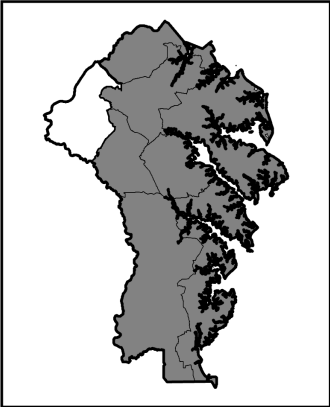
**Legend**





-  **Change Area**
-  **Proposed Zoning**
-  **Buildings**
-  **Parcels**



**Bill No. 7-24**

**Amendment No. 14**  
**Exhibit O**  
**Region 2**  
**Comprehensive Zoning**  
**CZ-R2-HAN-725**  
**AND**  
**CZ-R2-HAN-726**  
**R5 TO R1**



- Legend**
-  **Change Area**
  -  **Proposed Zoning**
  -  **Buildings**
  -  **Parcels**

