

## COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2024, Legislative Day No. 22

Bill No. 97-24

Introduced by Mr. Volke

By the County Council, December 2, 2024

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Introduced and first read on December 2, 2024  
Public Hearing set for and cancelled on January 6, 2025  
Public Hearing on AMENDED bill set for and held on January 21, 2025  
Public Hearing on AMENDED bill set for and held on February 3, 2025  
Public Hearing on AMENDED bill set for and held on February 18, 2025  
Bill Expires on March 7, 2025

By Order: Kaley Schultze, Administrative Officer

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### A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Requirements for Conditional Uses – School Bus  
2 Facilities

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4 FOR the purpose of allowing school bus facilities in C1 AND C2 zoning districts as a  
5 conditional use; providing distance requirements for certain inside and outside repairs  
6 in C1 and C2 zoning districts; requiring vehicular access for school bus facilities by  
7 certain roads in C1, C2, and C3 zoning districts; requiring a minimum lot size for school  
8 bus facilities in C1 zoning districts; and generally relating to zoning.

9  
10 BY repealing and reenacting, with amendments: §§ 18-5-102 and 18-10-156 (7), (8), and  
11 (10)  
12 Anne Arundel County Code (2005, as amended)

13  
14 BY adding: § 18-10-156(11) and (12)  
15 Anne Arundel County Code (2005, as amended)

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17 SECTION 1. *Be it enacted the County Council of Anne Arundel County, Maryland,*  
18 That Section(s) of the Anne Arundel County Code (2005, as amended) read as follows:

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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.

## ARTICLE 18. ZONING

### TITLE 5. COMMERCIAL DISTRICTS

#### **18-5-102. Permitted, conditional, special exception, and business complex auxiliary uses.**

The permitted, conditional, and special exception uses allowed in each of the commercial districts, and uses auxiliary to a business complex, are listed in the chart in this section using the following key: P=permitted use; C = conditional use; SE = special exception use; and A = auxiliary to a business complex use. A blank means that the use is not allowed in the district. Except as provided otherwise in this article, uses and structures customarily accessory to permitted, conditional, and special exception uses also are allowed.

<b>Permitted, conditional, special exception, and business complex auxiliary uses</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>C4</b>
***				
School bus facilities	C	<u>C</u>	C	P
***				

### TITLE 10. REQUIREMENTS FOR CONDITIONAL USES

#### **18-10-156. School Bus Facilities.**

A school bus facility shall comply with all of the following requirements.

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(7) Minor repairs to vehicles or equipment are allowed indoors or outdoors. ANY OUTSIDE REPAIRS PERFORMED IN THE C1 OR C2 ZONING DISTRICTS SHALL BE NO LESS THAN 200 FEET FROM ALL EXISTING, OCCUPIED RESIDENTIAL STRUCTURES.

(8) Body work, engine rebuilding, engine reconditioning, painting, and similar activities are allowed indoors only. STRUCTURES WHERE THESE ACTIVITIES ARE PERFORMED IN THE C1 OR C2 ZONING DISTRICTS SHALL BE LOCATED NO LESS THAN 100 FEET FROM ALL RESIDENTIALLY ZONED PROPERTIES.

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(10) Vehicular access IN C3 ZONING DISTRICTS shall be from an arterial road or from a local or higher classification road that directly accesses an arterial road.

(11) IN C1 AND C2 ZONING DISTRICTS, THE FACILITY SHALL BE LOCATED ON A LOT OR CONTIGUOUS LOTS THAT TOTAL AT LEAST FIVE (5) ACRES AND SHALL ADJOIN AN ARTERIAL ROAD.

(12) VEHICULAR ACCESS IN C1 AND C2 ZONING DISTRICTS SHALL BE BY DIRECT CONNECTION TO AN ARTERIAL ROAD.

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

AMENDMENTS ADOPTED: January 21, 2025 and February 3, 2025

READ AND PASSED this 18<sup>th</sup> day of February, 2025

By Order:



Kaley Schultze  
Administrative Officer

PRESENTED to the County Executive for his approval this 20<sup>th</sup> day of February, 2025



Kaley Schultze  
Administrative Officer

APPROVED AND ENACTED this 28th day of February, 2025



Steuart Pittman  
County Executive

EFFECTIVE DATE: April 14, 2025

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**I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF  
BILL NO. 97-24 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES  
OF THE COUNTY COUNCIL.**

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

**Kaley Schultze  
Administrative Officer**