

FINAL

AMENDED
February 3 & 18, 2025
March 3 & 17, 2025
April 7, 2025

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 1

Bill No. 2-25

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

By the County Council, January 14, 2025

Introduced and first read on January 14, 2025
Public Hearing set for and held on February 3, 2025
Public Hearing on AMENDED bill set for and held on February 18, 2025
Public Hearing on AMENDED bill set for and held on March 3, 2025
Public Hearing on AMENDED bill set for and held on March 17, 2025
Public Hearing on AMENDED bill set for and held on April 7, 2025
Bill Expires April 19, 2025

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Subdivision and Development – Zoning – Development
2 Requirements for Particular Types of Development – Redevelopment
3
4 FOR the purpose of adding development requirements for redevelopment; establishing the
5 applicability of new development requirements for redevelopment under certain
6 circumstances to specified policy areas; defining certain terms; setting forth
7 requirements for a concept plan, an application, community meetings, and notice of
8 community meetings for redevelopment; providing that certain applications for
9 development may proceed to final plan or site development plan; providing for certain
10 modifications and exemptions from modifications for redevelopment under certain
11 circumstances; specifying open space, landscape, and natural feature requirements for
12 redevelopment; requiring redevelopment in critical areas to comply with applicable
13 laws; establishing requirements for redevelopment to pass adequate public facilities
14 testing; adding a reporting requirement for redevelopment applications; reducing
15 certain fees for redevelopment; adding multifamily dwellings as a conditional use and
16 providing for the conditions in the C4 district; adding townhouse dwellings in a

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.

1 redevelopment project as a conditional use in commercial districts and providing for
2 the conditions; modifying conditional use requirements for multifamily dwellings and
3 for townhouse and stacked townhouse dwellings for redevelopment in commercial
4 districts; and generally relating to subdivision and development, and zoning.

5
6 BY renumbering: § 18-10-127(2) through (6), respectively to be § 18-10-127(3) through
7 (7), respectively
8 Anne Arundel County Code (2005, as amended)

9
10 BY adding: §§ 17-7-301(c); 17-7-1201 through ~~17-7-1208~~ ~~17-7-1209~~ 17-7-1208 to be
11 under the new subtitle “Subtitle 12. Redevelopment”; ~~and~~ 17-11-102(c); ~~and~~ ~~18-10-~~
12 ~~127(7)-~~18-10-127(2)
13 Anne Arundel County Code (2005, as amended)

14
15 BY repealing and reenacting, with amendments: §§ 18-5-102; 18-10-124(1); 18-10-126(1);
16 and 18-10-127(1)
17 Anne Arundel County Code (2005, as amended)

18
19 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
20 *That § 18-10-127 (2) through (6), respectively, of the Anne Arundel County Code (2005,*
21 *as amended) is hereby renumbered to be § 18-10-127 (3) through (7), respectively.*

22
23 SECTION 2. *And be it further enacted,* That Section(s) of the Anne Arundel County
24 Code (2005, as amended) read as follows:

25
26 **ARTICLE 17. SUBDIVISION AND DEVELOPMENT**

27
28 **TITLE 7. DEVELOPMENT REQUIREMENTS FOR PARTICULAR TYPES OF**
29 **DEVELOPMENT**

30
31 **17-7-301. Applicability; conflict with other laws.**

32
33 (C) **Option.** A DEVELOPER PROCEEDING UNDER THIS SUBTITLE MAY UTILIZE THE
34 PROVISIONS OF ~~SUBTITLE 12 § 17-7-1205~~ IN ADDITION TO ~~OR IN LIEU OF~~ THE PROVISIONS OF
35 THIS SUBTITLE AND SUBTITLE 6 OF TITLE 14 OF ARTICLE 18 OF THIS CODE IF THE EXISTING
36 IMPERVIOUS AREA OF THE REDEVELOPMENT SITE EXCEEDS 40% OF THE TOTAL AREA OF
37 THE SITE.

38
39 **SUBTITLE 12. REDEVELOPMENT**

40
41 **17-7-1201. Definitions.**

42
43 IN THIS SUBTITLE, THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

44
45 (1) “REDEVELOPMENT” MEANS:

46
47 (I) SUBSTANTIAL IMPROVEMENT OF AN EXISTING STRUCTURE; OR

48
49 (II) NEW CONSTRUCTION ON A LOT, OR ON CONTIGUOUS LOTS WHEN ONE OR
50 MORE OF THE LOTS:

1 1. HAS OR HAD PRE-EXISTING STRUCTURES, USES, OR PAVED PARKING; AND

2
3 2. A. THE EXISTING IMPERVIOUS AREA OF THE SITE EXCEEDS 40% OF THE
4 TOTAL AREA OF THE SITE;

5
6 B. THE SITE IS SUBJECT TO A RECLAMATION PLAN UNDER STATE OR
7 FEDERAL REQUIREMENTS; OR

8
9 C. THE SITE IS SUBJECT TO ENVIRONMENTAL REMEDIATION UNDER
10 STATE OR FEDERAL REQUIREMENTS.

11
12 (2) (I) ~~“SUBSTANTIAL IMPROVEMENT” MEANS ANY RECONSTRUCTION,~~
13 ~~REHABILITATION, ADDITION, OR OTHER IMPROVEMENT TO A STRUCTURE, THE COST OF~~
14 ~~WHICH EQUALS OR EXCEEDS 50% OF THE STATE’S ASSESSED VALUE OF THE STRUCTURE~~
15 ~~BEFORE COMMENCEMENT OF THE RECONSTRUCTION, REHABILITATION, ADDITION, OR~~
16 ~~OTHER IMPROVEMENT OR, IF THE STRUCTURE HAS BEEN DAMAGED AND IS BEING~~
17 ~~RESTORED, BEFORE THE DAMAGE OCCURRED. HAS THE MEANING STATED IN § 16-1-101(93)~~
18 ~~OF THIS CODE.~~

19
20 (II) “SUBSTANTIAL IMPROVEMENT” DOES NOT MEAN REPAIRS NEEDED TO
21 CORRECT VIOLATIONS OF STATE OR COUNTY HEALTH, SAFETY, OR SANITARY CODES.

22
23 (3) “TOTAL AREA OF THE SITE” AS USED IN SUBSECTION (1) MEANS THE AREA OF
24 THE SITE LESS ANY AREA SUBJECT TO PRESERVATION OR CONSERVATION EASEMENT,
25 AND LESS THE AREA OF NATURAL FEATURES AND THEIR ASSOCIATED BUFFERS.

26
27 ~~17-7-1202. Applicability.~~

28
29 ~~(A) Generally. EXCEPT AS OTHERWISE PROVIDED IN SUBSECTION (B), THIS SUBTITLE~~
30 ~~APPLIES TO REDEVELOPMENT LOCATED IN A CRITICAL ECONOMIC POLICY AREA, A~~
31 ~~CRITICAL CORRIDOR POLICY AREA, A TOWN CENTER POLICY AREA, OR A TRANSIT-~~
32 ~~ORIENTED OVERLAY POLICY AREA, A MIXED USE OVERLAY POLICY AREA, OR A CORRIDOR~~
33 ~~REVITALIZATION AND REDEVELOPMENT OVERLAY POLICY AREA, ALL AS DESIGNATED IN~~
34 ~~THE GENERAL DEVELOPMENT PLAN, OR IN A COMMERCIAL REVITALIZATION AREA IF THE~~
35 ~~DEVELOPER ELECTS TO DEVELOP UNDER THIS SUBTITLE. FOR DEVELOPMENT~~
36 ~~PROCEEDING UNDER THIS SUBTITLE, THE PROVISIONS OF THIS SUBTITLE SHALL~~
37 ~~SUPERSEDE ANY REQUIREMENTS FOR REDEVELOPMENT IN THIS ARTICLE, EXCEPT TITLE~~
38 ~~8, OR ARTICLE 18 OF THIS CODE, EXCEPT TITLE 13 AND SUBTITLE 6 OF TITLE 14.~~

39
40 ~~(B) Exception. THIS SUBTITLE DOES NOT APPLY TO PROPERTIES LOCATED IN:~~

41
42 ~~(1) A CRITICAL CORRIDOR POLICY AREA, IF A PORTION OF THE CRITICAL~~
43 ~~CORRIDOR POLICY AREA IS DESIGNATED AS MIXED USE PLANNED LAND USE AND THE~~
44 ~~AREA IS RECOMMENDED FOR A SECTOR PLAN OR STUDY IN A REGION PLAN ADOPTED~~
45 ~~BETWEEN MAY 6, 2024, AND DECEMBER 31, 2024;~~

46
47 ~~(2) IN REGION PLANNING AREAS 8 AND 9 OF THE COUNTY’S PLAN2040 GENERAL~~
48 ~~DEVELOPMENT PLAN; AND~~

49
50 ~~(3) A CRITICAL CORRIDOR POLICY AREA, THAT AS OF JANUARY 1, 2025, ARE~~
51 ~~LOCATED IN REGION PLANNING AREA NUMBER 5 AND COUNCILMANIC DISTRICT~~
52 ~~NUMBER 7.~~

53
54 ~~17-7-1203. 17-7-1202. Notice; application; meetings.~~

55
56 (A) **Concept plan; pre-application meeting.** PRIOR TO SUBMITTING AN APPLICATION
57 FOR REDEVELOPMENT, THE APPLICANT SHALL PROVIDE A CONCEPT PLAN THAT MEETS

1 THE REQUIREMENTS OF THE REDEVELOPMENT CONCEPT PLAN CHECKLIST PROVIDED BY
2 THE OFFICE OF PLANNING AND ZONING AND SHALL SCHEDULE AND ATTEND A PRE-
3 APPLICATION MEETING WITH THE OFFICE OF PLANNING AND ZONING AND THE
4 DEPARTMENT OF INSPECTIONS AND PERMITS TO REVIEW AND OBTAIN FEEDBACK ON
5 CONSERVATION STRATEGIES AND THE LOCATION AND FUNCTION OF STORMWATER
6 MANAGEMENT PRACTICES.

7
8 **(B) Application.** AN APPLICATION FOR REDEVELOPMENT MUST ~~ADDRESS~~ RESPOND TO
9 THE FEEDBACK PROVIDED AT THE PRE-APPLICATION MEETING, AND MUST SATISFY THE
10 REDEVELOPMENT APPLICATION CHECKLIST PROVIDED BY THE OFFICE OF PLANNING AND
11 ZONING.

12
13 **(C) Community meeting.**

14
15 (1) IF A COMMUNITY MEETING WOULD BE REQUIRED UNDER § 17-2-107, THEN~~;~~

16
17 (1) IN THE SIX-MONTH PERIOD BEFORE THE SUBMISSION OF A CONCEPT PLAN
18 PURSUANT TO SUBSECTION (A) FOR REDEVELOPMENT UNDER THIS SUBTITLE, THE
19 DEVELOPER SHALL HOLD A COMMUNITY MEETING FOR THE PURPOSE OF PRESENTING
20 INFORMATION REGARDING THE PROPOSED REDEVELOPMENT AND ALLOWING THE
21 COMMUNITY TO ASK QUESTIONS AND PROVIDE COMMENTS~~;~~ AND

22
23 (II) WITHIN 45 DAYS AFTER THE SUBMISSION OF A FINAL PLAN OR SITE
24 DEVELOPMENT PLAN, THE DEVELOPER SHALL HOLD A COMMUNITY MEETING FOR THE
25 PURPOSE OF PRESENTING INFORMATION REGARDING CHANGES MADE TO THE
26 INFORMATION PRESENTED AT THE INITIAL SUBMISSION MEETING AND ALLOWING THE
27 COMMUNITY TO ASK QUESTIONS AND PROVIDE COMMENTS.

28
29 (2) THE DEVELOPER SHALL RECORD OR CAUSE TO BE RECORDED, BY AUDIO OR
30 AUDIO-VISUAL MEANS, THE PROCEEDINGS OF EACH COMMUNITY MEETING AND,
31 PROMPTLY AFTER THE MEETING, SHALL PROVIDE A COPY OF THE RECORDING TO THE
32 OFFICE OF PLANNING AND ZONING. THE MEETING MAY BE HELD VIRTUALLY, IN-PERSON,
33 OR A COMBINATION OF AND VIRTUAL AND IN-PERSON PARTICIPATION. ANY IN-PERSON
34 PORTION OF A MEETING SHALL BE HELD IN THE COUNTY AT AN ADA ACCESSIBLE
35 FACILITY LOCATED WITHIN FIVE MILES OF THE PROPOSED DEVELOPMENT SITE. MEETINGS
36 SHALL BE SCHEDULED ON A DAY BETWEEN MONDAY THROUGH THURSDAY, BEGINNING
37 BETWEEN THE HOURS OF 6:00 P.M. AND 8:00 P.M. IF THE PLANNING AND ZONING OFFICER
38 DETERMINES THAT THE FIVE MILE RESTRICTION IS IMPRACTICABLE, THEN THE IN-PERSON
39 MEETING SHALL BE HELD AT A LOCATION AS MAY BE AUTHORIZED BY THE PLANNING
40 AND ZONING OFFICER IN WRITING.

41
42 **(D) Notice.**

43
44 (1) AT LEAST 21 DAYS PRIOR TO A COMMUNITY MEETING, THE APPLICANT SHALL
45 GIVE NOTICE, BY FIRST CLASS MAIL, OF THE MEETING TO: ALL LOT OWNERS WITHIN 300
46 FEET OF THE PROPERTY SUBJECT TO THE APPLICATION; THE PRESIDENT OF ANY
47 COMMUNITY OR HOMEOWNERS' ASSOCIATION OF ANY SUBDIVISION THAT IS LOCATED
48 WITHIN 300 FEET OF THE PROPERTY SUBJECT TO THE APPLICATION THAT IS ON THE LIST
49 OF COMMUNITY ASSOCIATIONS, PERSONS, AND ORGANIZATIONS MAINTAINED IN THE
50 OFFICE OF THE COUNTY EXECUTIVE; THE OFFICE OF PLANNING AND ZONING; THE COUNTY
51 EXECUTIVE OR THE COUNTY EXECUTIVE'S DESIGNEE; AND THE COUNCILMEMBERS OF
52 THE COUNCILMANIC DISTRICTS IN WHICH THE PROPERTY SUBJECT TO THE APPLICATION
53 IS LOCATED AND ANY COUNCILMANIC DISTRICT IT ABUTS.

54
55 (2) THE NOTICE SHALL INCLUDE A DESCRIPTION OF THE PLANNED
56 REDEVELOPMENT, AS WELL AS COPY OF OR AN ONLINE LINK TO THE CONCEPT PLAN FOR
57 THE REDEVELOPMENT REQUIRED UNDER SUBSECTION (A).

1 ~~17-7-1204.~~ 17-7-1203. **Subdivision and site development.**

2
3 A REDEVELOPMENT APPLICATION FOR SUBDIVISION OR SITE DEVELOPMENT MAY
4 PROCEED DIRECTLY FROM A CONCEPT PLAN TO A FINAL PLAN OR A SITE DEVELOPMENT
5 PLAN.

6
7 ~~17-7-1205.~~ 17-7-1204. **Redevelopment modifications.**

8
9 (A) **Applicability.** THIS SECTION DOES NOT APPLY TO MODIFICATIONS OF THE
10 REQUIREMENTS OF SUBTITLE 3 OF TITLE 6, WHICH SHALL BE SUBJECT TO THE
11 MODIFICATION PROCEDURES SET FORTH IN § 17-2-108.

12
13 (B) **Generally.**

14
15 (1) SUBJECT TO PARAGRAPH (2), FOR A REDEVELOPMENT APPLICATION, THE
16 PLANNING AND ZONING OFFICER MAY APPROVE AN APPLICATION FOR A MODIFICATION
17 TO:

18 (I) ANY PROVISION OF THIS ARTICLE OR ARTICLE 18 OF THIS CODE OTHER THAN
19 § 17-2-107, § 18-2-106, TITLES 5, 8, OR 9 OF THIS ARTICLE, AND TITLE 13 OF ARTICLE 18 OF
20 THIS CODE, EXCEPT AS ALLOWED BY §§ 17-5-203(B), 17-5-205(B), 17-8-201(B), 17-8-203(C), 17-
21 8-403, 17-8-601(B)(2), 17-8-601(C), 17-8-901, AND 17-9-401; AND

22
23 (II) ANY APPLICABLE REGULATIONS, MANUALS, OR SPECIFICATIONS,
24 INCLUDING THE DPW DESIGN MANUAL AND THE LANDSCAPE MANUAL.

25
26 (2) WHEN APPROVING A MODIFICATION REQUEST UNDER PARAGRAPH (1), THE
27 PLANNING AND ZONING OFFICER SHALL MAKE SPECIFIC FINDINGS, ENUMERATED IN
28 WRITING THAT THE MODIFICATION REQUEST SATISFIES THE FOLLOWING CRITERIA:

29
30 (I) THE MODIFICATION IS NOT DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY,
31 OR WELFARE;

32
33 (II) THE MODIFICATION IS NOT INJURIOUS TO OTHER PROPERTIES;

34
35 (III) THE MODIFICATION DOES NOT HAVE THE EFFECT OF NULLIFYING THE
36 INTENT AND PURPOSE OF THIS ARTICLE, ARTICLE 18 OF THIS CODE, OR THE GENERAL
37 DEVELOPMENT PLAN; AND

38
39 (IV) THE APPLICANT HAS SUBMITTED WRITTEN VERIFICATION TO THE OFFICE
40 OF PLANNING AND ZONING THAT A NOTICE WITH A COPY OF THE REQUEST FOR
41 MODIFICATION WAS MAILED TO: ALL LOT OWNERS WITHIN 300 FEET OF THE PROPERTY
42 SUBJECT TO THE APPLICATION; THE PRESIDENT OF ANY COMMUNITY OR HOMEOWNERS'
43 ASSOCIATION OF ANY SUBDIVISION THAT IS LOCATED WITHIN 300 FEET OF ANY
44 BOUNDARY OF THE PROPERTY SUBJECT TO THE APPLICATION THAT IS ON THE LIST OF
45 COMMUNITY ASSOCIATIONS, PERSONS, AND ORGANIZATIONS MAINTAINED IN THE OFFICE
46 OF THE COUNTY EXECUTIVE.

47
48 (C) **Modification not required.**

49
50 (1) AT THE DISCRETION OF THE PLANNING AND ZONING OFFICER, DEMOLITION OF
51 EXISTING STRUCTURES MAY PROCEED UPON ISSUANCE OF A PERMIT WITHOUT A
52 MODIFICATION TO THE SITE DEVELOPMENT PLAN REQUIREMENTS TO ABATE A
53 VIOLATION OF THIS CODE IN ACCORDANCE WITH A NOTICE OF VIOLATION OR TO PROTECT
54 THE PUBLIC HEALTH, SAFETY, OR WELFARE.

55
56 (2) THE REQUIREMENTS OF §§ 17-6-402 THROUGH 17-6-405 MAY BE WAIVED
57 WITHOUT A MODIFICATION TO THE EXTENT THAT THE EXISTING DEVELOPMENT ON THE

1 SITE IS LOCATED WITHIN THE NATURAL FEATURES OR BUFFERS PROTECTED BY THOSE
2 SECTIONS.

3
4 (D) **Uses.** NOTWITHSTANDING ANY OTHER PROVISION OF THIS SECTION, A
5 MODIFICATION MAY NOT BE GRANTED TO ALLOW A USE THAT IS NOT A PERMITTED,
6 CONDITIONAL, OR SPECIAL EXCEPTION USE IN THE UNDERLYING ZONING DISTRICT
7 UNDER ANY PROVISION OF THIS CODE.

8
9 (E) **Conditions.** IN GRANTING A MODIFICATION, THE PLANNING AND ZONING OFFICER
10 MAY REQUIRE CONDITIONS TO SECURE THE OBJECTIVES OF THE PROVISION THAT IS BEING
11 MODIFIED.

12
13 ~~17-7-1206.~~ 17-7-1205. **Open space, recreation area, open area, landscaping, and natural**
14 **features.**

15
16 (A) **Open space; recreation area; open area.** THE DEVELOPER SHALL COMPLY WITH
17 THE REQUIREMENTS OF § 17-6-111. IF THE DEVELOPER ESTABLISHES THAT THE
18 REQUIREMENTS CREATE A PRACTICAL DIFFICULTY OR UNNECESSARY HARDSHIP FOR
19 REDEVELOPMENT, THE DEVELOPER MAY SUBMIT AN ALTERNATIVE PROPOSAL FOR OPEN
20 SPACE, RECREATION AREA, OR OPEN AREA, AND THE PLANNING AND ZONING OFFICER
21 MAY APPROVE THE ALTERNATIVE PROPOSAL ON THAT BASIS WITHOUT THE NEED FOR A
22 MODIFICATION.

23
24 (B) **Landscape plan.** THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF
25 § 17-6-202. IF THE DEVELOPER ESTABLISHES THAT THE REQUIREMENTS CREATE A
26 PRACTICAL DIFFICULTY OR UNNECESSARY HARDSHIP FOR REDEVELOPMENT, THE
27 DEVELOPER MAY SUBMIT AN ALTERNATIVE LANDSCAPE PLAN, AND THE PLANNING AND
28 ZONING OFFICER MAY APPROVE THE ALTERNATIVE LANDSCAPE PLAN WITHOUT THE
29 NEED FOR A MODIFICATION.

30
31 (C) **Natural features.** AREAS SUBJECT TO PRESERVATION OR CONSERVATION
32 EASEMENT AND NATURAL FEATURES AND THEIR ASSOCIATED BUFFERS SHALL REMAIN
33 UNDISTURBED.

34
35 (D) **Impervious surface.** IF IMPERVIOUS SURFACE IS ADDED DURING
36 REDEVELOPMENT, THE ADDED IMPERVIOUS SURFACE MUST MEET ALL APPLICABLE
37 STORMWATER MANAGEMENT REQUIREMENTS OF ARTICLES 16 AND 17 OF THIS CODE.

38
39 ~~17-7-1207.~~ 17-7-1206. **Redevelopment in the Critical Area.**

40
41 NOTWITHSTANDING ANY PROVISION OF THIS SUBTITLE, REDEVELOPMENT IN THE
42 CRITICAL AREA SHALL COMPLY WITH TITLE 8 OF THIS ARTICLE AND TITLE 13 OF ARTICLE
43 18 OF THIS CODE.

44
45 ~~17-7-1208.~~ 17-7-1207. **Adequate public facilities for redevelopment.**

46
47 (A) **Road facilities.**

48
49 (1) REDEVELOPMENT UNDER THIS SUBTITLE PASSES THE TEST FOR ADEQUATE
50 ROAD FACILITIES IF, IN THE SCHEDULED COMPLETION YEAR OF THE REDEVELOPMENT,
51 THE REDEVELOPMENT CREATES 250 OR FEWER NEW DAILY TRIPS, OR IF EACH
52 INTERSECTION FROM SITE ACCESS POINTS TO AND INCLUDING THE FIRST INTERSECTION
53 WITH AN ARTERIAL OR HIGHER CLASSIFICATION ROAD OPERATES WITH AN ACCEPTABLE
54 LEVEL OF SERVICE AS DEFINED IN § 17-5-401(A).

1 (2) A TRAFFIC IMPACT STUDY FOR REDEVELOPMENT UNDER THIS SUBTITLE MAY
 2 TAKE INTO ACCOUNT THE MOST RECENT USE ON THE SITE THAT EXISTED WITHIN 10
 3 YEARS PRIOR TO THE SUBMISSION OF THE TRAFFIC IMPACT STUDY. IF THE PROPERTY IS
 4 VACANT AT THE TIME OF THE TRAFFIC IMPACT STUDY, THE APPLICANT SHALL PROVIDE
 5 SUPPORTING INFORMATION TO DEMONSTRATE ASSUMPTIONS MADE REGARDING TRIP
 6 GENERATION FROM THE PRIOR USE. IF THE PLANNING AND ZONING OFFICER DETERMINES
 7 THAT THE SUPPORTING INFORMATION IS SUFFICIENT, THE TRIPS ASSUMED GENERATED
 8 FROM PRIOR USE WILL BE CONSIDERED "BACKGROUND TRAFFIC" FOR PURPOSES OF THE
 9 TRAFFIC IMPACT STUDY, AND ANY INCREASE IN TRIPS RESULTING FROM THE
 10 REDEVELOPMENT USE WILL BE CONSIDERED TO BE "FUTURE TRAFFIC" FOR PURPOSES OF
 11 THE TRAFFIC IMPACT STUDY.
 12

13 (B) **School facilities.** REDEVELOPMENT UNDER THIS SUBTITLE PASSES THE TEST FOR
 14 ADEQUATE SCHOOLS FACILITIES IF:

15
 16 (1) THE REDEVELOPMENT CONSISTS OF MULTIFAMILY DWELLINGS, WITH AT
 17 LEAST 50% OF THE DWELLING UNITS CONSISTING OF EFFICIENCY OR ONE-BEDROOM UNITS
 18 AND NO DWELLING UNITS WITH MORE THAN TWO BEDROOMS; OR

19
 20 (2) THE REDEVELOPMENT SATISFIES THE STANDARDS SET FORTH IN § 17-5-501(A).
 21

22 (C) **Other facilities.** ALL OTHER FACILITIES SUBJECT TO TESTING FOR ADEQUACY
 23 SHALL COMPLY WITH THE STANDARDS SET FORTH IN TITLE 5.
 24

25 **17-7-1209, 17-7-1208. Reporting.**

26
 27 BY JANUARY 1 OF EACH YEAR, THE OFFICE OF PLANNING AND ZONING SHALL SUBMIT
 28 A REPORT TO THE COUNTY COUNCIL INCLUDING THE FOLLOWING:

29
 30 (A) A CURRENT REDEVELOPMENT CONCEPT PLAN CHECKLIST;

31
 32 (B) THE NUMBER OF REDEVELOPMENT APPLICATIONS RECEIVED; AND

33
 34 (C) THE NUMBER OF REDEVELOPMENT APPLICATIONS APPROVED.
 35

36 **TITLE 11. FEES AND SECURITY**

37
 38 **17-11-102. Fee reduction.**

39
 40 (C) **Redevelopment.** FEES FOR REDEVELOPMENT UNDER SUBTITLE 12 OF TITLE 7,
 41 SHALL BE REDUCED BY 50% FOR AN APPLICATION FOR A SKETCH PLAN, PRELIMINARY
 42 PLAN, SITE DEVELOPMENT PLAN, FINAL PLAN, GRADING PERMIT, AND BUILDING PERMIT.
 43

44 **ARTICLE 18. ZONING**

45
 46 **TITLE 5. COMMERCIAL DISTRICTS**

47
 48 **18-5-102. Permitted, conditional, special exception, and business complex auxiliary**
 49 **uses.**

50
 51 The permitted, conditional, and special exception uses allowed in each of the
 52 commercial districts, and uses auxiliary to a business complex, are listed in the chart in this
 53 section using the following key: P=permitted use; C = conditional use; SE = special
 54 exception use; and A = auxiliary to a business complex use. A blank means that the use is

1 not allowed in the district. Except as provided otherwise in this article, uses and structures
 2 customarily accessory to permitted, conditional, and special exception uses also are
 3 allowed.

<u>Permitted, Conditional, Special Exception, and Business Complex Auxiliary Uses</u>	<u>C1</u>	<u>C2</u>	<u>C3</u>	<u>C4</u>

<u>Dwellings, multifamily</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Dwellings, townhouses and stacked townhouses</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>

5
6 **TITLE 10. REQUIREMENTS FOR CONDITIONAL USES**

7
8 **18-10-124. Dwellings, duplexes, triplexes, fourplexes, and multiplexes.**

9
10 **(1) Density.**

11
12 (I) EXCEPT AS PROVIDED IN PARAGRAPH (II), ~~[[Triplex,]]~~ TRIPLEX, fourplex, and
 13 multiplex dwelling density may not exceed 12 units per acre in a C1 district, 22 units per
 14 acre in a C2 district, or 15 units per acre in a C3 district.

15
16 (II) ~~EXCEPT AS PROVIDED IN PARAGRAPH (III), FOR REDEVELOPMENT UNDER TITLE~~
 17 ~~7 OF ARTICLE 17 OF THIS CODE IN A CRITICAL ECONOMIC, CRITICAL CORRIDOR, OR~~
 18 ~~TRANSIT ORIENTED DEVELOPMENT POLICY AREA, A MIXED USE OVERLAY POLICY AREA,~~
 19 ~~OR A CORRIDOR REVITALIZATION AND REDEVELOPMENT OVERLAY POLICY AREA, AS~~
 20 ~~DEFINED IN THE COUNTY’S GENERAL DEVELOPMENT PLAN, TRIPLEX, FOURPLEX, AND~~
 21 ~~MULTIPLEX DENSITY MAY NOT EXCEED 22 UNITS PER ACRE IN A C1, C2, OR C3 DISTRICT.~~

22
23 (III) PARAGRAPH (II) SHALL NOT APPLY TO PROPERTIES LOCATED IN:

24
25 1. A CRITICAL CORRIDOR POLICY AREA IF A PORTION OF THE CRITICAL POLICY
 26 AREA IS DESIGNATED AS MIXED USE PLANNED LAND USE AND THE AREA IS
 27 RECOMMENDED FOR A SECTOR PLAN OR STUDY IN A REGION PLAN ADOPTED
 28 BETWEEN MAY 4, 2024, AND DECEMBER 31, 2024;

29
30 2. REGION PLANNING AREAS 8 AND 9 OF THE COUNTY’S PLAN 2040 GENERAL
 31 DEVELOPMENT PLAN; AND

32
33 3. A CRITICAL CORRIDOR POLICY AREA THAT, AS OF JANUARY 1, 2025, IS
 34 LOCATED IN REGION PLANNING AREA NUMBER 5 OF THE COUNTY’S PLAN 2040 GENERAL
 35 DEVELOPMENT PLAN AND COUNCILMANIC DISTRICT NUMBER 7.

36
37 ***

38
39 **18-10-126. Dwellings, multifamily.**

40
41 **(1) Commercial districts.** Multifamily dwellings in a commercial district shall comply
 42 with all of the following requirements.

43
44 (i) Except as provided in ~~[[paragraph (3)]]~~ PARAGRAPHS ~~(II)~~ (III) AND (IV), density
 45 may not exceed ~~[[12 units per acre in a C1 District, 22 units per acre in a C2 District, or 15~~
 46 ~~units per acre in a C3 District]], OR 15 UNITS PER ACRE IN A C4 DISTRICT]].];~~

1

<u>DISTRICT</u>	<u>DWELLING UNITS PER ACRE</u>
<u>C1</u>	<u>12</u>
<u>C2</u>	<u>22</u>
<u>C3</u>	<u>15</u>
<u>C4</u>	<u>15</u>

2

3

4

5

(II) EXCEPT AS PROVIDED IN PARAGRAPH (III), THE DEVELOPMENT SHALL INCLUDE COMMERCIAL USES THAT EQUAL:

<u>DISTRICT</u>	<u>FLOOR AREA DEVOTED TO COMMERCIAL USE</u>
<u>C1</u>	<u>25%</u>
<u>C2</u>	<u>50%</u>
<u>C3</u>	<u>50%</u>
<u>C4</u>	<u>50%</u>

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~~(H) (III) 1. EXCEPT AS PROVIDED IN PARAGRAPH 3., FOR REDEVELOPMENT UNDER TITLE 7 OF ARTICLE 17 OF THIS CODE IN A CRITICAL ECONOMIC, CRITICAL CORRIDOR, OR TRANSIT ORIENTED DEVELOPMENT POLICY AREA, A MIXED USE OVERLAY POLICY AREA, OR A CORRIDOR REVITALIZATION AND REDEVELOPMENT OVERLAY POLICY AREA, AS DEFINED IN THE COUNTY'S GENERAL DEVELOPMENT PLAN, DENSITY MAY NOT EXCEED 22 UNITS PER ACRE IN A C1, C2, OR C3 DISTRICT, OR C4.~~

~~2. EXCEPT AS PROVIDED IN PARAGRAPH 3., FOR REDEVELOPMENT UNDER TITLE 7 OF ARTICLE 17 OF THIS CODE IN A CRITICAL ECONOMIC, CRITICAL CORRIDOR, OR TRANSIT ORIENTED DEVELOPMENT POLICY AREA, A MIXED USE OVERLAY POLICY AREA, OR A CORRIDOR REVITALIZATION AND REDEVELOPMENT OVERLAY POLICY AREA, AS DEFINED IN THE COUNTY'S GENERAL DEVELOPMENT PLAN, NO COMMERCIAL USE IS REQUIRED IN A C1, C2, OR C3 COMMERCIAL DISTRICT.~~

~~3. SUBPARAGRAPHS 1. AND 2. SHALL NOT APPLY TO PROPERTIES LOCATED IN:~~

~~A. A CRITICAL CORRIDOR POLICY AREA IF A PORTION OF THE CRITICAL POLICY AREA IS DESIGNATED AS MIXED USE PLANNED LAND USE AND THE AREA IS RECOMMENDED FOR A SECTOR PLAN OR STUDY IN A REGION PLAN ADOPTED BETWEEN MAY 4, 2024, AND DECEMBER 31, 2024;~~

~~B. REGION PLANNING AREAS 8 AND 9 OF THE COUNTY'S PLAN 2040 GENERAL DEVELOPMENT PLAN; AND~~

~~C. A CRITICAL CORRIDOR POLICY AREA THAT, AS OF JANUARY 1, 2025, IS LOCATED IN REGION PLANNING AREA NUMBER 5 OF THE COUNTY'S PLAN 2040 GENERAL DEVELOPMENT PLAN AND COUNCILMANIC DISTRICT NUMBER 7.~~

~~[(ii)] (III) 1. Except as provided in [paragraph (3)] SUBPARAGRAPH 2., the development shall include commercial uses that equal at least 25% of the floor area in a C1 district, 50% of the floor area in a C2 district, and 50% of the floor area in a C3 district, AND 50% OF THE FLOOR AREA IN A C4 DISTRICT.]]~~

~~2. FOR REDEVELOPMENT UNDER TITLE 7 OF ARTICLE 17 OF THIS CODE IN A CRITICAL ECONOMIC, CRITICAL CORRIDOR, OR TRANSIT ORIENTED DEVELOPMENT POLICY AREA, AS DEFINED IN THE COUNTY'S GENERAL DEVELOPMENT PLAN, NO COMMERCIAL USE IS REQUIRED IN ANY A C1, C2, OR C3 COMMERCIAL DISTRICT.~~

1 ~~[(iii)]~~ (IV) In a C3 District, on a site ~~[[with 20 or more dwelling units]]~~ located in
2 the BWI/Fort Meade Growth Area, as shown on the official map adopted by the County
3 Council, entitled “BWI/Fort Meade Growth Area, 2016”, the commercial uses required
4 under paragraph ~~[[2]]~~ ~~(III)~~ ~~+~~ (II) ~~[[of this section]]~~ may be replaced with multifamily
5 dwellings ~~[[subject to the following requirements:~~

6
7 1. The property shall be encumbered by a recorded restrictive covenant
8 enforceable by the County or its designee that shall:

9
10 a. require that not less than 10% of the dwelling units be set aside for
11 occupancy by a household with an income that does not exceed 80% of the median income
12 adjusted for household size for the Baltimore Primary Metropolitan Statistical Area, as
13 defined and published annually by the United States Department of Housing and Urban
14 Development; and

15
16 b. restrict the occupancy of the units set aside to eligible households for at
17 least 10 years for home ownership units and at least 30 years for rental units; and

18
19 2.]] WITH density ~~[[is limited]]~~ OF UP to 44 dwelling units per acre for the site.

20
21 ~~[(iv)]~~ (V) If commercial uses are included within a multifamily dwelling, the
22 dwelling units shall have entrances that are separate from the entrances to the commercial
23 uses.

24 ~~[(V)]~~ (VI) The bulk regulations contained in the following chart shall be met.

25
26 ***

27
28 **18-10-127. Dwellings, townhouses, and stacked townhouses.**

29
30 Townhouses AND STACKED TOWNHOUSES shall comply with all of the following
31 requirements.

32
33 (1) The bulk regulations contained in the following chart shall be met:

Maximum density – NOT IN A REDEVELOPMENT PROJECT UNDER ARTICLE 17, TITLE 7, SUBTITLE 12 IN A COMMERCIAL DISTRICT	Density may not exceed 12 units per acre in a C1 district, 22 units per acre in a C2 district, or 15 units per acre in a C3 <u>OR C4</u> district; for all other districts, in accordance with the requirements of the district in which the development is located
MAXIMUM DENSITY – IN A REDEVELOPMENT PROJECT UNDER ARTICLE 17, TITLE 7, SUBTITLE 12 IN A COMMERCIAL DISTRICT EXCEPT AS PROVIDED IN SUBSECTION (2)	22 UNITS PER ACRE IN C1, C2, AND C3 <u>AND C4</u> DISTRICTS <u>FOR ALL OTHER DISTRICTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE DISTRICT IN WHICH THE DEVELOPMENT IS LOCATED</u>

1 (2) INCREASED DENSITY FOR A REDEVELOPMENT PROJECT AS PROVIDED IN THE CHART
2 IN SUBSECTION (1) SHALL NOT APPLY TO PROPERTIES LOCATED IN:

3
4 (I) A CRITICAL CORRIDOR POLICY AREA IF A PORTION OF THE CRITICAL POLICY
5 AREA IS DESIGNATED AS MIXED USE PLANNED LAND USE AND THE AREA IS
6 RECOMMENDED FOR A SECTOR PLAN OR STUDY IN A REGION PLAN ADOPTED BETWEEN
7 MAY 4, 2024, AND DECEMBER 31, 2024;

8
9 (II) REGION PLANNING AREAS 8 AND 9 OF THE COUNTY'S PLAN 2040 GENERAL
10 DEVELOPMENT PLAN; AND

11
12 (III) A CRITICAL CORRIDOR POLICY AREA THAT, AS OF JANUARY 1, 2025, IS LOCATED
13 IN REGION PLANNING AREA NUMBER 5 OF THE COUNTY'S PLAN 2040 GENERAL
14 DEVELOPMENT PLAN AND COUNCILMANIC DISTRICT NUMBER 7.

15
16 ***

17
18 (7) FOR REDEVELOPMENT UNDER TITLE 7 OF ARTICLE 17 OF THIS CODE THE
19 DEVELOPMENT SHALL INCLUDE COMMERCIAL USES THAT EQUAL AT LEAST 50% OF THE
20 FLOOR AREA IN A C4 DISTRICT.

21
22 SECTION ~~2.~~ 3. *And be it further enacted,* That this Ordinance shall take effect on
23 July 1, 2025, immediately after Bill No. 72-24.

AMENDMENTS ADOPTED: February 3 and 18, 2025; March 3 and 17, 2025; and April 7, 2025

READ AND PASSED this 7th day of April, 2025

By Order:



Kaley Schultze
Administrative Officer

PRESENTED to the County Executive for his approval this 9th day of April 2025



Kaley Schultze
Administrative Officer

APPROVED AND ENACTED this 11th day of April, 2025



Steuart Pittman
County Executive

EFFECTIVE DATE: July 1, 2025

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
BILL NO. 2-25 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