

FINAL

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 4

Bill No. 20-25

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

By the County Council, February 18, 2025

Introduced and first read on February 18, 2025
Public Hearing set for and held on March 17, 2025
Bill Expires May 24, 2025

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Conditional Uses – Townhouse Dwellings and
2 Workforce Housing

3
4 FOR the purpose of modifying the minimum setbacks for townhouse structures from the
5 boundary line of the development site; modifying setback and height requirements for
6 workforce housing projects; and generally relating to zoning.

7
8 BY repealing and reenacting, with amendments: §§ 18-10-127(5) and 18-10-174(5)
9 Anne Arundel County Code (2005, as amended)

10
11 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
12 That Section(s) of the Anne Arundel County Code (2005, as amended) read as follows:

ARTICLE 18. ZONING

TITLE 10. REQUIREMENTS FOR CONDITIONAL USES

18-10-127. Dwellings, townhouses.

19
20 Townhouses shall comply with all of the following requirements.

21
22 ***

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.

1 (5) In addition to the requirements of subsections (1), (2), (3) and (4), the following
2 is required for developments located in an R1, R2, and R5 District:
3

Minimum setbacks for townhouse structures from the boundary line of the development site	[[100]] 75 feet except that the setback may be [[50]] 30 feet if the adjoining lot is an open space lot OR OPEN AREA LOT created under § 17-6-111 of this Code or is zoned OS or located in either the same or a more intensive residential zone or in a nonresidential zone

4

5 **18-10-174. Workforce housing.**

6

7 Workforce housing shall comply with all of the following requirements.

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9 ***

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11 (5) (I) FOR MULTIFAMILY DWELLINGS, SETBACKS [[Setbacks]] and height
12 requirements shall be governed by the bulk regulations for R22 zoning districts.

13

14 (II) FOR TOWNHOUSES, SETBACKS AND HEIGHT REQUIREMENTS SHALL BE
15 GOVERNED BY § 18-10-127.

16

17 (III) FOR ALL OTHER DWELLING TYPES, SETBACKS AND HEIGHT
18 REQUIREMENTS SHALL BE GOVERNED BY THE BULK REGULATIONS APPLICABLE UNDER
19 THIS CODE.

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

READ AND PASSED this 17th day of March, 2025

By Order:



Kaley Schultze
Administrative Officer

PRESENTED to the County Executive for his approval this 18th day of March, 2025



Kaley Schultze
Administrative Officer

APPROVED AND ENACTED this 24th day of March, 2025



Steuart Pittman
County Executive

EFFECTIVE DATE: May 8, 2025

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
BILL NO. 20-25 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