

# PROPOSED

AMENDED  
April 7, 2025

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 5

Bill No. 24-25

Introduced by Mr. Smith

By the County Council, March 3, 2025

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Introduced and first read on March 3, 2025  
Public Hearing set for and held on April 7, 2025  
Public Hearing on AMENDED bill set for and held on April 21, 2025  
Vote held until May 5, 2025  
Bill Expires June 6, 2025

By Order: Kaley Schultze, Administrative Officer

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## A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Regional Commercial Complexes

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3 FOR the purpose of clarifying the status of existing regional commercial complex uses;  
4 providing for the number of dwelling units per acre in regional commercial complex  
5 uses; providing for the parking requirements in regional commercial complex uses; and  
6 generally relating to zoning.

7  
8 BY repealing and reenacting, with amendments: §§ 18-1-101 (120); and 18-12-301  
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 1. DEFINITIONS

##### 18-1-101. Definitions.

19 \*\*\*  
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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.

1 (120) "Regional commercial complex" means a development in existence on  
2 September 7, 2004, that was created under Bill No. 62-98 as amended by Bill No. 80-98,  
3 THAT IS A PERMITTED USE, INCLUDING EXPANSIONS AND MODIFICATIONS.  
4

5 **TITLE 12. SPECIAL USES**

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7 **SUBTITLE 3. REGIONAL COMMERCIAL COMPLEXES**

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9 **18-12-301. Permitted uses; applicability.**

10  
11 (a) A regional commercial complex may include the uses set forth in § 18-5-102 for C2  
12 and C3 Districts and the uses set forth in § 18-6-103 for a W1 District. TOTAL RESIDENTIAL  
13 DENSITY WITHIN A REGIONAL COMMERCIAL COMPLEX SHALL BE 44 DWELLING UNITS PER  
14 ACRE AND CALCULATED BASED ON THE SIZE OF THE ENTIRE REGIONAL COMMERCIAL  
15 COMPLEX. DWELLING UNITS MAY BE LOCATED ON ANY TAX ACCOUNT NUMBER PARCEL,  
16 OR PORTION THEREOF, AND DISTRIBUTED THROUGHOUT THE REGIONAL COMMERCIAL  
17 COMPLEX. ALL OTHER BULK REGULATIONS SHALL BE DETERMINED BY THE PLANNING  
18 AND ZONING OFFICER TO BE APPROPRIATE FOR AND COMPATIBLE WITH THE REGIONAL  
19 COMMERCIAL COMPLEX AND SURROUNDING DEVELOPMENT. Other consistent provisions  
20 of this article also apply.

21  
22 (B) UNLESS FURTHER REDUCED OR OTHERWISE ADJUSTED UNDER § 18-3-105 OR  
23 § 18-3-106, PARKING FOR USES WITHIN A REGIONAL COMMERCIAL COMPLEX SHALL BE  
24 PROVIDED IN ACCORDANCE WITH THE PARKING REQUIREMENTS FOR EACH USE AS SET  
25 FORTH AT § 18-3-104 AT HALF OF SUCH REQUIREMENT. FURTHER, THE FOLLOWING SHALL  
26 APPLY:

27  
28 (1) THE PARKING REQUIREMENTS APPLICABLE TO SUCH REGIONAL COMMERCIAL  
29 COMPLEX SHALL BE CALCULATED ON A TAX ACCOUNT NUMBER BASIS, OR PORTION  
30 THEREOF, BASED ON THE USES ON EACH TAX ACCOUNT NUMBER PARCEL INCLUDED  
31 WITHIN THE REGIONAL COMMERCIAL COMPLEX.

32  
33 (2) PARKING REQUIREMENTS FOR USES ON ONE TAX ACCOUNT NUMBER PARCEL  
34 MAY BE SATISFIED BY PARKING ON ANY TAX ACCOUNT NUMBER PARCEL, OR PORTION  
35 THEREOF, INCLUDED WITHIN THE REGIONAL COMMERCIAL COMPLEX THAT IS UNDER  
36 COMMON CONTROL, UNDER LEASE, OR PURSUANT TO WRITTEN AGREEMENT WITH THE  
37 HOLDER OF A TAX ACCOUNT NUMBER PARCEL.

38  
39 SECTION 2. *And be it further enacted,* That this Ordinance shall take effect ~~on~~ 45 days  
40 from the date it becomes law.