

# PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2026, Legislative Day No. 1

Bill No. 5-26

Introduced by Ms. Fiedler

By the County Council, January 5, 2026

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Introduced and first read on January 5, 2026  
Public Hearing set for February 2, 2026  
Bill Expires on April 10, 2026

By Order: Kaley Schultze, Administrative Officer

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## A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Moderately Priced Dwelling Units – Density  
2 Bonus – Moratorium

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4 FOR the purpose of establishing a temporary moratorium on the requirement for  
5 Moderately Priced Dwelling Units and density bonuses for any new development  
6 within a certain area; and generally relating to zoning.

7  
8 WHEREAS, in August 2024 the Anne Arundel County Department of Public  
9 Works issued the “College Parkway Operational and Safety Study” that studied the  
10 College Parkway corridor between Governor Ritchie Highway (MD 2) and Cape  
11 Saint Claire Road (MD 179); and

12  
13 WHEREAS, the study was initiated in response to residents’ concerns over traffic  
14 congestion and crashes when the Chesapeake Bay Bridge backs up when vehicular  
15 traffic travelling along MD 2 and US 50 diverts onto College Parkway and the  
16 expected change in travel usage from more recreational traffic upon the completion  
17 of the Broadneck Trail Phase III along the north side of College Parkway; and

18  
19 WHEREAS, the study found several areas that require long-term planning by the  
20 County to address the needed infrastructure changes to improve the safety of MD  
21 2 and College Parkway; and

22  
23 WHEREAS, the County has not yet begun the process of long-term planning or  
24 budgeting for the recommended and needed infrastructure improvements  
25 recommended in the study; and

26  
27 WHEREAS, while long-term planning and budgeting at the County has not begun,  
28 the Maryland State Highway Administration initiated the US 50 Ramp

1 Management Project to help ease the congestion between the MD 2 intersection  
2 and the Bay Bridge; and

3  
4 WHEREAS, in October 2024 the County Council passed the “Housing  
5 Attainability Act of 2024” (Bill No. 72-24) requiring developers to make a  
6 percentage of new units affordable to moderate income residents under certain  
7 circumstances and allowing for a density bonus of up to 50% depending on the  
8 number of Moderately Priced Dwelling Units provided in the development, as  
9 codified in § 18-12-701 of the Anne Arundel County Code; and

10  
11 WHEREAS, with the density bonuses permitted in § 18-12-701(2) of the Anne  
12 Arundel County Code, new developments could receive up to 125% of allowable  
13 density in R1 and R2 and up to 150% of allowable density in other residential  
14 zoning districts, dramatically impacting the amount of traffic from new  
15 development on already failing intersections; and

16  
17 WHEREAS, the County needs to fully understand the long-term impact of allowing  
18 increased density from new developments along certain areas of MD 2 that have  
19 been identified as failing intersections and initiate a long-term plan to address these  
20 concerns, specifically within a 5-mile radius of the intersection of MD 2 and  
21 College Parkway; now, therefore

22  
23 *SECTION 1. Be it enacted by the County Council of Anne Arundel County, Maryland,*  
24 That a temporary moratorium on the approval of any development that includes Moderately  
25 Priced Dwelling Units and any density bonus within the 5-mile radius of the intersection  
26 of MD 2 and College Parkway is hereby established, which moratorium shall continue until  
27 all intersections in the radius are improved to a grade of B or better for both summer time  
28 AM and PM peak drive hours or the completed construction of both replacement spans of  
29 the Chesapeake Bay Bridge, whichever occurs first.

30  
31 *SECTION 2. And be it further enacted,* That the moratorium created by the Ordinance  
32 shall apply to all subdivision and development plans submitted or approved on or after the  
33 effective date of this Ordinance.

34  
35 *SECTION 3. And be it further enacted,* That this Ordinance shall take effect 45 days  
36 from the date it becomes law.