

PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2026, Legislative Day No. 13

Bill No. 57-26

Introduced by Ms. Fiedler

By the County Council, June 15, 2026

Introduced and first read on June 15, 2026
Public Hearing set for July 20, 2026
Bill Expires on September 18, 2026

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Other Zoning Districts – Rural Commerce Center
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3 FOR the purpose of adding a new subtitle “Rural Commerce Center” to Article 18 Title 9;
4 establishing bulk regulations for the rural commerce center zoning district; establishing
5 allowable uses in a rural commerce center zoning district; and generally relating to
6 zoning.

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8 BY adding: §§ 18-9-501 through 18-9-503 to be under the new title “Subtitle 5. Rural
9 Commerce Center”
10 Anne Arundel County Code (2005, as amended)

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

ARTICLE 18. ZONING

TITLE 9. OTHER ZONING DISTRICTS

SUBTITLE 5. RURAL COMMERCE CENTER

18-9-501. SCOPE.

THIS SUBTITLE APPLIES TO ALL RURAL COMMERCE CENTERS.

18-9-502. PERMITTED, CONDITIONAL, SPECIAL EXCEPTION, AND BUSINESS COMPLEX AUXILIARY USES.

EXPLANATION: CAPITALS indicate new matter added to existing law and taglines.
[[Brackets]] indicate matter deleted from existing law and taglines.
Captions and taglines in **bold** in this bill are catchwords and are not law.

1 THE PERMITTED, CONDITIONAL, AND SPECIAL EXCEPTION USES, AND USES AUXILIARY
 2 TO A BUSINESS COMPLEX ALLOWED IN THE RURAL COMMERCE CENTERS (RC) DISTRICTS
 3 ARE LISTED IN THE CHART IN THIS SECTION USING THE FOLLOWING KEY: P = PERMITTED
 4 USE; C = CONDITIONAL USE; SE = SPECIAL EXCEPTION USE; A = AUXILIARY USE TO A
 5 BUSINESS COMPLEX USE. EXCEPT AS PROVIDED OTHERWISE IN THIS ARTICLE, USES AND
 6 STRUCTURES CUSTOMARILY ACCESSORY TO THE LISTED USES ALSO ARE ALLOWED.
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PERMITTED, CONDITIONAL, SPECIAL EXCEPTION, AND BUSINESS COMPLEX AUXILIARY USES	RC
AGRITOURISM	C
ALCOHOLIC BEVERAGE USES AS ACCESSORY TO OTHER USES	C
ANIMAL HOSPITALS AND VETERINARY CLINICS	SE
APPLIANCE SALES AND SERVICE FACILITIES	P
ARCADES	P
BAKERY OR DONUT SHOPS	P
BANKS	P
BARBERSHOPS	P
BICYCLE, MOTORSCOOTER, AND MOPED SALES AND SERVICE FACILITIES	P
BREWERY, CRAFT	P
BULK STORAGE FOR AGRICULTURAL PRODUCTS	P
BUSINESS COMPLEXES	P
CHILD CARE CENTERS	P
CHRISTMAS TREE SALES	P
CIVIC FACILITIES, COMMUNITY CENTERS, LIBRARIES, AND MUSEUMS	P
COFFEE ROASTERS	P
COMMERCIAL RECREATIONAL FACILITIES, INCLUDING MINIATURE GOLF; DRIVING RANGES; TENNIS, RACQUET, AND HANDBALL BARN OR COURTS; ARTIFICIAL SKI SLOPES; INDOOR SOCCER; BOWLING ALLEYS; BMX BIKE, SKATEBOARD OR ROLLER BLADE PARKS; ELECTRIC GO-CARTING; AND SKATING RINKS	SE
COMMERCIAL TELECOMMUNICATION FACILITIES FOR TESTING PURPOSES OR EMERGENCY SERVICES FOR A PERIOD NOT EXCEEDING 30 DAYS IF THE FACILITY IS A MONOPOLE NOT EXCEEDING 100 FEET IN HEIGHT AND IS LOCATED AT LEAST 300 FEET FROM ANY DWELLING	P
COMMERCIAL TELECOMMUNICATION FACILITIES PERMANENTLY LOCATED ON THE GROUND	SE
COMMERCIAL TELECOMMUNICATION FACILITIES THAT ARE ANTENNAS ATTACHED TO A STRUCTURE IF THE ANTENNA DOES NOT EXCEED 15 FEET IN HEIGHT ABOVE THE STRUCTURE, DOES NOT PROJECT MORE THAN TWO FEET BEYOND THE FACADE, DOES NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR SAFETY REASONS, AND ACCESSORY STRUCTURES MEET THE REQUIREMENTS OF § 18-10-119(7)	P
COMPUTER GOODS, SALES, AND SERVICES	P
CONSTRUCTION OR SALES TRAILERS, TEMPORARY, IN AN APPROVED DEVELOPMENT ACTIVELY UNDER CONSTRUCTION	P
CONVENIENCE STORES, GIFT SHOPS, AND NEWSSTANDS	P
CULTURAL CENTERS AND EXHIBITS	P
DELICATESSENS AND SNACK BARS	P
DISTILLERY, LIMITED	P
DOG DAY CARE FACILITIES	P
DOG TRAINING FACILITIES	P
DWELLING UNIT, APARTMENT, AS AN ACCESSORY USE PROVIDED THE ENTRANCE IS SEPARATE FROM THE COMMERCIAL USE	P
FARM ALCOHOL PRODUCTION FACILITY	P
FARM OR AGRICULTURAL HERITAGE SITE SPECIAL EVENT, 9 TO 15 ANNUAL EVENTS	P

FARM OR AGRICULTURAL HERITAGE SITE SPECIAL EVENT, 16 TO 30 ANNUAL EVENTS	P
FARMING	P
FURNITURE, APPLIANCE, AND CARPET STORES AND SHOWROOMS	P
GREENHOUSES AND GARDEN CENTERS	P
GROCERY STORES WITH A MAXIMUM OF 35,000 SQUARE FEET	P
GUNSMITHS AND AMMUNITION SALES FACILITIES	P
HAIR, COSMETIC FACIAL HAIR, AND NAIL SALONS	P
HARDWARE STORES	P
HOME CENTERS AND BUILDING SUPPLY STORES	P
INTERIOR DECORATING ESTABLISHMENTS	P
LANDSCAPING AND TREE CONTRACTING	P
LOCKSMITHS	P
MAILING AND SHIPPING SERVICES	P
MEAT, SEAFOOD, AND POULTRY MARKETS	P
NIGHTCLUBS AND COMEDY CLUBS	A
NURSERIES WITH LANDSCAPING AND PLANT SALES	P
OFFICES, PROFESSIONAL AND GENERAL	P
OPTICIANS AND OPTOMETRICAL ESTABLISHMENTS	P
OUTSIDE STORAGE, ACCESSORY TO PERMITTED USES, LIMITED TO 15% OF THE ALLOWED LOT COVERAGE	P
OUTSIDE STORAGE, ACCESSORY TO PERMITTED USES, LOCATED IN A SIDE OR REAR YARD, LIMITED TO 50% OF THE ALLOWED LOT COVERAGE	P
PERSONAL FITNESS STUDIOS	P
PHARMACIES	P
PHOTOGRAPHY STUDIOS	P
PRODUCE MARKETS	P
PUBLIC UTILITY ESSENTIAL SERVICES	P
RELIGIOUS FACILITIES	P
RESTAURANTS	P
RETAIL SPECIALTY STORES OR SHOPS FOR RETAIL SALES, INCLUDING ANTIQUE STORES, ART SUPPLIES, BOOKSTORE, CANDY, CARDS, CLOCKS, CLOTHING, CONSIGNMENTS, ELECTRONICS, FABRICS, FLOWERS, GIFTS, HOBBIES, HOUSEWARES, ICE CREAM PARLORS, JEWELRY, LUGGAGE, MUSICAL INSTRUMENTS, NEWS PUBLICATIONS, OFFICE SUPPLY, OPTICAL GOODS, PETS, PHOTOGRAPHIC SUPPLIES, SEWING MACHINES, SHOES AND SHOE REPAIR, SPORTING GOODS, STAMPS AND COINS, STATIONERY, TOBACCO, TOYS, VIDEO TAPES, WALLPAPER AND PAINT, WINDOW COVERINGS, WORKS OF ART	P
RIFLE, PISTOL, SKEET, OR ARCHERY RANGES, INDOOR	SE
ROADSIDE STANDS CONSISTING OF TEMPORARY SEASONAL STRUCTURES THAT SELL PRODUCE AND OTHER AGRICULTURAL GOODS	P
SHOWROOMS AND SALES OF SPECIALTY BUILDING PRODUCTS	P
SMALL CELL SYSTEM	C
SMALL ENGINE REPAIR IF ALL WORK IS DONE INSIDE A BUILDING AND THERE IS NO OUTSIDE STORAGE	P
SOLAR ENERGY GENERATING FACILITY – ACCESSORY	P
STORAGE, BULK FOR AGRICULTURAL PRODUCTS	P
TAXIDERMISTS	P
THEATERS, LIVE PERFORMANCES	P
TRAVEL AGENCIES	P
UPHOLSTERING SHOPS, INCLUDING SAILMAKING SHOPS	P

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18-9-503. BULK REGULATIONS.

EXCEPT AS PROVIDED OTHERWISE IN THIS ARTICLE, THE FOLLOWING BULK REGULATIONS ARE APPLICABLE IN A RURAL COMMERCE CENTERS.

MINIMUM LOT SIZE	20,000 SQUARE FEET
MAXIMUM COVERAGE BY STRUCTURES AND PARKING	80% OF GROSS AREA
MINIMUM SETBACKS FOR PRINCIPAL STRUCTURES:	
REAR LOT LINE	25 FEET
ALL LOT LINES	60 FEET FROM RIGHT-OF-WAY LINE OF A DIVIDED PRINCIPAL ARTERIAL ROAD
MINIMUM SETBACKS FOR ACCESSORY STRUCTURES IN THE SIDE OR REAR YARD:	
SIDE LOT LINE	10 FEET
REAR LOT LINE	10 FEET
MINIMUM LOT DEPTH	100 FEET
MAXIMUM FLOOR AREA RATIO:	
GENERALLY	1.0
FOR A MIX OF OFFICE, RETAIL, AND RESIDENTIAL USES WITH AT LEAST 30% OF THE TOTAL FLOOR AREA DEVOTED TO RESIDENTIAL USES AND FOR HOSPITALS	2.0
MAXIMUM HEIGHT LIMITATIONS:	
IF TWO OR MORE LOT LINES ABUT A RESIDENTIAL DISTRICT	60 FEET OR TO A MAXIMUM OF 72 FEET FOR DEVELOPMENT IN WHICH MORE THAN 50% OF ALLOWABLE LOT COVERAGE CONSISTS OF ENVIRONMENTAL SITE DESIGN FEATURES APPROVED BY THE PLANNING AND ZONING OFFICER AND ALL SETBACKS ARE INCREASED BY ONE FOOT FOR EACH FOOT OF HEIGHT IN EXCESS OF 60 FEET
IF ONE LOT LINE ABUTS A RESIDENTIAL DISTRICT	60 FEET EXCEPT THAT THERE SHALL BE NO MAXIMUM FOR DEVELOPMENT IN WHICH MORE THAN 50% OF ALLOWABLE LOT COVERAGE CONSISTS OF ENVIRONMENTAL SITE DESIGN FEATURES APPROVED BY THE PLANNING AND ZONING OFFICER AND ALL SETBACKS ARE INCREASED BY ONE FOOT FOR EACH THREE FEET OF HEIGHT IN EXCESS OF 60 FEET
REAR SERVICE AREA	ACCESSIBLE BY A 15-FOOT WIDE UNOBSTRUCTED RIGHT-OF-WAY

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