

PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2026, Legislative Day No. 15

Bill No. 63-26

Introduced by Mr. Volke

By the County Council, July 20, 2026

Introduced and first read on July 20, 2026
Public Hearing set for September 21, 2026
Bill Expires on October 23, 2026

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Data Storage Center

2
3 FOR the purpose of modifying the definition of “data storage center”; grandfathering
4 certain data storage centers; removing certain parking requirements for data storage
5 centers; removing certain data storage centers as an allowable use in certain
6 commercial, industrial, mixed use, and Odenton Town Center districts; removing the
7 conditional use requirements for certain data storage centers; making certain technical
8 and stylistic changes; and generally related to zoning.

9
10 BY repealing: § 18-10-124

11 Anne Arundel County Code (2005, as amended) (as amended by Bill No. 9-26)

12
13 BY renumbering: §§ 18-10-125 through 18-10-179, respectively, to be §§ 18-10-124
14 through 18-10-178, respectively

15 Anne Arundel County Code (2005, as amended) (as amended by Bill No. 9-26)

16
17 BY repealing and reenacting, with amendments: §§ 18-1-101(48); 18-2-101(b); 18-3-104;
18 18-5-102; 18-6-103; 18-8-301; and 18-9-103

19 Anne Arundel County Code (2005, as amended)

20
21 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
22 That § 18-10-124 of the Anne Arundel County Code (2005, as amended) (as amended by
23 Bill No. 9-26) be repealed.

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.

SECTION 2. *And be it further enacted*, That §§ 18-10-125 through 18-10-179, respectively, of the Anne Arundel County Code (2005, as amended) are hereby renumbered to be §§ 18-10-124 through 18-10-178, respectively.

SECTION 3. *And be it further enacted*, That Section(s) of the Anne Arundel County Code (2005, as amended) (as amended by Bill No. 9-26) read as follows:

ARTICLE 18. ZONING

TITLE 1. GENERAL

18-1-101. Definitions.

Unless defined in this article, the Natural Resources Article of the State Code, or COMAR, words defined elsewhere in this Code apply in this article. The following words have the meanings indicated:

(48) “Data storage center” means a facility [[use primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances and other associated components related to digital data storage and operations.]], OR GROUP OF FACILITIES ON A SINGLE OR CONTIGUOUS PARCEL, A SUBSTANTIAL PORTION OF WHICH IS USED TO HOUSE COMPUTER SYSTEMS, SERVERS, COMPUTER STORAGE EQUIPMENT, NETWORKING SYSTEMS, OR ASSOCIATED POWER, COOLING, AND BACKUP GENERATION INFRASTRUCTURE, THAT AN INDIVIDUAL OR ENTITY USES TO ORGANIZE, PROCESS, STORE, TRANSMIT, OR DISSEMINATE VOLUMINOUS AMOUNTS OF DIGITAL DATA, WHETHER OR NOT FOR A FEE, INCLUDING ANY FACILITY MARKETED, LEASED, OR OPERATED AS A “COLOCATION FACILITY,” “SERVER FARM,” OR “HYPERSCALE” OR “ENTERPRISE” DATA CENTER. THE TERM DOES NOT INCLUDE:

(1) ACCESSORY COMPUTER OR SERVER EQUIPMENT THAT SUPPORTS THE PRINCIPAL USE OF A BUILDING OR PARCEL AND OCCUPIES LESS THAN 2,500 SQUARE FEET OF GROSS FLOOR AREA; OR

(2) ANY FACILITY OWNED AND OPERATED BY A UNIT OF FEDERAL, STATE, OR LOCAL GOVERNMENT FOR THAT GOVERNMENT'S OWN INTERNAL INFORMATION TECHNOLOGY OPERATIONS.

TITLE 2. GENERAL PROVISIONS

18-2-101. Scope; applicability.

(b) **Applicability to pending and future proceedings.** Subject to the grandfathering provisions of COMAR Title 27, this article applies to all pending and future proceedings and actions of any board, department, or agency empowered to decide applications under this Code, except that:

(12) for a property located in the Odenton Town Center, any application listed in § 17-2-101(b)(18) of this Code or any application under this article filed on or before

March 29, 2024 shall be governed by Subtitle 1 of Title 9 as it existed prior to March 29, 2024; [[and]]

(13) for a property located in a mixed use district, any application listed in § 17-2-101(b)(20) of this Code filed on or before February 2, 2025 and any application under this article associated with those applications shall be governed by the law as it existed prior to February 2, 2025[.]; AND

(14) AN APPLICATION FOR A ZONING CERTIFICATE, BUILDING PERMIT, GRADING PERMIT, OR SPECIAL EXCEPTION FOR A DATA STORAGE CENTER THAT IS PENDING BEFORE THE OFFICE OF PLANNING AND ZONING, THE BOARD OF APPEALS OR ANY OTHER COUNTY AGENCY FILED ON OR BEFORE THE EFFECTIVE DATE OF BILL NO. 63-26 SHALL BE GOVERNED BY THE LAW AS IT EXISTED PRIOR TO THE EFFECTIVE DATE OF BILL NO. 63-26.

TITLE 3. PARKING, OUTDOOR LIGHTING, AND SIGNAGE

18-3-104. Parking space requirements.

The minimum onsite required parking spaces are listed in the chart below. They may be increased based on site development plan review or special exception approval, reduced as provided in § 18-3-105, or superseded by a parking program allowed by this Code. The Planning and Zoning Officer may determine reasonable and appropriate onsite parking requirements for structures and land uses that are not listed on the chart based on requirements for similar uses, comments from reviewing agencies, and the parking needs of the proposed use.

Use	Parking

[[Data storage center]]	[[1 space per 1,000 square feet of floor area for the first 5,000 square feet and 1 space for each additional 5,000 square feet of floor area]]

TITLE 5. COMMERCIAL DISTRICTS

18-5-102. Permitted, conditional, special exception, and business complex auxiliary uses.

The permitted, conditional, and special exception uses allowed in each of the commercial districts, and uses auxiliary to a business complex, are listed in the chart in this section using the following key: [[P=permitted]] P = PERMITTED use; C = conditional use; SE = special exception use; and A = auxiliary to a business complex use. A blank means that the use is not allowed in the district. Except as provided otherwise in this article, uses and structures customarily accessory to permitted, conditional, and special exception uses also are allowed.

[[Permitted, Conditional, Special Exception, and Business Complex Auxiliary]] Uses	C1	C2	C3	C4

[[Data storage center in the BWI/Fort Meade Growth Area]]		[[C]]	[[C]]	

TITLE 6. INDUSTRIAL DISTRICTS

18-6-103. Permitted, conditional, [[and]], special exception, AND BUSINESS COMPLEX AUXILIARY uses.

The permitted, conditional, [[and]] special exception, AND BUSINESS COMPLEX AUXILIARY uses allowed in each of the industrial districts are listed in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special exception use; and [[A=]] A = auxiliary use to a business complex use. A blank means that the use is not allowed in the district. Except as provided otherwise in this article, uses and structures customarily accessory to permitted, conditional, and special exception uses also are allowed, except that outside storage as an accessory use in W1 is limited to 15% of the allowed lot coverage.

[[Permitted, Conditional, and Special Exception]] Uses	W1	W2	W3

[[Data storage center]]	[[P]]	[[P]]	[[P]]

TITLE 8. MIXED USE DISTRICTS

18-8-301. Permitted uses; conditional uses.

(a) Uses allowed.

(1) The permitted and conditional uses under the optional method of development are listed in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special exception use. A blank space means that the use is not allowed in the district. Uses and structures customarily accessory to the listed uses also are allowed.

(2) Any use lawfully in existence in a mixed use district prior to February 2, 2025 that became prohibited as of February 2, 2025, may continue, provided the use does not cease operation for 36 consecutive months. Any change, expansion, or alteration of the use on or after February 2, 2025 shall comply with this subtitle or Title 15.

(b) **Categories in chart.** The following chart divides the uses allowed under the optional method of development into the categories of residential, retail and service, office, light industrial, civic/institutional, and other uses, and the uses are subject to the requirements described in § 18-8-302.

Uses	MXD-V	MXD-G	MXD-N	MXD-S	MXD-U

[[Data storage centers]]				[[P]]	

TITLE 9. OTHER ZONING DISTRICTS

18-9-103. Uses.

(a) **Existing uses.** Any use lawfully in existence in the Odenton Town Center prior to March 29, 2024 that became prohibited as of March 29, 2024, may continue, provided the use does not cease operation for 12 consecutive months. Any change, expansion, or alteration of the use on or after March 29, 2024 shall comply with Subtitle 8 of Title 7 of Article 17 of this Code and Subtitle 1 of Title 9 of this article, or Title 15 of this article.

(b) **Use chart.** The permitted, conditional, and special exception uses allowed in each of the Odenton Town Center Districts and Historic Village Mix Block are listed in this section using the following key: P = permitted use; C = conditional use; SE = special exception use. A blank means the use is not allowed in the district or the Historic Village Mix Block.

Uses	OTC-C	OTC-T	OTC-I	OTC-E	OTC-FM	OTC-H	Historic Village Mix Block

[[Data storage centers]]			[[P]]				

TITLE 10. REQUIREMENTS FOR CONDITIONAL USES

[[18-10-124. Data storage centers in the BWI/Fort Meade Growth Area.

Data storage centers in the BWI/Fort Meade Growth Area shall comply with all of the following requirements.

(1) The facility shall be located on a lot or contiguous lots that total at least 25 acres.

(2) The facility shall comply with all applicable bulk regulations for the zoning district in which the facility is located, except that the bulk regulations contained in the following chart shall be met:

Minimum Setbacks for Principal Structures:	
Front lot line	50 feet
Side lot line	30 feet
Rear lot line	30 feet
Freeway	100 feet

Divided principal arterial road	60 feet
Any other public road or right-of-way	50 feet

1
2 (3) A variance may not be granted that reduces the minimum setback requirements
3 specified in subsection (2).
4

5 (4) The lot or contiguous lots on which the data center is located may not include
6 residential dwelling units.
7

8 (5) Outside storage is permitted as an accessory use, provided no more than 15% of the
9 total allowed lot coverage is used for outside storage.
10

11 (6) The lot or contiguous lots comprising the facility shall be located in the BWI/Fort
12 Meade Growth Area, as shown on the official map adopted by the County Council entitled
13 “BWI/Fort Meade Growth Area, 2016”.]]
14

15 SECTION 4. *And be it further enacted*, That all references in this Ordinance to “the
16 effective date of Bill No. 63-26”, or words to that that effect, shall, upon codification, be
17 replaced with the actual date on which this Ordinance takes effect under Section 307 of the
18 County Charter as certified by the Administrative Officer to the County Council.
19

20 SECTION 5. *And be it further enacted*, That this Ordinance shall take effect 45 days
21 from the date it becomes law.