

# PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2024, Legislative Day No. 17

Bill No. 75-24

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

By the County Council, September 16, 2024

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Introduced and first read on September 16, 2024  
Public Hearing set for October 21, 2024  
Bill Expires December 20, 2024

By Order: Kaley Schultze, Administrative Officer

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## A BILL ENTITLED

1 AN ORDINANCE concerning: Boards, Commissions, and Similar Bodies – Subdivision  
2 and Development – Zoning – Development – Mixed Use Districts

3  
4 FOR the purpose of providing certain standards for an administrative rezoning of certain  
5 properties to a mixed use district; adding grandfathering provisions applicable to  
6 certain development applications; establishing certain development and design  
7 standards for development in mixed use districts; establishing a minimum site area for  
8 certain sites to be developed as mixed use development; renaming the existing mixed  
9 use districts and creating a new mixed use district; establishing the permitted,  
10 conditional, and special exception uses in the mixed use districts; requiring a  
11 combination of uses on certain mixed use development sites; establishing certain bulk  
12 regulations, open area, and parking requirements for mixed use districts; making certain  
13 technical corrections; and generally relating to boards, commissions, and similar  
14 bodies, subdivision and development, and zoning.

15  
16 BY repealing: §§ 17-7-605 through 17-7-608; and 18-8-301 through 18-8-303  
17 Anne Arundel County Code (2005, as amended)

18  
19 BY adding: §§ 3-1-205(i); 18-8-301 through 18-8-303; and 18-16-303(g)  
20 Anne Arundel County Code (2005, as amended)

21  
22 BY repealing and reenacting, with amendments: §§ 17-2-101(b); 17-7-604; 18-2-101(b);  
23 18-2-103(b); 18-2-105; 18-8-103; and 18-16-303(c)  
24 Anne Arundel County Code (2005, as amended) (as amended by Bill No. 84-23)

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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.

SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,* That §§ 17-7-605 through 17-7-608 and 18-8-301 through 18-8-303 of the Anne Arundel County Code (2005, as amended) are hereby repealed.

SECTION 2. *And be it further enacted,* That Section(s) of the Anne Arundel County Code (2005, as amended) (as amended by Bill No. 84-23) read as follows:

### **ARTICLE 3. BOARDS, COMMISSIONS, AND SIMILAR BODIES**

#### **TITLE 1. BOARD OF APPEALS**

##### **SUBTITLE 2. ZONING APPEALS**

#### **3-1-205. Standards and procedures for granting or denying rezoning.**

(I) **Rezoning restrictions relating to a Mixed Use District.** IF A LOT WAS NOT ZONED AS PART OF A MIXED USE DISTRICT IN A COMPREHENSIVE ZONING ORDINANCE ADOPTED BETWEEN MAY 6, 2024, AND DECEMBER 31, 2025, AND WAS DESIGNATED AS MIXED USE PLANNED LAND USE IN A REGION PLAN ADOPTED BETWEEN MAY 6, 2024, AND DECEMBER 31, 2025, THE LOT MAY BE ADMINISTRATIVELY REZONED TO A MIXED USE DISTRICT. THE DESIGNATION OF MIXED USE PLANNED LAND USE SHALL SATISFY THE REQUIREMENT OF SUBSECTION (A)(1).

### **ARTICLE 17. SUBDIVISION AND DEVELOPMENT**

#### **TITLE 2. GENERAL PROVISIONS**

#### **17-2-101. 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:

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(17) for a property located in the Parole Town Center, the following shall be governed by Subtitle 9 of Title 7 as it existed prior to December 8, 2023:

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(ii) an application for any building or grading permits not associated with a final plan or site development plan filed on or before December 8, 2023; [[and]]

(18) for a property located in the Odenton Town Center, the following shall be governed by Subtitle 8 of Title 7 as it existed prior to March 29, 2024:

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(ii) an application for any building or grading permits not associated with a final plan or site development plan filed on or before March 29, 2024[[.]]; AND

(19) FOR A PROPERTY LOCATED IN A MIXED USE DISTRICT, THE FOLLOWING SHALL BE GOVERNED BY THE LAW AS IT EXISTED PRIOR TO THE EFFECTIVE DATE OF BILL NO. 75-24:

(I) AN APPLICATION FOR APPROVAL OF OR REVISION TO A SKETCH PLAN, FINAL PLAN, PRELIMINARY PLAN, SITE DEVELOPMENT PLAN, OR ANY BUILDING OR GRADING PERMITS OR OTHER APPLICATIONS ASSOCIATED WITH THESE PLANS, FILED ON OR BEFORE THE EFFECTIVE DATE OF BILL NO. 75-24; AND

(II) AN APPLICATION FOR ANY BUILDING OR GRADING PERMITS NOT ASSOCIATED WITH A FINAL PLAN OR SITE DEVELOPMENT PLAN FILED ON OR BEFORE THE EFFECTIVE DATE OF BILL NO. 75-24.

## **TITLE 7. DEVELOPMENT REQUIREMENTS FOR PARTICULAR TYPES OF DEVELOPMENT**

### **SUBTITLE 6. MIXED USE DEVELOPMENT UNDER THE OPTIONAL METHOD OF DEVELOPMENT**

#### **17-7-604. Development and design standards.**

DEVELOPMENT AND DESIGN STANDARDS SHALL BE PROPOSED IN A PRELIMINARY PLAN OR SKETCH PLAN FOR APPROVAL BY THE PLANNING AND ZONING OFFICER IN THE FINAL PLAN OR SITE DEVELOPMENT PLAN. DEVELOPMENT AND DESIGN STANDARDS SHALL CREATE A UNIFIED AND COHESIVE DEVELOPMENT AND SHALL INCLUDE BULK REQUIREMENTS RELATING TO LOT SIZE, SETBACKS, SPACING BETWEEN STRUCTURES, BUILDING HEIGHTS, OR OTHER BULK REQUIREMENTS AS WELL AS STANDARDS FOR LANDSCAPING, PARKING, ARCHITECTURE, AND SIGNAGE. THE FOLLOWING ARE REQUIRED AS PART OF THE PROPOSED DEVELOPMENT AND DESIGN STANDARDS.

(1) All elements of the development, including uses, structures, parking, vehicular and pedestrian circulation systems, open **[[space]]** AREA, public activity areas, landscaping, and other amenities, shall be integrated by a plan. **[[Structures shall be integrated into the pedestrian circulation system.]]** Residential uses shall be integrated in a manner that does not isolate them from the remainder of the development and that maintains an appropriate degree of privacy for the residents. Open **[[space]]** AREA, ACTIVE RECREATION AREA, and public activity areas shall be integrated in a manner that provides convenient pedestrian access and enhances the overall quality of the development.

(2) STRUCTURES SHALL BE CONSTRUCTED FROM HIGH QUALITY MATERIALS, AND STRUCTURES IN THE DEVELOPMENT SHALL COMPLEMENT EACH OTHER. STRUCTURE FACADES SHALL CONTAIN ARCHITECTURAL DETAIL THAT PROMOTES VISUAL INTEREST. STRUCTURE MASS SHALL BE COUNTERED BY THE USE OF ARCHITECTURAL DETAIL, LANDSCAPING, OPEN AREAS, AND PUBLIC ACTIVITY AREAS. STRUCTURES SHALL BE LOCATED CLOSE TO STREETS OR WALKWAYS AND THE PRIMARY ACCESSSES TO THE STRUCTURES SHALL BE FROM THOSE STREETS OR WALKWAYS. THE PEDESTRIAN LEVELS OF STRUCTURES SHALL PROVIDE EASY ACCESS. STRUCTURES SHALL CONTAIN FOCAL POINTS THAT ARE VISUAL OR FUNCTIONAL, AND SHALL INCLUDE STRUCTURES TO PROTECT PEDESTRIANS FROM THE WEATHER.

(3) THE PEDESTRIAN CIRCULATION SYSTEM SHALL BE CONTINUOUS, DIRECT, AND CONVENIENT. WALKWAYS SHALL BE DESIGNED TO ACCOMMODATE BICYCLES AS WELL

1 AS PEDESTRIANS TO THE MAXIMUM EXTENT PRACTICABLE, WITH FACILITIES FOR THE  
2 TEMPORARY STORAGE OF BICYCLES. THE SYSTEM SHALL INCORPORATE DESIGN  
3 FEATURES TO ENHANCE CONVENIENCE AND SAFETY, INCLUDING ILLUMINATION;  
4 APPROPRIATE GRADE SEPARATIONS; APPROPRIATE AT-GRADE, ABOVE-GRADE, OR  
5 BELOW-GRADE STREET AND ROAD CROSSINGS; VARYING PAVING PATTERNS; GRADE  
6 DIFFERENCES; AND LANDSCAPING. PAVED PEDESTRIAN ACCESS TO OPEN AREAS SHALL  
7 HAVE A DESIGN THAT ENHANCES THE VISUAL INTEREST OF THE OPEN AREAS.

8  
9 (4) PUBLIC ACTIVITY AREAS MAY BE OUTDOORS OR INDOORS. IF INDOORS, THEY  
10 SHALL BE ACCESSIBLE TO THE PUBLIC DURING THE NORMAL BUSINESS HOURS OF THE  
11 ESTABLISHMENT. OPEN AREA MAY INCLUDE LAND THAT IS DESIGNATED FOR ACTIVE  
12 RECREATION AREA AND MAY INCLUDE LAND WITHIN AN EXTERIOR OUTDOOR PUBLIC  
13 ACTIVITY AREA. OPEN AREA MAY NOT INCLUDE LAND USED FOR THE REQUIRED  
14 BUFFERING, SCREENING, AND LANDSCAPING OF PARKING AREAS OR THE VEHICULAR OR  
15 PEDESTRIAN CIRCULATION SYSTEMS.

16  
17 (5) FRONT BUILDING FACADES SHALL INCLUDE THE MAIN ENTRY, WINDOWS,  
18 ARCHITECTURAL DETAILING, SIGNAGE, AND OTHER FEATURES TO CREATE AN ACTIVE  
19 STREET FRONTAGE.

20  
21 (6) BUILDINGS SHALL HAVE A PRIMARY ENTRANCE DOOR FACING A PUBLIC  
22 SIDEWALK. OTHER BUILDING ENTRANCES MAY INCLUDE DOORS TO INDIVIDUAL  
23 BUSINESSES, OR ENTRANCES TO LOBBIES, PEDESTRIAN PLAZAS, OR COURTYARDS.

24  
25 (7) ANY OUTDOOR STORAGE OR SERVICE AREAS INCLUDING SHEDS, LOADING  
26 AREAS, OR TRASH RECEPTACLES SHALL BE:

27  
28 (I) PLACED BEHIND OR BETWEEN BUILDINGS AND SHIELDED FROM VIEW OF  
29 ADJACENT PROPERTIES, PUBLIC STREETS, AND ACTIVITY SPACES, OR SCREENED WITH  
30 LANDSCAPING OR FENCING; AND

31  
32 (II) INCORPORATED INTO THE OVERALL DESIGN OF THE BUILDINGS AND  
33 LANDSCAPING TO MINIMIZE THE VISUAL AND ACOUSTIC IMPACTS.

34  
35 (8) HIGHLY VISIBLE FACADES OF STRUCTURED PARKING SHALL BE  
36 ARCHITECTURALLY CONSISTENT WITH THE SURROUNDING DEVELOPMENT. SHARED  
37 PARKING LOTS AND PARKING STRUCTURES SHALL BE USED WHERE PRACTICABLE TO  
38 CONCENTRATE PARKING OVER A SMALLER AREA.

## 39 40 **ARTICLE 18. ZONING**

### 41 42 **TITLE 2. GENERAL PROVISIONS**

#### 43 44 **SUBTITLE 1. IN GENERAL**

##### 45 46 **18-2-101. Scope; applicability.**

47  
48 (b) Applicability to pending and future proceedings. Subject to the grandfathering  
49 provisions of COMAR Title 27, this article applies to all pending and future proceedings  
50 and actions of any board, department, or agency empowered to decide applications under  
51 this Code, except that:

52  
53 \*\*\*

54 (11) the following shall be governed by the location of critical area boundaries in  
55 existence prior to October 8, 2021:

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(ii) an application for a variance or a special exception, provided the application is filed on or before October 8, 2021 and any permits associated with the application are issued on or before December 1, 2021. A variance or special except grandfathered under this subsection may not be extended by variance; [[and]]

(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)(19) OF THIS CODE OR ANY APPLICATION UNDER THIS ARTICLE FILED ON OR BEFORE THE EFFECTIVE DATE OF BILL NO. 75-24 SHALL BE GOVERNED BY THE LAW AS IT EXISTED PRIOR TO THE EFFECTIVE DATE OF BILL NO. 75-24.

### **18-2-103. Planning for future development.**

(b) **Rule of construction.** [[The]] EXCEPT AS PROVIDED IN § 3-1-205(I) OR § 18-16-303(G) OF THIS CODE, THE adoption, amendment, or repeal of any of the documents listed in subsection (a) may not be construed to evidence or constitute a mistake in the zoning map then existing or a change in the character of any neighborhood.

### **18-2-105. Zoning districts created.**

(A) **Creation.** The following zoning districts are created:

Category	District
***	
Mixed Use Development	[[MXD-R Residential]] MXD-N NEIGHBORHOOD MIXED USE [[MXD-C Commercial]] MXD-G GENERAL MIXED USE [[MXD-E Employment]] MXD-S SUBURBAN CENTER MIXED USE [[MXD-T Transit]] MXD-U URBAN MIXED USE MXD-V VILLAGE MIXED USE
***	

(B) **Mixed use districts after effective date of Bill No. 75-24.** AS OF THE EFFECTIVE DATE OF BILL NO. 75-24, THE MIXED USE DISTRICTS THAT EXISTED PRIOR TO THAT DATE SHALL BE RENAMED, AND THE ANNE ARUNDEL COUNTY DIGITAL ZONING LAYER SHALL REFLECT THE NEW NAME OF THE MIXED USE DISTRICT ACCORDINGLY, AS FOLLOWS:

(1) THE MXD-R RESIDENTIAL DISTRICT SHALL BE RENAMED THE MXD-NEIGHBORHOOD MIXED USE DISTRICT;

(2) THE MXD-C COMMERCIAL DISTRICT SHALL BE RENAMED THE MXD-G GENERAL MIXED USE DISTRICT;

(3) THE MXD-E EMPLOYMENT DISTRICT SHALL BE RENAMED THE MXD-S SUBURBAN CENTER MIXED USE DISTRICT; AND

(4) THE MXD-T TRANSIT DISTRICT SHALL BE RENAMED THE MXD-U URBAN MIXED USE DISTRICT.

## TITLE 8. MIXED USE DISTRICTS

### SUBTITLE 1. IN GENERAL

#### 18-8-103. Site size.

The minimum gross area for a site to be developed under the optional method of development is **[[10]]** FIVE acres, except that a site with a **[[net]]** GROSS area of less than **[[10]]** FIVE acres may be developed under the optional method of development if it adjoins a site developed or being developed under the optional method of development for which a sketch plan has been approved and can be integrated with the development of the adjoining site in the manner described in § 17-7-604 of this Code.

### SUBTITLE 3. USES UNDER THE OPTIONAL METHOD OF DEVELOPMENT

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

(A) **Uses allowed.** 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.

(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
<b>RESIDENTIAL</b>					
ASSISTED LIVING FACILITIES	C	C	C	C	C
ASSISTED LIVING FACILITIES I, COMMUNITY-BASED	P	P	P	P	P
ASSISTED LIVING FACILITIES II, COMMUNITY-BASED	P	P	P	P	P
BRAC MIXED USE DEVELOPMENT			C	C	C
DWELLING UNITS, ACCESSORY	C	C	C	C	
DWELLINGS, DUPLEX AND SEMI-DETACHED	P	P	P	P	P
DWELLINGS, MULTIFAMILY	P	P	P	P	P
DWELLINGS, SINGLE-FAMILY DETACHED	P	P	P	P	
DWELLINGS, TOWNHOUSE	P	P	P	P	P
GROUP HOMES I	P	P	P	P	P
GROUP HOMES II	P	P	P	P	P
HOME OCCUPATIONS	C	C	C	C	C
HOUSING FOR THE ELDERLY OF MODERATE MEANS	C	C	C	C	C
NURSING HOMES			C	C	C

ROOMING HOUSES			P	P	P
WORKFORCE HOUSING	C	C	C	C	C
<b>RETAIL AND SERVICE</b>					
ADULT DAY CARE CENTERS	P	P	P	P	P
ALCOHOLIC BEVERAGE USES AS ACCESSORY TO OTHER USES	C	C	C	C	C
ANTIQUE SHOPS	P	P	P	P	P
APPLIANCE SALES AND SERVICE FACILITIES			P	P	P
ARCADES		P	P	P	P
ART GALLERIES	P	P	P	P	P
ARTISANS AND CRAFT WORK	P	P	P	P	P
AUTOMOBILE AND TRUCK DETAILING SHOPS		P	P	P	P
AUTOMOBILE AND TRUCK PARTS, SUPPLY STORES, AND TIRE STORES		P	P	P	P
AUTOMOBILE AND TRUCK RENTAL ESTABLISHMENTS				P	P
AUTOMOBILE GASOLINE STATIONS		C	C	C	C
AUTOMOBILE REPAIR FACILITIES AND PAINTING FACILITIES				P	P
AUTOMOBILE SERVICE FACILITIES PROVIDING OIL CHANGE, LUBRICATION, AND RELATED SERVICES		P	P	P	P
AUTOMOBILE TOWING FACILITIES IN CONJUNCTION WITH AUTOMOBILE GASOLINE SERVICE STATIONS				SE	SE
BAKERY OR DONUT SHOPS	P	P	P	P	P
BANKS	P	P	P	P	P
BANQUET HALLS		P	P	P	P
BARBERSHOPS	P	P	P	P	P
BED AND BREAKFAST HOMES	C	C	C	C	C
BED AND BREAKFAST INNS	SE	SE	SE	SE	SE
BICYCLE, MOTOR SCOOTER, AND MOPED SALES AND SERVICE		P	P	P	P
BILLIARD AND POOL HALLS		P	P	P	P
BOWLING ALLEYS		P	P	P	P
BREWERY, CRAFT		P	P	P	P
BUSINESS COMPLEXES	P	P	P	P	P
BUSINESS COMPLEXES WITH AUXILIARY USE	C	C	C	C	C
CARNIVALS, CIRCUSES, AND FAIRS, TEMPORARY	C	C	C	C	C
CARPET AND VINYL FLOORING STORES			P	P	P
CARWASHES			P	P	P
CARWASHES ACCESSORY TO AUTOMOBILE GASOLINE STATIONS		P	P	P	P
CATERING ESTABLISHMENTS		P	P	P	P
CHILD CARE CENTERS	P	P	P	P	P
CLOCK SHOPS FOR SALE OR REPAIR	P	P	P	P	P
COMMERCIAL PARKING LOTS OR GARAGES		P	P	P	P
COMMERCIAL RECREATIONAL FACILITIES, INCLUDING MINIATURE GOLF, DRIVING RANGES, TENNIS, RACQUET, AND HANDBALL BARNs OR COURTS, ARTIFICIAL SKI SLOPES, INDOOR SOCCER; BOWLING ALLEYS, BMX BIKE, SKATEBOARD OR ROLLERBLADE PARKS, ELECTRIC GO-CARTING, AND SKATING RINKS		P	P	P	P
COMPUTER GOODS, SALES AND SERVICES	P	P	P	P	P
CONVENIENCE STORES, GIFT SHOPS, AND NEWSSTANDS	P	P	P	P	P

COUNTRY CLUBS, PRIVATE CLUBS, AND SERVICE ORGANIZATIONS OR INSTITUTIONS	P	P	P	P	P
COUNTRY CLUBS, PRIVATE CLUBS, SERVICE ORGANIZATIONS, AND NONPROFIT CHARITABLE OR PHILANTHROPIC ORGANIZATIONS OR INSTITUTIONS IN EXISTENCE ON OR BEFORE DECEMBER 31, 2015	P	P	P	P	P
CULTURAL CENTERS AND EXHIBITS	P	P	P	P	P
DELICATESSENS AND SNACK BARS	P	P	P	P	P
DEPARTMENT STORES		P	P	P	P
DISTILLERY, LIMITED		P	P	P	P
DOG DAY CARE FACILITIES		P	P	P	P
DOG GROOMING PARLORS	P	P	P	P	P
DRY CLEANING OPERATIONS AND LAUNDRY ESTABLISHMENTS, INCLUDING PICKUP STATIONS, PACKAGE PLANTS, AND COIN-OPERATED FACILITIES			P	P	P
DRY CLEANING OPERATIONS AND LAUNDRY ESTABLISHMENTS, INCLUDING PICKUP STATIONS, PACKAGE PLANTS, AND COIN-OPERATED FACILITIES, LIMITED TO ESTABLISHMENTS WITH LESS THAN 4,000 SQUARE FEET OF FLOOR AREA	P	P			
ENTERTAINMENT COMPLEXES, INCLUDING MULTI-SCREEN COMPLEXES		P	P	P	P
FLORIST SHOPS	P	P	P	P	P
FUNERAL ESTABLISHMENTS		P	P	P	P
FURNITURE, APPLIANCE, AND CARPET STORES AND SHOWROOMS			P	P	P
GREENHOUSES AND GARDEN CENTERS			P	P	P
GROCERY STORES			P	P	P
GROCERY STORES WITH A MAXIMUM OF 25,000 SQUARE FEET	P				
GROCERY STORES WITH A MAXIMUM OF 35,000 SQUARE FEET		P			
HAIR, COSMETIC FACIAL HAIR, AND NAIL SALONS	P	P	P	P	P
HARDWARE STORES	P	P	P	P	P
HEALTH CLUBS, SPAS, AND GYMNASIUMS	P	P	P	P	P
HOME CENTERS AND BUILDING SUPPLY STORES			P	P	P
HOSPICE FACILITIES	P	P	P	P	P
HOSPITALS				P	P
HOTELS, MOTELS, AND HOSTELS	P	P	P	P	P
INTERIOR DECORATING ESTABLISHMENTS	P	P	P	P	P
JANITORIAL SUPPLY STORES		P	P	P	P
KENNELS, COMMERCIAL			C	C	C
LICENSED DISPENSARY OF CANNABIS, AS DEFINED IN STATE LAW AND REGULATIONS	C	C	C	C	C
LICENSED GROWER OF CANNABIS, AS DEFINED IN STATE LAW AND REGULATIONS, INDOOR CULTIVATION ONLY				C	C
LICENSED PROCESSOR OF CANNABIS, AS DEFINED IN STATE LAW AND REGULATIONS				C	C
LINEN SUPPLY ESTABLISHMENTS				P	P
LOCKSMITHS	P	P	P	P	P
MAILING AND SHIPPING SERVICES	P	P	P	P	P
MEAT, SEAFOOD, AND POULTRY MARKETS	P	P	P	P	P
MOTORCYCLE REPAIR FACILITIES				P	P
MOVING OR STORAGE ESTABLISHMENTS				P	P



NIGHTCLUBS AND COMEDY CLUBS			P	P	P
OUTSIDE STORAGE, ACCESSORY TO PERMITTED USES, LOCATED IN A SIDE OR REAR YARD, LIMITED TO 35% OF THE ALLOWED LOT COVERAGE	P	P	P	P	P
PACKAGE GOODS STORES	C	C	C	C	C
PARKING LOTS OR GARAGES	P	P	P	P	P
PARKS, PRIVATE	P	P	P	P	P
PERSONAL FITNESS STUDIOS	P	P	P	P	P
PHARMACIES	P	P	P	P	P
PICTURE-FRAMING ESTABLISHMENTS	P	P	P	P	P
PIERS, COMMERCIAL	P	P	P	P	P
PIERS, COMMUNITY	P	P	P	P	P
PIERS, RECREATIONAL	P	P	P	P	P
PRODUCE MARKETS	P	P	P	P	P
RACE TRACKS FOR HORSES					C
RELIGIOUS FACILITIES	P	P	P	P	P
RESTAURANTS	P	P	P	P	P
RESTAURANTS, TAVERNS, RETAIL SALES, AND CONSUMER SERVICES IN A MULTIFAMILY DWELLING		P	P	P	P
RETAIL SPECIALTY STORES OR SHOPS FOR RETAIL SALES OF ANTIQUES, ART SUPPLIES, BOOKS, CANDIES, CARDS, CLOCKS, CLOTHING, CONSIGNMENTS, ELECTRONICS, FABRICS, FLOWERS, GIFTS, HOBBIES, HOUSEWARES, ICE CREAM PARLORS, JEWELRY, LUGGAGE, MUSICAL INSTRUMENTS, NEWS PUBLICATIONS, OFFICE SUPPLIES, OPTICAL GOODS, PETS, PHOTOGRAPHIC SUPPLIES, SEWING MACHINES, SHOES AND SHOE REPAIR, SPORTING GOODS, STAMPS AND COINS, STATIONARY, TOBACCO, TOYS, VIDEO TAPES, WALLPAPERS AND PAINTS, WINDOW COVERINGS, AND WORKS OF ART	P	P	P	P	P
ROADSIDE STANDS CONSISTING OF TEMPORARY SEASONAL STRUCTURES FOR SELLING PRODUCE AND OTHER AGRICULTURAL GOODS	P	P	P	P	P
ROADSIDE VENDORS	P	P	P	P	P
SCHOOLS, PUBLIC CHARTER, AND SCHOOLS, PRIVATE: ACADEMIC, ARTS, BUSINESS, TECHNICAL OR TRADE	P	P	P	P	P
SELF-SERVICE STORAGE FACILITIES	C	C	C	C	C
SHOWROOMS AND SALES OF SPECIALTY BUILDING PRODUCTS			P	P	P
SMALL ENGINE REPAIR IF ALL WORK IS PERFORMED INSIDE A BUILDING WITHOUT OUTSIDE STORAGE	P	P	P	P	P
SWIMMING POOLS, COMMUNITY AND SEMI-PUBLIC	P	P	P	P	P
TAILOR SHOPS	P	P	P	P	P
TANNING SALONS	P	P	P	P	P
TATTOO PARLORS AND BODY-PIERCING SALONS	P	P	P	P	P
TAVERNS	P	P	P	P	P
TAXICAB STANDS AND SERVICES		P	P	P	P
TELEVISION STUDIOS, RADIO BROADCASTING STATIONS, AND RECORDING STUDIOS, EXCLUDING FREESTANDING TOWERS		P	P	P	P
THEATERS, LIVE PERFORMANCE	P	P	P	P	P
THEATERS, MOVIE	P	P	P	P	P
TRADE EXPOSITIONS		P	P	P	P

TRAVEL AGENCIES	P	P	P	P	P
UPHOLSTERING SHOPS AND SAILMAKING SHOPS			P	P	P
VARIETY STORES	P	P	P	P	P
VETERINARY CLINICS, IF OVER-NIGHT STAYS ARE LIMITED TO THOSE NECESSARY FOR MEDICAL TREATMENT, WITHOUT OUTSIDE RUNS OR PENS	P	P	P	P	P
VOLUNTEER FIRE STATIONS	P	P	P	P	P
<b>OFFICE</b>					
OFFICE, PROFESSIONAL AND GENERAL	P	P	P	P	P
OFFICE, PROFESSIONAL AND GENERAL IN EXISTENCE ON OR BEFORE DECEMBER 31, 2015	P	P	P	P	P
STATE-LICENSED MEDICAL CLINICS	C	C	C	C	C
TELECOMMUTING CENTERS	P	P	P	P	P
<b>LIGHT INDUSTRIAL</b>					
BAKERIES, WHOLESALE					P
BREWERY					P
BUILDING MATERIAL STORAGE, INCLUDING SALES AND YARDS					P
BUILDING MATERIAL STORAGE AND SALES, NOT INCLUDING YARDS			P	P	P
CABINETRY AND SPECIAL LUMBER MILL WORKING AND SALES					P
COFFEE ROASTERS		P	P	P	P
CONTRACTOR AND CONSTRUCTION SHOPS AND YARDS					P
CONTRACTOR AND CONSTRUCTION SHOPS, NOT INCLUDING YARDS			P	P	P
DATA STORAGE CENTERS					P
DISTILLERY					P
EQUIPMENT SALES, REPAIR, AND STORAGE, COMMERCIAL					P
FABRICATION AND ASSEMBLY USES					P
FOOD PRODUCT MANUFACTURING					P
LABORATORIES, RESEARCH AND DEVELOPMENT OR TESTING					P
MANUFACTURING AND PROCESSING, GENERAL, INCLUDING ASSEMBLY OF COMPONENT PARTS, CREATION OF PRODUCTS, AND BLENDING OF MATERIALS					P
PRINTING AND PUBLISHING ESTABLISHMENTS				P	P
RENTAL ESTABLISHMENTS					P
RETAIL DISPLAY ROOMS FOR SALES AT INDUSTRIAL ESTABLISHMENTS					P
WHOLESALE TRADE, WAREHOUSING, AND STORAGE ESTABLISHMENTS					P
<b>CIVIC/INSTITUTIONAL</b>					
CIVIC FACILITIES, COMMUNITY CENTERS, LIBRARIES, MUSEUMS, PARKS, AND SIMILAR NONCOMMERCIAL USES	P	P	P	P	P
<b>OTHER</b>					
BUS TERMINALS	P	P	P	P	P
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 LOCATED AT LEAST 300 FEET FROM ANY DWELLING	P	P	P	P	P
COMMERCIAL TELECOMMUNICATION FACILITIES PERMANENTLY LOCATED ON THE GROUND	C	C	C	C	C

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 § 18-10-117(7)	P	P	P	P	P
CONSTRUCTION OR SALES TRAILERS, TEMPORARY, IN AN APPROVED DEVELOPMENT ACTIVELY UNDER CONSTRUCTION	P	P	P	P	P
PUBLIC UTILITY, ESSENTIAL SERVICES	P	P	P	P	P
PUBLIC UTILITY USES	SE	SE	SE	SE	SE
SMALL WIND ENERGY SYSTEMS	SE	SE	SE	SE	SE
SMALL WIND ENERGY SYSTEMS OR METEOROLOGICAL TOWERS ON A LOT OF AT LEAST THREE ACRES	C	C	C	C	C
SOLAR ENERGY GENERATING FACILITY-ACCESSORY	P	P	P	P	P
SOLAR ENERGY GENERATING FACILITY-CANOPIES OVER PARKING LOTS OR GARAGES		P	P	P	P
SOLAR ENERGY GENERATING FACILITY-COMMUNITY, ROOFTOP-MOUNTED ONLY	C	C	C	C	C
STAGING AREAS FOR COUNTY CAPITAL PROJECTS	P	P	P	P	P
TRANSPORTATION, MULTIMODAL STATIONS	P	P	P	P	P

**18-8-302. Combination of uses.**

EXCEPT FOR DEVELOPMENT ON A SITE LOCATED IN THE BWI/FORT MEADE GROWTH AREA, AS SHOWN ON THE OFFICIAL MAP ADOPTED BY THE COUNTY COUNCIL ENTITLED “BWI/FORT MEADE GROWTH AREA, 2016”, DEVELOPMENT IN A MIXED USE DISTRICT SHALL INCLUDE AT LEAST ONE ALLOWED USE FROM AT LEAST TWO OF THE FOLLOWING LAND USE CATEGORIES SET FORTH IN THE CHART IN § 18-8-301: RESIDENTIAL, RETAIL AND SERVICE, OFFICE, LIGHT INDUSTRIAL, OR CIVIC/INSTITUTIONAL.

**18-8-303. Bulk regulations; open area and parking requirements.**

(A) **Bulk regulations.** EXCEPT AS PROVIDED OTHERWISE IN THIS ARTICLE, THE FOLLOWING BULK REGULATIONS ARE APPLICABLE IN A MIXED USE DISTRICT:

BULK REGULATIONS	MXD-V	MXD-G	MXD-N	MXD-S	MXD-U
MAXIMUM RESIDENTIAL DENSITY (UNITS/PER ACRE)	7	10	15	22	44
MAXIMUM BUILDING HEIGHT (FEET)	36	72	96	144	168
MAXIMUM SETBACK FOR PRINCIPAL STRUCTURES FROM FRONT LOT LINE (FEET)	20	20	20	20	20
MAXIMUM FRONT SETBACK IF LOCATED ON A PRINCIPAL ARTERIAL ROAD (FEET)	45	45	45	45	45
MINIMUM OPEN AREA (% OF GROSS SITE AREA)	15%	15%	15%	15%	15%

MINIMUM ACTIVE RECREATION AREA (SQUARE FEET PER DWELLING UNIT)	350	350	350	350	350
MINIMUM PUBLIC ACTIVITY AREA (% OF USEABLE NONRESIDENTIAL GROSS FLOOR AREA)	10%	10%	10%	10%	10%

(B) **Open area, active recreation area, and public activity area.** THE CHARACTERISTICS OF REQUIRED OPEN AREA, ACTIVE RECREATION AREA, AND PUBLIC ACTIVITY AREA ARE DESCRIBED IN § 17-7-604(4) OF THIS CODE AND THE ADDITIONAL FOLLOWING CRITERIA APPLY:

(1) OPEN AREA MAY INCLUDE WETLAND AND STREAM BUFFERS, FOREST CONSERVATION EASEMENTS, FLOODPLAINS, AND STORMWATER MANAGEMENT OR DRAINAGE FACILITIES;

(2) ACTIVE RECREATION AREA MAY BE LOCATED WITHIN THE REQUIRED OPEN AREA, BUT MAY NOT BE LOCATED IN WETLAND AND STREAM BUFFERS, FOREST CONSERVATION EASEMENTS, FLOODPLAINS, OR STORMWATER MANAGEMENT OR DRAINAGE FACILITIES; AND

(3) PUBLIC ACTIVITY AREA MAY INCLUDE RECREATIONAL AMENITIES.

(C) **Parking requirements.** PARKING SHALL BE IN ACCORDANCE WITH § 17-7-604 OF THIS CODE AND § 18-3-106.

## TITLE 16. ADMINISTRATIVE HEARINGS

### SUBTITLE 3. HEARING AND DECISION

#### 18-16-303. Rezonings.

(c) **Restrictions.** A lot located in an Odenton Town Center Zoning District may be rezoned only to another Odenton Town Center Zoning District, and a lot that is not located in the Odenton Town Center Zoning District may not be rezoned to an Odenton Town Center Zoning District. A lot not designated as a mixed use [[development area]] PLANNED LAND USE in the General Development Plan or a [[small area]] REGION plan may not be administratively rezoned to a mixed use district.

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(G) **Mixed use designation prior to a certain date.** IF A LOT WAS NOT ZONED AS A MIXED USE DISTRICT IN A COMPREHENSIVE ZONING ORDINANCE ADOPTED BETWEEN MAY 6, 2024, AND DECEMBER 31, 2025 AND WAS DESIGNATED AS MIXED USE PLANNED LAND USE IN A REGION PLAN ADOPTED BETWEEN MAY 6, 2024, AND DECEMBER 31, 2025, THE LOT MAY BE ADMINISTRATIVELY REZONED TO A MIXED USE DISTRICT. THE DESIGNATION OF MIXED USE PLANNED LAND USE SHALL SATISFY THE REQUIREMENT OF SUBSECTION (B)(1).

SECTION 3. *And be it further enacted,* That all references in this Ordinance to “the effective date of Bill No. 75-24”, or words to that that effect, shall, upon codification, be

1 replaced with the actual date on which this Ordinance takes effect under Section 307 of the  
2 County Charter as certified by the Administrative Officer to the County Council.

3

4 SECTION 4. *And be it further enacted*, That this Ordinance shall take effect 45 days  
5 from the date it becomes law.