

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 4

Bill No. 18-25

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

By the County Council, February 18, 2025

Introduced and first read on February 18, 2025
Public Hearing set for and held on March 17, 2025
Second Public Hearing set for and Motioned to defer vote until April 7, 2025
Public Hearing on AMENDED bill set for and held on April 21, 2025
Bill Expires May 24, 2025

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Boards, Commissions, and Similar Bodies – Board of
2 Appeals – Zoning – Administrative Hearings – Mixed Use Districts
3

4 FOR the purpose of providing certain requirements for sector plans or studies before an
5 administrative rezoning of certain properties to a mixed use district; provide for the
6 grandfathering of certain applications for administrative rezoning to a mixed use
7 district; and generally relating to boards, commissions, and similar bodies, and zoning.
8

9 BY repealing and reenacting, with amendments: §§ 3-2-205(h)(2) and (i); and
10 18-16-303(c)(2) and (g)
11 Anne Arundel County Code (2005, as amended) (as amended by Bill Nos. 75-24 and
12 94-24)
13

14 BY adding: §§ 3-2-205(j) and 18-16-303(h)
15 Anne Arundel County Code (2005, as amended) (as amended by Bill Nos. 75-24 and
16 94-24)
17

18 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
19 That Section(s) of the Anne Arundel County Code (2005, as amended) (as amended by Bill
20 Nos. 75-24 and 94-24) read as follows:

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.

ARTICLE 3. BOARDS, COMMISSIONS, AND SIMILAR BODIES

TITLE 2. BOARD OF APPEALS

SUBTITLE 2. ZONING APPEALS

3-2-205. Standards and procedures for granting or denying rezoning.

(h) Restrictions.

(2) A lot that is not designated as a mixed use planned land use in the General Development Plan or a region plan may not be administratively rezoned to a mixed use district. If the General Development Plan or A region plan ADOPTED BETWEEN JANUARY 1, 2025, AND DECEMBER 31, 2026, recommends a sector plan or study for a lot designated as a mixed use planned land use, the lot may not be administratively rezoned to a mixed use district unless the sector plan or study is completed and recommends a rezoning to a mixed use district. IF A REGION PLAN ADOPTED BETWEEN MAY 6, 2024, AND DECEMBER 31, 2024, DOES NOT RECOMMEND A SECTOR PLAN OR STUDY FOR A LOT DESIGNATED AS A MIXED USE PLANNED LAND USE, A SECTOR PLAN OR STUDY SHALL BE REQUIRED BEFORE AN ADMINISTRATIVE REZONING MAY BE CONSIDERED, AND THE LOT MAY NOT BE ADMINISTRATIVELY REZONED TO A MIXED USE DISTRICT UNLESS THE SECTOR PLAN OR STUDY IS COMPLETED AND RECOMMENDS A REZONING TO A MIXED USE DISTRICT.

(i) **Mixed use designation prior to a certain date.** 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]]~~ 2026, and was designated as mixed use planned land use in a region plan adopted between May 6, 2024, and December 31, ~~[[2025]]~~ 2026, the lot may be administratively rezoned to a mixed use district IF THE REQUIREMENTS OF SUBSECTION (H)(2) ARE MET. The designation of mixed use planned land use IN THE GENERAL DEVELOPMENT PLAN OR A REGION PLAN AND A RECOMMENDATION OF REZONING TO A MIXED USE DISTRICT IN A REQUIRED SECTOR PLAN OR STUDY shall satisfy the requirement of subsection (a)(1).

(J) Mixed use application prior to a certain date. AN ADMINISTRATIVE REZONING TO A MIXED USE DISTRICT FOR WHICH AN APPLICATION IS FILED UNDER ARTICLE 18, TITLE 16 BEFORE THE EFFECTIVE DATE OF BILL NO. 18-25 SHALL BE GOVERNED BY THE LAW AS IT EXISTED PRIOR TO THE EFFECTIVE DATE OF BILL NO. 18-25.

ARTICLE 18. ZONING

TITLE 16. ADMINISTRATIVE HEARINGS

SUBTITLE 3. HEARING AND DECISION

18-16-303. Rezoning.

(c) Restrictions.

(2) A lot not designated as a mixed use planned land use in the General Development Plan or a region plan may not be administratively rezoned to a mixed use district. If the General Development Plan or A region plan ADOPTED BETWEEN JANUARY 1, 2025, AND DECEMBER 31, 2026, recommends a sector plan or study for a lot designated as a mixed use planned land use, the lot may not be administratively rezoned to a mixed use district unless the sector plan or study is completed and recommends a rezoning to a mixed use district. IF A REGION PLAN ADOPTED BETWEEN MAY 6, 2024, AND DECEMBER 31, 2024, DOES NOT RECOMMEND A SECTOR PLAN OR STUDY FOR A LOT DESIGNATED AS A MIXED USE PLANNED LAND USE, A SECTOR PLAN OR STUDY SHALL BE REQUIRED BEFORE AN ADMINISTRATIVE REZONING MAY BE CONSIDERED, AND THE LOT MAY NOT BE ADMINISTRATIVELY REZONED TO A MIXED USE DISTRICT UNLESS THE SECTOR PLAN OR STUDY IS COMPLETED AND RECOMMENDS A REZONING TO A MIXED USE DISTRICT.

(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]]~~ 2026, and was designated as mixed use planned land use in a region plan adopted between May 6, 2024, and December 31, ~~[[2025]]~~ 2026, the lot may be administratively rezoned to a mixed use district IF THE REQUIREMENTS OF SUBSECTION (C)(2) ARE MET. The designation of mixed use planned land use IN THE GENERAL DEVELOPMENT PLAN OR A REGION PLAN AND A RECOMMENDATION OF REZONING TO A MIXED USE DISTRICT IN A REQUIRED SECTOR PLAN OR STUDY shall satisfy the requirement of subsection (b)(1).

(H) **Mixed use application prior to a certain date.** AN APPLICATION FOR ADMINISTRATIVE REZONING TO A MIXED USE DISTRICT FILED BEFORE THE EFFECTIVE DATE OF BILL NO. 18-25 SHALL BE GOVERNED BY THE LAW AS IT EXISTED PRIOR TO THE EFFECTIVE DATE OF BILL NO. 18-25.

SECTION 2. *And be it further enacted,* That all references in this Ordinance to “the effective date of Bill No. 18-25”, or words to that that effect, shall, upon codification, be replaced with the actual date on which this Ordinance takes effect under Section 307 of the County Charter as certified by the Administrative Officer to the County Council.

SECTION 2. *3. And be it further enacted,* That this Ordinance shall take effect 45 days from the date it becomes law.

AMENDMENTS ADOPTED: April 7, 2025

READ AND PASSED this 21st day of April, 2025

By Order:



Kaley Schultze
Administrative Officer

Bill No. 18-25

Page No. 4

PRESENTED to the County Executive for his approval this 22nd day of April, 2025

A handwritten signature in black ink, appearing to read 'K. Schultze', with a long horizontal stroke extending to the right.

Kaley Schultze
Administrative Officer

APPROVED AND ENACTED this 28th day of April, 2025

A handwritten signature in blue ink, appearing to read 'Steuart Pittman', with a long horizontal stroke extending to the right.

Steuart Pittman
County Executive

EFFECTIVE DATE: June 12, 2025

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
BILL NO. 18-25 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.

A handwritten signature in black ink, appearing to read 'K. Schultze', with a long horizontal line extending to the right.

Kaley Schultze
Administrative Officer