

# FINAL

## COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 4

Bill No. 21-25

Introduced by Ms. Fiedler

By the County Council, February 18, 2025

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Introduced and first read on February 18, 2025  
Public Hearing set for and held on March 17, 2025  
Bill Expires May 24, 2025

By Order: Kaley Schultze, Administrative Officer

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### A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Residential Districts – Use and Merger of  
2 Unimproved Lots of Substandard Area or Dimensions

3  
4 FOR the purpose of allowing certain dwelling types on merged unimproved lots of  
5 substandard areas under certain circumstances; and generally relating to zoning.

6  
7 BY repealing and reenacting, with amendments: § 18-4-202(b)  
8 Anne Arundel County Code (2005, as amended)

9  
10 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*  
11 That Section(s) of the Anne Arundel County Code (2005, as amended) read as follows:

### 12 13 ARTICLE 18. ZONING

### 14 15 TITLE 4. RESIDENTIAL DISTRICTS

16  
17 **18-4-202. Uses and merger of unimproved lots of substandard area or dimensions.**

18  
19 \*\*\*

20  
21 (b) **When dwelling on substandard lot generally permitted or prohibited.** A  
22 dwelling may be constructed on a lot that does not comply with the minimum area or  
23 dimensional requirements of the zoning district in which the lot is located if the lot  
24 complied with any applicable minimum area and dimensional requirements at the time it  
25 was created, except that in the absence of compliance with subsection (c), a dwelling may

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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.

1 not be constructed if the lot was contiguous to and under the same ownership as one or  
2 more unimproved lots on January 1, 1987, UNLESS THE LOT OR COMBINATION OF LOTS IS  
3 A MINIMUM OF 20,000 SQUARE FEET AND IS BEING DEVELOPED FOR ONE SINGLE  
4 FAMILY-DETACHED DWELLING.

5

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

READ AND PASSED this 17<sup>th</sup> day of March, 2025

By Order:



Kaley Schultze  
Administrative Officer

PRESENTED to the County Executive for his approval this 18<sup>th</sup> day of March, 2025



Kaley Schultze  
Administrative Officer

APPROVED AND ENACTED this 24<sup>th</sup> day of March, 2025



Steuart Pittman  
County Executive

EFFECTIVE DATE: May 8, 2025

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF  
BILL NO. 21-25 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES  
OF THE COUNTY COUNCIL.

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

Kaley Schultze  
Administrative Officer