

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 5

Bill No. 24-25

Introduced by Mr. Smith

By the County Council, March 3, 2025

Introduced and first read on March 3, 2025

Public Hearing set for and held on April 7, 2025

Public Hearing on AMENDED bill set for and held on April 21, 2025

Vote held until May 5, 2025

Vote held until May 19, 2025

Public Hearing on AMENDED bill set for and held on June 2, 2025

Bill Expires June 6, 2025

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Regional Commercial Complexes

2
3 FOR the purpose of clarifying the status of existing regional commercial complex uses;
4 providing for the number of dwelling units per acre in regional commercial complex
5 uses; providing for the parking requirements in regional commercial complex uses; and
6 generally relating to zoning.
7

8 BY repealing and reenacting, with amendments: §§ 18-1-101 (120); and 18-12-301
9 Anne Arundel County Code (2005, as amended)
10

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

14 **ARTICLE 18. ZONING**15 **TITLE 1. DEFINITIONS**16 **18-1-101. Definitions.**
17
18

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.

~~(120) "Regional commercial complex" means a development in existence on September 7, 2004, that was created under Bill No. 62-98 as amended by Bill No. 80-98, THAT IS A PERMITTED USE, INCLUDING EXPANSIONS AND MODIFICATIONS.~~

(122) "Regional commercial complex" means a LARGE COMMERCIAL development [in existence on September 7, 2004, that was created under Bill No. 62-98 as amended by Bill No. 80-98] WITH RETAIL, ENTERTAINMENT, AND SERVICE USES, AND WHICH MAY INCLUDE RESIDENTIAL USES, OF A SCALE AND FUNCTION TO SERVE A REGIONAL MARKET THAT CONTAINS AT LEAST 750,000 SQUARE FEET OF NON-RESIDENTIAL FLOOR AREA.

TITLE 12. SPECIAL USES

SUBTITLE 3. REGIONAL COMMERCIAL COMPLEXES

18-12-301. Permitted uses; applicability.

~~(a) A regional commercial complex may include the uses set forth in § 18-5-102 for C2 and C3 Districts and the uses set forth in § 18-6-103 for a W1 District. TOTAL RESIDENTIAL DENSITY WITHIN A REGIONAL COMMERCIAL COMPLEX SHALL BE 44 DWELLING UNITS PER ACRE AND CALCULATED BASED ON THE SIZE OF THE ENTIRE REGIONAL COMMERCIAL COMPLEX. DWELLING UNITS MAY BE LOCATED ON ANY TAX ACCOUNT NUMBER PARCEL, OR PORTION THEREOF, AND DISTRIBUTED THROUGHOUT THE REGIONAL COMMERCIAL COMPLEX. ALL OTHER BULK REGULATIONS SHALL BE DETERMINED BY THE PLANNING AND ZONING OFFICER TO BE APPROPRIATE FOR AND COMPATIBLE WITH THE REGIONAL COMMERCIAL COMPLEX AND SURROUNDING DEVELOPMENT. Other consistent provisions of this article also apply.~~

~~(B) UNLESS FURTHER REDUCED OR OTHERWISE ADJUSTED UNDER § 18-3-105 OR § 18-3-106, PARKING FOR USES WITHIN A REGIONAL COMMERCIAL COMPLEX SHALL BE PROVIDED IN ACCORDANCE WITH THE PARKING REQUIREMENTS FOR EACH USE AS SET FORTH AT § 18-3-104 AT HALF OF SUCH REQUIREMENT. FURTHER, THE FOLLOWING SHALL APPLY:~~

~~(1) THE PARKING REQUIREMENTS APPLICABLE TO SUCH REGIONAL COMMERCIAL COMPLEX SHALL BE CALCULATED ON A TAX ACCOUNT NUMBER BASIS, OR PORTION THEREOF, BASED ON THE USES ON EACH TAX ACCOUNT NUMBER PARCEL INCLUDED WITHIN THE REGIONAL COMMERCIAL COMPLEX.~~

~~(2) PARKING REQUIREMENTS FOR USES ON ONE TAX ACCOUNT NUMBER PARCEL MAY BE SATISFIED BY PARKING ON ANY TAX ACCOUNT NUMBER PARCEL, OR PORTION THEREOF, INCLUDED WITHIN THE REGIONAL COMMERCIAL COMPLEX THAT IS UNDER COMMON CONTROL, UNDER LEASE, OR PURSUANT TO WRITTEN AGREEMENT WITH THE HOLDER OF A TAX ACCOUNT NUMBER PARCEL.~~

(A) THIS SECTION APPLIES TO A DEVELOPMENT IN EXISTENCE ON SEPTEMBER 7, 2004, THAT WAS CREATED UNDER BILL NO. 62-98 AS AMENDED BY BILL NO. 80-98, WHICH DEVELOPMENT, INCLUDING EXPANSIONS AND MODIFICATIONS, IS A PERMITTED USE.

(B) A regional commercial complex may include the uses set forth in § 18-5-102 for C2 and C3 Districts and the uses set forth in § 18-6-103 for a W1 District. Other consistent provisions of this article also apply.

(C) THE MAXIMUM RESIDENTIAL DENSITY WITHIN A REGIONAL COMMERCIAL COMPLEX SHALL BE 22 DWELLING UNITS PER ACRE. DWELLING UNITS WITHIN A REGIONAL COMMERCIAL COMPLEX, UP TO THE TOTAL MAXIMUM RESIDENTIAL DENSITY ALLOWED FOR THE ENTIRE REGIONAL COMMERCIAL COMPLEX, MAY BE LOCATED ON OR DISTRIBUTED AMONG ANY LOT, OR PORTION THEREOF, WITHIN A REGIONAL COMMERCIAL COMPLEX.

(D) BULK REGULATIONS RELATING TO LOT SIZE, COVERAGE, SETBACKS FOR PRINCIPAL AND ACCESSORY STRUCTURES, SPACING BETWEEN STRUCTURES, AND HEIGHT LIMITATIONS SHALL BE PROPOSED BY THE DEVELOPER IN A SUBMITTAL OF SPECIFIC DEVELOPMENT AND DESIGN STANDARDS AND, IF APPROVED BY THE PLANNING AND ZONING OFFICER, SHALL GOVERN THE DEVELOPMENT IN THE REGIONAL COMMERCIAL COMPLEX AND SHALL SUPERSEDE THE BULK REGULATIONS IN THE UNDERLYING ZONING DISTRICT.

(E) UNLESS FURTHER REDUCED OR OTHERWISE ADJUSTED UNDER § 18-3-105 OR § 18-3-106, PARKING FOR USES WITHIN A REGIONAL COMMERCIAL COMPLEX SHALL BE PROVIDED IN ACCORDANCE WITH THE PARKING REQUIREMENTS FOR EACH USE AS SET FORTH AT § 18-3-104 AT 75% OF SUCH REQUIREMENT, AND THE PARKING REQUIREMENT FOR VIDEO LOTTERY FACILITIES SHALL BE 1 SPACE FOR EVERY 4 GAMING POSITIONS AT A VIDEO LOTTERY TERMINAL. PARKING REQUIREMENTS FOR USES ON ANY LOT, OR PORTION THEREOF, MAY BE SATISFIED BY PARKING PROVIDED ON ANY LOT, OR PORTION THEREOF, WITHIN THE REGIONAL COMMERCIAL COMPLEX.

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

AMENDMENTS ADOPTED: April 7, 2025; and May 19, 2025

READ AND PASSED this 2nd day of June, 2025

By Order:



Kaley Schultze
Administrative Officer

PRESENTED to the County Executive for his approval this 3rd day of June, 2025



Kaley Schultze
Administrative Officer

APPROVED AND ENACTED this 11th day of June, 2025



Steuart Pittman
County Executive

Bill No. 24-25

Page No. 4

EFFECTIVE DATE: July 26, 2025

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
BILL NO. 24-25 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