

FINAL

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 7

Bill No. 30-25

Introduced by Mr. Smith

By the County Council, April 7, 2025

Introduced and first read on April 7, 2025
Public Hearing set for and held on May 5, 2025
Bill Expires on July 11, 2025

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – BWI Mixed Use Overlay Area

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3 FOR the purpose of amending the BWI Mixed Use Overlay Area Map and allowing
4 additional uses within the BWI Mixed Use Overlay Area; and generally relating to
5 zoning.

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7 BY repealing and reenacting, with amendments: §§ 18-14-501; 18-14-502; and
8 18-14-503(a)
9 Anne Arundel County Code (2005, as amended)

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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 ARTICLE 18. ZONING

14 TITLE 14. OTHER OVERLAYS

15 16 17 18 **18-14-501. BWI Mixed Use Overlay Map.**

19
20 This section applies to those properties within the BWI Mixed Use Overlay Area as
21 shown on the official map adopted by the County Council in **[[Bill No. 116-15]]** BILL NO.
22 30-25 entitled the BWI Mixed Use Overlay Area.

23 24 **18-14-502. Uses.**

EXPLANATION: CAPITALS indicate new matter added to existing law.
[[Brackets]] indicate matter repealed from existing law.
Captions and taglines in **bold** in this bill are catchwords and are not law.

The uses allowed on a property in the BWI Mixed Use Overlay area are the permitted, conditional, and special exception uses allowed in the underlying zoning district in accordance with the requirements of the district in which the use is located. The following additional uses are allowed as permitted uses within the BWI Mixed Use Overlay Area:

(1) alcoholic beverage uses as accessory to other uses, and subject to the provisions of § 18-10-104;

(2) banks;

(3) dwellings, multifamily;

(4) dwellings, townhouses AND STACKED TOWNHOUSES;

(5) hotels and motels;

(6) offices, professional and general;

(7) package good stores, subject to the provisions of § 18-10-143;

(8) pharmacies;

(9) restaurants; and

(10) retail specialty stores or shops for retail sales.

18-14-503. Other development provisions.

(a) For multifamily, STACKED TOWNHOUSES, and townhouse developments in the BWI Mixed Use Overlay Area, the following bulk regulations shall apply:

Maximum coverage by structures and parking	75%
Minimum lot size	None
Maximum [[net]] density for townhouse AND STACKED TOWNHOUSE DWELLINGS	[[15]] 22 dwelling units per acre
Maximum [[net]] density for multifamily dwellings	22 dwelling units per acre
Maximum height for a townhouse OR STACKED TOWNHOUSE principal structure	[[40 feet, or up to 55 feet if all setbacks are increased by one foot for each foot of height in excess of 40 feet]] 50 FEET
Maximum height for a multifamily principal structure	[[45]] 50 feet, or up to 70 feet if all setbacks are increased by one foot for each two feet of height in excess of [[45]] 50 feet

Maximum height for accessory structures	20 feet or the height of the principal structure, whichever is less
Minimum setbacks for a townhouse OR STACKED TOWNHOUSE structures	
Front lot line	5 feet, but if parking is located in the front, 18 feet
Side lot line for end units	5 feet
Rear lot line	10 feet
Distance between townhouse OR STACKED TOWNHOUSE structures	
Front to front between structure facades	40 feet
Back to back between structure facades	40 feet
Adjacent end units	15 feet
Maximum units per townhouse structure	16 units if back to back; otherwise 8 units
Minimum width of individual townhouse unit	14 feet
Minimum setbacks for a multifamily principal structure	
Front lot line	20 feet
Side lot line	25 feet
Corner side lot line	30 feet
Rear lot line	30 feet
Minimum distance between multifamily structures located on the same lot (closest projecting edge)	
Facades with windows	30 feet, increased by 25% of the amount by which the height exceeds 45 feet
Facades without windows	25 feet, increased by 25% of the amount by which the height exceeds 45 feet
Minimum setbacks for accessory structures	
Side and rear lot lines	7 feet
Corner side lot line	15 feet

SECTION 2. *And be it further enacted*, That the official map entitled “BWI Mixed Use Overlay Area” attached hereto as Exhibit A is hereby adopted. A certified copy of the map shall be permanently kept on file in the Office of the Administrative Officer to the County Council and the Office of Planning and Zoning.

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

READ AND PASSED this 5th day of May, 2025

By Order:



Kaley Schultze
Administrative Officer

PRESENTED to the County Executive for his approval this 6th day of May, 2025

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

Kaley Schultze
Administrative Officer

APPROVED AND ENACTED this 8th day of May, 2025

A handwritten signature in blue ink, appearing to be 'Stuart Pittman', with a long horizontal line extending to the right.

Steuart Pittman
County Executive

EFFECTIVE DATE: June 22, 2025

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
BILL NO. 30-25 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

BWI Mixed Use Overlay Area (Proposed April 2025)

