

FINAL

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 8

Bill No. 31-25

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

By the County Council, April 21, 2025

Introduced and first read on April 21, 2025
Public Hearing set for and held on May 19, 2025
Bill Expires July 25, 2025

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Public Works – Subdivision and Development – Zoning –
2 Conforming Bill Nos. 72-24, 75-24, and 80-24

3
4 FOR the purpose of conforming provisions enacted by Bill Nos. 72-24, 75-24, and 80-24;
5 repealing certain provisions of Bill No. 72-24 that conflict with or have become
6 obsolete by Bill. No. 75-24; renumbering certain numbered provisions added in Bill
7 No. 72-24 to be consistent with provisions added by Bill Nos. 75-24 and 80-24; adding
8 certain dwelling types in mixed use zones to be consistent with dwelling types created
9 by Bill No. 72-24; providing for the retroactive application of this Ordinance; and
10 generally relating to public works; subdivision and development, and zoning.

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12 BY repealing: Bill No. 72-24, Section 3, the repealing and reenacting, with amendments
13 of §§ 13-5-813(k)(3); 17-2-101(b)(17) and (18); 17-7-604 through 17-7-606; 18-8-
14 301(b) and 18-8-303; and the adding of § 17-2-101(b)(19), Laws of Anne Arundel
15 County, 2024

16
17 BY repealing and reenacting, with amendments: §§ 13-5-813(k); 17-2-101(b); and 18-8-
18 301
19 Anne Arundel County Code (2005, as amended) (as amended by Bill Nos. 75-24 and
20 80-24)

21
22 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
23 That, in accordance with Section 3 of this Ordinance, in Bill No. 72-24, Section 3, the
24 changes to §§ 13-5-813(k)(3), the changes to 17-2-101(b)(17) and (18); the addition of §

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.

17-2-101(19); the changes to §§ 17-7-604 through 17-7-606; the changes to § 18-8-301(b); and the changes to § 18-8-303 are hereby repealed and shall have no force and effect.

SECTION 2. *And be it further enacted*, That Section(s) of the Anne Arundel County Code (2005, as amended) (as amended by Bill Nos. 75-24 and 80-24) read as follows:

ARTICLE 13. PUBLIC WORKS

TITLE 5. UTILITIES

13-5-813. Water and wastewater system connection charges and assessments.

(k) Properties exempt from all or part of capital facility connection charges.

(3) Affordable housing units controlled by a nonprofit organization in a development where at least 25% of the units are affordable dwelling units, as defined by § 7-501(c) of the Land Use Article of the State Code, are exempt from 50% of the capital facility connection charges for each unit developed as affordable housing.

(4) MODERATELY PRICED DWELLING UNITS ARE EXEMPT FROM 50% OF THE CAPITAL FACILITY CONNECTION CHARGES.

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:

(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:

(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 March 29, 2024; and

(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 February 2, 2025:

(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 filed on or before February 2, 2025 and any other applications associated with these plans; and

(ii) an application for any building or grading permits not associated with a final plan or site development plan filed on or before February 2, 2025[.]; AND

(20) AN APPLICATION FOR A SKETCH PLAN, PRELIMINARY PLAN, FINAL PLAN, OR BUILDING PERMIT, SITE DEVELOPMENT PLAN, OR GRADING PERMIT ASSOCIATED WITH A PROPOSED DEVELOPMENT FILED BEFORE JULY 1, 2025, SHALL BE GOVERNED BY THE LAW AS IT EXISTED PRIOR TO JULY 1, 2025.

ARTICLE 18. ZONING

TITLE 8. MIXED USE DISTRICTS

SUBTITLE 3. USES UNDER THE OPTIONAL METHOD OF DEVELOPMENT

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

(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
Residential					

Dwelling units, accessory	C	C	C	C	
Dwellings, duplex [[and semi-detached]]	P	P	P	P	P
DWELLINGS, FOURPLEX	P	P	P	P	P
Dwellings, multifamily	P	P	P	P	P
DWELLINGS, MULTIPLEX	P	P	P	P	P
Dwellings, single-family detached	P	P	P	P	
Dwellings, [[townhouse]] TOWNHOUSES AND STACKED TOWNHOUSES	P	P	P	P	P
DWELLINGS, TRIPLEX	P	P	P	P	P

SECTION 3. *And be it further enacted*, That Section 1 of this Ordinance shall be construed to be retroactive to July 1, 2025, and the changes therein shall be applied immediately before Bill No. 72-24.

SECTION 4. *And be it further enacted*, That Section 2 of this Ordinance shall be construed to be retroactive to July 1, 2025, and the changes therein shall be applied immediately after Bill No. 72-24.

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

READ AND PASSED this 19th day of May, 2025

By Order:

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

Kaley Schultze
Administrative Officer

PRESENTED to the County Executive for his approval this 20th day of May, 2025

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

Kaley Schultze
Administrative Officer

APPROVED AND ENACTED this 21st day of May, 2025

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

Steuart Pittman
County Executive

EFFECTIVE DATE: July 5, 2025*

*See Sections 3 and 4 of the bill.

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
BILL NO. 31-25 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