

PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2020, Legislative Day No. 25

Bill No. 64-20

Introduced by Ms. Pickard

By the County Council, July 20, 2020

Introduced and first read on July 20, 2020
Public Hearing set for September 8, 2020
Bill Expires October 23, 2020

By Order: JoAnne Gray, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Finance, Taxation, and Budget, Subdivision and
2 Development, and Zoning – Glen Burnie Sustainable Community Overlay Area
3

4 FOR the purpose of establishing the Glen Burnie Sustainable Community Overlay Area;
5 amending the definitions of “commercial revitalization area” and “qualified
6 improvements”; exempting non-residential redevelopment within the Glen Burnie
7 Sustainable Community Overlay Area from the test for adequate road facilities under
8 certain conditions; exempting residential redevelopment within the Glen Burnie
9 Sustainable Community Overlay Area from the tests for adequate school and road
10 facilities under certain conditions; adding the conditions for the exemptions from the
11 tests for adequate road and school facilities; allowing additional mitigation of public
12 facilities for redevelopment in the Glen Burnie Sustainable Community Overlay Area;
13 requiring a concept plan and community meeting for redevelopment in the Glen Burnie
14 Sustainable Community Overlay Area; requiring redevelopment in the Glen Burnie
15 Sustainable Community Overlay Area to include open space, recreation area, open
16 area, and landscaping; allowing a certain reduction in fees for applications for
17 redevelopment in the Glen Burnie Sustainable Community Overlay Area; defining the
18 terms “community enhancement” and “redevelopment”; establishing the purposes of
19 the Glen Burnie Sustainable Community Overlay Area; adding the zoning uses and
20 bulk regulations for the Glen Burnie Sustainable Community Overlay Area; adopting
21 the map of the Glen Burnie Sustainable Community Overlay Area; and generally
22 relating to finance, taxation, and budget, subdivision and development, and zoning.
23

24 BY repealing and reenacting, with amendments: §§ 4-2-307(a)(1) and (2); 17-5-201(b);
25 17-5-401(a); 17-5-901(d); and 17-11-102
26 Anne Arundel County Code (2005, as amended)

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.

1 BY repealing: § 17-7-301 and the subtitle “Subtitle 3. Commercial Development in the
2 Glen Burnie Town Center”

3 Anne Arundel County Code (2005, as amended)
4

5 BY adding: §§ 17-5-207(e); 17-5-401(c); 17-5-901(d); 17-7-301 through 17-7-305 and the
6 subtitle “Subtitle 3. Redevelopment in the Glen Burnie Sustainable Community
7 Overlay Area”; and 18-14-601 through 18-14-604 and the subtitle “Subtitle 6. Glen
8 Burnie Sustainable Community Overlay Area”

9 Anne Arundel County Code (2005, as amended)
10

11 BY renumbering: § 17-5-901(d) through (h), respectively, to be § 17-5-901(e) through (i),
12 respectively

13 Anne Arundel County Code (2005, as amended)
14

15 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
16 *That § 17-7-301 and the subtitle “Subtitle 3. Commercial Development in the Glen Burnie*
17 *Town Center” of the Anne Arundel County Code (2005, as amended) is hereby repealed.*
18

19 SECTION 2. *And be it further enacted,* That § 17-5-901(d) through (h), respectively,
20 of the Anne Arundel County Code (2005, as amended) is hereby renumbered to be § 17-5-
21 901(e) through (i), respectively.
22

23 SECTION 3. *And be it further enacted,* That Section(s) of the Anne Arundel County
24 Code (2005, as amended) read as follows:
25

26 **ARTICLE 4. FINANCE, TAXATION, AND BUDGET**
27

28 **TITLE 2. REAL PROPERTY TAXES**
29

30 **4-2-307. Commercial revitalization area program.**
31

32 (a) **Definitions.** In this section, the following words have the meanings indicated:
33

34 (1) “Commercial revitalization area” means an area designated on a map adopted
35 by ordinance of the County Council that is eligible to have qualified properties in the area
36 receive revitalization credits AND INCLUDES THE GLEN BURNIE SUSTAINABLE
37 COMMUNITY OVERLAY AREA AS SHOWN ON THE MAP ADOPTED BY THE COUNTY COUNCIL
38 IN BILL NO. 64-20.
39

40 (2) “Qualified improvements” means physical improvements that are made to a
41 qualified property, including new construction, REHABILITATION, REDEVELOPMENT, or
42 improvements made after demolition of pre-existing improvements; are constructed in
43 accordance with a building permit issued by the County; and have a full cash value of at
44 least \$100,000 in the year the improvements are substantially completed, as reflected in the
45 records of the State Department of Assessments and Taxation.
46

47 **ARTICLE 17. SUBDIVISION AND DEVELOPMENT**

TITLE 5. ADEQUATE PUBLIC FACILITIES

17-5-201. Requirement to pass adequacy of public facilities tests; exemptions.

(b) **General requirement.** The Planning and Zoning Officer may not give final approval to a proposed record plat, recommend approval of an application for a building or grading permit in connection with a preliminary plan or site development plan, or approve a site development plan for development that does not require a permit unless the development passes the tests for adequate public facilities set forth in this title if required by the chart in this section.

The chart uses the following key: S = subject to the test and E = exempted from the test.

Development Type	Fire Suppression	Roads	Schools	Sewage Disposal	Storm Drain	Water Supply
Non-Residential:						
REDEVELOPMENT IN THE GLEN BURNIE SUSTAINABLE COMMUNITY OVERLAY AREA UNDER SUBTITLE 3 OF TITLE 7	S	E ⁸	E	S	S	S
Residential:						
REDEVELOPMENT IN THE GLEN BURNIE SUSTAINABLE COMMUNITY OVERLAY AREA UNDER SUBTITLE 3 OF TITLE 7	S	E ⁸	E ⁷	S	S	S

⁷ BUT SUBJECT TO THE CONDITIONS LISTED IN § 17-5-207(E).

⁸ BUT SUBJECT TO THE CONDITIONS LISTED IN § 17-5-401(C).

17-5-207. Exemptions.

(E) **Exemptions within the Glen Burnie Sustainable Community Overlay Area.** RESIDENTIAL REDEVELOPMENT IN THE GLEN BURNIE SUSTAINABLE COMMUNITY OVERLAY AREA UNDER SUBTITLE 3 OF TITLE 7 IS EXEMPT FROM THE ADEQUATE SCHOOLS FACILITIES TEST IF THE FOLLOWING CONDITIONS ARE MET:

(1) THE REDEVELOPMENT TAKES PLACE ON PROPERTIES LOCATED IN THE TC ZONING DISTRICT;

(2) THE PROJECT INCLUDES A MIX OF AT LEAST TWO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL USES THAT ARE INTEGRATED AND CONNECTED BY PEDESTRIAN ACCESS; AND

1 (3) IF MULTIFAMILY DWELLINGS FORM PART OF THE MIX OF USES, NO LESS THAN
2 50% OF THE DWELLING UNITS CONSIST OF EFFICIENCY OR ONE-BEDROOM UNITS AND NO
3 DWELLING UNITS HAVE MORE THAN TWO BEDROOMS.
4

5 **17-5-401. Standards.**
6

7 (a) **Generally.** Except as provided in [[subsection]] SUBSECTIONS (b) AND (C) and
8 [[in]] § 17-6-504 (9), a development passes the test for adequate road facilities if in the
9 scheduled completion year of the development it creates 50 or fewer daily trips or if:

10
11 (1) the road facilities in the impact area of the proposed development will operate
12 at or above the minimum of ‘D’ level of service after including the traffic generated by the
13 development; and
14

15 (2) road facilities in the impact area of the proposed development will have an
16 adequacy rating of not less than 70 as defined by the Anne Arundel County road rating
17 program or, if not rated by the Anne Arundel County road rating program, have been found
18 by the County to be adequate with respect to road capacity, alignment, sight distance,
19 structural condition, design, and lane width, except that the requirements of this subsection
20 (a)(2) do not apply to development in a commercial revitalization area, to scenic or historic
21 roads in the impact area of the proposed development, or to roads other than those that
22 front on the cluster lots in a cluster development in an RA or RLD District; or
23

24 (3) the developer has an approved mitigation plan under §§ 17-5-901 et seq.
25

26 (C) **Glen Burnie Sustainable Community Overlay Area.** IN THE GLEN BURNIE
27 SUSTAINABLE COMMUNITY OVERLAY, REDEVELOPMENT PASSES THE TEST FOR
28 ADEQUATE ROAD FACILITIES IF IN THE SCHEDULED COMPLETION YEAR OF THE
29 REDEVELOPMENT IT CREATES 250 OR FEWER NEW DAILY TRIPS OR IF EACH INTERSECTION
30 FROM SITE ACCESS POINTS TO AND INCLUDING THE FIRST INTERSECTION WITH AN
31 ARTERIAL OR HIGHER CLASSIFICATION ROAD OPERATES WITH A PEAK HOUR CRITICAL
32 LANE VOLUME OF LESS THAN 1,450.
33

34 **17-5-901. Mitigation.**
35

36 (D) **Glen Burnie Sustainable Community Overlay Area.** IN ADDITION TO OTHER
37 MITIGATION ALLOWED UNDER THIS SECTION, MITIGATION IN THE GLEN BURNIE
38 SUSTAINABLE COMMUNITY OVERLAY AREA MAY INCLUDE:
39

40 (1) IMPROVEMENTS TO A SUBSTANDARD INTERSECTION, CONSTRUCTION OF A
41 NEW ROAD, IMPROVEMENTS TO OTHER EXISTING ROADS, PROVISION OF SMART
42 SIGNALIZATION SYSTEMS, OR DIVERSION OF TRIPS FROM AUTOMOBILE TO OTHER MODES;
43

44 (2) CONTRIBUTIONS TO A COUNTY CAPITAL PROJECT, A STATE PROJECT, OR A
45 COUNTY FUND EARMARKED FOR A STATE PROJECT FOR ROAD IMPROVEMENTS AND
46 CONSTRUCTION IN THE GLEN BURNIE SUSTAINABLE COMMUNITY OVERLAY;
47

48 (3) IMPROVEMENT OF THE COUNTY’S ABILITY TO PROVIDE PUBLIC
49 TRANSPORTATION IN THE GLEN BURNIE SUSTAINABLE COMMUNITY OVERLAY;

1 (4) THE PROVISION OF OR CONTRIBUTION TO LONG-TERM SATELLITE PARKING IN
2 OR IN THE VICINITY OF THE GLEN BURNIE SUSTAINABLE COMMUNITY OVERLAY THAT IS
3 SERVED BY PUBLIC TRANSIT, SHUTTLE SERVICE, OR RIDE SHARING; OR
4

5 (5) THE PROVISION OF TRAFFIC DESIGN AND TRAFFIC DIRECTIONS USING
6 INTELLIGENT TRANSPORTATION SYSTEMS, TRANSPORTATION SYSTEM MANAGEMENT, OR
7 OTHER MEASURES TO DIRECT TRAFFIC TO ALTERNATE ROUTES THROUGH LESS
8 CONGESTED INTERSECTIONS.
9

10 **TITLE 7. DEVELOPMENT REQUIREMENTS FOR PARTICULAR TYPES OF**
11 **DEVELOPMENT**
12

13 **SUBTITLE 3. REDEVELOPMENT IN THE GLEN BURNIE SUSTAINABLE**
14 **COMMUNITY OVERLAY AREA**
15

16 **17-7-301. Applicability; conflict with other law.**
17

18 (A) **Applicability.** THIS SUBTITLE APPLIES TO REDEVELOPMENT, AS DEFINED IN § 18-
19 14-601 OF THIS CODE, IN THE GLEN BURNIE SUSTAINABLE COMMUNITY OVERLAY AREA.
20

21 (B) **Conflict with other law.** IF ANY PROVISION OF THIS SUBTITLE CONFLICTS WITH
22 OTHER PROVISIONS IN THIS ARTICLE, THE PROVISION OF THIS SUBTITLE SHALL PREVAIL.
23

24 **17-7-302. Concept plan.**
25

26 (A) **Generally.** A DEVELOPER WHO WISHES TO REDEVELOP WITHIN THE GLEN BURNIE
27 SUSTAINABLE COMMUNITY OVERLAY AREA SHALL INITIATE THE PROCESS BY FILING AN
28 APPLICATION FOR APPROVAL OF A CONCEPT PLAN WITH THE OFFICE OF PLANNING AND
29 ZONING.
30

31 (B) **Contents.** THE CONCEPT PLAN SHALL CONTAIN:
32

33 (1) THE GENERAL SITE LAYOUT;
34

35 (2) THE APPROXIMATE LOCATION OF STRUCTURES AND PARKING;
36

37 (3) THE PROPOSED BUILDING TYPES AND USES;
38

39 (4) THE APPROXIMATE NUMBER OF DWELLING UNITS OR AND THE APPROXIMATE
40 SQUARE FOOTAGE OF STRUCTURES, AS APPLICABLE;
41

42 (5) 3D MASSING IMAGES;
43

44 (6) PROPOSED PEDESTRIAN CONNECTIONS AND CIRCULATION;
45

46 (7) A TABULATION OF THE EXISTING DENSITY, THE DENSITY ALLOWED IN THE
47 UNDERLYING ZONING DISTRICT, THE EXISTING FLOOR AREA RATIO, THE FLOOR AREA
48 RATIO ALLOWED IN THE UNDERLYING ZONING DISTRICT, THE NUMBER OF EXISTING
49 PARKING SPACES, AND THE PARKING SPACES REQUIRED IN THE UNDERLYING ZONING
50 DISTRICT, CONTRASTED WITH A TABULATION OF THE DENSITY, FLOOR AREA RATIO, AND
51 NUMBER OF PARKING SPACES PROPOSED IN THE REDEVELOPMENT;
52

53 (8) A NARRATIVE DESCRIPTION OF HOW THE REDEVELOPMENT WILL BE
54 COMPATIBLE WITH SURROUNDING LAND USES;

1 (9) A NARRATIVE DESCRIPTION OF HOW THE REDEVELOPMENT MEETS ONE OR
2 MORE OF THE PURPOSES CONTAINED IN § 18-14-602 OF THIS CODE;

3
4 (10) A DESCRIPTION OF ANY COMMUNITY ENHANCEMENTS, AS DEFINED IN § 18-14-
5 601 OF THIS CODE, TO BE PROVIDED WITH THE REDEVELOPMENT; AND

6
7 (11) THE LOCATION OF ANY ENVIRONMENTAL FEATURES ON THE SITE BASED ON
8 EXISTING NATURAL RESOURCE INVENTORIES AND MAPPING.

9
10 **17-7-303. Concept plan review process.**

11
12 (A) **Concept plan review meeting.** AFTER FILING THE CONCEPT PLAN, THE DEVELOPER
13 SHALL SCHEDULE A MEETING WITH THE OFFICE OF PLANNING AND ZONING TO DISCUSS
14 THE CONCEPT PLAN. WITHIN 45 DAYS AFTER THE MEETING, THE OFFICE OF PLANNING AND
15 ZONING SHALL PROVIDE THE DEVELOPER WITH WRITTEN COMMENTS ON THE PLAN AND
16 THE DEVELOPER SHALL REVISE THE CONCEPT PLAN TO ADDRESS THE COMMENTS.

17
18 (B) **Concept plan community meeting.** WITHIN 45 DAYS AFTER THE OFFICE OF
19 PLANNING AND ZONING PROVIDES WRITTEN COMMENTS ON THE CONCEPT PLAN, THE
20 DEVELOPER SHALL HOLD A COMMUNITY MEETING FOR THE PURPOSE OF PRESENTING THE
21 REVISED CONCEPT PLAN, PROVIDING INFORMATION REGARDING THE REDEVELOPMENT,
22 AND ALLOWING THE COMMUNITY TO ASK QUESTIONS AND PROVIDE COMMENTS. STAFF
23 FROM THE OFFICE OF PLANNING AND ZONING AND OTHER COUNTY AGENCIES AS NEEDED
24 SHALL ATTEND THE MEETING. THE MEETING SHALL BE HELD IN THE COUNTY, MONDAY
25 THROUGH THURSDAY, BEGINNING BETWEEN THE HOURS OF 6:00 P.M. AND 8:00 P.M., AT AN
26 ADA ACCESSIBLE FACILITY LOCATED WITHIN FIVE MILES OF THE REDEVELOPMENT SITE.
27 THE PLANNING AND ZONING OFFICER MAY EXTEND THE FIVE MILE LIMIT IF NECESSARY.

28
29 (C) **Notice.** THE DEVELOPER SHALL PROVIDE NOTICE OF THE CONCEPT PLAN
30 COMMUNITY MEETING IN ACCORDANCE WITH § 17-2-107(D).

31
32 (D) **Record of attendees; comprehensive minutes.** THE DEVELOPER SHALL MAINTAIN
33 A RECORD OF THE NAMES, ADDRESSES, AND EMAIL ADDRESSES, IF AVAILABLE, OF THE
34 CONCEPT PLAN COMMUNITY MEETING ATTENDEES AND COMPILE COMPREHENSIVE
35 MINUTES OF THE MEETING. THE DEVELOPER SHALL EMAIL OR MAIL, BY FIRST CLASS
36 MAIL, A COPY OF THE MINUTES TO ALL ATTENDEES, INCLUDING COUNTY STAFF.

37
38 (E) **Revised concept plan.** WITHIN 45 DAYS AFTER THE CONCEPT PLAN COMMUNITY
39 MEETING, THE DEVELOPER SHALL FILE A REVISED CONCEPT PLAN WHICH ADDRESSES, TO
40 THE EXTENT PRACTICAL, CONCERNS OR ISSUES RAISED AT THE COMMUNITY MEETING.

41
42 (F) **Preliminary decision.** WITHIN 45 DAYS AFTER THE FILING OF A REVISED CONCEPT
43 PLAN, THE OFFICE OF PLANNING AND ZONING AND OTHER REVIEWING AGENCIES SHALL
44 MEET TO REVIEW THE REVISED CONCEPT PLAN. THE OFFICE OF PLANNING AND ZONING
45 SHALL CONFIRM IN WRITING TO THE DEVELOPER A SUMMARY OF THE MEETING AND A
46 PRELIMINARY DECISION TO:

47
48 (1) APPROVE THE CONCEPT PLAN;

49
50 (2) APPROVE THE CONCEPT PLAN WITH SPECIFIED CONDITIONS OR REVISIONS; OR

51
52 (3) DISAPPROVE THE CONCEPT PLAN, IN WHICH EVENT THE DEVELOPER MAY FILE
53 A NEW CONCEPT PLAN OR OTHERWISE PURSUE DEVELOPMENT.

1 **17-7-304. Subdivision or site development application.**
2

3 (A) **Filing of application.** WITHIN SIX MONTHS AFTER APPROVAL OF THE CONCEPT
4 PLAN, WITH OR WITHOUT CONDITIONS OR REVISIONS, THE DEVELOPER MAY FILE AN
5 APPLICATION FOR APPROVAL OF A SKETCH PLAN UNDER § 17-3-201 OR A PRELIMINARY
6 PLAN UNDER § 17-4-201. THE APPLICATION SHALL INCORPORATE THE PROVISIONS OF THE
7 APPROVED CONCEPT PLAN.
8

9 (B) **Final plan or site development plan.** THE DEVELOPER MAY OMIT SUBMITTAL OF
10 AN APPLICATION FOR APPROVAL OF A SKETCH PLAN OR PRELIMINARY PLAN AND MAY
11 INSTEAD PROCEED WITH AN APPLICATION FOR APPROVAL OF A FINAL PLAN OR SITE
12 DEVELOPMENT PLAN IN ACCORDANCE WITH THIS ARTICLE, WITHOUT THE NEED FOR A
13 MODIFICATION.
14

15 (C) **Community meeting.** WITHIN 45 DAYS AFTER THE SUBMISSION OF A FINAL PLAN
16 OR SITE DEVELOPMENT PLAN, THE DEVELOPER SHALL HOLD A COMMUNITY MEETING IN
17 ACCORDANCE WITH § 17-2-107(C) AND (D), BUT WITHOUT REFERENCE TO THE LIMITATIONS
18 CONTAINED IN § 17-2-107(A). THE PREVIOUS CONCEPT PLAN COMMUNITY MEETING SHALL
19 SERVE AS THE REQUIRED PRE-SUBMISSION COMMUNITY MEETING.
20

21 **17-7-305. Open space; recreation area, open area, landscaping.**
22

23 (A) **Open space; recreation area; open area.** TO THE EXTENT PRACTICAL, AND AS
24 PROVIDED IN THIS SUBSECTION, THE DEVELOPER SHALL COMPLY WITH THE
25 REQUIREMENTS OF § 17-6-111. IF THE REQUIREMENTS CREATE A PRACTICAL DIFFICULTY
26 OR UNNECESSARY HARDSHIP IN ACHIEVING ONE OR MORE OF THE PURPOSES OF THE
27 OVERLAY, THE DEVELOPER MAY SUBMIT AN ALTERNATIVE PROPOSAL FOR OPEN SPACE,
28 RECREATION AREA, AND OPEN AREA, AND THE PLANNING AND ZONING OFFICER MAY
29 APPROVE THE ALTERNATIVE PROPOSAL WITHOUT THE NEED FOR A MODIFICATION.
30

31 (B) **Landscape plan.** TO THE EXTENT PRACTICAL, AND AS PROVIDED IN THIS
32 SUBSECTION, THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF § 17-6-202. IF
33 THE REQUIREMENTS CREATE A PRACTICAL DIFFICULTY OR UNNECESSARY HARDSHIP IN
34 ACHIEVING ONE OR MORE OF THE PURPOSES OF THE OVERLAY, THE DEVELOPER MAY
35 SUBMIT AN ALTERNATIVE LANDSCAPE PLAN, AND THE PLANNING AND ZONING OFFICER
36 MAY APPROVE THE ALTERNATIVE LANDSCAPE PLAN WITHOUT THE NEED FOR A
37 MODIFICATION.
38

39 **TITLE 11. FEES AND SECURITY**
40

41 **17-11-102. Fee reductions.**
42

43 (A) **Environmental site design.** The Planning and Zoning Officer, upon receipt of a
44 cost benefit analysis that justifies the reduction, may authorize a reduction in application
45 fees of up to 50% for development that exceeds the environmental site design criteria of
46 this Code.
47

48 (B) **Glen Burnie Sustainable Community Overlay.** THE FOLLOWING FEES FOR
49 REDEVELOPMENT IN THE GLEN BURNIE SUSTAINABLE COMMUNITY OVERLAY UNDER
50 SUBTITLE 3 OF TITLE 7 SHALL BE REDUCED BY 50% FOR:
51

52 (1) AN APPLICATION FOR SKETCH PLAN APPROVAL;
53

54 (2) AN APPLICATION FOR FINAL PLAN APPROVAL;

- 1 (3) AN APPLICATION FOR PRELIMINARY PLAN APPROVAL;
- 2
- 3 (4) AN APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL;
- 4
- 5 (5) AN APPLICATION FOR A GRADING PERMIT; AND
- 6
- 7 (6) AN APPLICATION FOR A BUILDING PERMIT.
- 8

9 **ARTICLE 18. ZONING**

10 **TITLE 14. OTHER OVERLAYS**

11 **SUBTITLE 6. GLEN BURNIE SUSTAINABLE COMMUNITY OVERLAY AREA**

12 **18-14-601. Definition; purpose.**

13 (A) **Definitions.** FOR PURPOSES OF THIS SUBTITLE, THE FOLLOWING WORDS HAVE THE
14 MEANINGS INDICATED.

15 (1) "COMMUNITY ENHANCEMENT" MEANS A CONTRIBUTION OR FEATURE THAT
16 EXCEEDS THE REQUIREMENTS OF THE COUNTY CODE AND IS PROVIDED BY A DEVELOPER,
17 IN WHOLE OR IN PART, TO IMPROVE THE COMMUNITY'S AESTHETIC CHARACTER OR
18 QUALITY OF LIFE AND MAY INCLUDE POCKET PARKS, PLAYGROUNDS, RECREATION
19 FACILITIES, BICYCLE OR PEDESTRIAN TRAIL IMPROVEMENTS, BUS SHELTER OR OTHER
20 TRANSIT IMPROVEMENTS, PUBLIC MEETING SPACE, OR PUBLIC ART, OR CONTRIBUTIONS
21 TO CAPITAL IMPROVEMENTS TO A PUBLIC PARK OR COMMUNITY FACILITY THAT SERVES
22 THE SURROUNDING COMMUNITY.

23 (2) "REDEVELOPMENT" MEANS REHABILITATION OF AN EXISTING STRUCTURE OR
24 NEW CONSTRUCTION ON A LOT OR LOTS WHEN ONE OR MORE OF THE LOTS:

25 (I) IS ZONED R10, R15, R22, TC, COMMERCIAL, OR INDUSTRIAL;

26 (II) HAS OR HAD PREEXISTING STRUCTURES, USES, OR PAVED PARKING; AND

27 (III) HAS PRIMARY VEHICULAR ACCESS FROM AN ARTERIAL ROAD OR FROM A
28 LOCAL OR HIGHER CLASSIFICATION ROAD THAT DIRECTLY ACCESSES AN ARTERIAL
29 ROAD.

30 (B) **Purposes.** THE PURPOSES OF THE GLEN BURNIE SUSTAINABLE COMMUNITY
31 OVERLAY AREA ARE TO:

32 (1) FACILITATE REDEVELOPMENT OF IMPROVED PROPERTIES THAT ARE
33 UNDERUTILIZED, OBSOLETE, OR DETERIORATED;

34 (2) ALLOW FLEXIBILITY OF DESIGN, BUILDING TYPES, AND DENSITIES TO
35 INTEGRATE THE REDEVELOPMENT INTO THE SURROUNDING COMMUNITY;

36 (3) PROVIDE A WIDE RANGE OF REDEVELOPMENT ALTERNATIVES;

37 (4) ALLOW CREATIVE USES OR MIXES OF USES;

38 (5) ACHIEVE QUALITY LAND USE PROPOSALS THROUGH FLEXIBLE AND TIMELY
39 DEVELOPMENT APPROVALS;

- 1 (6) ADDRESS PEDESTRIAN CONNECTIONS AND CIRCULATION;
- 2
- 3 (7) ENCOURAGE COMMUNITY ENHANCEMENTS;
- 4
- 5 (8) ENCOURAGE HIGH-QUALITY SITE AND BUILDING DESIGN; AND
- 6
- 7 (9) ENCOURAGE THE ASSEMBLAGE OF LOTS WHEN APPROPRIATE.
- 8

9 **18-14-602. Applicability; conflict with other law.**

10

11 (A) **Applicability.** THIS SUBTITLE APPLIES TO THE REDEVELOPMENT OF PROPERTY
 12 THAT IS LOCATED IN THE GLEN BURNIE SUSTAINABLE COMMUNITY OVERLAY AREA, AS
 13 SHOWN ON THE MAP ADOPTED BY THE COUNTY COUNCIL IN BILL NO. 64-20.

14

15 (B) **Conflict with other law.** IF ANY PROVISION OF THIS SUBTITLE CONFLICTS WITH
 16 OTHER PROVISIONS IN ARTICLE 18, THE PROVISIONS OF THIS SUBTITLE PREVAIL.

17

18 **18-14-603. Uses.**

19

20 (A) **Uses allowed.** THE USES ALLOWED IN REDEVELOPMENT OF A PROPERTY IN THE
 21 GLEN BURNIE SUSTAINABLE COMMUNITY OVERLAY AREA ARE THE PERMITTED AND
 22 CONDITIONAL USES ALLOWED IN THE R15, R22, C2, C3, C4, AND W1 ZONING DISTRICTS.

23

24 (B) **Additional uses.** IN ADDITION TO THE USES ALLOWED UNDER SUBSECTION (A),
 25 THE PLANNING AND ZONING OFFICER MAY APPROVE ADDITIONAL USES IF THE USE IS
 26 COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD IN TERMS OF CHARACTER,
 27 SCALE, AND MASSING.

28

29 **18-14-604. Bulk regulations.**

30

31 (A) **Bulk regulations specific to the Glen Burnie Sustainable Community Overlay**
 32 **Area.** THE FOLLOWING BULK REGULATIONS APPLY TO REDEVELOPMENT IN THE GLEN
 33 BURNIE SUSTAINABLE COMMUNITY OVERLAY AREA:

34

MAXIMUM HEIGHT FOR MULTIFAMILY AND TOWNHOUSE DWELLINGS	60 FEET, OR UP TO 84 FEET WITH ONE OR MORE COMMUNITY ENHANCEMENTS
MAXIMUM HEIGHT FOR NON-RESIDENTIAL STRUCTURES	72 FEET, OR UP TO 96 FEET WITH ONE OR MORE COMMUNITY ENHANCEMENTS
MAXIMUM FLOOR AREA RATIO	2.0, OR UP TO 3.0 WITH ONE OR MORE COMMUNITY ENHANCEMENTS

35

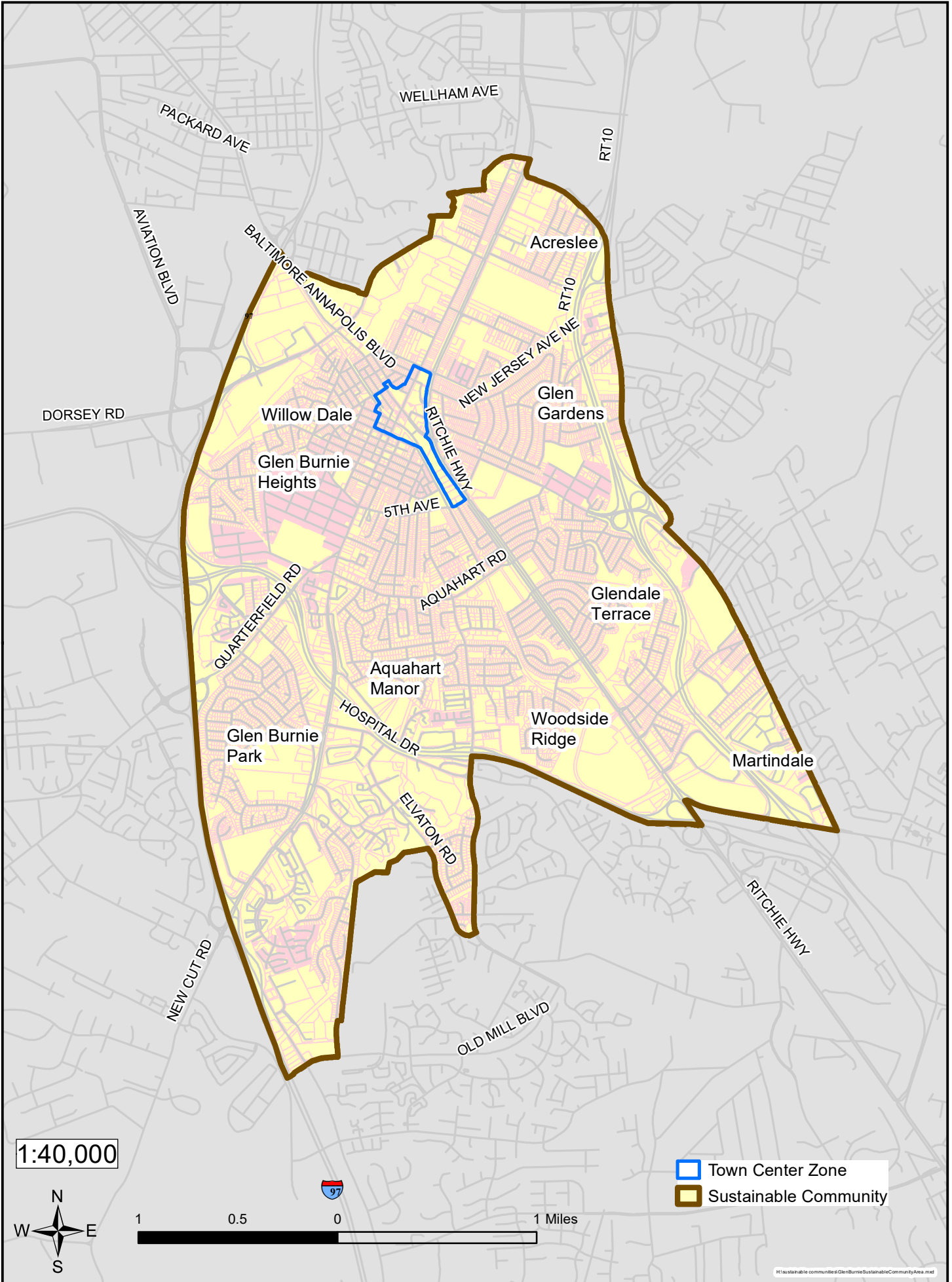
36 (B) **Inapplicability of other bulk regulations.** ALL OTHER BULK REGULATIONS
 37 REQUIRED BY THE COUNTY CODE DO NOT APPLY IN THE GLEN BURNIE SUSTAINABLE
 38 COMMUNITY OVERLAY AREA.

39

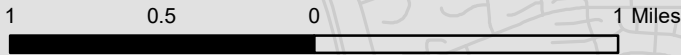
40 SECTION 4. *And be it further enacted,* That the official map entitled the “Glen Burnie
 41 Sustainable Community Area”, attached to this Ordinance as Exhibit A, is hereby adopted
 42 and a certified copy of the official map shall be permanently kept on file in the Office of
 43 the Administrative Officer to the County Council and the Office of Planning and Zoning.

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

Glen Burnie Sustainable Community Area



1:40,000



- Town Center Zone
- Sustainable Community