

Building Size Cap
Anne Arundel County, MD

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2000, Legislative Day No. 9

Bill No. 33-00

Introduced by Mrs. Samorajczyk

By the County Council, May 1, 2000

Introduced and first read on May 1, 2000
Public Hearing set for June 5, 2000

By Order: Judy C. Holmes, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Town Center Districts - Commercial Uses

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3 FOR the purpose of placing certain limitations on retail uses within the Town Center
4 Districts; and providing for the applicability of this Ordinance.

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6 BY repealing and reenacting, with amendments: Article 28, §6-303(1)
7 Anne Arundel County Code (1985, as amended)

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9 WHEREAS, retail stores of any size are currently allowed in C-3 Districts;

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11 WHEREAS, the concept of retail stores has changed in recent years to include
12 larger stores that contain more than 65,000 square feet on a single floor;

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14 WHEREAS, Town Center Districts are intended to permit mixed-use development,
15 increased building height, and an increased intensity of use over what is otherwise
16 permitted by the various residential and commercial districts;

17
18 WHEREAS, retail stores that contain more than 65,000 square feet on a single floor
19 are inconsistent with the urban character, active street frontage, and pedestrian scale
20 of Town Center Districts; now, therefore,

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22 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
23 That Section(s) of the Anne Arundel County Code (1985, as amended) read as follows:

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25 ARTICLE 28 ZONING
26 Title 6. Special Districts

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28 6-303. Permitted uses.

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30 The following uses are permitted as permitted uses in A TC-Town Center District:

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32 (1) any use permitted in a C3-General Commercial District, EXCEPT THAT A
33 RETAIL ESTABLISHMENT MAY NOT BE LOCATED WITHIN A SINGLE FREESTANDING
34 STRUCTURE THAT HAS MORE THAN 65,000 SQUARE FEET OF FLOOR AREA ON ANY ONE
35 FLOOR OF THE STRUCTURE .

EXPLANATION: CAPITALS indicate new matter added to existing law.

1 SECTION 2. *And be it further enacted*, That this Ordinance shall be applied to and
2 interpreted to affect all retail structures in a TC District for which building permits are
3 issued on or after the date of introduction of this Ordinance.

4 SECTION 3. *And be it further enacted*, That if any provision of this Ordinance or the
5 application thereof to any person or circumstance is held invalid for any reason in a court of
6 competent jurisdiction, the invalidity does not affect other provisions or any other
7 application of this Ordinance which can be given effect without the invalid provision or
8 application, and for this purpose the provisions of this Ordinance are declared severable.

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10 SECTION 4. *And be it further enacted*, That this Ordinance shall take effect 45 days
11 from the date it becomes law.
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