

*Section 1.* BE IT ENACTED BY THE COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND, That Section 13-123 of the Anne Arundel County Code (1967 Edition and Supplements, Title 13, "Planning and Zoning", Subtitle 1, "Subdivisions", Article V, "Other Division of Property", be, and it is hereby repealed.

*Section 2.* AND BE IT FURTHER ENACTED, That new Sections 13-351.21 through 13-351.21L, inclusive, are hereby added to said Code, and Title, Subtitle 3, "Zoning", to follow immediately after Section 13-321.6 thereof (as enacted by Bill No. 44-70), under the new Article XI, "Special Exceptions", under the new heading, "Specific Standards", under the new subheading "Planned Unit Developments", to read as follows:

## Article XI—Special Exceptions

### Specific Standards

#### Planned Unit Developments

##### Section 13-351.21—In General

(a) PUD—Planned Unit Developments shall encourage the development of residential acreage under an over-all development plan; and encourage imagination and innovation in such development planning to the end that residential communities may offer a variety of dwelling unit types, densities and site arrangements with well integrated community facilities and services. Such developments are intended to permit greater flexibility in design than would be otherwise permitted.

(b) PUD—Planned Unit Developments may be established, planned and developed comprehensively in any residential zoning district where tracts are suitable in location (with respect to the general pattern of urban development, and the availability of public and private facilities and services) and character for the uses and structures proposed.

(c) In addition to residential development, PUD—Planned Unit Developments may include incidental commercial and professional facilities limited in their capacity to the needs of the development. Such developments shall be characterized by the following:

(1) Provisions concerning ratio of floor area to lot size, and number of living units permitted in a given area of land shall be applied in the aggregate rather than separately to the individual lots or building sites.

(2) Provisions concerning public improvements (such as sewer laterals, street and sidewalks) shall be applied to the development in its entirety.

(d) If land is divided, the right to use and enjoy the open areas and community facilities in such developments shall be coupled with the severalty interests; severalty interests may be of lots and/or condominiums.

##### Section 13-351.21A—Uses Permitted

~~(1) Uses within the boundaries of a Planned Unit Development shall not be bound by the provisions for uses established elsewhere in this subtitle, when such uses are developed in accordance with the provisions of this article.~~

~~(2) The following uses shall be permitted in PUD—Planned Unit Developments:~~