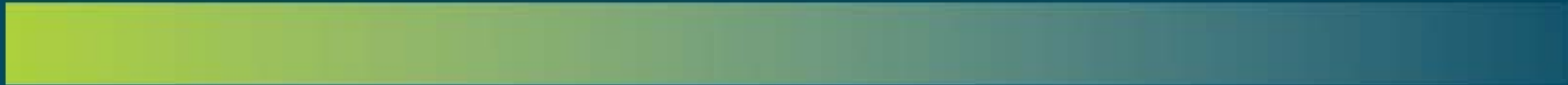


ZRA-218: Accessory Dwelling Units (ADU's) & Two-Family Dwellings

November 2025



Contents

- Basics of HB 1466
- HOMP and HoCo by Design
- What the County currently allows for ADUs
- What is Proposed with the ZRA

Maryland House Bill 1466 (2025)

MD General Assembly Bill passed in April of 2025- Land Use and Real Property – Accessory Dwelling Units – Requirements and Prohibitions

Requires jurisdictions to enact legislation by October 1, 2026, to:

- Defines Accessory Dwelling Units
- Allow ADU's to be built on lots zoned for single-family detached housing
- Sets a size cap of 75% of the primary structure
- Allows them to be separate from the primary single-family dwelling unit

Maryland House Bill 1466 (2025)

Continued...

- Exempt ADU's from density calculations and residential growth limits
- Overrides other restrictions on ADU's and may not establish setback requirements that exceed the zoning districts in which the ADU would reside in
- HOAs and other Deeds, Declarations or Contracts cannot prohibit their development or offer to rent, not including short-term rental
- Requires the local jurisdiction to consider off-street parking
- <https://mgaleg.maryland.gov/2025RS/bills/hb/hb1466T.pdf>

Guiding Plans on Housing Policies



Housing Opportunities Master Plan (2021)

- Identified the growing problem of housing affordability
- Suggested zoning changes to support “Missing Middle” housing



HoCo By Design – The County's General Plan (2023)

- Identifies a need for affordable “Missing Middle” housing options
- Recommends policies for where to locate and develop diverse housing types within infill

ADU's in Howard County Today

HoCo only permits two forms of ADU's presently

Since 2015: 220 ADU
Permits

- **Accessory Apartments**
 - Within or attached to principal dwelling (by a common wall)
 - Allowed by-right
- **Temporary Accessory Family Dwellings**
 - Detached as either a removable modular dwelling or converted existing accessory structure
 - Conditional Use petition
 - Petition Cost: \$2,550

ADU's Today

Accessory Apartments (By-right):

- Only permitted on **owner occupied** lots
- Max size can be **1/3rd of the net floor area** of a dwelling or up to **1,500 SF**.
- Limited to no more than **2 bedrooms**
- **1 parking space**

Accessory Apartment (Conditional Use):

- Lot under 12,000 SF



ADU's Today

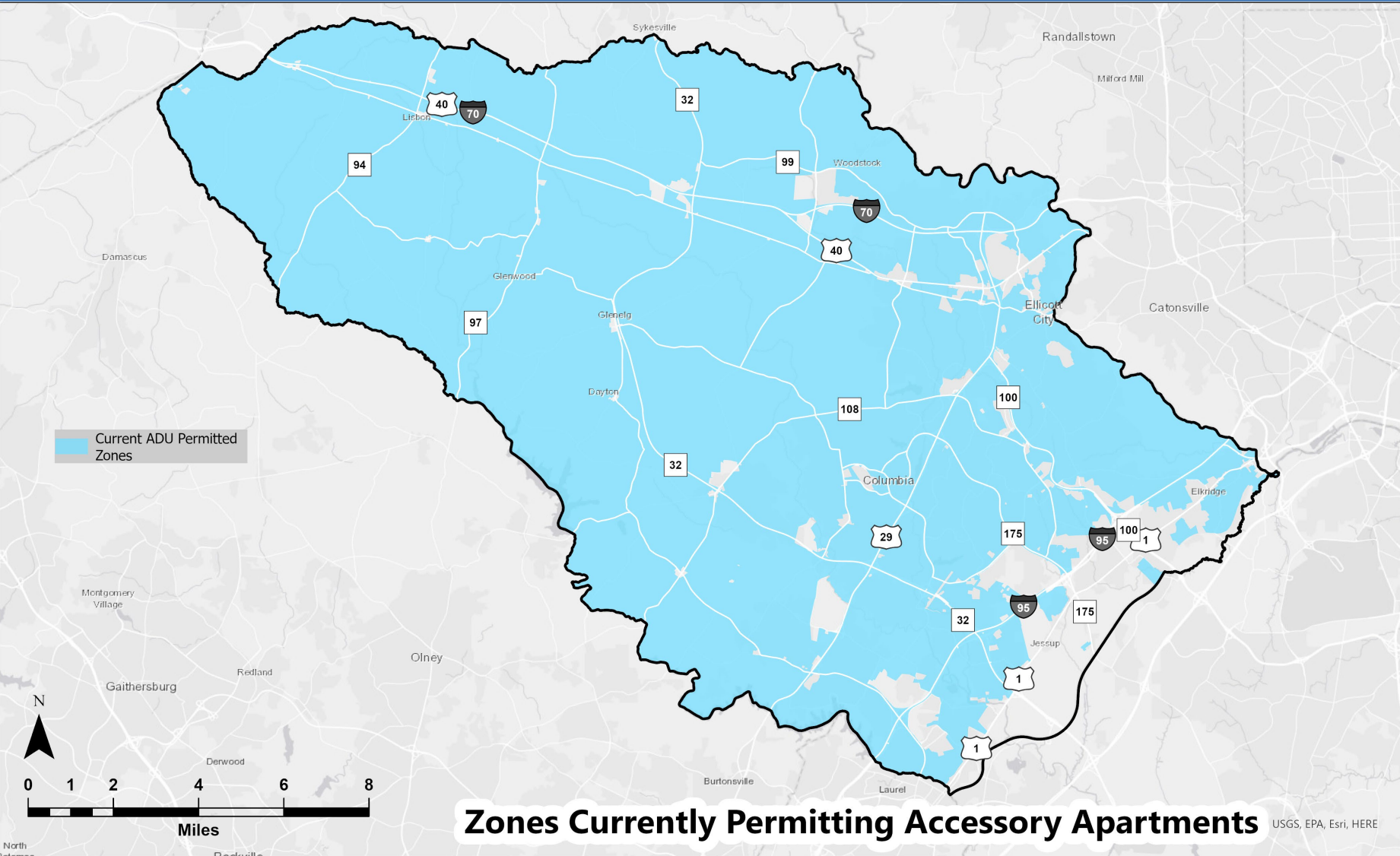
Temporary Accessory Family Dwellings:

- Permitted only by Conditional Use if meeting these criteria:
 1. Minimum of **2 acres** in certain zones
 2. Must be a **removable modular structure or an existing accessory structure**; can not be a new constructed building
 3. Max size of **1,000 square feet**
 4. Must be inhabited by
 - A person who is **62 or older**; or
 - 18 years old and determined to have a **physical, mental, or developmental impairments**

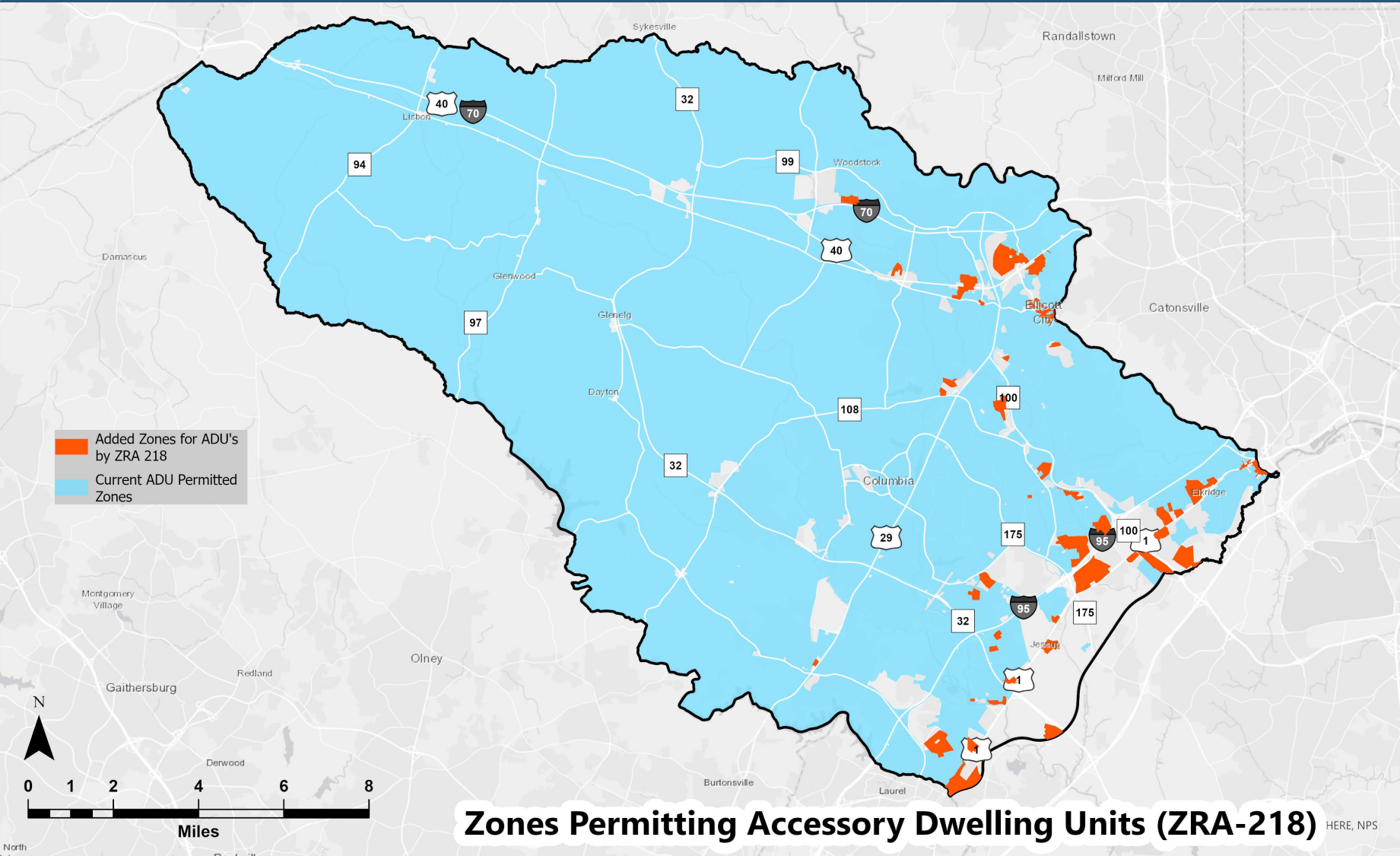
Where are ADU's currently allowed?

Attached Accessory Apartments are currently permitted by-right in the following zoning districts:

- Permitted Zoning Districts:
RC, RR, R-20, R-12, R-ED, R-SC, NT, R-SA-8, PGCC (9-Districts)



Where would ZRA-218 allow ADU's?



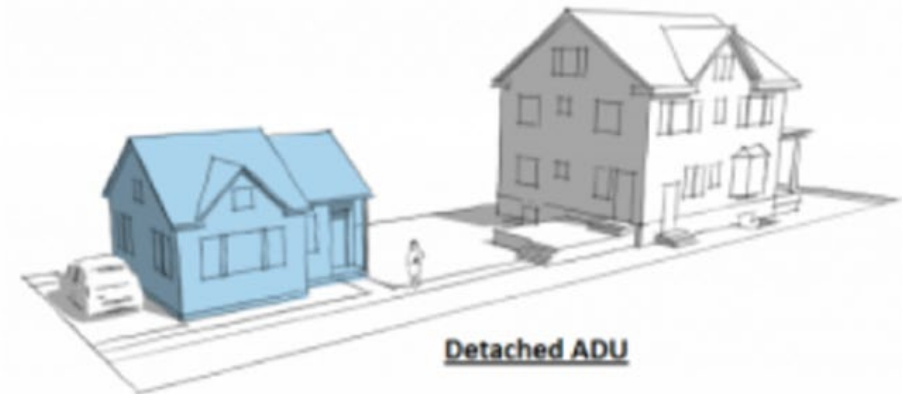
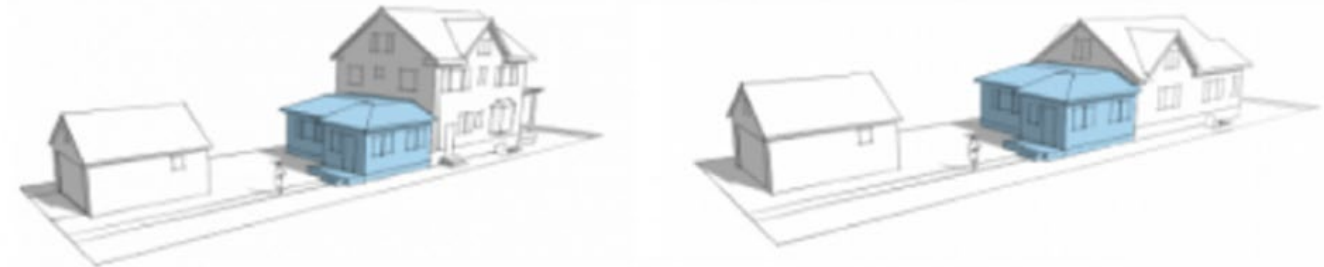
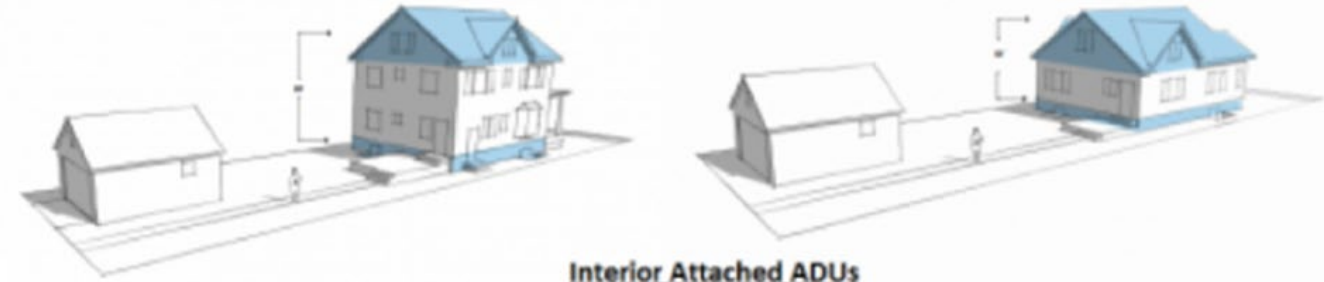
Attached and detached ADU's would be permitted in the following zones:

- Prior Zoning Districts:
RC, RR, R-20, R-12, R-ED, R-SC, NT, R-SA-8, PGCC
- Added Zoning Districts:
R-H-ED, R-A-15, R-APT, R-MH, R-VH, TOD, CAC, PGCC, HO, HC, TNC
(Additional 11-Districts)
- 2,626 acres added
(Orange)

ZRA Proposal

(amended from Planning Board recommendations)

- ADU's can be **attached, detached, or within** an existing principal dwelling
- ADU's have a **maximum size equivalent to 75% of the lot coverage** of the principal dwelling (State Law)
- **Maximum of 2 bedrooms**
- **Owner must reside in either principal dwelling or ADU**



ZRA Proposal

- **Permits ADU's as an Accessory Use in any district that allows:**
 - Single-family detached
 - Single-family attached
 - Single-family semi-detached
 - Two-family dwelling
- **Removes the Conditional Use categories:**
 - Two-Family Dwellings
 - Accessory Apartments (for lots under 12,000 SF)
 - Temporary Accessory Family Dwellings

ZRA Proposal

- ADU's will be **exempt from lot coverage restrictions** (*except in New Town where specified by FDP*)
- ADU's will **not be included in density calculations** (*state requirement*)
- ADU's shall be approved through a **DPZ permit process** similar to current Accessory Apartment Permits
 - **Required documentation for permit:**
 - Floorplans
 - Plot plan with size of ADU and available parking
 - On-site water conveyance
 - Design demonstrating compatibility with primary dwelling (i.e. siding, window placement, roof pitch)

ZRA Proposal:

A quick comparison

*size is based on the lot coverage of the principal dwelling

ADU Regulations	Current Zoning Regs	ZRA-218
Must be owner occupied:	Yes	Yes
Maximum number of bedrooms:	2	2
Maximum size of ADU:	1/3 rd the net or up to 1,500sf	75% of the size* of the principal structures building footprint (state requirement)
Number of required parking spaces:	1	1 (county and state)
Common wall attachment:	Yes, 50% overlap	Not required (detached allowed)
Separation from principal dwelling:	Cannot be separated by attached garage or breezeway	Can be detached, attached, or within principal dwelling (state and county)
Permit Required:	Yes	Yes (county)

Zoning Districts for Two-Family Dwellings

Current Regulations:	RC	RR	R-ED	R-20	R-12
Two-Family Dwelling Units	C	C	C	C	C
ZRA-218 Updates	RC	RR	R-ED	R-20	R-12
Two-Family Dwelling Units <i>(no minimum lot size)</i>	P	P		P	
Two-Family Dwelling Units <i>(lots greater than 16,000 sq.ft.)</i>			P		P

C = "Conditional Use"

P = "Primary Use" permitted by-right

Zoning Districts Updates for ADU's

Current Regulations:	RC	RR	R-ED	R-H-ED	R-20	R-12	R-SC*	R-SA-8	R-A-15	R-APT	R-MH	R-VH	TOD	CAC	PGCC	HO	HC	TNC
Attached Accessory Apartments <i>(Lots over 12,000 sq.ft.)</i>	A	A	A		A	A	A	A							A			
Attached Accessory Apartments <i>(Lots less than 12,000 sq.ft.)</i>	C	C	C		C	C	C											
Detached Temporary Accessory Family Dwellings	C	C	C		C	C												
ZRA-218 Updates	RC	RR	R-ED	R-H-ED	R-20	R-12	R-SC*	R-SA-8	R-A-15	R-APT	R-MH	R-VH	TOD	CAC	PGCC	HO	HC	TNC
Attached and Detached ADU's <i>(any lot size)</i>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

A = "Accessory Use" permitted by-right

C = "Conditional Use"

***R-SC:** Columbia's New Town (NT) zoning is governed by R-SC for all residential uses unless the FDP specifies otherwise including but not limited accessory uses.