

Accessory Dwelling Units - Requirements and Prohibitions (HB 1466)

Request for referral to Planning Commission

April 23, 2026

Board of County Commissioners

Accessory Dwelling Units - Requirements and Prohibitions (HB 1466)



**BACKGROUND &
LEGISLATION**



NEXT STEPS



**QUESTIONS AND
DISCUSSION**



Background & Legislation



During its 2025 session, the Maryland General Assembly passed HB 1466 - “Accessory Dwelling Units - Requirements and Prohibitions”, requiring that jurisdictions adopt a local law authorizing ADU development on land with a single-family detached dwelling.



A text amendment is required by October 1, 2026, to bring the County zoning code in alignment with this new legislation.



Staff is requesting approval to discuss new requirements with the Planning and Zoning Commission and draft a text amendment for review and approval by the Board of County Commissioners.



BACKGROUND & LEGISLATION

HB 1466 *requires* jurisdictions to

- ▶ Allow the creation of Accessory Dwelling Units (ADUs) on land with a single-family detached dwelling unit as the primary dwelling unit.
- ▶ Define ADUs as a secondary unit (1) on the same lot, parcel, or tract as a primary single-family detached dwelling unit and (2) that is not greater than 75% of the size of the primary single-family detached dwelling unit that may be either a separate structure from the primary unit or attached as an addition to the primary unit.
- ▶ Provide for construction of ADUs that meet public health, safety, and welfare standards (such as building codes and adequate public facilities ordinances)
- ▶ Exclude ADUs from density calculations.
- ▶ Exclude the development of an ADU from any measures that limit residential growth on the property on which the unit is proposed.



BACKGROUND & LEGISLATION

HB 1466 *prohibits* jurisdictions from

- ▶ Imposing additional parking requirements on ADUs without first completing a parking study to determine the jurisdiction's parking needs.
- ▶ Establishing side and rear setback requirements that exceed existing accessory structure setback requirements



Background & Legislation (continued)



HB 1466 *allows* jurisdictions to:

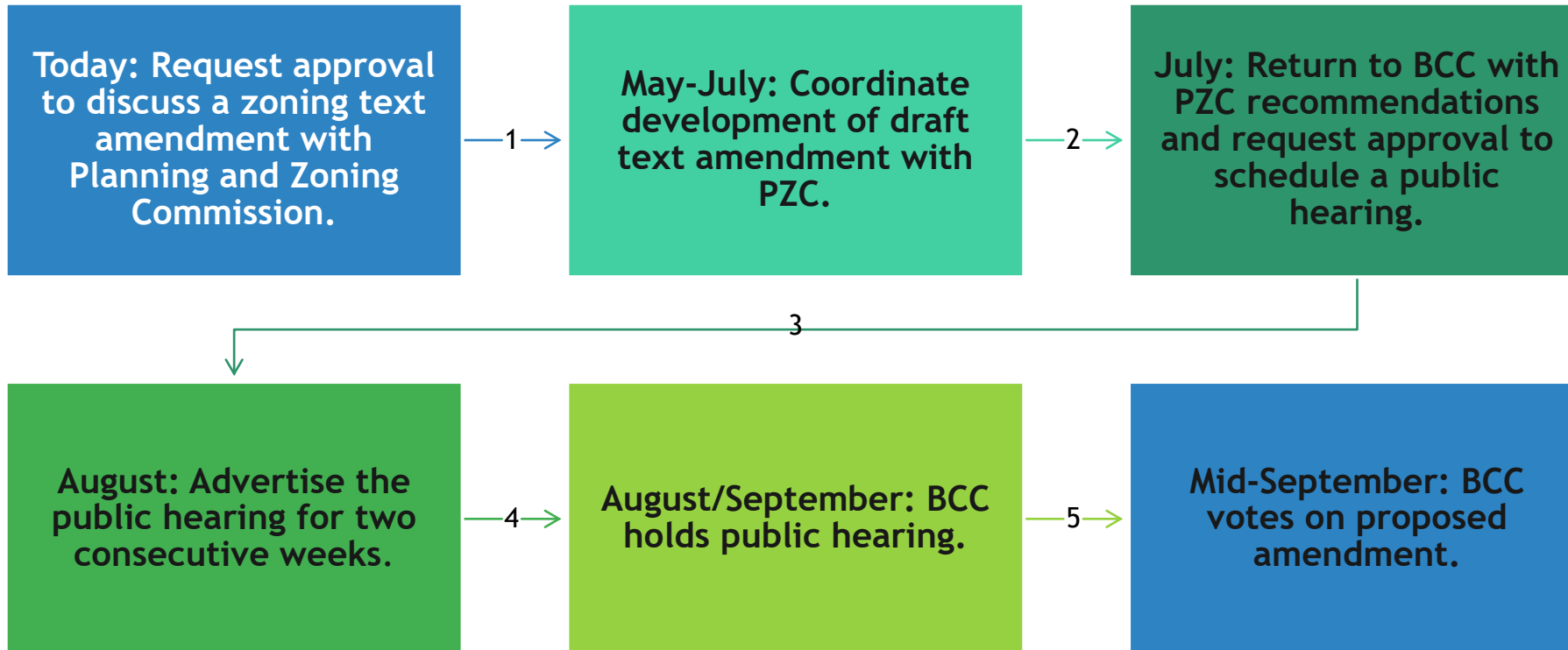
- ▶ Establish standards for ADU safety.
- ▶ Be more permissive regarding location.
- ▶ Establish front setback requirements different from existing accessory structure setback requirements
- ▶ Establish parking requirements if first completing a parking study to demonstrate applicable needs and restriction.
- ▶ Establish guidelines, programs, or regulations regarding existing structures, such as but not limited to: permitted, nonconforming structures to be converted from uninhabitable to habitable, existing illegal ADUs, etc.

Possible Modifications to Carroll County Code (Chapters 155, 156, and/or 158)

- ▶ Definitions
- ▶ Where we allow ADUs
 - ▶ Currently, attached ADUs allowed in Agriculture, Conservation, and Residential districts;
 - ▶ Detached ADUs only permitted in Agriculture and Conservation districts on lots at least 3 acres in size and within 50 feet of the principal dwelling
- ▶ Use tables
- ▶ Other ADU regulations
 - ▶ ADU size; bulk requirements; number of bedrooms
 - ▶ Owner occupancy
 - ▶ Parking requirements
- ▶ APFO



Next Steps





Questions and Discussion