

# PROPOSED

## COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 10

Bill No. 48-25

Introduced by Mr. Smith

By the County Council, May 5, 2025

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Introduced and first read on May 5, 2025  
Public Hearing set for and held on June 2, 2025  
Vote held until June 16, 2025  
Bill Expires on August 8, 2025

By Order: Kaley Schultze, Administrative Officer

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### A BILL ENTITLED

1 AN ORDINANCE concerning: Subdivision and Development – Zoning – Tiny Home  
2 Community Development

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4 FOR the purpose of establishing development requirements for tiny home communities;  
5 providing for the site, frontage and density requirement for tiny home communities;  
6 providing for the infrastructure and amenity requirements for tiny home communities;  
7 requiring certain reports on certain developments from the Office of Planning and  
8 Zoning; defining “tiny home development” and “tiny home dwelling unit”; providing  
9 for parking requirements for tiny home communities; permitting tiny home  
10 communities in certain residential zones; permitting tiny home communities in certain  
11 mixed-use zones; and generally relating to subdivision and development and zoning.

12  
13 BY renumbering § 17-1-101(100) through (105), respectively, to be § 17-1-101(101)  
14 through (106)  
15 Anne Arundel County Code (2005, as amended)

16  
17 BY repealing and reenacting with amendments §§ 17-1-101; 18-3-104; 18-4-106;  
18 18-8-301  
19 Anne Arundel County Code (2005, as amended)(as amended by Bill No. 75-24)

20  
21 BY adding: §§ 17-7-1201 through 17-7-1204 to be under the new subtitle “Subtitle 12.  
22 Tiny Home Community Development”; and 18-1-101(49)(xiv)  
23 Anne Arundel County Code (2005, as amended)(as amended by Bill No. 72-24)

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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.  
Asterisks \*\*\* indicate existing Code provisions in a list or chart that remain unchanged.

SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,* That § 17-1-101(100) through (105), respectively, of the Anne Arundel County Code (2005, as amended) is hereby renumbered to be § 17-1-101(101) through (106), respectively.

SECTION 2. *And be it further enacted,* That Section(s) of the Anne Arundel County Code (2005, as amended) read as follows:

## ARTICLE 17. ZONING

### TITLE 1. DEFINITIONS

#### 17-1-101. Definitions.

Unless defined in this article, the Natural Resources Article of the State Code, or COMAR, the definitions of words defined elsewhere in this Code apply in this article. The following words have the meanings indicated:

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(100) "TINY HOME DEVELOPMENT (THD)" MEANS A PLANNED DEVELOPMENT OF AT LEAST FIVE (5) TINY HOMES ON A SINGLE PARCEL, WITH SHARED INFRASTRUCTURE AND COMMUNITY AMENITIES.

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### TITLE 7. DEVELOPMENT REQUIREMENTS FOR PARTICULAR TYPES OF DEVELOPMENT

#### SUBTITLE 12. TINY HOME DEVELOPMENT

##### 17-7-1201. Generally.

(A) **Applicability.** THIS SUBTITLE APPLIES TO TINY HOME DEVELOPMENT, REFERRED TO IN THIS SUBTITLE AS "THD".

(B) **Purpose.** THE PURPOSE OF THIS SUBTITLE IS TO:

(1) PERMIT THE PLANNING, CONSTRUCTION, AND OCCUPANCY OF THD IN ACCORDANCE WITH STANDARDS FOR TINY HOUSES;

(2) ENCOURAGE AFFORDABLE HOUSING OPTIONS THROUGH LOWER CONSTRUCTION, MAINTENANCE AND UTILITY COSTS;

(3) ALLOW FOR INNOVATIVE HOUSING OPTIONS COMPATIBLE WITH EXISTING NEIGHBORHOODS; AND

(4) PROMOTE ENERGY CONSERVATION AND EFFICIENT USE OF THE COUNTY'S INFRASTRUCTURE.

**17-7-1202. Lot size and space.**

(A) **Lot size.** A THD MAY NOT BE LESS THAN TWO ACRES IN AREA.

(B) **Space.** EACH SITE AREA FOR A TINY HOME SHALL BE AT LEAST 2,500 SQUARE FEET AND AT LEAST 30 FEET WIDE.

**17-7-1203. Infrastructure and Development Standards.**

(A) **Infrastructure.**

(1) PROVISIONS OF THIS CODE CONCERNING CONNECTION TO PUBLIC WATER, SEWER, UTILITIES, AND STORMWATER MANAGEMENT SHALL BE APPLIED TO THE THD IN ITS ENTIRETY.

(2) EACH DWELLING UNIT, TINY HOME IN A THD SHALL HAVE SEPARATE WATER AND SEWER SERVICES AND METERS.

(B) **Community Amenities.** A THD SHALL:

(1) ESTABLISH A HOMEOWNER’S ASSOCIATION TO MAINTAIN COMMON AREAS AND ENFORCE COMMUNITY RULES;

(2) PROVIDE AT LEAST ONE OFF-STREET PARKING SPACE PER HOME; AND

(3) INCLUDE SHARE GREEN SPACES AND PEDESTRIAN PATHWAYS.

**17-7-1204. Reporting.**

ON OR BEFORE JANUARY 31 OF EACH YEAR, THE OFFICE OF PLANNING AND ZONING SHALL SUBMIT A REPORT TO THE COUNTY COUNCIL THAT SETS FORTH THE NUMBER OF THDS APPLIED FOR, THE NUMBER OF THDS APPROVED, AND RECOMMENDATIONS FOR IMPROVEMENT TO THIS SUBTITLE.

**ARTICLE 18. ZONING**

**TITLE 1. DEFINITIONS**

**18-1-101. Definitions.**

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(49) “Dwelling unit” means a single unit, including attached garages and decks, providing complete, independent living facilities for at least one person, including permanent provisions for sanitation, cooking, eating, sleeping, and other activities routinely associated with daily life. The following variations of “dwelling” have the meanings indicated:

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(XIV) “DWELLING UNIT, TINY HOME” MEANS A RESIDENTIAL STRUCTURE OF NO MORE THAN 700 SQUARE FEET, EXCLUDING LOFT SPACE, THAT IS BUILT ON A PERMANENT

1 FOUNDATION AND CONSTRUCTED ACCORDING TO ALL BUILDING AND LIFE SAFETY  
2 CODES.

### 4 TITLE 3. PARKING, OUTDOOR LIGHTING, AND SIGNAGE

#### 6 SUBTITLE 1. PARKING

##### 8 18-3-104. Parking space requirements.

10 The minimum onsite required parking spaces are listed in the chart below. They may  
11 be increased based on-site development plan review or special exception approval, reduced  
12 as provided in § 18-3-105, or superseded by a parking program allowed by this Code. The  
13 Planning and Zoning Officer may determine reasonable and appropriate onsite parking  
14 requirements for structures and land uses that are not listed on the chart based on  
15 requirements for similar uses, comments from reviewing agencies, and the parking needs  
16 of the proposed use.

Use	Parking
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Data storage center	1 space per 1,000 feet of floor area for the first 5,000 square feet and 1 space for each additional 5,000 square feet of floor area
DWELLINGS: TINY HOMES	1 SPACE FOR EACH DWELLING UNIT
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### 18 TITLE 4. RESIDENTIAL DISTRICTS

#### 20 SUBTITLE 1. IN GENERAL

##### 22 18-4-106. Permitted, conditional, and special exception uses.

24 The permitted, conditional, and special exception uses allowed in each of the residential  
25 districts are listed in the chart in this section using the following key: P = permitted use; C  
26 = conditional use; SE = special exception use. A blank means that the use is not allowed in  
27 the district. Except as provided otherwise in this article, uses and structures customarily  
28 accessory to the listed uses also are allowed, except that guest houses as accessory  
29 structures are prohibited and outside storage as an accessory use is limited to the lesser of  
30 10% of the allowed lot coverage or 500 square feet.

Permitted, Conditional, and Special Exception Uses	RA	RLD	R1	R2	R5	R10	R15	R22
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Dwellings, single-family detached	P	P	P	P	P	P	P	
DWELLING UNITS, TINY HOME		P	P	P	P	P		
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## TITLE 8. MIXED USE DISTRICTS

### SUBTITLE 3. USES UNDER THE OPTIONAL METHOD OF DEVELOPMENT

#### 18-8-301. Permitted uses; conditional uses.

##### (a) Uses allowed.

(1) The permitted and conditional uses under the optional method of development are listed in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special exception use. A blank space means that the use is not allowed in the district. Uses and structures customarily accessory to the listed uses also are allowed.

(2) Any use lawfully in existence in a mixed-use district prior to the effective date of bill no. 75-24 that became prohibited as of the effective date of bill no. 75-24, may continue, provided the use does not cease operation for 36 consecutive months. Any change, expansion, or alteration of the use on or after the effective date of bill no. 75-24 shall comply with this subtitle or title 15.

(b) **Categories in chart.** The following chart divides the uses allowed under the optional method of development into the categories of residential, retail and service, office, light industrial, civic/institutional, and other uses, and the uses are subject to the requirements described in § 18-8-302.

USES	MXD-V	MXD-G	MXD-N	MXD-S	MXD-U
<b>RESIDENTIAL</b>					
***					
Dwellings, single-family detached	P	P	P	P	
DWELLING UNITS, TINY HOME	P	P	P	P	P
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SECTION 3. *And be it further enacted*, That this Ordinance shall take effect 45 days from the date it becomes law.