

# 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

3  
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.

1 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*  
2 That § 17-1-101(100) through (105), respectively, of the Anne Arundel County Code  
3 (2005, as amended) is hereby renumbered to be § 17-1-101(101) through (106),  
4 respectively.

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

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9 **ARTICLE 17. ZONING**

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11 **TITLE 1. DEFINITIONS**

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13 **17-1-101. Definitions.**

14  
15 Unless defined in this article, the Natural Resources Article of the State Code, or  
16 COMAR, the definitions of words defined elsewhere in this Code apply in this article. The  
17 following words have the meanings indicated:

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19 \*\*\*

20  
21 (100) "TINY HOME DEVELOPMENT (THD)" MEANS A PLANNED DEVELOPMENT OF AT  
22 LEAST FIVE (5) TINY HOMES ON A SINGLE PARCEL, WITH SHARED INFRASTRUCTURE AND  
23 COMMUNITY AMENITIES.

24  
25 \*\*\*

26  
27 **TITLE 7. DEVELOPMENT REQUIREMENTS FOR PARTICULAR TYPES OF**  
28 **DEVELOPMENT**

29  
30 **SUBTITLE 12. TINY HOME DEVELOPMENT**

31  
32 **17-7-1201. Generally.**

33  
34 (A) **Applicability.** THIS SUBTITLE APPLIES TO TINY HOME DEVELOPMENT, REFERRED  
35 TO IN THIS SUBTITLE AS "THD".

36  
37 (B) **Purpose.** THE PURPOSE OF THIS SUBTITLE IS TO:

38  
39 (1) PERMIT THE PLANNING, CONSTRUCTION, AND OCCUPANCY OF THD IN  
40 ACCORDANCE WITH STANDARDS FOR TINY HOUSES;

41  
42 (2) ENCOURAGE AFFORDABLE HOUSING OPTIONS THROUGH LOWER  
43 CONSTRUCTION, MAINTENANCE AND UTILITY COSTS;

44  
45 (3) ALLOW FOR INNOVATIVE HOUSING OPTIONS COMPATIBLE WITH EXISTING  
46 NEIGHBORHOODS; AND

47  
48 (4) PROMOTE ENERGY CONSERVATION AND EFFICIENT USE OF THE COUNTY'S  
49 INFRASTRUCTURE.

1 **17-7-1202. Lot size and space.**

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

4  
5 (B) **Space.** EACH SITE AREA FOR A TINY HOME SHALL BE AT LEAST 2,500 SQUARE FEET  
6 AND AT LEAST 30 FEET WIDE.

7  
8 **17-7-1203. Infrastructure and Development Standards.**

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10 (A) **Infrastructure.**

11  
12 (1) PROVISIONS OF THIS CODE CONCERNING CONNECTION TO PUBLIC WATER,  
13 SEWER, UTILITIES, AND STORMWATER MANAGEMENT SHALL BE APPLIED TO THE THD IN  
14 ITS ENTIRETY.

15  
16 (2) EACH DWELLING UNIT, TINY HOME IN A THD SHALL HAVE SEPARATE WATER  
17 AND SEWER SERVICES AND METERS.

18  
19 (B) **Community Amenities.** A THD SHALL:

20  
21 (1) ESTABLISH A HOMEOWNER’S ASSOCIATION TO MAINTAIN COMMON AREAS AND  
22 ENFORCE COMMUNITY RULES;

23  
24 (2) PROVIDE AT LEAST ONE OFF-STREET PARKING SPACE PER HOME; AND

25  
26 (3) INCLUDE SHARE GREEN SPACES AND PEDESTRIAN PATHWAYS.

27  
28 **17-7-1204. Reporting.**

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

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35 **ARTICLE 18. ZONING**

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37 **TITLE 1. DEFINITIONS**

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39 **18-1-101. Definitions.**

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

48  
49 \*\*\*

50  
51 (XIV) “DWELLING UNIT, TINY HOME” MEANS A RESIDENTIAL STRUCTURE OF NO  
52 MORE THAN 700 SQUARE FEET, EXCLUDING LOFT SPACE, THAT IS BUILT ON A PERMANENT



**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
***					

**SECTION 3.** *And be it further enacted,* That this Ordinance shall take effect 45 days from the date it becomes law.