

# PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 21

Bill No. 92-25

Introduced by Mr. Smith

By the County Council, November 17, 2025

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Introduced and first read on November 17, 2025  
Public Hearing set for December 15, 2025  
Bill Expires on February 20, 2026

By Order: Kaley Schultze, Administrative Officer

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## A BILL ENTITLED

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

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4 FOR the purpose of establishing development requirements for cottage home  
5 developments; providing for the site and density requirement for cottage home  
6 developments; providing for the infrastructure and amenity requirements for cottage  
7 home communities; defining “dwelling unit, cottage home”; providing for parking  
8 requirements for cottage home developments; permitting cottage home developments  
9 in certain residential districts; and generally relating to subdivision and development  
10 and zoning.

11  
12 BY renumbering § 17-1-101(21) through (106), respectively, to be § 17-1-101(22)  
13 through (107)  
14 Anne Arundel County Code (2005, as amended)

15  
16 BY repealing and reenacting with amendments §§ 17-12-102(b); 18-3-104 and 18-4-106;  
17 Anne Arundel County Code (2005, as amended)

18  
19 BY adding: §§ 17-1-101(21); 17-7-1301 through 17-7-1304 to be under the new title  
20 “Subtitle 13. Cottage Home Community Development”; 18-1-101(49)(xiv); and  
21 18-12-801 through 18-12-805 to be under new subtitle “Subtitle 8: Cottage Home  
22 Developments”  
23 Anne Arundel County Code (2005, as amended)

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EXPLANATION: CAPITALS indicate new matter added to existing law and taglines.  
[[Brackets]] indicate matter deleted from existing law and taglines.  
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(21) through (106), respectively, of the Anne Arundel County Code (2005,  
3 as amended) is hereby renumbered to be § 17-1-101(22) through (107), respectively.

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

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8 **ARTICLE 17. SUBDIVISION AND DEVELOPMENT**

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10 **TITLE 1. DEFINITIONS**

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12 **17-1-101. Definitions.**

13  
14 Unless defined in this article, the Natural Resources Article of the State Code, or  
15 COMAR, the definitions of words defined elsewhere in this Code apply in this article. The  
16 following words have the meanings indicated:

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18 \*\*\*

19  
20 (21) "COTTAGE HOME DEVELOPMENT" MEANS A DEVELOPMENT COMPRISED OF  
21 COTTAGE HOME DWELLING UNITS AS DEFINED IN ARTICLE 18, AND DEVELOPED WITH A  
22 SET OF APPROVED DESIGN STANDARDS IN ACCORDANCE WITH ARTICLE 18 TITLE 12.

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

28  
29 **SUBTITLE 13. COTTAGE HOME DEVELOPMENT**

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31 **17-7-1301. SCOPE; APPLICABILITY.**

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33 THIS TITLE APPLIES TO A COTTAGE HOME DEVELOPMENT IN ACCORDANCE WITH  
34 ARTICLE 18, TITLE 12.

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36 **17-7-1302. GENERAL DEVELOPMENT PRINCIPLES.**

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38 A COTTAGE HOME DEVELOPMENT SHALL BE DEVELOPED WITH THE FOLLOWING  
39 GENERAL PRINCIPLES:

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41 (1) A COTTAGE HOME DEVELOPMENT THAT OPERATES UNDER A CONDOMINIUM  
42 FORM OF OWNERSHIP NEED NOT BE SUBDIVIDED. IF THERE IS NO SUBDIVISION OF LOTS,  
43 EACH COTTAGE HOME SHALL BE LOCATED IN ACCORDANCE WITH THE DESIGN  
44 STANDARDS IN ARTICLE 18, TITLE 12.

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46 (2) OPEN AREA, ACTIVE RECREATION AREA, AND LANDSCAPING SHALL BE  
47 GOVERNED BY THE SITE DESIGN STANDARDS AS REQUIRED IN § 18-12-804.

48  
49 (3) A HOMEOWNER'S ASSOCIATION OR CONDOMINIUM ASSOCIATION SHALL BE  
50 ESTABLISHED TO MAINTAIN OPEN AREAS AND COMMUNITY AMENITIES.

51  
52 (4) THE DWELLINGS, COTTAGE HOMES, AS DEFINED IN TITLE 1 OF ARTICLE 18 OF  
53 THIS CODE, SHALL BE ENCUMBERED BY RECORDED DEED RESTRICTIONS THAT REQUIRE:

1 (I) THE UNITS BE RESTRICTED TO OCCUPANCY BY ELIGIBLE HOUSEHOLDS  
2 UNDER THIS SECTION FOR AT LEAST 10 YEARS FOR HOME OWNERSHIP UNITS AND AT  
3 LEAST 20 YEARS FOR RENTAL UNITS, EXCEPT THAT THE DEED RESTRICTION MAY BE 10  
4 YEARS FOR “LEASE TO PURCHASE” RENTAL UNITS;

5  
6 (II) UNITS SHALL BE OCCUPIED BY A HOUSEHOLD WITH AN INCOME THAT DOES  
7 NOT EXCEED 80% OF THE MEDIAN INCOME ADJUSTED FOR HOUSEHOLD FOR THE  
8 BALTIMORE PRIMARY METROPOLITAN STATISTICAL AREA DURING THE INITIAL  
9 PURCHASE OF DWELLING, AS DEFINED AND PUBLISHED ANNUALLY BY THE UNITED  
10 STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT;

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12 (III) THE INITIAL TRANSFER OF A HOME OWNERSHIP UNIT TO THE ORIGINAL  
13 BUYER OF THAT UNIT SHALL BE ACCOMPANIED BY A CERTIFICATION FROM ANNE  
14 ARUNDEL COUNTY OR ITS DESIGNEE THAT THE BUYER’S HOUSEHOLD INCOME DOES NOT  
15 EXCEED THE MAXIMUM ALLOWED FOR THAT UNIT; AND

16  
17 (IV) IF THE ORIGINAL BUYER OF A HOME OWNERSHIP UNIT TRANSFERS TITLE  
18 TO THAT UNIT WITHIN 5 YEARS, THE TRANSFER SHALL BE ACCOMPANIED BY A  
19 CERTIFICATION FROM ANNE ARUNDEL COUNTY OR ITS DESIGNEE THAT THE  
20 TRANSFEREE’S HOUSEHOLD INCOME DOES NOT EXCEED THE MAXIMUM ALLOWED FOR  
21 THAT UNIT.

22  
23 **TITLE 12. MODERATELY PRICED DWELLING UNITS**

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25 **17-12-102. Applicability.**

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27 (b) **Exceptions.** This title does not apply to:

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31 (4) workforce housing under Title 10 of Article 18 of this Code; [[and]]

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33 (5) housing for elderly of moderate means under Title 10 of Article 18 of this  
34 Code [[.]]; AND

35  
36 (6) A COTTAGE HOME DEVELOPMENT UNDER TITLE 13 OF ARTICLE 18 OF THIS  
37 CODE.

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39 **ARTICLE 18. ZONING**

40  
41 **TITLE 1. DEFINITIONS**

42  
43 **18-1-101. Definitions.**

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

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(XIV) "DWELLING UNIT, COTTAGE HOME" MEANS A STRUCTURE THAT CONTAINS ONE DETACHED DWELLING UNIT USED AS A PRINCIPAL DWELLING AND THAT CONTAINS NO MORE THAN 700 SQUARE FEET OF FLOOR AREA, EXCLUDING LOFT SPACE, THAT IS BUILT ON A PERMANENT FOUNDATION AND CONSTRUCTED ACCORDING TO ALL BUILDING AND LIFE SAFETY CODES.

**TITLE 3. PARKING, OUTDOOR LIGHTING, AND SIGNAGE**

**SUBTITLE 1. PARKING**

**18-3-104. Parking space requirements.**

The minimum onsite required parking spaces are listed in the chart below. They may be increased based on-site development plan review or special exception approval, reduced as provided in § 18-3-105, or superseded by a parking program allowed by this Code. The Planning and Zoning Officer may determine reasonable and appropriate onsite parking requirements for structures and land uses that are not listed on the chart based on requirements for similar uses, comments from reviewing agencies, and the parking needs 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, COTTAGE HOME	1 SPACE FOR EACH DWELLING UNIT
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**TITLE 4. RESIDENTIAL DISTRICTS**

**SUBTITLE 1. IN GENERAL**

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

The permitted, conditional, and special exception uses allowed in each of the residential districts are listed in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special exception use. A blank means that the use is not allowed in the district. Except as provided otherwise in this article, uses and structures customarily accessory to the listed uses also are allowed, except that guest houses as accessory structures are prohibited and outside storage as an accessory use is limited to the lesser of 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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Dwelling unit, abutting heavy industrial zone			P	P				

DWELLING UNIT, COTTAGE HOME			P	P	P	P		
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**TITLE 12. SPECIAL USES**

**SUBTITLE 8. COTTAGE HOME DEVELOPMENTS**

**18-12-801. SCOPE; APPLICABILITY.**

THIS SUBTITLE APPLIES TO A COTTAGE HOME DEVELOPMENT. OTHER CONSISTENT PROVISIONS OF THIS ARTICLE ALSO APPLY.

**18-12-802. PURPOSE.**

THE PURPOSE OF A COTTAGE HOME DEVELOPMENT IS TO:

- (1) ENCOURAGE AFFORDABLE HOUSING OPTIONS THROUGH LOWER CONSTRUCTION, MAINTENANCE, AND UTILITY COSTS;
- (2) ALLOW FOR INNOVATIVE HOUSING OPTIONS; AND
- (3) PROMOTE ENERGY CONSERVATION AND EFFICIENT USE OF THE COUNTY’S INFRASTRUCTURE.

**18-12-803. USES ALLOWED.**

THE USES ALLOWED IN A COTTAGE HOME DEVELOPMENT ARE COTTAGE HOME DWELLING UNITS AND A COMMON COMMUNITY FACILITY FOR USE BY ALL RESIDENTS OF THE COTTAGE HOME DEVELOPMENT.

**18-12-804. DESIGN STANDARDS; BULK REGULATIONS.**

(A) BULK REGULATIONS AND DESIGN STANDARDS RELATING TO LOT SIZE, SETBACKS FOR PRINCIPAL AND ACCESSORY STRUCTURES, SPACING BETWEEN STRUCTURES, HEIGHT LIMITATIONS, PARKING AREAS, OPEN AREAS AND RECREATION AREAS, AND COMMUNITY AMENITIES FOR A COTTAGE HOME DEVELOPMENT SHALL BE PROPOSED BY THE DEVELOPER IN A SUBMITTAL OF DESIGN STANDARDS AND, IF APPROVED BY THE OFFICE OF PLANNING AND ZONING, SHALL GOVERN THE COTTAGE HOME DEVELOPMENT.

(B) THE MINIMUM SITE AREA FOR A COTTAGE HOME DEVELOPMENT SHALL BE ONE ACRE.

(C) A COTTAGE HOME DEVELOPMENT SHALL CONTAIN AT LEAST TEN COTTAGE HOME DWELLING UNITS.

(D) IF THERE IS NO SUBDIVISION OF LOTS, EACH TINY HOME SHALL BE LOCATED ON A DISCRETE AREA OF LAND THAT IS AT LEAST 2,000 SQUARE FEET IN AREA AND AT LEAST 30 FEET IN WIDTH.

(E) THE DENSITY IN A COTTAGE HOME DEVELOPMENT MAY NOT EXCEED 10 DWELLING UNITS PER ACRE IN AN R1 ZONING DISTRICT, 15 DWELLING UNITS PER ACRE IN AN R2 OR R5 ZONING DISTRICT, AND 20 DWELLING UNITS PER ACRE IN AN R10 ZONING DISTRICT.

(F) A COTTAGE HOME DEVELOPMENT SHALL BE CONNECTED TO PUBLIC WATER AND PUBLIC SEWER SYSTEMS.

1 (G) IF A COTTAGE HOME DEVELOPMENT IS SUBJECT TO A CONDOMINIUM FORM OF  
2 OWNERSHIP, WATER AND SEWER UTILITIES WITHIN THE PROPERTY LINES OF THE  
3 COTTAGE HOME DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED AND  
4 THE COUNTY SHALL HAVE NO MAINTENANCE RESPONSIBILITY BEYOND THE PROPERTY  
5 LINE OF THE COTTAGE HOME DEVELOPMENT.

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7 (H) IF A COTTAGE HOME DEVELOPMENT IS DEVELOPED AS A SUBDIVISION WITH  
8 SEPARATE LOTS FOR EACH DWELLING UNIT, WATER AND SEWER UTILITIES SHALL MEET  
9 ALL APPLICABLE COUNTY STANDARDS TO ENSURE PROPER OPERATIONS AND  
10 MAINTENANCE OF FACILITIES.

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12 **18-12-805. LIMITATIONS ON SHORT-TERM RENTALS.**

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14 A DWELLING UNIT, COTTAGE HOME MAY NOT BE USED AS A SHORT-TERM  
15 RESIDENTIAL RENTAL PROPERTY.

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