

FINAL

AMENDED
December 15, 2025
January 5 and 20, 2026
February 2, 2026

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

Introduced and first read on November 17, 2025
Public Hearing set for and held on December 15, 2025
Public Hearing on AMENDED bill set for and held on January 5, 2026
Public Hearing on AMENDED bill set for and held on January 20, 2026
Public Hearing on AMENDED bill set for and held on February 2, 2026
Public Hearing on AMENDED bill set for and held on February 17, 2026
Bill Expires on February 20, 2026

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Subdivision and Development – Zoning – Cottage Home
2 Development
3

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”~~ certain terms; providing
8 for parking requirements for cottage home developments; permitting cottage home
9 developments in certain residential districts; allowing cottage home developments in
10 certain commercial districts; allowing cottage home developments in certain mixed use
11 districts; allowing cottage home developments as a special use in certain industrial
12 districts; and generally relating to subdivision and development and zoning.
13

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

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.
Underlining indicates matter added to bill by amendment.
~~Strikeover~~ indicates matter removed from bill by amendment.

BY repealing and reenacting with amendments §§ 17-12-102(b); 18-3-104; ~~and~~ 18-4-106;
18-5-102; 18-6-103; and 18-8-301(b)

Anne Arundel County Code (2005, as amended)

BY adding: §§ 17-1-101(21); 17-7-1301 through ~~17-7-1304~~ 17-7-1303 to be under the new
title “Subtitle 13. Cottage Home Community Development”; 18-1-101(49)(xiv); and
18-12-801 through 18-12-805 to be under new subtitle “Subtitle 8: Cottage Home
Developments”

Anne Arundel County Code (2005, as amended)

SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
That § 17-1-101(21) through (106), respectively, of the Anne Arundel County Code (2005,
as amended) is hereby renumbered to be § 17-1-101(22) through (107), 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. SUBDIVISION AND DEVELOPMENT

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:

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

TITLE 7. DEVELOPMENT REQUIREMENTS FOR PARTICULAR TYPES OF DEVELOPMENT

SUBTITLE 13. COTTAGE HOME DEVELOPMENT

17-7-1301. DEFINITIONS.

IN THIS SUBTITLE, THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(1) “AMI” MEANS THE MEDIAN INCOME ADJUSTED FOR HOUSEHOLD SIZE FOR ANNE
ARUNDEL COUNTY, AS DEFINED AND PUBLISHED BY THE UNITED STATES DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT.

(2) “CERTIFICATE OF ELIGIBILITY” MEANS A CERTIFICATE PROVIDED TO AN ELIGIBLE
PERSON THAT INDICATES THE PERSON MEETS THE ELIGIBILITY REQUIREMENTS OF § 17-7-
1303.

1 (3) “ELIGIBLE HOUSEHOLD” MEANS A HOUSEHOLD WHOSE INCOME IN NO GREATER
2 THAN 100% OF AMI QUALIFIES THE HOUSEHOLD TO PURCHASE A DWELLING UNIT IN A
3 COTTAGE HOME DEVELOPMENT.

4
5 (4) “HOUSEHOLD” MEANS THE INDIVIDUALS WHO INTEND TO LIVE TOGETHER IN A
6 DWELLING UNIT THAT IS PART OF A COTTAGE HOME DEVELOPMENT.

7
8 **17-7-1301, 17-7-1302. SCOPE; APPLICABILITY.**

9
10 THIS TITLE APPLIES TO A COTTAGE HOME DEVELOPMENT IN ACCORDANCE WITH
11 ARTICLE 18, TITLE 12.

12
13 **17-7-1302, 17-7-1303. GENERAL DEVELOPMENT PRINCIPLES.**

14
15 (A) DEFINITION. IN THIS SECTION, “BMSA” MEANS THE BALTIMORE PRIMARY
16 METROPOLITAN STATISTICAL AREA, AS DEFINED AND PUBLISHED ANNUALLY BY THE
17 UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

18
19 (B) GENERAL DEVELOPMENT PRINCIPLES. A COTTAGE HOME DEVELOPMENT SHALL
20 BE DEVELOPED WITH THE FOLLOWING GENERAL PRINCIPLES:

21
22 (1) A COTTAGE HOME DEVELOPMENT THAT OPERATES UNDER A CONDOMINIUM
23 FORM OF OWNERSHIP NEED NOT BE SUBDIVIDED. IF THERE IS NO SUBDIVISION OF LOTS,
24 EACH COTTAGE HOME SHALL BE LOCATED IN ACCORDANCE WITH THE DESIGN
25 STANDARDS IN ARTICLE 18, TITLE 12.

26
27 (2) OPEN AREA, ACTIVE RECREATION AREA, AND LANDSCAPING SHALL BE
28 GOVERNED BY THE SITE DESIGN STANDARDS AS REQUIRED IN § 18-12-804.

29
30 (3) A HOMEOWNER’S ASSOCIATION OR CONDOMINIUM ASSOCIATION SHALL BE
31 ESTABLISHED TO MAINTAIN OPEN AREAS AND COMMUNITY AMENITIES.

32
33 (4) THE DWELLINGS, COTTAGE HOMES DWELLING UNITS IN A COTTAGE HOME
34 DEVELOPMENT, AS DEFINED IN TITLE 1 OF ARTICLE 18 OF THIS CODE, SHALL BE
35 ENCUMBERED BY RECORDED DEED RESTRICTIONS THAT REQUIRE:

36
37 (I) EACH DWELLING UNIT IN A COTTAGE HOME DEVELOPMENT SHALL BE
38 ENCUMBERED BY RECORDED DEED RESTRICTIONS THAT REQUIRE THAT THE UNITS BE
39 RESTRICTED TO OCCUPANCY BY ELIGIBLE HOUSEHOLDS UNDER THIS SECTION FOR AT
40 LEAST 10 YEARS FOR HOME OWNERSHIP UNITS AND AT LEAST 20 YEARS FOR RENTAL
41 UNITS, EXCEPT THAT THE DEED RESTRICTION MAY BE 10 YEARS FOR “LEASE TO
42 PURCHASE” RENTAL UNITS;

43
44 (II) UNITS SHALL BE OCCUPIED BY A HOUSEHOLD WITH AN INCOME THAT DOES
45 NOT EXCEED 80% OF THE MEDIAN INCOME ADJUSTED FOR HOUSEHOLD FOR THE
46 BALTIMORE PRIMARY METROPOLITAN STATISTICAL AREA DURING THE INITIAL
47 PURCHASE OF DWELLING, AS DEFINED AND PUBLISHED ANNUALLY BY THE UNITED
48 STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; WITH AN INCOME THAT
49 DOES NOT EXCEED 100% OF THE MEDIAN INCOME ADJUSTED FOR HOUSEHOLD SIZE FOR
50 THE BMSA;

51
52 (III) (II) THE INITIAL TRANSFER OF A HOME OWNERSHIP UNIT TO THE ORIGINAL
53 BUYER OF THAT UNIT SHALL BE ACCOMPANIED BY A CERTIFICATION FROM ANNE
54 ARUNDEL COUNTY OR ITS DESIGNEE THAT THE BUYER’S HOUSEHOLD INCOME DOES NOT
55 EXCEED THE MAXIMUM ALLOWED FOR THAT UNIT; AND

56
57 (IV) (III) IF THE ORIGINAL BUYER OF A HOME OWNERSHIP UNIT TRANSFERS
58 TITLE TO THAT UNIT WITHIN 5 YEARS, THE TRANSFER SHALL BE ACCOMPANIED BY A

CERTIFICATION FROM ANNE ARUNDEL COUNTY OR ITS DESIGNEE THAT THE TRANSFEREE'S HOUSEHOLD INCOME DOES NOT EXCEED THE MAXIMUM ALLOWED FOR THAT UNIT.

(5) ANNE ARUNDEL COUNTY OR ITS DESIGNEE SHALL PUBLISH, AT LEAST ANNUALLY, THE PRICE OF A DWELLING UNIT IN A COTTAGE HOME DEVELOPMENT AT A PRICE THAT MAY NOT EXCEED THE PRICE THAT A HOUSEHOLD EARNING 80% OF THE MEDIAN INCOME AS ADJUSTED FOR HOUSEHOLD SIZE FOR THE BMSA CAN AFFORD.

TITLE 12. MODERATELY PRICED DWELLING UNITS

17-12-102. Applicability.

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

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

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

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

ARTICLE 18. ZONING

TITLE 1. DEFINITIONS

18-1-101. Definitions.

(50) "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:

(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 700 800 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

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
Conference retreat facility	1 space for every 2 people at rated capacity per Fire Prevention Code, plus 1 space for each employee and at least 5 spaces for visitors
COTTAGE HOME DEVELOPMENT	1 SPACE FOR EACH DWELLING UNIT

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

Dwelling unit, abutting heavy industrial zone			P	P				
DWELLING UNIT, COTTAGE HOME			P	P	P	P		
Conversion of existing single-family detached dwellings to duplex dwellings				SE	SE			

COTTAGE HOME DEVELOPMENT			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		

TITLE 5. COMMERCIAL DISTRICTS

18-5-102. Permitted, conditional, special exception, and business complex auxiliary uses.

The permitted, conditional, and special exception uses allowed in each of the commercial districts, and uses auxiliary to a business complex, are listed in the chart in this section using the following key: P=permitted use; C = conditional use; SE = special exception use; and A = auxiliary to a business complex 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 permitted, conditional, and special exception uses also are allowed.

<u>Permitted, Conditional, Special Exception and Business Complex Auxiliary Uses</u>	<u>C1</u>	<u>C2</u>	<u>C3</u>	<u>C4</u>

Convenience stores, gift shops, and newsstands	<u>P</u>	<u>A</u>	<u>P</u>	<u>P</u>
COTTAGE HOME DEVELOPMENT		<u>P</u>	<u>P</u>	

TITLE 6. INDUSTRIAL DISTRICTS

18-6-103. Permitted, conditional, and special exception uses.

The permitted, conditional, and special exception uses allowed in each of the industrial districts are listed in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special exception use; and A= auxiliary use to a business complex 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 permitted, conditional, and special exception uses also are allowed, except that outside storage as an accessory use in W1 is limited to 15% of the allowed lot coverage.

<u>Permitted, conditional, and special exception uses</u>	<u>W1</u>	<u>W2</u>	<u>W3</u>

Convenience stores, gift shops, and newsstands	<u>A</u>	<u>A</u>	
COTTAGE HOME DEVELOPMENT	<u>P</u>		

TITLE 8. MIXED USE DISTRICTS

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

(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	<u>MXD-V</u>	<u>MXD-G</u>	<u>MXD-N</u>	<u>MXD-S</u>	<u>MXD-U</u>
<u>Residential</u>					

<u>BRAC mixed use development</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>COTTAGE HOME DEVELOPMENT</u>	<u>P</u>	<u>P</u>	<u>P</u>		

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, EXCEPT THAT IN AN R1 AND R2 DISTRICT THE MINIMUM SITE AREA SHALL BE ~~FIVE~~ TWO ACRES AND IN A W1 DISTRICT THE MINIMUM SITE AREA SHALL BE THREE ACRES.

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

3
4 (D) IF THERE IS NO SUBDIVISION OF LOTS, EACH ~~TINY HOME~~ DWELLING UNIT IN A
5 COTTAGE HOME DEVELOPMENT SHALL BE LOCATED ON A DISCRETE AREA OF LAND THAT
6 IS AT LEAST 2,000 SQUARE FEET IN AREA AND AT LEAST 30 FEET IN WIDTH.

7
8 (E) THE DENSITY IN A COTTAGE HOME DEVELOPMENT MAY NOT EXCEED ~~40~~ 8
9 DWELLING UNITS PER ACRE IN AN R1 ZONING DISTRICT, 12 DWELLING UNITS PER ACRE IN
10 AN R2 ZONING DISTRICT, 15 DWELLING UNITS PER ACRE IN AN ~~R2 OR R5~~ ZONING DISTRICT,
11 ~~AND~~ 20 DWELLING UNITS PER ACRE IN AN R10, C2 OR C3 ZONING DISTRICT, AND 10
12 DWELLING UNITS PER ACRE IN A W1 DISTRICT.

13
14 (F) A COTTAGE HOME DEVELOPMENT SHALL BE CONNECTED TO PUBLIC WATER AND
15 PUBLIC SEWER SYSTEMS.

16
17 (G) IF A COTTAGE HOME DEVELOPMENT IS SUBJECT TO A CONDOMINIUM FORM OF
18 OWNERSHIP, WATER AND SEWER UTILITIES WITHIN THE PROPERTY LINES OF THE
19 COTTAGE HOME DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED AND
20 THE COUNTY SHALL HAVE NO MAINTENANCE RESPONSIBILITY BEYOND THE PROPERTY
21 LINE OF THE COTTAGE HOME DEVELOPMENT.

22
23 (H) IF A COTTAGE HOME DEVELOPMENT IS DEVELOPED AS A SUBDIVISION WITH
24 SEPARATE LOTS FOR EACH DWELLING UNIT, WATER AND SEWER UTILITIES SHALL MEET
25 ALL APPLICABLE COUNTY STANDARDS TO ENSURE PROPER OPERATIONS AND
26 MAINTENANCE OF FACILITIES.

27
28 (I) IN AN R1 OR R2 ZONING DISTRICT, VEHICULAR ACCESS TO THE DEVELOPMENT
29 SHALL BE PROVIDED DIRECTLY FROM A PRINCIPAL ARTERIAL OR HIGHER
30 CLASSIFICATION ROAD.

31
32 **18-12-805. LIMITATIONS ON SHORT-TERM RENTALS.**

33
34 A DWELLING UNIT, COTTAGE HOME MAY NOT BE USED AS A SHORT-TERM
35 RESIDENTIAL RENTAL PROPERTY.

36
37 SECTION 3. *And be it further enacted*, That this Ordinance shall take effect 45 days
38 from the date it becomes law.

AMENDMENTS ADOPTED: December 15, 2025, January 5 and 20, and February 2, 2026

READ AND PASSED this 17th day of February, 2026

By Order:



Kaley Schultze
Administrative Officer

PRESENTED to the County Executive for his approval this 18th day of February, 2026

A handwritten signature in black ink, appearing to read 'K. Schultze', with a long horizontal line extending to the right.

Kaley Schultze
Administrative Officer

APPROVED AND ENACTED this 26th day of February, 2026

A handwritten signature in blue ink, appearing to read 'Steuart Pittman', with a long horizontal line extending to the right.

Steuart Pittman
County Executive

EFFECTIVE DATE: April 12, 2026

Bill No. 92-25

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**I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
BILL NO. 92-25 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.**

A handwritten signature in black ink, appearing to read 'K. Schultze', with a long horizontal line extending to the right.

**Kaley Schultze
Administrative Officer**