



MONTGOMERY COUNTY COUNCIL

ROCKVILLE, MARYLAND

HANS RIEMER

COUNCILMEMBER (AT LARGE)

CHAIR, PLANNING, HOUSING, AND ECONOMIC DEVELOPMENT COMMITTEE

ZTA 19-01 - Accessory Dwelling Units

What is an Accessory Dwelling Unit (ADU)?

An Accessory Dwelling Unit (ADU) is a separate dwelling unit that is on the same lot as a single dwelling unit with its own entrance, full kitchen, and bathroom. The tenant in an ADU does not have access to the rest of the home. Picture an apartment over a garage, a basement apartment (“English basement”), an “in-law suite,” or a “tiny house” on a side lot. ADU’s are called “Accessory Apartments” in our zoning code.

Why Are ADU’s beneficial?

ADU’s are an important housing solution because they provide

- Housing for adult children or grandchildren to live separately but close by.
- Housing for parents or grandparents to live separately but close by.
- Additional income for retirees or young families to make housing more affordable.
- More affordable housing in areas of the County that have become prohibitively expensive.

What does Zoning Text Amendment (ZTA) 19-01 change from the current code?

1. Removes the prohibition on detached ADUs in small lot single family zones (R-200, R-90, and R-60). Think garage conversions or tiny houses. All new construction must still meet the lot coverage, setback and other requirements that would apply to any other construction in a residential zone.
2. Removes the prohibition on detached ADUs on lots smaller than 1 acre.
3. Remove the prohibition on ADUs in basements
4. Remove the maximum size limit on ADUs and additions to ADUs
5. Remove the prohibition on ADUs in houses that are less than 5 years old
6. Remove the requirement that an ADU be a minimum distance from other ADU’s
7. Require 2 off-street parking spaces on the property (or homeowner can seek a waiver as under current law). The current code requires 3 off-street parking spaces if the property already has a driveway with at least two spaces, 2 off-street spaces if there was no pre-existing driveway.

What restrictions would remain if ZTA 19-01 is adopted?

1. The property must be owner-occupied
2. No more than 2 unrelated individuals can reside in an ADU
3. A new ADU must be on a property with at least 2 off-street parking spaces unless the owner obtains a waiver

4. All new construction must meet the lot coverage, setback and other requirements that would apply to any other construction in a residential zone.
5. The ADU must be inspected and licensed
6. The ADU must be separated from the principal dwelling unit, have a full kitchen and bathroom, and a separate entrance
7. Only one ADU is allowed per property
8. An ADU cannot be a short-term rental (i.e. AirBnb)

How can I get involved?

ADU Policy Forum hosted by Councilmember Riemer (free and open to the public)

Saturday, January 19th from 10am-noon

3rd Floor Hearing Room

Council Office Building

100 Maryland Ave, Rockville, MD, 20850

(Rockville Station on Metro Red Line or free parking in garage behind the building)

Public Hearing on ZTA 19-01

Tuesday, February 26th at 7:30pm

3rd Floor Hearing Room

Council Office Building

100 Maryland Ave, Rockville, MD, 20850

(Rockville Station on Metro Red Line or free parking in garage beneath the building)

Members of the public are invited to testify for up to 3 minutes.

You must sign up in advance. You can do so here following the introduction of ZTA 19-01 on January 15th: <https://www.montgomerycountymd.gov/COUNCIL/PHSignUp.html>

Provide Written Testimony or Comments

Written comments can be submitted at any time to County.Council@montgomerycountymd.gov

Questions or comments?

Contact Councilmember Riemer at Councilmember.Riemer@montgomerycountymd.gov or 240-777-7964