



ACCESSORY DWELLING UNITS

Accessory Dwelling Unit Whitepaper

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Purpose

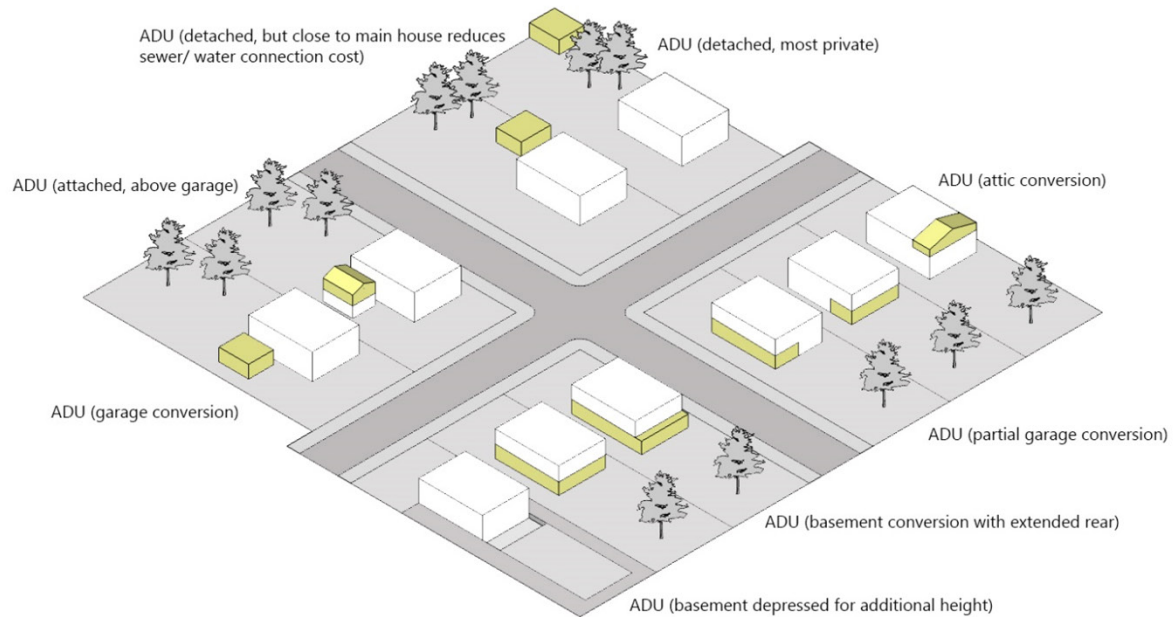
The need for housing affordability is increasing. In 2022, 54.1 percent of renters and 32 percent of homeowners in Prince George’s County were cost-burdened – that is, they spent more than 30 percent of their household income on housing costs.¹ High housing costs, an underproduction of housing, and not enough of the right type of housing can all drive up costs. When that happens, households struggle to pay for necessities, and many move further away from jobs, school, and community ties in an effort to find more affordable housing.

This paper seeks to facilitate a broad conversation among decision-makers, practitioners, and other stakeholders on how land use, regulatory, and financial challenges can be addressed to bring accessory dwelling unit (ADU) development into scale.

The purpose of this initiative is to increase awareness of the benefits of accessory dwelling units, remove barriers in their implementation, and offer new housing choices to address high housing costs and aging in place. This initiative addresses regulatory barriers, financing challenges, provides case studies, and resources to assist homeowners in realizing the potential of a new dwelling unit on their property.

1. US. Census Bureau, 1-year American Community Survey

What is an ADU?



ADU configurations - Attached and Detached

Building a second unit that is adaptable, can be a low-impact solution to addressing affordable housing in certain communities. In its varied forms, from detached structure to embedded apartment-style unit, ADU's can meet the needs of a variety of households. The above diagram assumes a 5FT property line setback.

Figure 1: ADU Configurations - Attached and Detached

Accessory Dwelling Units (ADUs) are small, self-contained housing units that exist within or adjacent to a larger primary residence, typically a single-family house, on the same parcel. As an independent living space, an ADU is self-contained, with its own kitchen or kitchenette, bathroom and sleeping area. They are known as Granny Flats, Carriage Houses, In-Law Apartments, Backyard Cottages, among others. An ADU may be created in a variety of ways. They can be included internally in the primary dwelling, such as a basement or attic; attached to the primary dwelling as an addition, or a converted garage, or detached elsewhere on the property. As a small housing type, it can be an efficient and cost-effective option for housing affordability. Its function can change over time – initially serving as a rental that generates income for young homeowners, it might later become a place for returning young adults, then become a way for older homeowners to defray housing costs and remain in their community.

Why build an Accessory Dwelling Unit?

Homeowners may choose to build an ADU for different reasons. They may house parents, relatives, or tenants. ADUs enable property owners to capitalize on their investment, generate rental income, and boost property value. They can allow seniors to age in their existing home with live-in care or make it possible for adults to assist their aging parents, adult children, or other family.

Accessory dwelling units can also provide needed housing in tight housing markets or provide a “gentle density” to single-family neighborhoods without changing the character of the community.

ADUs can provide a number of benefits to communities, homeowners, and renters.

Community Benefits

ADUs can help to increase the supply of more affordable housing without subsidies. When compared to the costs of constructing dedicated, subsidized units, the lower cost of converting existing units, which are paid for by the homeowner, is an attractive feature when public resources are limited. ADUs are one of the few options to increase rental opportunities in established single-family neighborhoods. ADUs also tend to be better integrated into neighborhoods than other forms of affordable housing which may be geographically concentrated. One survey found that accessory dwelling units are as attractive to renters as apartments in multi-unit buildings and may be preferred to them.²

ADUs contribute to affordability from two perspectives. First, potential tenants may find rents cheaper compared to typical market-rate units. Second, homeowners can utilize the rental income from an ADU to alleviate housing costs.

As smaller structures, they use less resources to construct and are less expensive to heat and cool. They are also sized right for single-person

households and childless households, both of which are rapidly growing population segments. ADUs can also lead to more efficient use of existing infrastructure and increased property tax revenues that local governments can use to improve services. Depending upon the location, a home with an accessory dwelling unit can see an increase in property values by as much as 35 percent, further contributing to a community’s tax base. Additionally, by holding down housing costs, ADUs may also help communities be more economically competitive.³

Prince George’s County Executive Angela Alsobrooks recognized the need for more affordable housing in the 2021 Prince George’s County Economic Development Platform. One goal is to support the production of 26,000 new residential units, with 75 percent as committed affordable housing to households that earn less than 120 percent of the area median income.⁴ Accessory dwelling units may be one way to reach this goal.

2. Kol Peterson, “ADU Resource Packet” <https://static1.squarespace.com/static/58f35e4815d5db4bbe4e48f4/t/5def4a30ac43c868ac71c4b3/1575963241565/ADU-Resource-Guide.pdf>

3. Ellie Shield, David Luberoff, Learning From State Efforts to Encourage Accessory Dwelling Units, November 2023

4. Angela Alsobrooks, “Prince George’s County Economic Development Platform”. https://www.princegeorgescountymd.gov/sites/default/files/26120_SOCA_FINAL.pdf.2021

Environmental Benefits

ADUs are likely to have a low environmental impact compared to other dwellings. Their median area per resident is 44 percent lower than newly constructed single-family residences, and some ADUs have a notable number of above code green features.⁵

ADUs can also produce significant environmental benefits. Because they are relatively small (and relatively new) living spaces, their residents will generally use less energy than their counterparts in older and larger buildings.

ADUs in suburban neighborhoods provide important opportunities for infill development that can reduce car travel and take advantage of transit-rich and walkable neighborhoods. The Oregon DEQ's 2013 study on Portland ADUs, for example, reported an average of 0.93 cars for each ADU, which is somewhat less than the 1.31 cars for all new rentals and much less than the 1.53 cars for all households in Portland, Oregon.⁶

Tenant Benefits

Accessory dwelling units can provide moderately priced and more affordable rental options. ADUs do not require acquisition and development of new land and are cheaper to build than conventional multi-unit buildings which may allow for lower-than-average market rents. Lower rents make saving for a downpayment easier, and the owner and tenant may barter for maintenance or other services.

Between 2010 and 2020, housing tenure trends in Prince George's County indicate that the share of renters is increasing, while homeownership is decreasing. While there are likely several indicators behind this trend, such as escalating housing costs, low inventory, or difficulty saving for a downpayment, ADUs may appeal to this growing segment of renters.

Change in Housing Tenure, 2010-2020		
	2010	2020
Owners	64.30%	62.10%
Renters	35.70%	37.90%

Table 1: Change in Housing Tenure, 2010-2020, Prince George's County, MD

Source: U.S. Census Bureau 2021 American Community Survey 5-year estimate

5. ADU Resource Guide (BuildinganADU.com)

6. Martin J. Brown and Jordan Palmeri, "Accessory Dwelling Units in Portland, Oregon: Evaluation and Interpretation of a Survey of ADU Owners" (Portland, OR: State of Oregon, Department of Environmental Quality, June 1, 2014), 2, <https://www.oregon.gov/deq/FilterDocs/ADU-surveyinterpret.pdf>.

Homeowner Benefits

Homeownership can be challenging for many first-time homebuyers and those in post-retirement. Accessory dwelling units can be an economic solution for many with high housing costs, aging homeowners, adult children with aging parents, single parents, and college graduates facing student loan debt. An accessory dwelling unit can help offset the financial pressures of homeownership for young households, and those on fixed incomes.

Accessory dwelling units can be adapted to meet a homeowner's changing needs over time. For example, consider a young household that has saved for a downpayment for their first home, but a mortgage will strain their finances. In phase 1, they purchase a home and finance the creation of an ADU. By renting it, they can supplement their mortgage payments with rental income. As the household grows

and needs the additional space of the ADU, they enter phase two and convert the ADU into family living space. Thirty years later, when the homeowner has retired and no longer needs the extra space, they enter phase 3, convert the addition back into an ADU, and move into it. Now, by renting out the primary dwelling, they can supplement their retirement income. Many homeowners intentionally live in their ADU while renting the primary dwelling; this arrangement affords them a quicker return on their investment and builds wealth faster. The flexibility that ADUs can provide adds a dimension to the life cycle of the home. When that home is sold, ADUs have been shown to boost resale value by as much as 25 percent or more.⁷

Aging In Place

Older adults are living longer, want to live in their homes as they age, and may require longer care at home. ADUs make it possible for adults to house elderly parents or other family members, including adult children. Demographic trends indicate that more households with adult children seek semi-independent living arrangements to provide care and support to their parents, in addition to elderly and disabled residents who need independent living for caregivers. Caregivers and people with disabilities often face limited options to meet their housing needs and ADUs can be an effective way to increase their housing opportunities. They allow older or high-need adults the opportunity to live in supportive environments in their communities with features and amenities that help them live an active, independent, and dignified lifestyle.

In 2021, the AARP Home and Community Preference Survey found that most older adults in the U.S. (79 percent) own their own homes and about half have paid off their mortgage. The survey indicates about 75 percent of those over the age of 50 would like to stay in their current homes or communities for as long as possible, compared to about 50 percent of those ages 18–49 who feel the same. The survey also found that 4 percent of respondents have an accessory dwelling unit on their property and 26 percent would consider one if they had the space.⁸

7.Kol Peterson, "The ADU Hour w/Guest Abdur Abdul-Malik," Building an ADU (podcast), June 1, 2021, <https://www.buildinganadu.com/the-adu-hour-podcast/bkhpsb2gy2wmzz3ecw5cjecaymttf6>.

8.Joanne Binette, Fanni Farago, Where We Live, Where We Age: Trends in Home and Community Preferences, 2021 Home and Community Preferences Survey: A National Survey of Adults Age 18-Plus (AARP Research, 2021)

AGE	2010		2022	
Total population	854,722	854,722	946,971	946,971
Under 5 years	59,498	7.00%	57,095	6.00%
5 to 9 years	55,149	6.50%	59,517	6.20%
10 to 14 years	57,810	6.80%	55,390	5.80%
15 to 19 years	68,833	8.10%	60,709	6.40%
20 to 24 years	65,868	7.70%	60,738	6.40%
25 to 34 years	124,549	14.60%	130,095	13.80%
35 to 44 years	129,136	15.10%	128,496	13.60%
45 to 54 years	125,789	14.70%	123,809	13.00%
55 to 59 years	52,436	6.10%	64,255	6.90%
60 to 64 years	39,267	4.60%	63,166	6.70%
65 to 74 years	46,657	5.50%	89,760	9.50%
75 to 84 years	23,151	2.70%	39,039	4.10%
85 years and over	6,579	0.80%	15,902	1.70%
Median age (years)	34.6	(X)	37.8	(X)

Table 2: Age Distribution in Prince George’s County, 2010-2021

Source: U.S. Census Bureau 2021 American Community Survey 5-year estimate

By 2035, the U.S. will have more people over the age of 65 than under the age of 18, a first in the nation’s history. Recent census data suggests that the U.S. is short of [aging-ready homes](#)⁹, with just 40 percent of the country’s housing considered accessible enough to meet the basic needs of older adults. In Prince George’s County, young adults (25-34 years) and seniors (65+ years) are growing segments of the total population. These cohorts may benefit the most from accessory dwelling units.

9. The U.S. Census defines aging- ready homes as those with the most basic, aging-ready features — a step-free entryway into the home and a bedroom and full bathroom on the first floor.

ADUs Encourage Efficient Use of Existing Housing Stock and Infrastructure

Many older homes built before the 1960's were designed to house large families. Since then, demographic shifts in household configurations and sizes, particularly people living alone, with other adults or roommates, and households with at least one person over the age of 65. While the size of the average household has decreased since then, the size of single-family homes has increased. In Prince George's County, the square footage of

a single-family detached home increased by 48 percent since 1970.¹⁰

A larger home provides the opportunity to develop an ADU within the existing structure and enhance neighborhood stability by providing homeowners with a measure of economic stability generated from rental income.

10. PropertyInfo, Prince George's Planning Department, Information Management Division, 2022

Accessory Dwelling Unit Types

Accessory dwelling units take several structural forms. They are either internal to the primary dwelling, created by converting a basement or attic; attached above-grade as an addition; or detached from the primary dwelling unit. The range these forms take will vary depending on a homeowner's existing available space, their needs, and their budget.

Homeowners and their architect, builder, designer, or contractor should consider several factors when selecting an ADU type. These will include the parcel size and conditions, siting and placement, local zoning and regulations, and development costs. Other considerations are also important, such as the ADU type selected. For example, building an addition or detached ADU will provide more privacy and flexibility of design, but comes with additional costs for a foundation, additional site work, and new electrical and plumbing systems. Furthermore, some environmentally sensitive areas may limit lot coverage and the amount of impervious surface. Additions and detached ADUs may not be an option for some property owners as the type of construction will impact an owner's cost.

Internal ADU Conversions

Where there are space constraints on a property, repurposing basement and attic spaces can be an attractive way to create a separate living unit. An owner and their architect will need to evaluate the condition and structural capacity of these areas to determine whether this is a cost-effective option. Basement conversions typically cost less than half of detached new construction. Other internal units may be created by converting unused attic space and these costs approximate a basement conversion.

Adding a code-compliant separate access to a new unit may be a considerable challenge and expense for these types of units.

ADU additions to the primary dwelling can be more costly to build than new detached units. Any shared walls or roof must be opened when building an addition, and any legacy code issues, such as lead paint or asbestos, must be addressed.

Garage Conversions

Converting a garage space is another way to create an ADU. Garages often already have separate access as well as some form of electrical or plumbing system. This can help to reduce conversion costs however, if the building is older, there can be challenges with this option. The foundation, framing, and walls may need retrofitting to bring into code compliance. Unless the garage is newer construction, this option is the costliest.

The **SYMBIHOM** Conversion ADU is a California company that can retrofit a 2-car garage to a studio, 1 bedroom, or 2 bedroom unit in as little as 8 weeks, with costs ranging from \$125,000-\$220,000, depending upon the size and amenities.

Detached Units

Detached accessory dwelling units are typically placed in the backyard of the primary homeowner's property. This option offers the most flexibility, and can be designed with universal design features, such as no-step entries and doorways, hallways,

and bathrooms that are accessible for people with mobility differences. The National Association of Home Builders determined the cost of new residential construction for residential detached units in 2023 is \$153.00 per square foot.

Design Considerations

The smaller size of an ADU requires thoughtful consideration to maximize livability and flexibility within a smaller footprint. Here are four key considerations to remember¹¹:

- **Priorities:** Creating a smaller, more comfortable home requires weighing options and features to be included. Homeowners need to determine whether their most desired features will fit into a compact space. Smaller sized versions of appliances and furniture provide many options to choose from.
- **Adaptability:** ADUs need to be responsive to the needs of different user's abilities and ages. For those with limited mobility, universal design features can be integrated with the initial design. For ADUs which cater to caregivers or renters, storage may be a priority.
- **Cost and Affordability:** The cost per square foot of construction has an inverse relationship to the size of the building. For example, the larger the unit, the lower the project costs per square foot. Where housing costs are high, some cities have created incentives around lowering project costs. They provide reduced building permit fees, which assists in lowering the costs for efficient units. Energy-efficient construction methods and materials will also lower overall project costs and monthly utilities.
- **Health and the Environment:** ADUs are likely to have a low environmental impact compared to other dwelling types. Healthy building design, construction and use of materials can reduce waste and minimize the environmental impact of an accessory dwelling unit. Their median area per resident is lower than newly constructed single-family residences, and some ADUs have a notable number of above code green features.

Some ADU ordinances have standards that require aesthetic continuity between the primary dwelling and the ADU. Size, scale, and external appearance are factors that affect how an ADU will fit into the context of a neighborhood.

Siting the Accessory Dwelling Unit

A detached ADU is adaptable to a variety of site contexts and purposes. Depending on the desired level of privacy, degree of connection to the primary house, and lot depth, a detached ADU can fit on a lot several ways. For example, to maximize privacy for the ADU resident, the front door may open onto a semi-private yard and have smaller windows placed higher on the closest wall to minimize views into other dwellings. If the detached ADU is intended to house family or friends, a greater connection between the ADU and primary dwelling may be desired. In this case, the ADU's front door may open towards the primary house and backyard. Yet another option would be to orient the ADU perpendicular to the primary house where a deep

lot exists, or the owner wishes to preserve a large side yard.

In determining setbacks for ADUs, a five-foot setback option creates greater separation between the accessory dwelling and a neighbor's yard, reducing the potential for impacts on the neighbor's privacy and landscaping. At five feet or more of separation between the building and property line, a building is not required to meet a standard fire-resistance rating. Similarly, five feet is used as a threshold when determining the number of required openings in exterior walls. A five-foot setback option allows for more windows and flexibility in their placement.

¹¹ Grant, Guzman, Harrell, Accessory Dwelling Units A Step by Step Guide to Design and Development (AARP 2019) p. 37.

Costs and Financing

While there are many benefits to building an accessory dwelling unit, a project of this type does come with financial and personal costs. ADUs are not inexpensive to construct. There are two main options to build an ADU: stick-built or modular construction. Modular, or prefabricated construction is more affordable and requires less disruption on-site, while stick-built units can have a greater degree of customization and can better match the appearance of the primary residence. Stick-built ADU projects often start with an architect or design-build firm that will work with the homeowner to design their unit and oversee the construction process. These projects typically involve the owner coordinating with several different parties throughout the process, often signing separate contracts for the design and construction elements. The cost for this level of service varies greatly depending on size of the unit, quality of the build-out and the condition of the site, but many accessory dwelling units that are stick-built range in price from \$100,000 to more than \$250,000.¹²

Modular ADUs tend to be less expensive than their stick-built counterparts. These units are designed and built in a controlled factory environment and delivered to the site to be assembled. The manufacturing process tends to produce a lower cost, higher quality unit, however the trade-off is that the project management role in these cases often falls to the homeowner. In exchange for a lower price, homeowners are taking on added work and responsibility. The result is a project that can typically be completed for between \$150,000 and \$200,000, but those costs do not account for an owner’s time and effort.

An essential consideration for both modular and stick built ADU construction in Prince George’s County is fire suppression and sprinkler system requirements. In Prince George’s County, new residential construction, including ADUs, is required to be sprinklered. All new construction of detached units must be supplied with an approved automatic suppression (sprinkler) system designed in accordance with NFPA 13D. An addition to a primary residence that was built before 2010 and that does not have an existing sprinkler system is not required to be sprinklered unless the floor area of the addition exceeds one hundred percent of the floor area of the primary structure. The primary structure and addition must both be supplied with a sprinkler system if the addition exceeds one hundred percent of the total floor area of the existing structure.¹³

Table 3: Cost of Fire Sprinkler System Installation

Project Type	Average Cost Per Square Foot	Average Cost Per 650 Square Feet
New Construction	\$1 to \$2	\$650 to \$1,300
Highrise Construction	\$2 to \$4	\$1,300 to \$2,600
Existing Building Retrofit	\$2 to \$7	\$1,300 to \$4,550
Historic Building Retrofit	\$10	\$6,500

12. Kol Peterson, Backdoor Revolution: The Definitive Guide to ADU Development (Accessory Dwelling Strategies, LLC, 2018), p.48.

13. Prince George’s County, MD. Code of Ordinances. Municode Library. https://library.municode.com/md/prince_george_s_county/codes/code_of_ordinances?nodeld=PTIITI17PULOLAPRGECOMA_SUBTITLE_4BU_DIV1BUCO_SD4AMINRECOOMIDW



Backyard Homes Building Company is a regional modular ADU builder and has models that are pre-approved for many residential zones in the region.



Exterior and interior views of a recently completed ADU in Falls Church VA.

Photos courtesy: Backyard Homes Builders and Urban Capitol Photography

A lack of financing options is another significant obstacle to the creation of accessory dwelling units. If there are few ADUs permitted and the permitting process is uncertain, then lenders lack the incentive to create products that facilitate their development.

Incentives

The rising prominence of Accessory Dwelling Units (ADUs) across cities in the United States has spurred innovative programs and initiatives aimed at fostering affordable housing solutions, incentivizing property owners, and streamlining the development process. This section explores four distinct programs in Washington D.C., Boston, Los Angeles, and Marin County, each designed to address unique challenges and opportunities associated with ADU development. These initiatives showcase the diverse approaches cities are adopting to harness the potential of ADUs and meet the growing demand for accessible and sustainable housing solutions.

RAAP (Residential Accessory Apartment Program) – Washington D.C.

The Residential Accessory Apartment Program, created by D.C. Mayor Muriel Bowser, utilized \$2.5 million in funding from FY22 and FY23 to assist in the creation or renovation of accessory dwelling units in residential zones of the District. The program is open to all income levels but, residents with incomes above 120 percent of the Median Family Income (MFI) may only rent their accessory unit to tenants below a 60 percent MFI threshold. Eligibility requirements include but are not limited to; the primary home must be in a

residential (R) zone, must not be a condominium, must have homeowners' insurance, and the level of renovation or construction needed for the accessory dwelling must not exceed \$120,000. This program functions to minimize the financial burden of ADU development for a broad spectrum of eligible homeowners. The income based rental directive for owners above 120 percent MFI also works as a built-in equity measure to ensure the benefits of ADUs are shared between income bands.¹⁴

ADU 1.0 (Accessory Dwelling Unit Pilot Program) – Boston, MA

In November 2017, an ADU pilot program began in East Boston, Mattapan, and Jamaica Plain with the goal of demonstrating the opportunities of ADUs. Over the pilot period, November 2017 to May 2018, the program allowed owner-occupied one-, two-, and three-family homes to add a single dwelling unit to their home without having to apply for a zoning variance if the ADU did not change the footprint of their home. The program intended to

increase homeowners' utilization of their existing space without changing neighborhood character or design. Within the first 12 months, the city worked with over 50 applicants, twelve of which received building permits, and two had already completed construction. The applicant pool varied significantly in income, race, ethnicity, and age. However, the most common interest in ADUs among applicants was to assist older residents with aging in place.¹⁵

14. Residential Anti-Displacement and Affordability Protection Program (RAAP), Department of Housing and Community Development, District of Columbia, <https://dhcd.dc.gov/raap>.

15. Additional Dwelling Unit Program, City of Boston, <https://www.boston.gov/departments/housing/addition-dwelling-units/adu-program>.

LA ADU Accelerator Program – Los Angeles, CA

In an effort to increase access to affordable and quality housing, the LA ADU Accelerator Program pairs older adults with homeowners who are willing to rent their accessory dwelling units. Made possible by the Bloomberg Philanthropies Mayors Challenge, homeowners receive benefits such as qualified tenant referrals, tenant case management, and stable rental payments. In addition, the program

works to streamline the application process to take homeowners from application submission to tenant move-in in around three months. This program addresses many of the administrative, logistic, and time-consuming concerns that arise when using an ADU as a rental property. Each homeowner is provided a dedicated case manager to assist with landlord responsibilities over a five-year period.¹⁶

ADU Rental Fee Waivers – Marin County, CA

The County of Marin continues to be enthusiastic about urging property owners in unincorporated Marin County to establish affordable rental housing units on their current premises. Financial incentives to promote construction were initiated in 2017 and received renewed support on May 25 from the Marin County Board of Supervisors. To encourage participation, individuals leasing out their Accessory Dwelling Units (ADUs) will enjoy

a waiver of permit fees, up to \$10,000, provided they rent to tenants with household incomes falling below 80% of the local median. For ADUs rented to tenants with incomes ranging between 80-120% of the median, there is a \$5,000 reduction in permit fees. These financial incentives also apply to fines or fees associated with property owners renovating existing units or legitimizing previously unpermitted ones.¹⁷

16. Accessory Dwelling Units (ADUs), City of Los Angeles, <https://adu.lacity.gov/>

17. Accessory Dwelling Unit Resources, Marin County, <https://www.marincounty.org/depts/cd/divisions/housing/accessory-dwelling-unit-resources>

Regional Precedents

This section explores the regulatory frameworks for Accessory Dwelling Units (ADUs) in Arlington County, Montgomery County, and Washington D.C. Each jurisdiction presents unique challenges and approaches to ADU development, reflecting the evolving landscape of housing policies and diversity of needs across these areas. Comparative tables of each jurisdiction’s standards and regulations offer insights into regional precedents and will work to inform recommendations and establish best practices surrounding ADU legislation for Prince George’s County.

Arlington County

While Arlington County’s zoning code allows for the development or reuse of accessory buildings for dwelling units, there are restrictions that limit the capacity of homeowners to utilize ADUs. Some barriers to ADU development include stringent height restrictions, setback requirements, and size limitations. Limitations on size and placement can work to maintain community context however, blanket guidelines hamper the versatility of

accessory dwellings. In Arlington County, a detached accessory dwelling may not exceed either 750 square feet or 35 percent of the combined floor area of the principal dwelling and ADU where the principal dwelling exceeds 1000 square feet. For principal dwellings under 1000 square feet, an accessory dwelling may not exceed either 500 square feet or 45 percent of the combined floor area.

Table 4	Arlington County Summary of Accessory Dwelling Requirements
Maximum accessory building height	Smaller of: <ul style="list-style-type: none"> ▪ 1½ stories ▪ 25 feet * Existing buildings converted to ADU may exceed this
Maximum accessory building footprint	<ul style="list-style-type: none"> ▪ R-5 and R-6 districts: 560 sf ▪ All other R districts: 650 sf
Maximum size	<ul style="list-style-type: none"> ▪ Maximum of 35% of the combined floor area of the main and accessory dwelling, up to maximum of 750 sf
Side setback	<ul style="list-style-type: none"> ▪ 5 feet
Rear setback	<ul style="list-style-type: none"> ▪ 5 feet
Corner lot	<ul style="list-style-type: none"> ▪ Side setback 5 feet ▪ Rear setback 10 feet
Footprint	<ul style="list-style-type: none"> ▪ R-5, R-6 districts not to exceed 560 sf ▪ All other districts not to exceed 650 sf

Montgomery County

Montgomery County has allowed for the development of accessory dwellings in their zoning ordinance for over 10 years. ZTA-19-01 revised the provisions for ADUs which resulted in a greater number of ADUs being built. Comparatively, Montgomery County has larger and less strict maximum floor area requirements than those

of Arlington County with an ADU not permitted to exceed either 50 percent of the footprint of the principal dwelling, 10 percent of total lot area, or 1,200 square feet. In Montgomery County, ADUs are popular with seniors, recent college graduates, and young couples.

Table 5	Montgomery County Summary of Accessory Dwelling Requirements
Maximum gross floor area of ADU, including basement unitsW	<ul style="list-style-type: none"> ▪ Must be smaller than 10% of lot size, less than 50% of the total floor area in the primary dwelling <li style="text-align: center;">-OR- ▪ 1200 sf, whichever is less
Side setback	<ul style="list-style-type: none"> ▪ Same setback requirement as the primary dwelling
Rear setback	<ul style="list-style-type: none"> ▪ 12 feet
Parking	<ul style="list-style-type: none"> ▪ No additional parking is required if within one mile of a Metro, Purple Line, or MARC station. One on-site parking space in addition to any required on-site parking for the principal dwelling. If a new driveway must be constructed for the ADU, then 2 on-site parking spaces must be provided.

However, there are several requirements that may severely inhibit residents from taking full advantage of what ADUs can offer. Properties in Montgomery County that have an accessory dwelling unit are not allowed to house a short-term rental property. One of the main uses of accessory dwellings is to allow the principal owners to supplement rent through rental tools like a short-term rental of accessory

space. Restricting the use of accessory dwellings in this way significantly impacts the viability of ADU construction or conversion for homeowners operating within their marginal costs. Other hurdles, such as navigating homeowners' association (HOA) restrictions and more financing options for upfront costs remain.

Washington D.C.

Washington D.C.'s zoning requirements for accessory dwellings are the most inclusive of the three subject areas. While the District differs from Arlington and Montgomery County in density, housing types, and housing needs, their zoning regulations concerning ADUs should be used as a model to promote successful ADU development. Zoning guidelines for ADUs in the District are written with the intent of creating protections for residents

in accessory dwellings as opposed to creating barriers to their development. These protections include permanent separate access to the dwelling and access from it to a public street. Framing zoning towards protecting the residents within accessory dwellings instead of limiting the advancement of accessory dwellings is a key takeaway from Washington D.C.'s zoning guidelines.

Table 6	Washington D.C. Summary of Accessory Dwelling Requirements
Minimum gross floor area of the principal dwelling to allow for ADU addition	<ul style="list-style-type: none"> ▪ Minimum GFA in R-1-A, R-1-B is 2,000 sf ▪ For R-2, R-3, R-10, R-13, R-17, R-20 is 1,200 sf
Maximum floor area in an ADU addition to the primary dwelling	<ul style="list-style-type: none"> ▪ ADU can be no more than 35% of the GFA of the principal dwelling
Access	<ul style="list-style-type: none"> ▪ Must have permanent access ▪ Within 300ft of a public street with accessibility
Side setback	<ul style="list-style-type: none"> ▪ Same setback requirement as the primary dwelling
Rear setback	<ul style="list-style-type: none"> ▪ 7.5 feet
Maximum occupancy	<ul style="list-style-type: none"> ▪ No greater than 3 (Unless in R-19 or R-20 where aggregate of occupants must not exceed 6)
Parking	<ul style="list-style-type: none"> ▪ No parking requirement

ADUs have the potential to solve a variety of housing needs. However, the diversity of ADU applications requires regulatory flexibility. Another constructive example from Washington DC’s ADU zoning guidelines can be taken from section 253.8 (f).

253.8 (f) An accessory apartment proposed within an accessory building that does not meet the conditions of this section shall be permitted as a special exception if approved by the Board of Zoning Adjustment under Subtitle X, and subject the following conditions:

- The accessory building shall be located such that it is not likely to become objectionable to neighboring properties because of noise, traffic, parking, or other objectionable conditions; and
- Evidence that there are adequate public utilities for the health and safety of the residents.

Despite their potential benefits¹⁸, many homeowners oppose efforts to allow ADUs, usually because of concerns about traffic, neighborhood character, and property values. Since homeowners tend to play a major role in local politics, and since land use regulation predominately occurs at the local level, some communities ban ADUs while others only allow them via special permitting processes. As such, many by-right and special permit ADUs often include onerous restrictions, such as limiting occupancy of the ADU to family members, requiring that the ADU’s owners live in the primary residence or the ADU, and/or mandating that the ADU have one or more on-site parking spaces. Discretionary standards related to design or neighborhood character are barriers. This can create a self-reinforcing negative cycle in which few homeowners know about ADUs, few lenders offer appealing products to finance them, and few builders specialize in constructing them.

In Montgomery and Arlington counties, the zoning requirements for ADU development are relatively similar when compared to those of Washington DC. The characteristic and demographic differences between The District and the outer counties require some zoning variation in their ADU legislation. Limiting ADU accessibility through age restrictions, residency type requirements, and parking mandates are examples of regulations that hamper development but do little to preserve neighborhood character. The intention of this section is to highlight how the power to approve ADU development in Washington DC is shared more evenly between neighboring property owners and the presiding zoning board. This provides more leniency in comparison to blanket requirements and encourages development that can adapt to community interests while maintaining the ability to impose standards that maintain neighborhood quality and characteristics.

18. ADUs Are Good for People and Places AARP <https://www.aarp.org/livable-communities/housing/info-2019/ADUs-are-good-for-people-and-places.html>

19. Equity in Zoning Policy Guide v2. APA, planning.org/policy

Policy History

During the Zoning Code rewrite, Prince George’s Planning Department explored the inclusion of accessory dwelling units in the Zoning Ordinance. The code consultant Clarion prepared a definition, standards, and Use Table of permitted zones.

Accessory dwelling unit

An ancillary or secondary living unit to a single-family detached dwelling use that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit. For purposes of determining maximum density, an accessory dwelling unit shall not count as a dwelling unit.

Division 27-4 Use Regulations
Sec. 27-4.300 Accessory Uses and Structures
27-4.304 Standards Specific to Accessory Uses and Structures
27-4.304.A General

27-4.304. Standards Specific to Accessory Uses and Structures

A. General

Standards for a specific accessory use or structure shall apply to the particular individual accessory use or structure regardless of the zone in which it is located or the review procedure by which it is approved, unless otherwise specified in this Ordinance. This subsection sets forth and consolidates the standards for all accessory uses and structures for which a reference to this section is provided in the “Use-Specific Standards” column of the accessory use/structure table in Sec. 27-4.302, Accessory Use/Structure Tables, and in the same order as they are listed in the table. These standards may be modified by other applicable standards or requirements in this Ordinance.

B. Standards for Specific Accessory Uses and Structures

1. Accessory dwelling unit or guest house²⁶⁴

An accessory apartment is allowed only as accessory to, and on the same lot as, a single-family detached dwelling unit, subject to the following standards:

- a. There shall be no more than one accessory dwelling unit on a lot.
- b. An accessory dwelling unit may be within or attached to the principal dwelling (e.g., a downstairs or upstairs apartment), or exist within or as a detached

²⁶⁴ This incorporates the “guest house” use recognized by the current Zoning Ordinance as accessory to a one-family detached dwelling, expanding it to include accessory dwelling units under long-term occupancy. Accessory dwelling units serve as one way to provide additional affordable housing opportunities (as well as to provide elderly households supplemental income).

structure (e.g., an apartment above a detached garage or a guesthouse). A manufactured home, recreational vehicle, or travel trailer shall not be used as an accessory dwelling unit.

- c. The floor area of an accessory dwelling unit shall be no more than the lesser of 800 square feet or one-fourth the floor area or the principal dwelling unit (excluding carports, garages, and unfinished basements).
- d. At least one off-street parking space shall be provided in addition to those required for the primary dwelling.
- e. An accessory dwelling unit shall not be leased or rented for tenancies of less than 30 days.
- f. Only one kitchen is allowed per accessory dwelling unit.
- g. Accessory dwelling units shall not count towards the maximum density standards.

2. Amateur ham radio antenna²⁶⁵

- a. The antenna shall not exceed a height of 90 feet above grade.
- b. An antenna attached to a principal structure on the lot shall be located on a side or rear elevation of the structure.
- c. A freestanding antenna shall be located to the rear of the principal structure on the lot, but not within 10 feet of any lot line.

²⁶⁵ This is a new accessory use that Federal Communications Commission (FCC) regulations require local regulations to reasonably accommodate.

A. Accessory Use/Structure Table for Agricultural and Open Space, and Residential Base Zones

Table 27-4.302.A: Accessory Use/Structure Table for Agricultural and Open Space, and Residential Base Zones												
P = Permitted by Right SE = Allowed only with approval of a Special Exception A = Allowable in a Planned Development Zone Blank cell = Prohibited												
Accessory Use/Structure	Agricultural and Open Space Base Zones			Residential Base Zones								Use-Specific Standards
	PL	AL	AR	RE	RR	SFR-4.6	SFR-6.7	SFR-A	MFR-12	MFR-20	MFR-48	
Accessory dwelling unit or guest house	P	P	P	P	P	P	P	P	P	P		27-4.304.B.1
Agritourism activity		P	P	P	P							
Amateur ham radio antenna	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.2
Automated teller machine (ATM)	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.3
Bed and breakfast (as accessory to a single-family detached dwelling)	P	P	P	P	P	P	P	P	P			27-4.304.B.4
Boathouse ²⁵¹	P	P	P	P	P							
Bike rack	P	P	P	P	P	P	P	P	P	P	P	
Canopy, nonresidential												27-4.304.B.5
Car wash (as accessory to a multifamily dwelling)												
Clubhouse	P	P	P	P	P	P	P	P	P	P	P	
Collocated telecommunications antenna	P	P	P	P	P	P	P	P	P	P	P	
Community recreation facility	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.6
Drive-through service												27-4.304.B.7
Electric vehicle (EV) level 1 or 2 charging station	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.8
Electric vehicle (EV) level 3 charging station												27-4.304.B.8
Family child care home, large	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.9
Family child care home, small	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.9
Farm tenant dwelling (as accessory to an agricultural production use)		P	P	P	P							27-4.304.B.10
Flagpole and flag	P	P	P	P	P	P	P	P	P	P	P	
Garage or carport ²⁵²	P	P	P	P	P	P	P	P	P	P	P	
Greenhouse ²⁵³	P	P	P	P	P	P	P	P	P	P	P	
Green roof ²⁵⁴	P	P	P	P	P	P	P	P	P	P	P	
Helipad (as an accessory use)		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	27-4.304.B.11
Home based business	P	P	P	P	P	P	P	P	P	P	P	27-4.304.B.12

²⁵¹ This carries forward an accessory use in the current Zoning Ordinance.
²⁵² This identifies a common accessory use referred to the current Zoning Ordinance.
²⁵³ This identifies a common accessory use referred to the current Zoning Ordinance
²⁵⁴ This is a new accessory use.

B. Accessory Use/Structure Table for Center and Nonresidential Base Zones

Table 27-4.302.B: Accessory Use/Structure Table for Center and Nonresidential Base Zones														
P = Permitted by Right SE = Allowed only with approval of a Special Exception A = Allowable in a Planned Development Zone Blank cell = Prohibited														
Accessory Use/Structure	Transit-Oriented/Activity Center Base Zones								Nonresidential Base Zones					Use-Specific Standards
	NAC	TAC		LTO		RTO-L		RTO-H		NC	SC	GCO	IE	
		Core	Edge	Core	Edge	Core	Edge	Core	Edge					
Accessory dwelling unit or guest house	P		P		P									
Agritourism activity														
Amateur ham radio antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Automated teller machine (ATM)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Bike rack	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Bed and breakfast (as accessory to a single-family detached dwelling)														
Boathouse														
Canopy, nonresidential	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Car wash (as accessory to a multifamily dwelling)										P	P	P	P	P
Clubhouse		P	P	P	P	P	P	P	P	P	P	P	P	P
Collocated telecommunications antenna		P		P		P		P		P	P	P	P	P
Community recreation facility		P	P	P	P	P	P	P	P	P	P	P	P	P
Composting, small-scale										P	P	P	P	P
Drive-through service			P							SE	P	SE	P	
Electric vehicle (EV) level 1 or 2 charging station	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electric vehicle (EV) level 3 charging station	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Family child care home, large										P	P	P	P	P
Family child care home, small	P									P	P	P	P	P
Farm tenant dwelling (as accessory to an agricultural production use)														
Flagpole and flag	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Garage or carport	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Greenhouse	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Green roof	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Helipad (as an accessory use)				P		P		P						
Home based business	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Home garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Home housing for poultry	P													
Laundromat (as accessory to a multifamily dwelling,	P	P	P	P	P	P	P	P	P	P	P	P	P	P

The County Council at that time removed this, and development of accessory dwelling units is not currently permitted in Prince George’s County.

State Actions

Prince George’s County Department of Housing and Community Development

The County’s Comprehensive Housing Strategy, Housing Opportunities for All (2019), is the County’s 10-year plan to serve the housing needs of all County residents, while expanding access to opportunity through housing investments. The Strategy’s workgroup recognized that limited housing options not only affect the County’s ability to attract new residents and businesses, but also affect current

resident’s ability to stay; and recommend allowing ADUs as a permitted use in designated zones as one way to address this.

The workgroup views the primary beneficiaries of ADUs as seniors, caregivers, and households in need of supplemental income to offset housing costs.²⁰







CROSS-CUTTING ACTION 1.3. ALLOW ACCESSORY DWELLING UNITS AS A PERMITTED USE IN DESIGNATED ZONES.

WHY? The County’s updated zoning code encourages a broader range of housing types—an important step to address the county’s changing demographics and limited range of housing products. While some residents have developed accessory dwelling units (ADUs) without a permit, they are not a permitted, legal use within the county (as of August 2018). Fully permitted ADUs would help support the county’s aging population, which grew by 11 percent since 2000, and help cost-burdened homeowners (36 percent of all homeowners) offset higher housing costs.

WHAT? This action sets standards for ADUs in designated zones throughout the county (in coordination with the updated zoning code). It may also develop a formal process for property owners outside of designated zones to allow ADUs in their neighborhoods.

WHO? Prince George’s County Council; M-NCPPC; Department of Permitting, Inspections, and Enforcement

WHERE? Zones that support a greater mix of housing types; zones where property owners “opt-in;” areas with concentrations of cost-burdened homeowners

	CORE PRINCIPLES Comprehensive; Inclusive
	ESTIMATED INVESTMENT Indirect
	TIMELINE Long (years 8-10)
	BENEFICIARIES Seniors; caregivers; and families in need of supplemental income (to offset housing expenses)
	KEY SUPPORTIVE TOOLS Zoning rewrite
	REQUIRED APPROVAL(S) Legislative

Source: Housing Opportunity for All: Comprehensive Housing Strategy, 2019

20. Prince George’s County Department of Housing and Community Development in partnership with Enterprise Community Partners, Housing Opportunity for All: Comprehensive Housing Strategy, 2019 p.59

Maryland Department of Housing and Community Development

In 2020, the Maryland Department of Housing and Community Development published the Maryland Housing Needs Assessment & 10-Year Strategic Plan, which highlights the following gaps in Maryland's housing supply which ADU development could potentially help fill.

- Maryland currently lacks approximately 85,000 rental units for its lowest income households (extremely low-income or those earning 30 percent of area median income [AMI] or below). Statewide, there are 33 units available for every 100 extremely low-income households.
- Maryland will add an estimated 97,200 extremely and very low-income households between 2020 and 2030. Without further acceleration to create and preserve deeply affordable units, this shortage will worsen.
- Households of color experience higher rates of cost-burdens, lower levels of homeownership compared with white households, and tend to

live in higher-need areas across Maryland.

- Looking ahead to 2030, if current trends hold, Maryland will need more homes that serve extremely and very low-income households; smaller, one-person households; seniors; and families with children.
- Thirteen of Maryland's 23 counties and Baltimore City lack enough rental housing for very low-income renters (those earning 50 percent AMI or below). The following counties need units for these households (in order from largest to smallest deficits): Montgomery, Baltimore, Howard, Anne Arundel, Prince George's, Wicomico, Charles, Talbot, Harford, Caroline, Dorchester, Somerset, and Calvert.
- In addition to cost-burdens, more than one half of the state's housing supply is single-family, detached homes, which is not suitable to support aging-in-place over time, although many seniors would like to do so.

State of Maryland

On May 28, 2023, the Maryland General Assembly passed SB 382, which establishes the Accessory Dwelling Unit Policy Task Force to study the placement of ADUs on land zoned for single-family residential use. The Task Force was charged with preparing an inventory of regulatory actions regarding ADUs and analyzing best practices for streamlining ADU development and their impacts, develop legislative and policy recommendations for Governor Moore and General Assembly consideration. The Task Force submitted an Accessory Dwelling Unit Policy Task Force Final Report in May 2024.²¹

Statewide Policies

Researchers at Harvard's Joint Center for Housing Studies examined national ADU-related laws and found these insights into the regulations.

1. Significantly increasing the production

of ADUs requires the passage of statewide legislation mandating by-right, local approval of ADUs that meet meaningful state standards related to their size, design, and use.

2. Policymakers must decide whether to pursue a comprehensive approach likely to produce both more ADUs and greater controversy, or a more incremental approach that will produce fewer ADUs but may be more politically palatable. These decisions are critical-whether local jurisdictions can require owners live in the primary unit or in the new ADU, and whether localities can require ADUs to have on-site parking, and if so, how many spaces to require. Other policy questions to address include whether by-right requirements apply to certain ADU types; whether to restrict short-term rentals of ADUs; and whether to

21. Accessory Dwelling Unit Policy Task Force Final Report, May 31, 2024 ([maryland.gov](https://www.maryland.gov))

allow local jurisdictions to restrict rents on ADUs.

3. Policies will need to address non-legal barriers that limit the construction of ADUs such as providing homeowner

education, and financing.

They conclude that efforts to significantly increase the production of ADUs require statewide legislation mandating local by-right approvals of applications to build new ADUs.²²

Federal Actions

ADUs have also become a part of the national dialogue on housing affordability. The Biden-Harris administration's Housing Supply Action Plan calls for scaling up ADUs and piloting more federal ADU loan options. The plan cites an analysis to demonstrate how zoning and financing reform have the potential to produce an additional one million ADUs over the next five years.²³

In 2023, the Federal Housing Administration

expanded access to mortgage financing for homes that have or will have accessory dwelling units. The policy allows for the inclusion of rental income from the ADU in the borrower's qualifying income and would allow more borrowers to qualify for FHA financing for properties with ADUs. This action is aimed toward enabling more first-time homebuyers, seniors, and inter-generational families to leverage the power of ADUs to realize the generational wealth building potential of homeownership.

22. Ellie Shield, David Luberoff Accessory Dwelling Units Lessons for Massachusetts from Around the Country, (Joint Center for Housing Studies of Harvard University, 2023) p.5

23. The White House. "President Biden Announces New Actions to Ease the Burden of Housing Costs," press release, May 16, 2022, <https://www.whitehouse.gov/briefing-room/statements-releases/2022/05/16/president-biden-announces-new-actions-to-ease-the-burden-of-housing-costs/>.

Next Steps

Prince George’s County consists of a unique variety of property types and sizes ranging from dense urban Inner Beltway neighborhoods to rural and agricultural farms and woodland. Despite this broad spectrum of densities, the County’s housing stock falls almost entirely within two categories - single-family detached housing and large multi-unit complexes. Regulations and zoning must begin to address the opportunity the County has to generate a diverse housing stock by reflecting the wide range of property types. One alternative to fixed floor area limits is to scale the maximum allowable floor area for a dwelling unit in relation to the area of the property instead of the principal dwelling. This would allow for ADU construction in suburban and rural areas that could benefit from increased density while also mitigating overdevelopment in urban locations with smaller lots. Height and setback requirements that can scale with neighborhood density, size, and character would function similarly to facilitate ADU development.

Geospatial Analysis

A geospatial analysis of eligible residential parcels in Prince George’s County was performed to estimate the potential development scale of detached accessory dwelling units. After identifying eligible residential zones, removing unbuildable areas, and using assumptions²⁴ for ADU square footage and setbacks; the analysis revealed that there are 119,498 properties in the County that could accommodate a detached accessory dwelling unit.

An analysis of the potential capacity for integrated or attached ADUs was not performed at this time; as detached units have the greatest impact on the built form in the environment. Furthermore, the development potential of an integrated ADU would require specific knowledge of floor plans and interior dimensions of every single-unit dwelling in the County to determine this, which is outside the scope of this discussion.

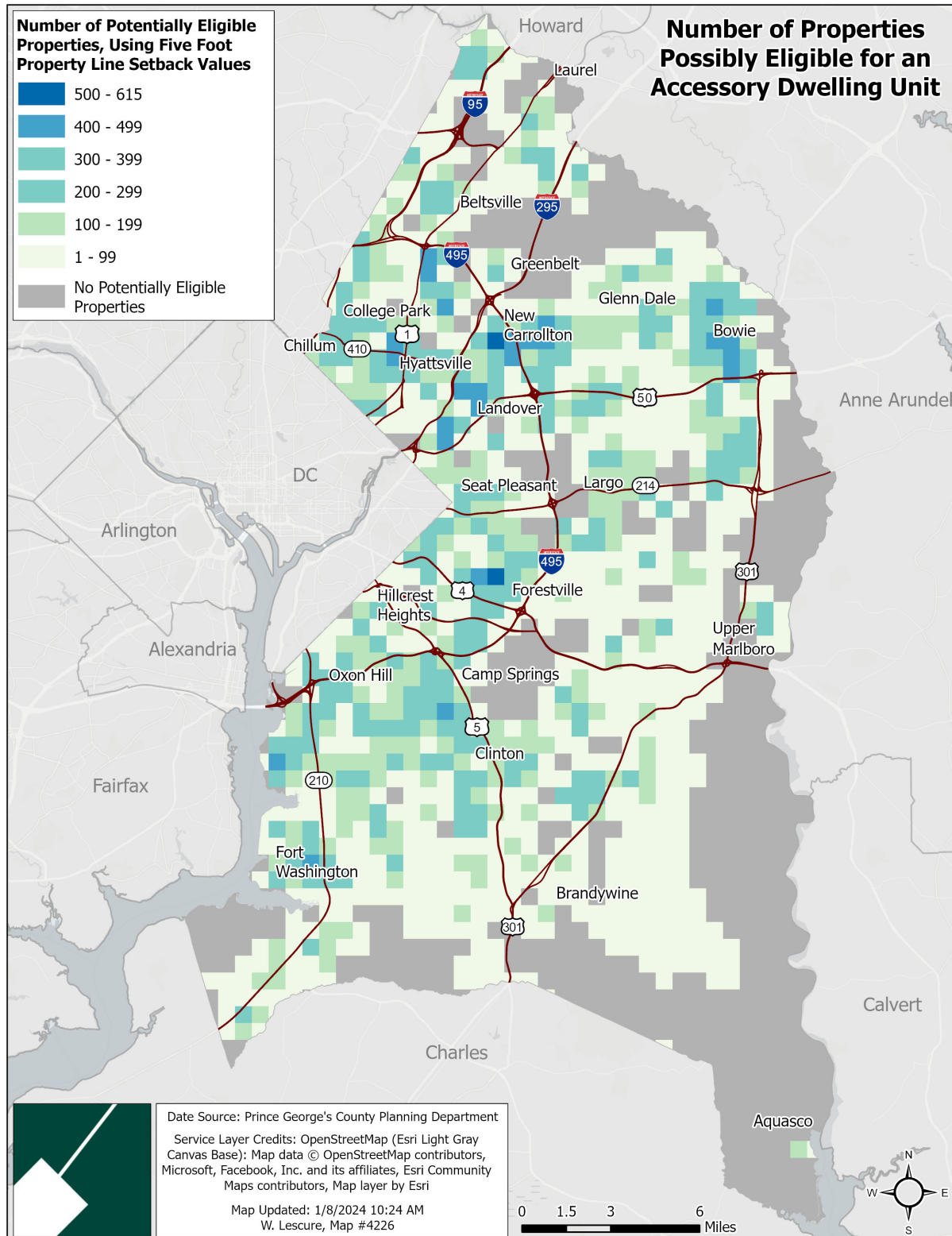


Figure 2: Illustration showing a five-foot setback around the detached ADU in the rear yard of a

24. See Appendix for complete analysis.

The five-foot setback option creates greater separation between the ADU and the neighbor's yard and reduces the potential for impacts to privacy and landscaping. A setback of less than five feet results in additional building code requirements that restrict the number of exterior wall openings facing

the side and rear setbacks and those walls must be built to meet fire-resistance rating requirements. These requirements limit the owner's design options for the ADU and could increase the cost of construction. A five-foot setback does not have to comply with additional building code requirements,



Map 1 A Heat Map showing the location and intensity of potential detached ADU development in the County.

Recommendations

The functionality of accessory dwelling units has made them popular in communities across the United States and for many jurisdictions in Maryland that currently allow them. Their innate characteristics naturally lend themselves to economically, environmentally, and socially beneficial housing types. As housing policy is evolving in the County, consideration of this type as a viable option for homeowners and renters alike will require striking a balance between priorities and concerns to achieve the optimum ADU policy.

Create a Work Group

Create a dedicated ADU work group comprised of a housing staff lead, zoning and building code specialists, and affordable and senior housing advocates. Work group members will use this report as a basis for further research and analysis, evaluation of strategies to support the creation of more accessory dwelling units in Prince George's County and drafting of policy proposals. All phases of this project will rely on early and ongoing engagement with stakeholders including residents, private developers, institutions and more.

Outreach

As with any amendment to the zoning ordinance, a new ADU policy must go through the review process with a public outreach component. Outreach will be crucial to inform residents, elected officials, and staff on, not only what ADUs are and what they are not, but also to gather input, listen to concerns, and to build support. This is a vital step to inform future policy development. Recently, the Maryland Association of REALTORS polled nearly 1000 registered voters in Maryland. The 2022 Housing Monitor Survey found that 70 percent of respondents were not familiar with the term "Accessory Dwelling Unit." Education about ADUs will be an essential component to any implementation effort.

The Prince George' County Planning Department will engage stakeholders throughout the development of an ADU policy to:

- Educate the public about accessory dwelling units, including the benefits of increased housing options and the pros and cons of various policies
- Build consensus on how ADUs could best be implemented in Prince George's County
- Build relationships with community partners where ADUs might be most appropriate
- Build relationships with organizations, institutions, and businesses
- Encourage private developers and residents to consider ADU projects

Prepare an ADU policy for Prince George's County

Staff would then develop an Accessory Dwelling Unit policy for the County. The basic steps include:

- Identify zones where ADUs could be a permitted use and develop draft legislative language to amend zoning accordingly
- Establish construction and design standards for ADUs
- Ongoing public outreach and education to bring awareness to ADU policy implementation
- Create a voluntary process through which property owners can petition to allow ADUs outside of designated zones

Create a Pilot Program

Pending policy implementation, a pilot program aimed at facilitating Accessory Dwelling Unit (ADU) development could employ various strategies to streamline the process and encourage participation. The following strategies have been successfully utilized by other jurisdictions to create pilot programs that effectively promote ADU development.

1. Permit Application Assistance

- Comprehensive guidance and hands-on support for property owners participating in the ADU pilot program.
- Assistance throughout the entire ADU permit application process, ensuring a smooth and efficient experience.

2. Fee Waivers

- Complete or partial waiver of impact or other fees related to the development and construction of ADUs to alleviate financial burdens on property owners.

3. Income-Based Incentives (Owner)

- Financial incentives for ADU property owners, tailored to their income levels or based on their commitment to providing affordable housing options.

4. Income-Based Incentives (Tenant)

- Incentives for tenants seeking ADU housing, such as reduced rents or financial assistance, based on specific income criteria.

5. Landlord-Tenant Matching

- Facilitation of connections between ADU owners and eligible tenants, potentially through a matching program that considers tenant needs and preferences.

Appendix A

Resources

Publications and Websites

- Peterson, Kol. Backdoor Revolution The Definitive Guide to ADU Development. Portland, Oregon, Kol Peterson, 2018.
- Grant, Guzman, Harrell. Accessory Dwelling Units: A Step by Step Guide to Design and Development. Washington, DC: AARP Public Policy Institute, 2019. <https://www.aarp.org/content/dam/aarp/ppi/2019/04/accessory-dwelling-units-design-development-guide.pdf>
- Guzman, Shannon, and David Morley. Expanding ADU Development and Occupancy: Solutions for Removing Local Barriers to ADU Construction. Washington, DC: AARP Public Policy Institute, May 26, 2023. <https://doi.org/10.26419/ppi.00172.001>
- Spevak, Stanton, The ABC of ADUs A Guide to Accessory Dwelling Units and how they expand housing options for people of all ages. <https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-ADUs.html?CMP=RDRCT-CSN-OTHER-LIVABLE-012819>. AARP, 2022, 2nd edition.
- Kol Peterson. The ADU Resource Packet <https://www.BuildinganADU.com>.
- AARP. All About Accessory Dwelling Units <https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-ADUs.html>.

Sample ordinances

- AARP ADU Model State and Local Ordinance <https://www.aarp.org/content/dam/aarp/livable-communities/housing/2021/AARP%20ADU%20Model%20State%20Act%20and%20Local%20Ordinance-0212021-08.pdf>
- Accessory Dwelling Unit Model Code <https://accessorydwellings.files.wordpress.com/2014/11/adu-model-code-pdf.pdf>
- Washington State <https://lawfilesexet.leg.wa.gov/biennium/2023-24/Pdf/Bills/House%20Passed%20Legislature/1337.PL.pdf?q=20230423104058>
- Maryland SB382 <https://mgaleg.maryland.gov/2023RS/bills/sb/sb0382e.pdf>
- Accessory Dwelling Unit Policy Task Force Final Report, May 31 2024, Maryland Department of Planning <https://planning.maryland.gov/Documents/Our-Engagement/ADUPTF/2024-ADU-PTF-report.pdf>

Appendix B

GIS Methodology

January 2024
Prince George's County Planning Department
Information Management Division
Research Section

Prince George's County Accessory Dwelling Units Analysis

Analysis Results:

- **All properties in the AG, AR, CN, NAC, RE, RMF-12, ROS, RR, RSF-65, RSF-95, and RSF-A zones: 217,372. RSF-65, RSF-95, and RSF-A zones: 217,372.**
 - AG Properties: 5,468
 - AR Properties: 4,685
 - CN Properties: 206
 - NAC Properties: 1,767
 - RE Properties: 8,211
 - RMF-12 Properties: 2,235
 - ROS Properties: 1900
 - RR Properties: 59,753
 - RSF-65 Properties: 67,288
 - RSF-95 Properties: 37,935
 - RSF-A Properties: 27,924

- **Properties that are possibly eligible for an ADU using the 5-foot property setbacks: 119,498.**
 - AG Properties: 604
 - AR Properties: 860
 - CN Properties: 5
 - NAC Properties: 43
 - RE Properties: 6,310
 - RMF-12 Properties: 37
 - ROS Properties: 3
 - RR Properties: 41,139
 - RSF-65 Properties: 41,141
 - RSF-95 Properties: 29,023
 - RSF-A Properties: 333

• **Properties that are possibly eligible for an ADU per council district, using 5-foot property setback values: 119,498.**

- District 1 Total: 9,188
- District 2 Total: 7,199
- District 3 Total: 12,721
- District 4 Total: 17,177
- District 5 Total: 8,981
- District 6 Total: 12,218
- District 7 Total: 9,349
- District 8 Total: 18,357
- District 9 Total: 24,308

Analysis:

1. Unbuildable areas were eliminated by identifying the following areas:

- Easements:
 - Agricultural Easement.
 - Community HOA Easements.
 - Drainage Easements.
 - Environmental Easement.
 - Mt. Vernon Scenic Easement.
 - Parking Easements.
 - Public Use Easements.
 - Public Utility Easements.
 - Trail Easements.
 - Transportation Access Easements.
- Environmentally Sensitive Areas:
 - Chesapeake Bay Critical Area.
 - National Wetland Inventory.
 - State Natural Heritage Area.
 - State Rural Legacy.
 - State Special Wetland Area.
 - State Wetland Area.
 - Woodland Conservation Areas.
 - Land within 100-feet of streams and other waterbodies.
- Historic or Cultural Preservation Areas:
 - Historic African American Communities.
 - Priority Preservation.
 - Private Conservation Property.
- Land with slopes of 15 degrees or higher.

- Right of way buffers of 25 feet.
- Property line setbacks of 5 feet.
- Primary building setbacks of 8 feet.
- Accessory building setbacks of 5 feet.
- A property was not in one of the zone classes listed below:
 - AG: Included all properties.
 - AR: Included all properties.
 - CN: Included properties with at least 4,000 square feet and a land use value of single family detached.
 - AC: Included properties with at least 4,000 square feet and a land use value of single family detached.
 - RE: Included all properties.
 - RMF-12: Included properties with at least 5,000 square feet and a land use value of single family detached.
 - ROS: Included all properties.
 - RR: Included all properties.W
 - RSF-65: Included all properties.
 - RSF-95: Included all properties.
 - RSF-A: RMF-12: Included properties with at least 5,000 square feet and a land use value of single family detached.
- The property data had an ownership category that was not privately owned, such as properties owned by a religious organization, an education institution, a government, a public/private organization, a railroad company, or a utility.

2. After unbuildable areas were eliminated, a property had to meet the following criteria to be eligible for an ADU:

- A property had at least 650 square feet of buildable area.
- A property had at least a 15-foot-wide area to build on.
- A property did not exceed the property “Maximum Coverage” for its “Zone Class”, after a 650 square foot structure was added to the property. Maximum lot coverage for each zone class is listed below:
 - AG: 2% coverage.
 - AR: 2% coverage.
 - CN: 60% coverage.
 - NAC: 100% coverage.
 - RE: 20% coverage.
 - RMF-12: 30% coverage.
 - ROS: 2% coverage.
 - RR: 25% coverage.
 - RSF-65: 35% coverage.
 - RSF-95: 30% coverage.
 - RSF-A: 40% coverage.

Data limitations in the Analysis:

- Properties that have been built but were not yet captured in the MNCPPC property data were not included.
- We were not able to identify front yard areas, so there will be a small number of properties that only have a buildable area in the front yard that are not actually eligible for an ADU, since ADU's cannot be built in a property's front yard.
- It also appears that some property lot areas may have been eliminated due to having a steep slope or being close to a stream bed that may actually be buildable land. Both datasets include some areas that appear to be buildable based on 2022 imagery of the County.