



News Release

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County Executive Jan Gardner Announces Legislation to Streamline Construction of Accessory Dwelling Units *Proposal Relates Only to Structures Accompanying Existing Single-Family Homes*

FREDERICK, MD – County Executive Jan Gardner today announced proposed legislation to encourage the construction of accessory dwelling units in Frederick County. Co-sponsored by County Council President Bud Otis and Council Member Jessica Fitzwater, the proposal would streamline regulations to make it easier to build what used to be called in-law suites, which are small living spaces within or attached to a home, or stand alone “tiny houses.” The legislation only addresses units that are accessories to existing single-family homes. Accessory Dwelling Units (ADUs) are defined as dwelling units that are accessory to or located on the same lot as a principal residential structure. ADUs are often targeted to seniors because they have cooking, bathroom and sleeping areas that are separate from the main dwelling.

“Accessory dwelling units are one approach to providing housing options for people in Frederick County,” said Executive Gardner. “This initiative has been a team effort and is an example of what we can accomplish when we work together for the citizens.”

A staff work group met to identify issues that the legislation should address, such as impact fees, sprinkler system regulations, water and sewer regulations, well and septic regulations, and other zoning requirements. Because smaller ADUs are more likely to be efficiencies or have only one bedroom, school impact fees would be waived for any ADU that is 800 square feet or smaller. Any unit over 800 square feet would still be required to pay a school impact fee.

Other regulations would differ based on factors such as whether the project has water and sewer service or is on well and septic, and whether the ADU will be attached to a home that was built before or after sprinklers were required. Numerous zoning regulation changes are proposed, including reducing setback and parking requirements.

The proposed legislation will be discussed by the County Council at its June 12 workshop at 4:30 p.m. A draft of the legislation is available for review on the [Council agenda](#) at www.FrederickCountyMD.gov/agenda.

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