



CITY OF LAUREL, MARYLAND

ORDINANCE NO. 2057

TEXT AMENDMENT NO. 270

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAUREL, MARYLAND TO AMEND THE UNIFIED LAND DEVELOPMENT CODE, CHAPTER 20, "LAND DEVELOPMENT AND SUBDIVISION REGULATIONS;" SECTION 20-1.7, "DEFINITIONS;" SECTION 20-6.13, "TABLE OF RESIDENTIAL USES;" SECTION 20-6.23, "ACCESSORY STRUCTURES; BULK REGULATIONS;" SECTION 20-6.14, "ACCESSORY USES;" SECTION 20-6.15, "AREA, YARD, AND HEIGHT REGULATIONS;" SECTION 20-6.16, "SCHEDULE OF AREA, YARD, AND HEIGHT REGULATIONS FOR RESIDENTIAL USES;" SECTION 20-6.23, "ACCESSORY STRUCTURES; BULK REGULATIONS;" SECTION 20-6.26 "BUILDING PERMITTED ON LOT;" SECTION 20-6.29, "DWELLING UNIT AREA REQUIREMENTS;" SECTION 20-10.2, "PERMITTED BUILDINGS AND USES;" SECTION 20-16.2, "SCOPE OF REGULATIONS;" SECTION 20-19.2, "TRAILERS PARKED IN RESIDENTIAL ZONE;" SECTION 20-23.1, "CONTINUATION AND DISCONTINUATION OF USE;" SECTION 20-26.4, "DEFINITIONS;" SECTION 20-26.5, "REVIEW OF APPLICATIONS;" AND SECTION 20-50.3, "CONNECTION TO PUBLIC SEWERS REQUIRED" TO PERMIT AND REGULATE ACCESSORY DWELLING UNITS.

Sponsored by the President at the request of the Administration.

WHEREAS, the General Assembly of Maryland during its 2025 legislative session passed HB 1466 ("the ADU Bill") into law and the Governor signed it; and

WHEREAS, the ADU Bill requires local jurisdictions exercising planning and zoning authority to adopt a local law authorizing accessory dwelling unit (ADU) development on certain land with single-family detached dwellings; and

WHEREAS, the City of Laurel is a local jurisdiction within the State of Maryland that exercises planning and zoning authority; and

WHEREAS, the City of Laurel Planning Commission has recommended certain rights, responsibilities, and obligations related to the development of accessory dwelling units; and

WHEREAS, the Mayor and City Council has determined that none of the recommendations of the Planning Commission constitute an unreasonable limitation on the development of accessory dwelling units;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Mayor and City Council of Laurel, Maryland that the following sections of the City of Laurel Unified Land Development Code shall be and hereby are amended as follows:

Sec. 20-1.7 Definitions.

* * *

Accessory apartment. See “dwelling, accessory ~~apartment~~ unit.”

* * *

Accessory dwelling unit. See “dwelling, accessory unit”.

* * *

Dwelling, accessory ~~apartment~~ unit. A secondary dwelling unit contained ~~within~~ on the same lot as a single-family detached dwelling for use as a complete, independent living facility with provision within the accessory ~~apartment~~ unit for food preparation, eating, sanitation, and sleeping. It may be detached, attached, or interior. Such a dwelling is an accessory use clearly visually subordinate to the primary dwelling.

* * *

Sec. 20-2.1 – Building permits; use and occupancy permits.

* * *

~~(d)~~ (e) A use and occupancy permit shall be required for a newly constructed, reconstructed, or renovated accessory dwelling unit.

~~(d)~~ (e) Building permits for public utility equipment. Building permits shall not be required for single poles and other single-legged structures and their appurtenant cross arms and items of equipment installed and maintained by a public utility subject to regulation by the State Public Service Commission; nor for poles or structures used for street lights, fire alarm boxes, traffic signals or similar municipal equipment installed by the state or a political subdivision thereof.

~~(e)~~ (f) Non-issuance of building permits pending appeal or time therefore. No building permit shall be issued during the time permitted by law or rule of court for the filing of an appeal from:

* * *

~~(f)~~ (g) A use and occupancy permit shall be required prior to any of the following:

(1) Occupancy and use of any building.

(2) Change wholly or in part in use of an existing building, which includes the addition of an accessory dwelling unit.

* * *

Sec. 20-2.2 – Plans, plats, and information to accompany applications for permits.

* * *

(a) Each application for a building permit shall be accompanied by duplicate copies of a site plan or plat drawn to scale, showing:

* * *

(11) A renovation, expansion, or alteration to an existing building to create an accessory dwelling unit shall not be construed as a minor alteration.

Sec. 20-6.13. – Table of Residential Uses.

* * *

Uses	P-I	R-5	R-55	R-20	R-T	R-30	R-18	R-10	R-H	R-MD
<u>Dwelling, accessory unit (m)</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>P</u>

(m) A Dwelling, accessory unit is permitted only on a lot containing one single-family detached dwelling.

Sec. 20-6.14 – Accessory uses.

* * *

(h) Dwelling, accessory unit. A Dwelling, accessory unit shall only be permitted when the resident owner of the property occupies either the primary structure or the accessory dwelling unit.

Sec. 20-6.15 – Area, yard, and height regulations.

* * *

(g) The height of a main building permitted on a zoning lot shall not exceed the number of stories as set forth in the schedule in Section 20-6.16. The height of accessory buildings shall not exceed fifteen (15) feet except that an accessory dwelling unit shall not exceed eighteen (18) feet.

* * *

Sec. 20-6.16 – Schedule of Area, Yard, and Height Regulations for residential uses.

* * *

(h) Density is the maximum permitted within the zone; actual yield is dependent on design and configuration of specific site plans. An accessory dwelling unit is excluded from residential density calculations.

Sec. 20-6.23 – Accessory structures; bulk regulations.

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ZONE	R-5	R-55	R-20	R-T	R-30	R-18	R-10	R-MD	PUD-E	PDA-E
<u>Dwelling, accessory unit</u>										
• <u>Maximum Height (ft.)</u>	<u>18</u>	<u>18</u>	<u>18</u>	<u>18</u>	<u>18</u>	<u>18</u>	<u>18</u>	<u>18</u>	<u>18</u>	<u>18</u>
• <u>Minimum Distance from Rear and Side Yard Lot Line (ft.)</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>

Sec. 20-6.26 – Building permitted on lot.

(a) There shall be not more than one (1) one-family or one (1) two-family dwelling permitted on a lot. There may be more than one (1) multifamily building on a lot. There may also be one (1) accessory building or one (1) detached garage on the same lot with a main building.

Accessory dwelling units are exempt from the limitations established in this section.

The percent of lot covered by buildings, as set forth in the Section 20-7.16, Schedule of Area, Yard, and Height Regulations shall not be exceeded when the area of the building(s) is divided by the area of the lot.

(b) No one- or two-family dwelling shall be located to the rear of any building on the same lot or on another lot which does not have the required frontage on a dedicated street, except that an approved accessory dwelling unit may be located to the rear of a single-family detached dwelling. However, multifamily structures, with the approval of the Planning Commission, may be arranged in groups and each building need not directly front on a dedicated street. Improvement within these developments must conform to standards set forth in Section 20-6.17.

Sec. 20-6.29 – Dwelling unit area requirements.

* * *

(d) Accessory dwelling units shall not exceed seventy-five (75) percent of the size of the primary single-family dwelling unit. The minimum size of a detached accessory dwelling unit shall be 200 square feet on the first or ground level.

Sec. 20-10.2 – Permitted buildings and uses.

* * *

(b) *Accessory buildings and uses.*

(1) Accessory dwelling unit on a lot having one single-family detached dwelling, provided that all other requirements for an accessory dwelling unit must be met.

~~(1)~~ (2) Private garage attached to or located in a one-family dwelling; parking area for the use of guests of the occupants of one-family dwelling units.

~~(2)~~ (3) Storage garages accessory to a multifamily building or to groups of townhouses and plexes; parking areas for the use of guests of the occupants of multifamily dwelling units.

~~(3)~~ (4) Gardens, fences, walls, pools and other recreation facilities on private or common land.

~~(4)~~ (5) Accessory buildings and uses to retail business uses enumerated and as regulated in other sections of this article when such main use is part of a Planned Unit Development approved or existing area.

* * *

Sec. 20-16.2 – Scope of regulations.

Accessory off-street parking and loading facilities shall be provided as a condition precedent to:

(a) The use and/or occupancy of all buildings, property, or parcels of land within the City, except that no additional parking shall be required for a duly approved accessory dwelling unit;

Sec. 20-19.2 – Trailers parked in residential zone.

* * *

(4) No occupied or unoccupied trailer shall be parked on a lot that includes a detached accessory dwelling unit.

Sec. 20-23.1 – Continuation and discontinuation of use.

(a) Any building, structure or use lawfully existing at the time of adoption of this article, January 1, 1990, or lawfully existing at the time this article is subsequently amended, may be continued, even though such building, structure or use does not conform to the regulations of the zoning district in which it is located. The rights to repair, maintain, or restore the structure without enlargement of the structure is specifically permitted, except as provided in this section.

(b) A structure being used as a bona fide accessory dwelling unit on October 1, 2026 shall become a conforming use, provided that it be inspected for life safety and obtain any necessary rental permits.

~~(b)~~ (c) Abandonment of a nonconforming use or structure shall terminate immediately the right to operate such use. "Abandonment" shall be presumed upon the cessation of a nonconforming use other than a seasonal use for a period of six (6) consecutive calendar months. No nonconforming use once abandoned shall thereafter be reestablished, except as provided herein.

~~(e)~~ (d) A nonconforming use may be extended or reestablished by resolution of the Board of Appeals provided that the owner or other authorized person demonstrates, by a preponderance of evidence, the following:

* * *

~~(d)~~ (e) The Board of Appeals may impose any reasonable conditions in regard to the property for the reestablishment, or pending reestablishment, of the use, for the protection, safety, health, and welfare of the general public.

~~(e)~~ (f) Upon application for continuation or reestablishment of a nonconforming use, the Board of Appeals shall refer the matter to the Planning Commission for its review and recommendation.

~~(f)~~ (g) The requirements of notice and public hearing shall be in conformity with such general requirements of the Board of Appeals, as set forth in Section 20-5.4, insofar as they are consistent with the provisions of this section.

~~(g)~~ (h) In the event that the nonconforming use cannot be reestablished within ninety (90) days from the date of the hearing before the Board of Appeals, the Board shall provide for such periodic hearings as it deems necessary for the purpose of reviewing the status of the application. It shall be discretionary with the Board whether the matter shall be referred to the Planning Commission prior to any such review hearings. The notice requirements shall be the same as those of an original application except that if any review hearing shall be one hundred eighty (180) days or less from the initial hearing or any prior review hearing, the written notices to adjoining property owners shall not be required.

~~(h)~~ (i) Fees. The Mayor shall set the fees for activities and services performed by the Department of Economic and Community Development in carrying out its responsibilities under this subsection. Fees shall be subject to review and revision periodically as experience dictates to insure that the fees are equitable and in line with the costs of administration.

Sec. 20-26.4 – Definitions.

* * *

Accessory structure shall mean a secondary structure, such as a detached garage, accessory dwelling unit, or tool shed, located on the same lot as the main building.

Sec. 20-26.5 – Review of applications.

* * *

(4) If a decision incurs substantial financial hardship on the owner; ~~and~~

(5) Advancing the goal of increased housing, if the application is related to an accessory dwelling unit; and

~~(5)~~ (6) Only those structures/plantings visible from the right-of-way within the Laurel Historic District shall be reviewed by the HDC.

* * *

Sec. 20-50.3 – Connection to public sewers required.

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(b) (1) A detached accessory dwelling unit shall make application to the Washington Suburban Sanitary Commission (W.S.S.C) or other authority as described in (a) without exception.

(2) No detached accessory dwelling unit shall be permitted on realty not abutting a street or public right-of-way in which there is a public sanitary sewer.

AND, BE IT FURTHER ENACTED AND ORDAINED, that this Ordinance shall take effect on the day of its passage.

PASSED this _____ day of _____, 2026.

ATTEST:

SARA A. GREEN, CPM, MMC
City Clerk

BRENCIS D. SMITH
President of the City Council

APPROVED this _____ day of _____, 2026.

KEITH R. SYDNOR
Mayor