CITY OF TANEYTOWN
ORDINANCE 10-2026

AMENDING AND SUPPLEMENTING THE ZONING CODE OF THE CITY OF TANEYTOWN, MARYLAND TO INCLUDE AND DESIGNATE ACCESSORY DWELLING UNITS AS A PERMITTED USE ON ANY LOT WITH AN EXISTING SINGLE-FAMILY DETACHED DWELLING UNIT

WHEREAS, Section 5-213 of the Local Government Article of the Maryland Annotated Code and Section C-401(B)(62) of the Charter of the City of Taneytown grants the Mayor and City Council with the authority to adopt zoning regulations.

WHEREAS, the City has become aware that modifications are needed relating to Accessory Dwelling Unit (ADU) regulations; and

WHEREAS, it is the policy of the State of Maryland to promote and encourage the creation of accessory dwelling units on land with a single-family detached dwelling unit as the primary dwelling unit in order to meet the housing needs of the citizens of Maryland;

WHEREAS, state law requires that local jurisdictions establish policies that further the intent of this state law;

WHEREAS, all legislative bodies with planning and zoning authority are required by Maryland law to adopt a local ordinance authorizing development of ADUs by October 1, 2026;

WHEREAS, the City of Taneytown can play an important role in reducing the barriers that prevent homeowners from building accessory dwellings; and

WHEREAS, the Taneytown Planning Commission has reviewed the proposed Ordinance at their May 25, 2026, meeting and voted to recommend that the Mayor and City Council for the City of Taneytown approve and adopt the proposed ordinance; and

WHEREAS, pursuant to the requirements of Section 4-203 of the Land Use Article of the Maryland Annotated Code, the Mayor and City Council of the City of Taneytown have advertised and held a public hearing on this matter on June 3, 2026 to receive public comment; and

WHEREAS, after considering the matter, and the Planning, Zoning, and public comment related there to have decided it is in the best interests of the citizens of Taneytown to implement said Ordinance.

NOW THEREFORE, BE IT ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF TANEYTOWN THAT:

SECTION 1:
That Section 205-1 B. be amended as follows

§ 205-1 B. Word usage and definitions.

§ 205-1 B. Accessory Dwellings Units (ADU) are a secondary dwelling unit that is:

(1) On the same lot as an existing primary single–family detached dwelling unit; and

(2) A single dwelling unit providing complete living facilities, for at least one individual, including at a minimum, provisions for satisfactory sanitation, cooking, eating, sleeping, bathing, and shall be climate controlled for the health, safety and general welfare of the occupant(s); and

(3) Not greater than seventy-five percent (75%) of the size of and subordinate in use to the primary single–family detached dwelling unit located on the same lot.

(4) Not be part of a dwelling unit contained in a multifamily building.

(5) An ADU includes a structure that is:

a. Separate from the primary single-family detached dwelling unit (Detached ADU).

b. Attached as an addition to the primary single-family detached dwelling unit (Attached ADU).

c. Inside and separated from the primary space in the single-family detached dwelling unit (Incorporated ADU)

SECTION 2:

That Section 205-14 C. be amended as follows

§ 205-14 C.

(3) Accessory Dwelling Units, subject to § 205-1.B and § 205-35.6 of the City Code.

SECTION 3:

That Section 205-15 C. be amended as follows

§ 205-15 C.

(6) Accessory Dwelling Units, subject to § 205-1.B and § 205-35.6 of the City Code.

SECTION 4:

That Section 205-16 B. be amended as follows

§ 205-16 B.

(8) Accessory Dwelling Units, subject to § 205-1.B and § 205-35.6 of the City Code.

SECTION 5:

That Section 205-17 B. be amended as follows

§ 205-17 B.

(8) Accessory Dwelling Units, subject to § 205-1.B and § 205-35.6 of the City Code.

SECTION 6:

That Section 205-18 B. be amended as follows

§ 205-18 B.

(4) Accessory Dwelling Units, subject to § 205-1.B and § 205-35.6 of the City Code.

SECTION 7:

That Section 205-19 C. be amended as follows

§ 205-19 C.

(20) Accessory Dwelling Units, subject to § 205-1.B and § 205-35.6 of the City Code.

SECTION 8:

That Section 205-21 C. be amended as follows

§ 205-21 C.

(3) Accessory Dwelling Units, subject to § 205-1.B and § 205-35.6 of the City Code.

SECTION 9:

That Section 205-35.6 be added as follows

§ 205-35.6 Accessory Dwelling Units (ADU)

A. Accessory dwelling units (ADU) are a Permitted use in the R-10,000, R-20,000 and the R-40,000 Districts and as a special exception use in the R-6,000, R-7,500, Downtown Business, and Restricted General Business Districts, and any other district that has a legal conforming or legal nonconforming primary single–family detached dwelling unit, and meets the following standards:

(1) The construction of an ADU is not restricted by any City of Taneytown ordinance, policy, or program intended to limit residential growth.

(2) ADU's shall not be included in density calculations for the lot on which it is located. However, the ADU shall not occupy more of the required rear yard than an accessory building.

(3) ADU's shall comply with the setback requirements for accessory buildings or structures, as contained in § 205-24 of the City Code.

(4) The height of an ADU shall be subordinate to the height of the primary single–family detached dwelling unit.

(5) An ADU shall protect the occupant and public's health, safety and general welfare and as such, the ADU shall meet any building codes that apply by Carroll County Government, the City of Taneytown and any other governing body, including for the review of any adequate public facilities.

(6) An ADU may be converted from an existing accessory building if the accessory building meets all applicable requirements of City and County Code.

(7) Parking shall be considered for every new accessory dwelling unit.
   a. Off-street parking is not required for an ADU unless, the city parking study has demonstrated that on-site parking is required.
      i. The amount of parking needed pursuant to the parking study, is the amount of parking that shall be provided.

b. Off-street parking is not required for an ADU if adequate public off-street parking is located within one-quarter mile from the ADU.
c. Waiver - If the above cannot be obtained, the applicant may apply for a variance before the Board of Appeals, in which the Board shall require a parking study that considers:
    i. The general cost to construct off-street parking spaces is atypical to other similar lots.
    ii. Whether sufficient curb area exists along the front line of a property to accommodate on-street parking,
    iii. The increase in impervious surface due to the creation of new off-street parking and the relation to any applicable stormwater management plans
    iv. Variability due to the size of the lot on which the ADU or primary dwelling unit is located.

INTRODUCED THIS 17 DAY OF August, 2026

Clara Kalman
CLARA KALMAN, CITY CLERK

PASSED THIS 14 DAY OF September 2026 BY A VOTE OF 5 COUNCILMEMBERS IN FAVOR AND 0 COUNCILMEMBERS OPPOSED.

Clara Kalman
CLARA KALMAN, CITY CLERK
APPROVED THIS 14th DAY OF September 2026.

CHRISTOPHER G MILLER, MAYOR