



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Timothy Keane, Acting Commissioner, Housing and Community Development
CC	Mayor's Office of Government Relations
DATE	September 14, 2026
SUBJECT	26-0195 Zoning – Accessory Dwelling Units

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 26-0195 Zoning – Accessory Dwelling Units for the purpose of permitting an accessory dwelling unit on a property with a principal dwelling unit; defining accessory dwelling unit; establishing certain bulk and yard requirements for an accessory dwelling unit; allowing an accessory dwelling unit as a permitted encroachment to a required rear yard; and generally relating to accessory dwelling units.

If enacted, City Council Bill 26-0195 would permit an accessory dwelling unit (ADU) on a property with a principal dwelling unit while providing certain definitions and requirements. If approved, this Bill will take effect on the 30th day following its enactment.

SUMMARY OF POSITION

At its regular meeting of August 6th, 2025, the Planning Commission concurred with the recommendations of its Departmental staff and recommended that the Bill be amended and approved by the City Council. In their report, the Commission noted that in April 2025, the Maryland General Assembly passed House Bill 1466 and Senate Bill 891 which required local jurisdictions to pass ADU authorization legislation in accordance with State law. The Planning Commission's staff report also noted that this Bill would meet the standards of the State legislation requiring jurisdictions to adopt language on ADUs.

DHCD supports this Bill's intent to uphold the requirements of State law and expand housing opportunities within established residential neighborhoods. ADU's may provide more affordable housing options, greater potential for aging in place, and help maintain caregiver support networks. Should this legislation pass, DHCD will ensure that all appropriate Permitting and

Housing Inspection staff are adequately trained for the changes in the law.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal or administrative impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.