



**CITY OF ABERDEEN
CITY COUNCIL MEETING AGENDA
60 North Parke Street
Aberdeen, MD 21001
Council Chambers
September 14, 2026, 7:00 PM**

A. CALL TO ORDER

B. ROLL CALL

C. OPENING PRAYER

C.1 Pastor Brian Watts, Epic Community Church

D. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

D.1 Councilman Darin Wassum

E. APPROVAL OF MINUTES

E.1 August 24, 2026, Council Meeting Minutes

F. STATEMENT OF CLOSED MEETING

G. PRESENTATIONS

H. PUBLIC HEARINGS

H.1 Ordinance No. 26-O-06, Development Code Revision - ADU [2nd meeting]
[Ordinance No. 26-O-06 Development Code Revision - ADU.pdf](#)

H.2 Ordinance No. 26-O-07, Chapter 302 Growth Management for ADUs [2nd meeting]
[Ordinance No. 26-O-07 Chapter 302 Growth Management for ADUs.pdf](#)

H.3 Ordinance No. 26-O-08, Amendments to Chapter A550 Fees [2nd meeting]
[Ordinance No. 26-O-08 Revisions to Chapter A550 Fees.pdf](#)

I. PUBLIC COMMENT - *Maximum of 3 minutes per person unless authorized by the Council*

J. LEGISLATION UNDER CONSIDERATION

J.1 Resolution No. 26-R-05, MOU for participation in the Harford County Maryland Criminal

K. PENDING LEGISLATION

- K.1 Ordinance No. 26-O-06, Development Code Revision - ADU [2nd meeting]
[Ordinance No. 26-O-06 Development Code Revision - ADU.pdf](#)
[Amendment to Ordinance No. 26-O-06.pdf](#)
- K.2 Ordinance No. 26-O-07, Chapter 302 Growth Management for ADUs [2nd meeting]
[Ordinance No. 26-O-07 Chapter 302 Growth Management for ADUs.pdf](#)
- K.3 Ordinance No. 26-O-08, Amendments to Chapter A550 Fees [2nd meeting]
[Ordinance No. 26-O-08 Revisions to Chapter A550 Fees.pdf](#)
[Amendments to Ordinance No. 26-O-08 A550 Fees.pdf](#)

L. UNFINISHED BUSINESS

M. NEW BUSINESS

- M.1 DPW Surplus Unit #32 2009 Case Backhoe (For Approval)
[Old Unit #32 2009 Case Backhoe Surplus Letter 09-03-2026.pdf](#)

N. UPDATES FROM STAFF

O. PUBLIC COMMENT - *Maximum of 3 minutes per person unless authorized by the Council.*

P. BUSINESS OF MAYOR AND COUNCIL (with Liaison Reports)

Q. ANNOUNCEMENTS - *City Hall Weekly Activity Reports are available on the City website at www.aberdeenmd.gov. Council Meeting agenda packets and documents are posted on the City's Website under "Meetings and Legislation".*

- Q.1 EDC, Wednesday, September 16, Council Chambers, 8:30 a.m.
Board of Appeals Hearing, Wednesday, September 16, Council Chambers 7 p.m.
7 Franklin St. Committee, Thursday, September 17, Council Chambers 6 p.m.
Council Work Session, Monday, September 21, 2nd Floor Adm. Conf. Room, 6 p.m.
Heritage Trust Meeting, Thursday, September 24, Council Chambers, 6:30 p.m.
MD Italian Festival, Friday - Sunday, September 25-27, Ripken Stadium
City Council Regular Meeting, Monday, September 28, Council Chambers, 7 p.m.
City Council Regular Meeting, Monday, October 12, Council Chambers, 7 p.m.
Planning Commission Meeting, Wednesday, October 14, Council Chambers, 6 p.m.
Trunk or Treat & Public Safety Appreciation, Saturday, October 24

R. CLOSED MEETING - TBD

S. ADJOURNMENT

Under Md. Code Ann., General Provisions Article §3-305(b), all or any portion of public meetings are subject to closure.

COUNCIL OF THE CITY OF ABERDEEN
Ordinance No. 26-O-06

Date Introduced: August 24, 2026

Sponsored by: Council President Adam Hiob and Councilman Darin Wassum

Public Hearing: September 14, 2026

Amendments Adopted:

Date Adopted:

Date Effective:

AN ORDINANCE concerning

DEVELOPMENT CODE REVISION

FOR the purpose of revising the City of Aberdeen Development Code to address the policy of the State of Maryland to promote and encourage the creation of accessory dwelling units (ADUs) on land with an owner-occupied single-family detached dwelling unit as the primary dwelling unit to meet the housing needs of Marylanders. The City is required to establish policies that further the intent of this state law and all legislative bodies with planning and zoning authority are required to adopt a local ordinance authorizing development of ADUs by October 1, 2026.

BY repealing and reenacting, with amendments
Chapter 235. DEVELOPMENT CODE
Article I, General Provisions
Section 7
Code of the City of Aberdeen (2010 Edition as amended)

BY repealing and reenacting, with amendments
Chapter 235. DEVELOPMENT CODE
Article III, Zoning Districts
Section 18
Code of the City of Aberdeen (2010 Edition as amended)

BY repealing and reenacting, with amendments
Chapter 235. DEVELOPMENT CODE
Article IV, Provisions Applicable to All Districts
Sections 235-21, 22, 23, 25, and 27
Code of the City of Aberdeen (2010 Edition as amended)

1 **BY** repealing and reenacting, with amendments
2 Chapter 235, DEVELOPMENT CODE
3 Appendix A Table of Use Regulations
4 Code of the City of Aberdeen (2010 Edition as amended)

EXPLANATION:

Italics indicate matter added to existing law.
((Double Parenthesis)) indicate matter deleted from existing law.
Underlining indicates amendments to bill.
Strike-Out indicates matter stricken from bill by amendment or deleted from the law by amendment.
* * * indicates existing unmodified text omitted from Ordinance.
Bold text within Appendix A, Tables 1-3, and Exhibits 1-3, indicate new matter added to existing law.

5
6 **SECTION 1. BE IT ENACTED BY THE COUNCIL OF THE CITY**
7 **OF ABERDEEN**, that Section 7 of the Code of the City of Aberdeen (2010 Edition
8 as amended), Chapter 235. DEVELOPMENT CODE, Article I, General Provisions,
9 are repealed and reenacted, with amendments, to read as follows:

10
11 **Chapter 235. DEVELOPMENT CODE**

12
13 **Article I, General Provisions**

14
15 **§ 235-7 Definitions.**

16
17 Unless otherwise expressly stated, the following terms shall, for the purpose of this
18 chapter, have the meaning herein indicated. Where this chapter refers to Transit
19 Oriented Development Illustrations, Maps and Regulating Plan, those illustrations,
20 maps, and regulating plan are set forth in § 235-42 and incorporated by reference.

21
22 * * *

23 **ACCESS**

24 An unobstructed way to provide entry to or exit from a property.

25
26 **ACCESSORY DWELLING UNIT (ADU)**

27 ((A residential living unit on the same parcel as, and subordinate to, a single-family
28 dwelling on that parcel. An ADU provides complete independent living facilities
29 for one or more persons. It may take various forms: a detached unit, a unit that is
30 part of an accessory structure, such as a detached garage, or a unit that is part of an
31 accessory structure, such as a detached garage, or a unit that is part of an expanded
32 or remodeled dwelling, such as an interior basement or interior upper floor.))*A*
33 *secondary dwelling unit that is on the same lot, parcel, or tract as a primary owner-*
34 *occupied single-family detached dwelling unit and not greater than 75% of the size*
35 *of and subordinate in use to the primary owner-occupied single-family detached*

dwelling unit. Accessory dwelling unit includes a structure that is separated from the primary owner-occupied single-family detached dwelling or attached as an addition to the primary owner-occupied single-family detached dwelling unit. For internal accessory apartments (basement or upper floor) or accessory apartments in a detached garage, see the definition of dwelling, accessory apartment.

ACCESSORY STRUCTURE

A structure that is a) subordinate to and serves the principal structure; b) is located on the same lot as the principal structure; and c) is not attached by any common wall or by a common roof to the main structure. Except for an accessory dwelling unit, an accessory structure under this chapter does not pertain to a separate dwelling unit not attached to the principal dwelling.

* * *

AGE-RESTRICTED HOUSING

A development that contains independent dwelling units with full kitchens that is designed for and restricted to occupancy by households having at least one member who is 55 years of age or older. An exception is allowed for up to five years following the death or departure, due to incapacity, of a household member 55 years or older, provided that a surviving household member who is at least 50 years old continues to live in the unit. Children less than 18 years of age shall not reside in a dwelling unit for more than a total of 90 days per calendar year. “Age restricted housing” may include related facilities or services for the residents, such as social, recreational, or educational facilities and housekeeping, security, transportation, or personal services.

AGGREGATE FLOOR AREA

The total combined gross floor area of all floors inside a building including basements, interior balconies and mezzanines, and enclosed upper stories and attics. Outside porches, terraces, and exterior staircases or steps are excluded.

AGRICULTURE

The production, keeping or maintenance, for sale or lease, of plants and animals, including but not limited to fish hatcheries; forage and sod crops; grains and seed crops, dairy animals and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules or goats, or any mutations or hybrids thereof, including the breeding and grazing of any or all of such animals; bees and apiary products; fur animals; trees and forest products; the necessary accessory uses for processing, packing, treating or storing of agricultural products; and the maintenance of farm equipment.

* * *

DECK

An exterior floor supported by an adjacent structure and/or by post, piers, or other supports.

DENSITY

For purposes of this chapter, the amount of development allowed on a lot or parcel, expressed in residential districts as the number of dwelling units per gross acre of land to be

developed. *The only exception is for an accessory dwelling unit which is exempt from the calculation of density for the lot, parcel, or tract upon which it is located. The construction of accessory dwelling units is not restricted by any City of Aberdeen ordinance, policy, or program intended to limit residential growth.*

DEPARTMENT

The Department of Planning and Community Development.

* * *

DWELLING

Any building or portion thereof occupied or intended to be occupied exclusively for residential purposes, but not including a tent, recreation vehicle, a room in a hotel or motel, or a bed-and-breakfast.

A. DWELLING, ACCESSORY APARTMENT

A second dwelling unit either ((within, or added))*internal or external* to((,)) a single-family detached dwelling, or in a separate accessory structure on the same lot as the principal dwelling that functions as a complete, independent living facility with provisions for independent cooking, living, sleeping, and bathroom facilities.

O. DWELLING, QUAPLEX

A four-unit apartment building, containing four separate units under one roof. Each apartment unit must have its own entrance, kitchen, bathroom, and bedroom in each unit.

P. DWELLING, UNIT

((One or more rooms physically arranged to create an independent housekeeping establishment consisting of a separate kitchen or cooking facility and provisions for living, sleeping, eating, and sanitation.))*A single unit providing complete living facilities for at least one individual, including, at a minimum, provisions for sanitation, cooking, eating, and sleeping.*

Q. DWELLING, ZERO LOT LINE

A building on a single lot containing one dwelling unit located with one side lot line a minimum of 18 inches.

* * *

TEMPORARY STORAGE CONTAINER

A portable unit intended to be utilized for storage of personal property to facilitate the moving of persons from household unit to household unit or commercial use to commercial use.

1 ((TINY HOUSE

2 A dwelling that is 500 feet square feet or less in floor area excluding lofts.))

3
4 TOBACCO SHOP

5 A retail store where the primary use is the retail sale of tobacco and products other
6 than cannabis, tobacco smoking accessories, any device or paraphernalia that can be
7 used to deliver nicotine or other substances, and which may include on-site
8 consumption and the incidental sale of food or beverage. This definition excludes
9 convenience store and gas station.

10
11 * * *

12
13 **SECTION 2. BE IT FURTHER ENACTED BY THE COUNCIL OF**
14 **THE CITY OF ABERDEEN**, that Section 18 of the Code of the City of Aberdeen
15 (2010 Edition as amended), Chapter 235. DEVELOPMENT CODE, Article III,
16 Zoning Districts, are repealed and reenacted, with amendments, to read as follows:

17
18 **Chapter 235. DEVELOPMENT CODE**

19
20 § 235-18 **Zoning districts and boundaries.**

21
22 In conformity with the purposes of this chapter, the following zoning districts are
23 established:

24
25 * * *

26
27 A. R-1 Low-Density Residential District. The purpose of this district is to
28 provide for single-family, low-density residential development, *and permit*
29 *accessory dwelling units*, together with such public buildings, schools,
30 churches, public recreational facilities and accessory uses as may be
31 necessary or are compatible with residential surroundings. This district is
32 designated to protect existing development of high character and vacant land
33 considered appropriate for future development.

34
35 B. R-2 Medium-Density Residential District. The purpose of this district is
36 to provide for single-family, ((and))two-family residential developments,
37 *and permit accessory dwelling units* ((of City-scale character)), together
38 with such public buildings, schools, churches, public recreational facilities
39 and accessory uses as may be necessary or which are normally compatible
40 with residential surroundings.

41
42 C. R-3 High Density Residential District. The purpose of this district is to
43 provide for a high-density residential district within the City, together with
44 such public buildings, schools, churches, public recreational facilities and
45 accessory uses as may be necessary or are normally compatible with

1 residential surroundings. *Accessory dwelling units will be permitted on any*
2 *lot with an existing owner-occupied single-family detached dwelling unit,*
3 *provided it meets all other standards for accessory structures.*
4

5 D. B-1 Neighborhood Business District. The purpose of this district is to
6 provide limited retail and service facilities convenient to residential
7 neighborhoods. Uses are limited primarily to retail, restaurant, and business
8 services satisfying the household and personal needs of the residents of
9 abutting residential neighborhoods. Standards are established compatible
10 with low-density residential districts resulting in similar building bulk and
11 low vehicular traffic. *Accessory dwelling units will be permitted on any lot*
12 *with an existing owner-occupied single-family detached dwelling unit,*
13 *provided it meets all other standards for accessory structures.*
14

15 E. B-2 Limited Business District. The purpose of this district is to provide
16 retail and office development within the limited business district of the City.
17 Development/redevelopment in this district shall be compatible with the
18 existing historic, aesthetic and pedestrian character of the downtown area in
19 terms of scale and design. Residential uses are appropriate in this district.
20 *Accessory dwelling units will be permitted on any lot with an existing*
21 *owner-occupied single-family detached dwelling unit, provided it meets all*
22 *other standards for accessory structures.*
23

24
25 * * *
26

27 I. Residential Overlay (RO) District. The purpose of this district is to
28 recognize existing uses within certain R-3 Zones within the City; to grant
29 principal permitted use status to existing uses; to avoid creation of
30 nonconforming uses; and to prohibit multifamily uses within the district
31 except those uses existing as of the effective date of this section.

- 32 (1) Multifamily uses in the overlay district existing prior to the
33 enactment of this section shall be deemed principal permitted
34 uses and not subject to restrictions applicable to nonconforming
35 uses.
36 (2) Multifamily uses, including apartments, garden apartments, mid-
37 rise apartments and townhouses, other than those existing at the
38 time of the enactment of this section, shall be prohibited in the
39 Residential Overlay (RO) District. Existing multifamily uses
40 destroyed after enactment of this section may be reconstructed as
41 a principal permitted use.
42 (3) Single-family and duplex dwellings are principal permitted uses
43 within the Residential Overlay (RO) District.
44 (4) The lot area, width and yard requirements in the Residential
45 Overlay (RO) District shall be the same as the R-3 District.

- 1 (5) *An accessory dwelling unit shall be permitted on any lot with an*
2 *existing owner-occupied single-family detached dwelling unit,*
3 *provided it meets all other standards for accessory structures.*
4

5 J. Integrated Business District.

- 6 (1) The purpose of the Integrated Business District (IBD) is to
7 provide residential, recreational, educational, retail,
8 entertainment, and other commercial uses in an aesthetically
9 pleasing and functionally compatible manner, to complement
10 existing residential areas, to blend development with the
11 environmental characteristics of the land, and to facilitate the
12 efficient delivery and use of public services. The object is to use
13 site plan and architectural guidelines to promote land use
14 flexibility and design creativity, to create comfortable and
15 harmonious development that appeals to people living, working,
16 shopping, and socializing within the IBD. The IBD will seek to
17 maintain a common theme and character through the use of
18 specific zoning regulations, design requirements, and
19 architectural review procedures established to encourage
20 flexibility in land planning and generally to align the design,
21 character, and quality of mixed uses. The IBD shall encourage
22 mixed-use development that is consistent with the existing uses
23 and the architectural and design standards to attract social
24 interchange through commercial, educational, entertainment, and
25 recreational activity.
26 (2) IBD site development requirements. All permitted uses within
27 the IBD shall be subject to the following site development
28 requirements:
29 (a) Site plan review shall be in accordance with this Chapter,
30 Chapter 475, Subdivision of Land, the Aberdeen overlay
31 district regulations and design requirements, and the
32 overall development goals of the IBD.
33 (b) Sidewalks are required as an integral component of the
34 development's articulation, design, and landscaping.
35 (c) Development within the IBD shall include pedestrian and
36 vehicular connections to public roads serving existing or
37 planned public transit, adjacent communities, and other
38 off-site destinations.
39 (3) Building setbacks. Unless otherwise noted, refer to § 235-21.
40 (a) Major arterial road rights-of-way, such as Churchville
41 Road (MD 22), shall have a minimum building setback of
42 twenty-five (25) feet and shall have a ten (10) foot
43 landscaped area in addition to the building setback.
44 (b) Collector roads, such as Technology Drive and Long
45 Drive, shall have a minimum building setback of twenty-

- 1 five (25) feet and shall have a ten (10) foot landscaped
2 area in addition to the building setback.
3 (c) Local roads, such as Gilbert Road and Aldino-Stepney
4 Road, shall have a minimum building setback of twenty-
5 five (25) feet and shall have a ten (10) foot landscaped
6 area in addition to the building setback.
7 (d) A minimum twenty (20) feet landscaped area in addition
8 to the building setback for the district shall be required
9 for any commercial use adjacent to an existing residential
10 use. Buildings and parking lots cannot be located in the
11 required landscaped area.
12 (e) All residential development shall be in accordance with
13 the R-3 residential requirements.
14 (f) Refer to § 235-30. Landscaping, outdoor lighting, and
15 buffer yards for additional requirements.
16 (g) *An accessory dwelling unit shall be permitted on any lot*
17 *with an existing owner-occupied single-family detached*
18 *dwelling unit, provided it meets all other standards for*
19 *accessory structures.*

20
21
22 * * *

23
24 **SECTION 3. BE IT FURTHER ENACTED BY THE COUNCIL OF**
25 **THE CITY OF ABERDEEN**, that Sections 235-21, 22, 23, 25, and 27 of the Code
26 of the City of Aberdeen (2010 Edition as amended), Chapter 235.
27 DEVELOPMENT CODE, Article IV, Provisions Applicable to All Districts, are
28 repealed and reenacted, with amendments, to read as follows:
29

30 **Chapter 235. DEVELOPMENT CODE**

31
32 **Article IV, Provisions Applicable to All Districts**

33
34 **§ 235-21 Lot area, width and yard requirements.**

35
36 Table I specifies the minimum lot area, width and yard requirements to be provided
37 in the various residential zoning districts for the principal uses enumerated. Table II
38 specifies the minimum lot area, width and yard requirements to be provided in the
39 various commercial and industrial zoning districts for the principal uses
40 enumerated. Table III specifies the minimum lot area, width and yard requirements
41 for various institutional uses enumerated.
42

- 43 A. Division of building, parcel or lot. Division of existing buildings, parcels or
44 lots shall not be permitted if the proposed division would create buildings or
45 lots which do not comply with the requirements of this section.

B. Lack of public facilities. In any district where either a public water supply or public sanitary sewer is not accessible and where an acceptable community water supply and sewerage system is not provided, the required lot areas shall be determined in accordance with applicable State Department of Health and Mental Hygiene and Maryland Department of the Environment regulations, unless such regulations require a lot size less than the minimum otherwise specified for in the zoning district.

C. *An accessory dwelling unit or dwelling, accessory apartment is exempt from the density calculation for the lot, parcel, or tract upon which it is located. The rear and side yard setback requirements for accessory dwelling units or dwelling, accessory apartments are the same as other accessory structures for the zoning district in which the lot, parcel, or tract is located in unless it is an accessory apartment that is internal to the principal structure. The principal structure must meet the minimum lot requirements for the zoning district.*

Table I: Minimum Lot Area, Lot Width and Yard Requirements for Residential Districts

Uses	Lot Area (square feet)	Lot Width (feet) at Building Line	Lot Area Per Family	Front Yard Depth (feet)	Rear Yard Depth (feet)	Side Yards Least Width (feet)	Side Yards Sum of Widths (feet)
<i>Accessory dwelling unit</i>					6*	6*	
((Accessory dwelling unit, R-1))					((10))	((15))	((30))
((Accessory dwelling unit, R-2))					((10))	((10))	((20))
((Accessory dwelling unit, R-3))					((10))	((7))	((14))
Dwelling, accessory apartment			((500))		((20)) ⁶	((10)) ⁶	((20))

**No rear or side yard setback applies to an internal accessory dwelling unit. See § 235-21 C.*

* * *

§ 235-22 **Minimum floor area.**

A. Every dwelling unit shall have a floor area not less than the area specified in Table IV for the dwelling type and zoning district in which it is located.

B. Floor areas shall be measured from outside walls enclosing usable finished floor space and shall not include unfinished basements, cellars, garages, unfinished attic space, attached storage buildings, open porches or steps.

Table IV: Minimum Floor Area Requirements for Dwelling Units

Dwelling Type	Area Required Per Unit (square feet)
((Accessory dwelling unit	500))
Apartment accessory to commercial use	500
((Dwelling, accessory apartment	500))
Dwelling, attached	700
Dwelling, cottage cluster	500
Dwelling, detached, single-family R-1	1,200
Dwelling, detached, single-family R-2	900
Dwelling, detached, single-family R-3	720
Dwelling, duplex R-2	900
Dwelling, duplex R-3	720
Dwelling, garden apartment	600
Dwelling, high-rise apartment	500
Dwelling, mid-rise apartment	500
Dwelling, neighborhood apartment	600
Dwelling, stacked townhouse	900
Dwelling, townhouse	900
Dwelling, triplex	700
Dwelling, quadplex	500

C. Transit Oriented Development District. This section is not applicable within the Transit Oriented Development Districts.

D. Dwellings located in other than residential zoning districts shall comply with the minimum floor area requirements for the dwelling type.

E. Any permitted accessory apartment shall not exceed ((50%)) 75% of the above grade living area of the principal use or structure as shown in the records of the Maryland Department of Assessments and Taxation.

F. *An accessory dwelling unit or dwelling, accessory apartment is exempt from the minimum floor area requirements for dwelling units.*

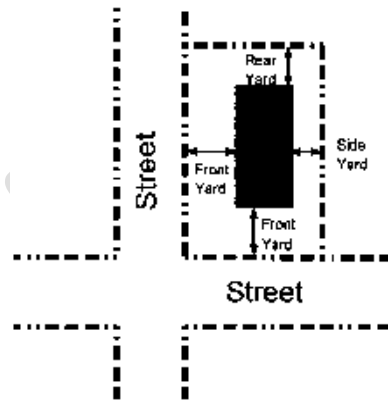
* * *

§ 235-23. **General yard requirements.**

A. Front yard depth. The minimum front yard depth, shall be measured in the following manner:

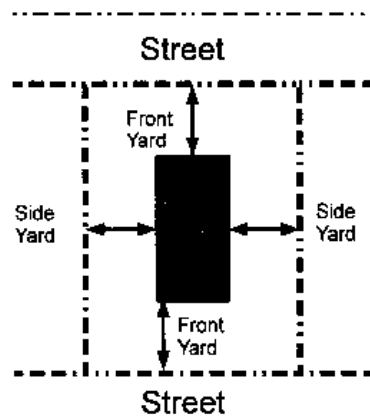
- (1) From the proposed or established public road right-of-way line.
- (2) In the case of panhandle lots, the front yard setback shall be measured along the property line that most closely parallels the street to which the panhandle connects.
- (3) Where a structure is not parallel to the road, the minimum yard requirement may be met by averaging the yard width from one end of the structure to the other end, provided that the yard at the narrowest point is not less than 80% of the minimum yard requirement for the zoning district.

B. Corner lots. All yards of a lot that abut a street must comply with the applicable front yard setback.



CORNER LOT

C. Through lots. The same front yard depth shall be required of both front and rear lot lines.



THROUGH LOT

D. Side and rear yard depth. The minimum side and rear yard depth shall be measured in the following manner:

- (1) At the closest points to the proposed improvement or existing structure.
- (2) For any project without individual lots, the side and rear yard shall be measured along the boundaries of the parcel.
- (3) When measured from an alley, $\frac{1}{2}$ of the alley width may be included as a portion of the rear or side yard.
- (4) *The side and rear yard setbacks for accessory dwelling units or dwelling, accessory apartment (exception is internal basement or upper floor accessory apartment units) shall be the same as other accessory structures for the zoning district in which the lot, parcel, or tract is located.*

* * *

§ 235-25 Off-street parking and loading requirements.

A. Purpose. The purpose of this Section is to ensure the provision of adequate, safe, and convenient parking facilities while reducing visual impacts of parking, service and loading facilities.

- (1) To regulate the number of required off-street parking spaces for the needs and safety of occupants, customers, visitors or others involved in use or occupancy of any building, structural improvement or place of assembly.

(2) To minimize environmental impacts and promote sustainable practices by eliminating the unnecessary use of land for parking purposes.

(3) To promote mixed-use, walkability and reduce vehicle dependency for all redevelopment and new development projects located in the TOD and IBD Districts.

* * *

C. Parking space requirements. Unless otherwise provided, the following off-street parking space requirements shall apply:

Required Off-Street Parking by Use/Activity
--

Use or Use Category	Spaces Required
Accessory dwelling unit	1 space per dwelling unit
<i>Dwelling, accessory apartment</i>	<i>1 space per dwelling unit</i>

* * *

F. Parking standard modifications. The off-street parking requirement for any given use is established by § 235-25C, Parking space requirements. The Planning Commission may:

(1) Recommend a modification of the parking space requirements if they determine that, in the particular case, the specific nature of the use or the exceptional shape or size of the property or other exceptional situations or conditions warrant such a modification. Such a modification shall not reduce the number of parking spaces to less than 50% of the required spaces. This reduction may be taken with a recommendation from the Planning Commission and approval from the City Council.

(2) If pedestrian access, bicycle access and parking or connections to multi-modal transportation are provided on site from the public right-of-way to the primary building, the required parking standards may also be reduced by up to 10%. This reduction may be taken with a recommendation from the Planning Commission and approval from the City Council.

(3) *Recommend waiving the parking requirement for an accessory dwelling unit when existing site conditions, topography, or the property's adjacency to a public street or alley make additional parking*

unnecessary. The Planning Commission shall forward its
recommendation to the City Council for final approval.

* * *

§ 235-27 Accessory uses and other restrictions.

- A. Generally. Except as otherwise restricted by this chapter, customary accessory structures and uses shall be permitted in any district in connection with the principal permitted use within such district. A building permit is required for accessory uses and structures.
- B. No accessory use or structure shall be permitted without a principal use.
- C. ~~((No))~~ *An accessory dwelling unit ((use or structure shall be established on any lot prior to substantial completion of the)) may be constructed concurrently ((construction of)) with the principal structure. However, the principal structure must receive a Certificate of Occupancy before the accessory dwelling unit may be occupied.*
- D. No accessory use or structure shall increase any impervious surface area beyond the permitted setback requirements or as provided in other sections of this Chapter.
- E. No accessory use or structure on any lot shall be established within the required front yard, except signs, fences, walls or parking area, and projections or garages as specified in the exceptions and modifications to minimum yard requirements.
- F. No accessory use or structure, except fences, shall be located within any recorded easement area.
- G. An accessory structure shall be located at least six (6) feet from any other building on the same lot and at least six (6) feet from side and rear property lines.
- H. Accessory uses in residential districts. The following accessory uses or structures shall be permitted in residential districts:
 - (1) For the purpose of this section, accessory structures are detached garages, pole-barns, gazebos, pergolas, carports, and sheds. Accessory uses would be in ground and above ground swimming pools, fences, retaining walls, decks, porches, and patios.

- (2) Swimming pools shall be located not less than 10 feet from any side or rear lot line. A walk space at least three feet wide shall be provided around pool walls, and a safety fence with self-closing gate at least four feet in height shall be installed. In the case of aboveground pools more than three feet in height above the yard surface, no fence is required. If the swimming pool is located within the side yard it must be fully screened with a fence or hedge from adjacent properties and streets.
- (3) The office or studio of a physician or surgeon, dentist, artist, lawyer, architect, engineer, teacher, or person engaged in a home occupation as defined herein, provided that the individual concerned resides on the premises and that not more than 25% of the entire floor space on the lot shall be used for such purpose.
- (4) A private detached garage not exceeding 1,200 square feet.
- (5) The keeping of small animals, insects, reptiles, fish, or birds as pets or for household use and not as a business shall be permitted. The breeding, raising, or possessing of poultry or farm animals shall not be permitted in any district. Notwithstanding the previous sentence, chickens other than roosters or cockerels may be kept for household use or as household pets in accordance with the following provisions:
- (6) Doghouse for up to five dogs.
- (7) *An accessory dwelling unit or dwelling, accessory apartment is permitted on any lot with an existing owner-occupied single-family detached dwelling unit, provided it meets all other standards for accessory structures.*

I. Restrictions in residential districts.

- (1) The *aggregate floor area* ((total number)) of accessory structures, *excluding an accessory dwelling unit*, shall not exceed 50% of the square footage of the principal use or structure as shown in the records of the Maryland Department of Assessments and Taxation.

* * *

SECTION 4. BE IT FURTHER ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN, that Chapter 235. DEVELOPMENT CODE, Appendix A Table of Use Regulations, Code of the City of Aberdeen (2010 Edition as amended), as attached to this Ordinance, is repealed and reenacted, with amendments.

1
2 **SECTION 5. BE IT FURTHER ENACTED BY THE COUNCIL OF**
3 **THE CITY OF ABERDEEN**, that General Code Corporation, codifier of the Code
4 of the City of Aberdeen, is authorized and directed, as part of the codification of
5 this Ordinance, to make non-substantive edits to the codification of the provisions
6 of this Ordinance to correct errors and ensure consistency in the codification
7 scheme.

8
9 **SECTION 6. BE IT FURTHER ENACTED BY THE COUNCIL OF**
10 **THE CITY OF ABERDEEN**, that this Ordinance shall become effective at the
11 expiration of twenty (20) calendar days following adoption.

DRAFT

COUNCIL OF THE CITY OF ABERDEEN

Patrick L. McGrady, Mayor

Adam M. Hiob, Council President

William H. Montgomery, III, Councilman

Tandra A. Ridgley, Councilwoman

Darin M. Wassum, Councilman

ATTEST:

SEAL:

Elizabeth G. Ward, City Clerk

Date _____

Attachment 1

**City of Aberdeen Appendix A
Table of Use Regulations**

Key to Table:

- P Permitted use
SE Use subject to special exception from the Board of Appeals
-- Not permitted
2nd floor Permitted on second floor and above
T-5 Only permitted in TOD-C
SFD Single-family dwelling

Bold Italics – Indicate change to Permitted use

	Zoning District									
Use	R-1	R-2	R-3	B-1	B-2	B-3	M-1		IBD	TOD
Residential										
Accessory dwelling unit	P	P	P	<i>P</i>	<i>P</i>	--	--		P	P
Dwelling, accessory apartment	((SE)) <i>P</i>	P	P	P	P	--	--		P	P

COUNCIL OF THE CITY OF ABERDEEN
Ordinance No. 26-O-07

Date Introduced: August 24, 2026

Sponsored by: Councilman William Montgomery, III and Councilman Darin Wassum

Public Hearing: September 14, 2026

Amendments Adopted:

Date Adopted:

Date Effective:

AN ORDINANCE concerning

1 **GROWTH MANAGEMENT REVISION**

2

3 **FOR** the purpose of amending Chapter 302, Growth Management, of the Code of the
4 City of Aberdeen to align with Maryland's policy of promoting and encouraging
5 accessory dwelling units (ADUs) on properties containing a single-family detached
6 primary dwelling. The amendments will support housing opportunities for Maryland
7 residents and ensure compliance with state law requiring municipalities to exempt
8 ADUs from residential development adequacy standards by October 1, 2026.

9

10 **BY** repealing and reenacting, with amendments
11 Chapter 302. GROWTH MANAGEMENT
12 Article II, Adequacy Standards for Residential Development
13 Section 4
14 Code of the City of Aberdeen (2010 Edition as amended)
15

EXPLANATION:

Italics indicate matter added to existing law.

((Double Parenthesis)) indicate matter deleted from existing law.

Underlining indicates amendments to bill.

Strike-Out indicates matter stricken from bill by amendment or deleted from the law by amendment.

* * * indicates existing unmodified text omitted from Ordinance.

Bold text within Appendix A, Tables 1-3, and Exhibits 1-3, indicate new matter added to existing law.

16

17

18

SECTION 1. BE IT ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN, that Section 302-4 (A)(3) of the Code of the City of Aberdeen (2010 Edition as amended), Chapter 302. GROWTH MANAGEMENT, Article II, Adequacy Standards for Residential Development, are repealed and reenacted, with amendments, to read as follows:

Chapter 302. GROWTH MANAGEMENT

Article II, Adequacy Standards for Residential Development

§ 302-4 Standards enumerated.

Residential subdivision preliminary plats and site plans shall not be approved unless adequate public facilities are available to serve the development based on the standards set forth in this section:

* * *

A. School capacity. All approval of residential subdivision plans and site plans for development shall be subject to determination of adequate school capacity based on the standards stated below and the current projected use level described in the Harford County Annual Growth Report as determined by the current state formula for rating school capacity.

(3) Exemptions. The provisions of this section do not apply to housing for the elderly, *accessory dwelling units*, or to preliminary plats or site plans approved prior to the effective date of this article.

* * *

SECTION 2. BE IT FURTHER ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN, that Chapter 302. GROWTH MANAGEMENT, Section 302-4 (A)(3) of the Code of the City of Aberdeen (2010 Edition as amended), is repealed and reenacted, with amendments.

SECTION 3. BE IT FURTHER ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN, that General Code Corporation, codifier of the Code of the City of Aberdeen, is authorized and directed, as part of the codification of this Ordinance, to make non-substantive edits to the codification of the provisions of this Ordinance to correct errors and ensure consistency in the codification scheme.

SECTION 4. BE IT FURTHER ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN, that this Ordinance shall become effective at the expiration of twenty (20) calendar days following adoption.

COUNCIL OF THE CITY OF ABERDEEN

Patrick L. McGrady, Mayor

Adam M. Hiob, Council President

William H. Montgomery, III, Councilman

Tandra A. Ridgley, Councilwoman

Darin M. Wassum, Councilman

ATTEST:

SEAL:

Elizabeth G. Ward, City Clerk

Date _____

COUNCIL OF THE CITY OF ABERDEEN
Ordinance No. 26-O-08

Date Introduced: August 24, 2026

Sponsored by: Council President Adam Hiob, Councilman William Montgomery,
III, and Councilman Wassum

Public Hearing: September 14, 2026

Amendments Adopted:

Date Adopted:

Date Effective:

AN ORDINANCE concerning

CHAPTER A550 FEES REVISION

FOR the purpose of amending Chapter A550, Fees, of the Code of the City of Aberdeen to allow exemptions for certain water and sewer connection charges to promote and encourage Maryland's new policies for accessory dwelling units (ADUs) on properties containing a single-family detached primary dwelling. These amendments will exempt ADUs from this chapter.

BY repealing and reenacting, with amendments
Chapter A550
Code of the City of Aberdeen
(2010 Edition as amended)

EXPLANATION:

Italics indicate matter added to existing law.
((Double Parenthesis)) indicate matter deleted from existing law.
Underlining indicates amendments to bill.
Strike-Out indicates matter stricken from bill by amendment or deleted from the law by amendment.
* * * indicates existing unmodified text omitted from Ordinance.
Bold text within Appendix A, Tables 1-3, and Exhibits 1-3, indicate new matter added to existing law.

SECTION 1. BE IT ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN, that Section A550-1 A. of the Code of the City of Aberdeen (2010 Edition as amended), Chapter A550 Fees, is repealed and reenacted, with amendments, to read as follows:

Chapter A550 Fees

§ A550-1 Schedule of rates and charges.

The following fees, rates, and charges apply in the City:

A. Water and sewers. The following rates and charges are established pursuant to Chapter 450, Sewers and Water, and Chapter 269, Fire Protection, of the City's Code:

* * *

(5) Water area connection charge.

(f) Accessory dwelling units are exempt from paying the water area connection charge.

(6) Water meter charge.

(f) Accessory dwelling units are exempt from paying the water meter charge.

(7) Sanitary sewer area connection charge.

(f) Accessory dwelling units are exempt from paying the sewer area connection charge.

* * *

(15) Responsibility for any required water and sewer line extensions between the primary single-family detached dwelling and the accessory dwelling unit shall rest with the property owner.

* * *

SECTION 2. BE IT FURTHER ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN, that General Code Corporation, codifier of the Code of the City of Aberdeen, is authorized and directed, as part of the codification of this Ordinance, to make non-substantive edits to the codification of the provisions of this Ordinance to correct errors and ensure consistency in the codification scheme.

SECTION 3. BE IT FURTHER ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN, that this Ordinance shall become effective at the expiration of twenty (20) calendar days following adoption.

COUNCIL OF THE CITY OF ABERDEEN

Patrick L. McGrady, Mayor

Adam M. Hiob, Council President

William H. Montgomery, III, Councilman

Tandra A. Ridgley, Councilwoman

Darin M. Wassum, Councilman

ATTEST:

SEAL:

Elizabeth G. Ward, City Clerk

Date _____

COUNCIL OF THE CITY OF ABERDEEN
Ordinance No. 26-O-06

Date Introduced: August 24, 2026

Sponsored by: Council President Adam Hiob and Councilman Darin Wassum

Public Hearing: September 14, 2026

Amendments Adopted:

Date Adopted:

Date Effective:

AN ORDINANCE concerning

DEVELOPMENT CODE REVISION

FOR the purpose of revising the City of Aberdeen Development Code to address the policy of the State of Maryland to promote and encourage the creation of accessory dwelling units (ADUs) on land with an owner-occupied single-family detached dwelling unit as the primary dwelling unit to meet the housing needs of Marylanders. The City is required to establish policies that further the intent of this state law and all legislative bodies with planning and zoning authority are required to adopt a local ordinance authorizing development of ADUs by October 1, 2026.

BY repealing and reenacting, with amendments
Chapter 235. DEVELOPMENT CODE
Article I, General Provisions
Section 7
Code of the City of Aberdeen (2010 Edition as amended)

BY repealing and reenacting, with amendments
Chapter 235. DEVELOPMENT CODE
Article III, Zoning Districts
Section 18
Code of the City of Aberdeen (2010 Edition as amended)

BY repealing and reenacting, with amendments
Chapter 235. DEVELOPMENT CODE
Article IV, Provisions Applicable to All Districts
Sections 235-21, 22, 23, 25, and 27
Code of the City of Aberdeen (2010 Edition as amended)

1 **BY** repealing and reenacting, with amendments
2 Chapter 235, DEVELOPMENT CODE
3 Appendix A Table of Use Regulations
4 Code of the City of Aberdeen (2010 Edition as amended)

EXPLANATION:

Italics indicate matter added to existing law.

((Double Parenthesis)) indicate matter deleted from existing law.

Underlining indicates amendments to bill.

Strike-Out indicates matter stricken from bill by amendment or deleted from the law by amendment.

* * * indicates existing unmodified text omitted from Ordinance.

Bold text within Appendix A, Tables 1-3, and Exhibits 1-3, indicate new matter added to existing law.

5 **SECTION 1. BE IT ENACTED BY THE COUNCIL OF THE CITY**
6 **OF ABERDEEN**, that Section 7 of the Code of the City of Aberdeen (2010 Edition
7 as amended), Chapter 235. DEVELOPMENT CODE, Article I, General Provisions,
8 are repealed and reenacted, with amendments, to read as follows:
9

Chapter 235. DEVELOPMENT CODE

Article I, General Provisions

§ 235-7 Definitions.

Unless otherwise expressly stated, the following terms shall, for the purpose of this chapter, have the meaning herein indicated. Where this chapter refers to Transit Oriented Development Illustrations, Maps and Regulating Plan, those illustrations, maps, and regulating plan are set forth in § 235-42 and incorporated by reference.

* * *

ACCESS

An unobstructed way to provide entry to or exit from a property.

ACCESSORY DWELLING UNIT (ADU)

((A residential living unit on the same parcel as, and subordinate to, a single-family dwelling on that parcel. An ADU provides complete independent living facilities for one or more persons. It may take various forms: a detached unit, a unit that is part of an accessory structure, such as a detached garage, or a unit that is part of an accessory structure, such as a detached garage, or a unit that is part of an expanded or remodeled dwelling, such as an interior basement or interior upper floor.)) *A secondary dwelling unit that is on the same lot, parcel, or tract as a primary owner-occupied single-family detached dwelling unit and not greater than 75% of the size of and subordinate in use to the primary owner-occupied single-family detached*

dwelling unit. Accessory dwelling unit includes a structure that is separated from the primary owner-occupied single-family detached dwelling or attached as an addition to the primary owner-occupied single-family detached dwelling unit. For internal accessory apartments (basement or upper floor) or accessory apartments in a detached garage, see the definition of dwelling, accessory apartment.

ACCESSORY STRUCTURE

A structure that is a) subordinate to and serves the principal structure; b) is located on the same lot as the principal structure; and c) is not attached by any common wall or by a common roof to the main structure. Except for an accessory dwelling unit, an accessory structure under this chapter does not pertain to a separate dwelling unit not attached to the principal dwelling.

* * *

AGE-RESTRICTED HOUSING

A development that contains independent dwelling units with full kitchens that is designed for and restricted to occupancy by households having at least one member who is 55 years of age or older. An exception is allowed for up to five years following the death or departure, due to incapacity, of a household member 55 years or older, provided that a surviving household member who is at least 50 years old continues to live in the unit. Children less than 18 years of age shall not reside in a dwelling unit for more than a total of 90 days per calendar year. “Age restricted housing” may include related facilities or services for the residents, such as social, recreational, or educational facilities and housekeeping, security, transportation, or personal services.

AGGREGATE FLOOR AREA

The total combined gross floor area of all floors inside a building including basements, interior balconies and mezzanines, and enclosed upper stories and attics. Outside porches, terraces, and exterior staircases or steps are excluded.

AGRICULTURE

The production, keeping or maintenance, for sale or lease, of plants and animals, including but not limited to fish hatcheries; forage and sod crops; grains and seed crops, dairy animals and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules or goats, or any mutations or hybrids thereof, including the breeding and grazing of any or all of such animals; bees and apiary products; fur animals; trees and forest products; the necessary accessory uses for processing, packing, treating or storing of agricultural products; and the maintenance of farm equipment.

* * *

DECK

An exterior floor supported by an adjacent structure and/or by post, piers, or other supports.

DENSITY

For purposes of this chapter, the amount of development allowed on a lot or parcel, expressed in residential districts as the number of dwelling units per gross acre of land to be

developed. *The only exception is for an accessory dwelling unit which is exempt from the calculation of density for the lot, parcel, or tract upon which it is located. The construction of accessory dwelling units is not restricted by any City of Aberdeen ordinance, policy, or program intended to limit residential growth.*

DEPARTMENT

The Department of Planning and Community Development.

* * *

DWELLING

Any building or portion thereof occupied or intended to be occupied exclusively for residential purposes, but not including a tent, recreation vehicle, a room in a hotel or motel, or a bed-and-breakfast.

A. DWELLING, ACCESSORY APARTMENT

A second dwelling unit either ((within, or added))*internal or external* to((,)) a single-family detached dwelling, or in a separate accessory structure on the same lot as the principal dwelling that functions as a complete, independent living facility with provisions for independent cooking, living, sleeping, and bathroom facilities.

O. DWELLING, QUAPLEX

A four-unit apartment building, containing four separate units under one roof. Each apartment unit must have its own entrance, kitchen, bathroom, and bedroom in each unit.

P. DWELLING, UNIT

((One or more rooms physically arranged to create an independent housekeeping establishment consisting of a separate kitchen or cooking facility and provisions for living, sleeping, eating, and sanitation.))*A single unit providing complete living facilities for at least one individual, including, at a minimum, provisions for sanitation, cooking, eating, and sleeping.*

Q. DWELLING, ZERO LOT LINE

A building on a single lot containing one dwelling unit located with one side lot line a minimum of 18 inches.

* * *

TEMPORARY STORAGE CONTAINER

A portable unit intended to be utilized for storage of personal property to facilitate the moving of persons from household unit to household unit or commercial use to commercial use.

1 **((TINY HOUSE**

2 A dwelling that is 500 feet square feet or less in floor area excluding lofts.))

3
4 **TOBACCO SHOP**

5 A retail store where the primary use is the retail sale of tobacco and products other
6 than cannabis, tobacco smoking accessories, any device or paraphernalia that can be
7 used to deliver nicotine or other substances, and which may include on-site
8 consumption and the incidental sale of food or beverage. This definition excludes
9 convenience store and gas station.

10
11 * * *

12
13 **SECTION 2. BE IT FURTHER ENACTED BY THE COUNCIL OF**
14 **THE CITY OF ABERDEEN**, that Section 18 of the Code of the City of Aberdeen
15 (2010 Edition as amended), Chapter 235. DEVELOPMENT CODE, Article III,
16 Zoning Districts, are repealed and reenacted, with amendments, to read as follows:

17
18 **Chapter 235. DEVELOPMENT CODE**

19
20 **§ 235-18 Zoning districts and boundaries.**

21
22 In conformity with the purposes of this chapter, the following zoning districts are
23 established:

24
25 * * *

26
27 A. R-1 Low-Density Residential District. The purpose of this district is to
28 provide for single-family, low-density residential development, *and permit*
29 *accessory dwelling units*, together with such public buildings, schools,
30 churches, public recreational facilities and accessory uses as may be
31 necessary or are compatible with residential surroundings. This district is
32 designated to protect existing development of high character and vacant land
33 considered appropriate for future development.

34
35 B. R-2 Medium-Density Residential District. The purpose of this district is
36 to provide for single-family, ((and))two-family residential developments,
37 *and permit accessory dwelling units* ((of City-scale character)), together
38 with such public buildings, schools, churches, public recreational facilities
39 and accessory uses as may be necessary or which are normally compatible
40 with residential surroundings.

41
42 C. R-3 High Density Residential District. The purpose of this district is to
43 provide for a high-density residential district within the City, together with
44 such public buildings, schools, churches, public recreational facilities and
45 accessory uses as may be necessary or are normally compatible with

1 residential surroundings. *Accessory dwelling units will be permitted on any*
2 *lot with an existing owner-occupied single-family detached dwelling unit,*
3 *provided it meets all other standards for accessory structures.*
4

5 D. B-1 Neighborhood Business District. The purpose of this district is to
6 provide limited retail and service facilities convenient to residential
7 neighborhoods. Uses are limited primarily to retail, restaurant, and business
8 services satisfying the household and personal needs of the residents of
9 abutting residential neighborhoods. Standards are established compatible
10 with low-density residential districts resulting in similar building bulk and
11 low vehicular traffic. *Accessory dwelling units will be permitted on any lot*
12 *with an existing owner-occupied single-family detached dwelling unit,*
13 *provided it meets all other standards for accessory structures.*
14

15 E. B-2 Limited Business District. The purpose of this district is to provide
16 retail and office development within the limited business district of the City.
17 Development/redevelopment in this district shall be compatible with the
18 existing historic, aesthetic and pedestrian character of the downtown area in
19 terms of scale and design. Residential uses are appropriate in this district.
20 *Accessory dwelling units will be permitted on any lot with an existing*
21 *owner-occupied single-family detached dwelling unit, provided it meets all*
22 *other standards for accessory structures.*
23

24
25 * * *
26

27 I. Residential Overlay (RO) District. The purpose of this district is to
28 recognize existing uses within certain R-3 Zones within the City; to grant
29 principal permitted use status to existing uses; to avoid creation of
30 nonconforming uses; and to prohibit multifamily uses within the district
31 except those uses existing as of the effective date of this section.

- 32 (1) Multifamily uses in the overlay district existing prior to the
33 enactment of this section shall be deemed principal permitted
34 uses and not subject to restrictions applicable to nonconforming
35 uses.
36 (2) Multifamily uses, including apartments, garden apartments, mid-
37 rise apartments and townhouses, other than those existing at the
38 time of the enactment of this section, shall be prohibited in the
39 Residential Overlay (RO) District. Existing multifamily uses
40 destroyed after enactment of this section may be reconstructed as
41 a principal permitted use.
42 (3) Single-family and duplex dwellings are principal permitted uses
43 within the Residential Overlay (RO) District.
44 (4) The lot area, width and yard requirements in the Residential
45 Overlay (RO) District shall be the same as the R-3 District.

- 1 (5) *An accessory dwelling unit shall be permitted on any lot with an*
2 *existing owner-occupied single-family detached dwelling unit,*
3 *provided it meets all other standards for accessory structures.*
4

5 J. Integrated Business District.

- 6 (1) The purpose of the Integrated Business District (IBD) is to
7 provide residential, recreational, educational, retail,
8 entertainment, and other commercial uses in an aesthetically
9 pleasing and functionally compatible manner, to complement
10 existing residential areas, to blend development with the
11 environmental characteristics of the land, and to facilitate the
12 efficient delivery and use of public services. The object is to use
13 site plan and architectural guidelines to promote land use
14 flexibility and design creativity, to create comfortable and
15 harmonious development that appeals to people living, working,
16 shopping, and socializing within the IBD. The IBD will seek to
17 maintain a common theme and character through the use of
18 specific zoning regulations, design requirements, and
19 architectural review procedures established to encourage
20 flexibility in land planning and generally to align the design,
21 character, and quality of mixed uses. The IBD shall encourage
22 mixed-use development that is consistent with the existing uses
23 and the architectural and design standards to attract social
24 interchange through commercial, educational, entertainment, and
25 recreational activity.
26 (2) IBD site development requirements. All permitted uses within
27 the IBD shall be subject to the following site development
28 requirements:
29 (a) Site plan review shall be in accordance with this Chapter,
30 Chapter 475, Subdivision of Land, the Aberdeen overlay
31 district regulations and design requirements, and the
32 overall development goals of the IBD.
33 (b) Sidewalks are required as an integral component of the
34 development's articulation, design, and landscaping.
35 (c) Development within the IBD shall include pedestrian and
36 vehicular connections to public roads serving existing or
37 planned public transit, adjacent communities, and other
38 off-site destinations.
39 (3) Building setbacks. Unless otherwise noted, refer to § 235-21.
40 (a) Major arterial road rights-of-way, such as Churchville
41 Road (MD 22), shall have a minimum building setback of
42 twenty-five (25) feet and shall have a ten (10) foot
43 landscaped area in addition to the building setback.
44 (b) Collector roads, such as Technology Drive and Long
45 Drive, shall have a minimum building setback of twenty-

- 1 five (25) feet and shall have a ten (10) foot landscaped
2 area in addition to the building setback.
3 (c) Local roads, such as Gilbert Road and Aldino-Stepney
4 Road, shall have a minimum building setback of twenty-
5 five (25) feet and shall have a ten (10) foot landscaped
6 area in addition to the building setback.
7 (d) A minimum twenty (20) feet landscaped area in addition
8 to the building setback for the district shall be required
9 for any commercial use adjacent to an existing residential
10 use. Buildings and parking lots cannot be located in the
11 required landscaped area.
12 (e) All residential development shall be in accordance with
13 the R-3 residential requirements.
14 (f) Refer to § 235-30. Landscaping, outdoor lighting, and
15 buffer yards for additional requirements.
16 (g) *An accessory dwelling unit shall be permitted on any lot*
17 *with an existing owner-occupied single-family detached*
18 *dwelling unit, provided it meets all other standards for*
19 *accessory structures.*

20
21
22 * * *

23
24 **SECTION 3. BE IT FURTHER ENACTED BY THE COUNCIL OF**
25 **THE CITY OF ABERDEEN**, that Sections 235-21, 22, 23, 25, and 27 of the Code
26 of the City of Aberdeen (2010 Edition as amended), Chapter 235.
27 DEVELOPMENT CODE, Article IV, Provisions Applicable to All Districts, are
28 repealed and reenacted, with amendments, to read as follows:
29

30 **Chapter 235. DEVELOPMENT CODE**

31
32 **Article IV, Provisions Applicable to All Districts**

33
34 **§ 235-21 Lot area, width and yard requirements.**

35
36 Table I specifies the minimum lot area, width and yard requirements to be provided
37 in the various residential zoning districts for the principal uses enumerated. Table II
38 specifies the minimum lot area, width and yard requirements to be provided in the
39 various commercial and industrial zoning districts for the principal uses
40 enumerated. Table III specifies the minimum lot area, width and yard requirements
41 for various institutional uses enumerated.
42

- 43 A. Division of building, parcel or lot. Division of existing buildings, parcels or
44 lots shall not be permitted if the proposed division would create buildings or
45 lots which do not comply with the requirements of this section.

B. Lack of public facilities. In any district where either a public water supply or public sanitary sewer is not accessible and where an acceptable community water supply and sewerage system is not provided, the required lot areas shall be determined in accordance with applicable State Department of Health and Mental Hygiene and Maryland Department of the Environment regulations, unless such regulations require a lot size less than the minimum otherwise specified for in the zoning district.

C. *An accessory dwelling unit or dwelling, accessory apartment is exempt from the density calculation for the lot, parcel, or tract upon which it is located. The rear and side yard setback requirements for accessory dwelling units or dwelling, accessory apartments are the same as other accessory structures for the zoning district in which the lot, parcel, or tract is located in unless it is an accessory apartment that is internal to the principal structure. The principal structure must meet the minimum lot requirements for the zoning district.*

Table I: Minimum Lot Area, Lot Width and Yard Requirements for Residential Districts

Uses	Lot Area (square feet)	Lot Width (feet) at Building Line	Lot Area Per Family	Front Yard Depth (feet)	Rear Yard Depth (feet)	Side Yards Least Width (feet)	Side Yards Sum of Widths (feet)
<i>Accessory dwelling unit</i>					6*	6*	
((Accessory dwelling unit, R-1))					((10))	((15))	((30))
((Accessory dwelling unit, R-2))					((10))	((10))	((20))
((Accessory dwelling unit, R-3))					((10))	((7))	((14))
Dwelling, accessory apartment			((500))		((20)) ⁶	((10)) ⁶	((20))

**No rear or side yard setback applies to an internal accessory dwelling unit. See § 235-21 C.*

* * *

§ 235-22 **Minimum floor area.**

A. Every dwelling unit shall have a floor area not less than the area specified in Table IV for the dwelling type and zoning district in which it is located.

B. Floor areas shall be measured from outside walls enclosing usable finished floor space and shall not include unfinished basements, cellars, garages, unfinished attic space, attached storage buildings, open porches or steps.

Table IV: Minimum Floor Area Requirements for Dwelling Units

Dwelling Type	Area Required Per Unit (square feet)
((Accessory dwelling unit	500))
Apartment accessory to commercial use	500
((Dwelling, accessory apartment	500))
Dwelling, attached	700
Dwelling, cottage cluster	500
Dwelling, detached, single-family R-1	1,200
Dwelling, detached, single-family R-2	900
Dwelling, detached, single-family R-3	720
Dwelling, duplex R-2	900
Dwelling, duplex R-3	720
Dwelling, garden apartment	600
Dwelling, high-rise apartment	500
Dwelling, mid-rise apartment	500
Dwelling, neighborhood apartment	600
Dwelling, stacked townhouse	900
Dwelling, townhouse	900
Dwelling, triplex	700
Dwelling, quadplex	500

C. Transit Oriented Development District. This section is not applicable within the Transit Oriented Development Districts.

D. Dwellings located in other than residential zoning districts shall comply with the minimum floor area requirements for the dwelling type.

E. Any permitted accessory apartment shall not exceed ((50%)) 75% of the above grade living area of the principal use or structure as shown in the records of the Maryland Department of Assessments and Taxation.

F. *An accessory dwelling unit or dwelling, accessory apartment is exempt from the minimum floor area requirements for dwelling units.*

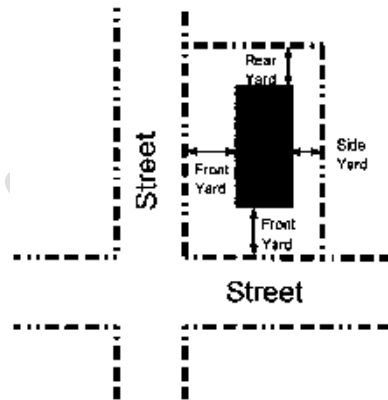
* * *

§ 235-23. **General yard requirements.**

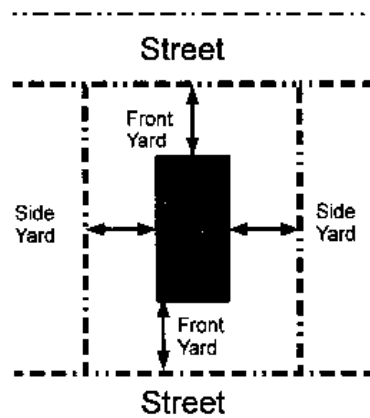
A. Front yard depth. The minimum front yard depth, shall be measured in the following manner:

- (1) From the proposed or established public road right-of-way line.
- (2) In the case of panhandle lots, the front yard setback shall be measured along the property line that most closely parallels the street to which the panhandle connects.
- (3) Where a structure is not parallel to the road, the minimum yard requirement may be met by averaging the yard width from one end of the structure to the other end, provided that the yard at the narrowest point is not less than 80% of the minimum yard requirement for the zoning district.

B. Corner lots. All yards of a lot that abut a street must comply with the applicable front yard setback.



C. Through lots. The same front yard depth shall be required of both front and rear lot lines.



THROUGH LOT

D. Side and rear yard depth. The minimum side and rear yard depth shall be measured in the following manner:

- (1) At the closest points to the proposed improvement or existing structure.
- (2) For any project without individual lots, the side and rear yard shall be measured along the boundaries of the parcel.
- (3) When measured from an alley, $\frac{1}{2}$ of the alley width may be included as a portion of the rear or side yard.
- (4) *The side and rear yard setbacks for accessory dwelling units or dwelling, accessory apartment (exception is internal basement or upper floor accessory apartment units) shall be the same as other accessory structures for the zoning district in which the lot, parcel, or tract is located.*

* * *

§ 235-25 Off-street parking and loading requirements.

A. Purpose. The purpose of this Section is to ensure the provision of adequate, safe, and convenient parking facilities while reducing visual impacts of parking, service and loading facilities.

- (1) To regulate the number of required off-street parking spaces for the needs and safety of occupants, customers, visitors or others involved in use or occupancy of any building, structural improvement or place of assembly.

- (2) To minimize environmental impacts and promote sustainable practices by eliminating the unnecessary use of land for parking purposes.
- (3) To promote mixed-use, walkability and reduce vehicle dependency for all redevelopment and new development projects located in the TOD and IBD Districts.

* * *

C. Parking space requirements. Unless otherwise provided, the following off-street parking space requirements shall apply:

Required Off-Street Parking by Use/Activity	
---	--

Use or Use Category	Spaces Required
Accessory dwelling unit	1 space per dwelling unit
<i>Dwelling, accessory apartment</i>	<i>1 space per dwelling unit</i>

* * *

F. Parking standard modifications. The off-street parking requirement for any given use is established by § 235-25C, Parking space requirements. The Planning Commission may:

- (1) Recommend a modification of the parking space requirements if they determine that, in the particular case, the specific nature of the use or the exceptional shape or size of the property or other exceptional situations or conditions warrant such a modification. Such a modification shall not reduce the number of parking spaces to less than 50% of the required spaces. This reduction may be taken with a recommendation from the Planning Commission and approval from the City Council.
- (2) If pedestrian access, bicycle access and parking or connections to multi-modal transportation are provided on site from the public right-of-way to the primary building, the required parking standards may also be reduced by up to 10%. This reduction may be taken with a recommendation from the Planning Commission and approval from the City Council.
- (3) *Recommend waiving the parking requirement for an accessory dwelling unit when existing site conditions, topography, or the property's adjacency to a public street or alley make additional parking*

unnecessary. The Planning Commission shall forward its
recommendation to the City Council for final approval.

* * *

§ 235-27 Accessory uses and other restrictions.

- A. Generally. Except as otherwise restricted by this chapter, customary accessory structures and uses shall be permitted in any district in connection with the principal permitted use within such district. A building permit is required for accessory uses and structures.
- B. No accessory use or structure shall be permitted without a principal use.
- C. ~~((No))~~*An accessory dwelling unit ((use or structure shall be established on any lot prior to substantial completion of the))may be constructed concurrently ((construction of))with the principal structure. However, the principal structure must receive a Certificate of Occupancy before the accessory dwelling unit may be occupied.*
- D. No accessory use or structure shall increase any impervious surface area beyond the permitted setback requirements or as provided in other sections of this Chapter.
- E. No accessory use or structure on any lot shall be established within the required front yard, except signs, fences, walls or parking area, and projections or garages as specified in the exceptions and modifications to minimum yard requirements.
- F. No accessory use or structure, except fences, shall be located within any recorded easement area.
- G. An accessory structure shall be located at least six (6) feet from any other building on the same lot and at least six (6) feet from side and rear property lines.
- H. Accessory uses in residential districts. The following accessory uses or structures shall be permitted in residential districts:
 - (1) For the purpose of this section, accessory structures are detached garages, pole-barns, gazebos, pergolas, carports, and sheds. Accessory uses would be in ground and above ground swimming pools, fences, retaining walls, decks, porches, and patios.

- (2) Swimming pools shall be located not less than 10 feet from any side or rear lot line. A walk space at least three feet wide shall be provided around pool walls, and a safety fence with self-closing gate at least four feet in height shall be installed. In the case of aboveground pools more than three feet in height above the yard surface, no fence is required. If the swimming pool is located within the side yard it must be fully screened with a fence or hedge from adjacent properties and streets.
- (3) The office or studio of a physician or surgeon, dentist, artist, lawyer, architect, engineer, teacher, or person engaged in a home occupation as defined herein, provided that the individual concerned resides on the premises and that not more than 25% of the entire floor space on the lot shall be used for such purpose.
- (4) A private detached garage not exceeding 1,200 square feet.
- (5) The keeping of small animals, insects, reptiles, fish, or birds as pets or for household use and not as a business shall be permitted. The breeding, raising, or possessing of poultry or farm animals shall not be permitted in any district. Notwithstanding the previous sentence, chickens other than roosters or cockerels may be kept for household use or as household pets in accordance with the following provisions:
- (6) Doghouse for up to five dogs.
- (7) *An accessory dwelling unit or dwelling, accessory apartment is permitted on any lot with an existing owner-occupied single-family detached dwelling unit, provided it meets all other standards for accessory structures.*

I. Restrictions in residential districts.

- (1) The *aggregate floor area* ((total number)) of accessory structures, *excluding an accessory dwelling unit*, shall not exceed 50% of the square footage of the principal use or structure as shown in the records of the Maryland Department of Assessments and Taxation.

* * *

SECTION 4. BE IT FURTHER ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN, that Chapter 235. DEVELOPMENT CODE, Appendix A Table of Use Regulations, Code of the City of Aberdeen (2010 Edition as amended), as attached to this Ordinance, is repealed and reenacted, with amendments.

1
2 **SECTION 5. BE IT FURTHER ENACTED BY THE COUNCIL OF**
3 **THE CITY OF ABERDEEN**, that General Code Corporation, codifier of the Code
4 of the City of Aberdeen, is authorized and directed, as part of the codification of
5 this Ordinance, to make non-substantive edits to the codification of the provisions
6 of this Ordinance to correct errors and ensure consistency in the codification
7 scheme.

8
9 **SECTION 6. BE IT FURTHER ENACTED BY THE COUNCIL OF**
10 **THE CITY OF ABERDEEN**, that this Ordinance shall become effective at the
11 expiration of twenty (20) calendar days following adoption.

DRAFT

COUNCIL OF THE CITY OF ABERDEEN

Patrick L. McGrady, Mayor

Adam M. Hiob, Council President

William H. Montgomery, III, Councilman

Tandra A. Ridgley, Councilwoman

Darin M. Wassum, Councilman

ATTEST:

SEAL:

Elizabeth G. Ward, City Clerk

Date _____

Attachment 1

**City of Aberdeen Appendix A
Table of Use Regulations**

Key to Table:

- P Permitted use
SE Use subject to special exception from the Board of Appeals
-- Not permitted
2nd floor Permitted on second floor and above
T-5 Only permitted in TOD-C
SFD Single-family dwelling

Bold Italics – Indicate change to Permitted use

	Zoning District									
Use	R-1	R-2	R-3	B-1	B-2	B-3	M-1		IBD	TOD
Residential										
Accessory dwelling unit	P	P	P	<i>P</i>	<i>P</i>	--	--		P	P
Dwelling, accessory apartment	((SE)) <i>P</i>	P	P	P	P	--	--		P	P

AMENDMENTS TO ORDINANCE NO. 26-O-06

NOTE: *Italics* indicates text added to existing law, ((double parenthesis)) indicate text deleted from existing law; underlining indicates the proposed text amendments, and ~~strike-out~~ indicates proposed amendments being deleted by amendment. Repeal and amend means that the definition or other text is in the existing law.

Amendment No. 1

§ 235-27 Accessory uses and other restrictions; on Page 15, Line 31.

Add the following under § 235-27 H. Accessory uses in residential districts. The following accessory uses or structures shall be permitted in residential districts:

(8) Before the Department of Planning and Community Development issues a building permit for an accessory dwelling unit, the owner of the single-family detached dwelling shall submit an affidavit to the Department affirming residency in either the principal dwelling unit or the accessory dwelling unit.

COUNCIL OF THE CITY OF ABERDEEN
Ordinance No. 26-O-07

Date Introduced: August 24, 2026

Sponsored by: Councilman William Montgomery, III and Councilman Darin Wassum

Public Hearing: September 14, 2026

Amendments Adopted:

Date Adopted:

Date Effective:

AN ORDINANCE concerning

1 **GROWTH MANAGEMENT REVISION**

2

3 **FOR** the purpose of amending Chapter 302, Growth Management, of the Code of the
4 City of Aberdeen to align with Maryland's policy of promoting and encouraging
5 accessory dwelling units (ADUs) on properties containing a single-family detached
6 primary dwelling. The amendments will support housing opportunities for Maryland
7 residents and ensure compliance with state law requiring municipalities to exempt
8 ADUs from residential development adequacy standards by October 1, 2026.

9

10 **BY** repealing and reenacting, with amendments
11 Chapter 302. GROWTH MANAGEMENT
12 Article II, Adequacy Standards for Residential Development
13 Section 4
14 Code of the City of Aberdeen (2010 Edition as amended)
15

EXPLANATION:

Italics indicate matter added to existing law.

((Double Parenthesis)) indicate matter deleted from existing law.

Underlining indicates amendments to bill.

Strike-Out indicates matter stricken from bill by amendment or deleted from the law by amendment.

* * * indicates existing unmodified text omitted from Ordinance.

Bold text within Appendix A, Tables 1-3, and Exhibits 1-3, indicate new matter added to existing law.

16

17

18

SECTION 1. BE IT ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN, that Section 302-4 (A)(3) of the Code of the City of Aberdeen (2010 Edition as amended), Chapter 302. GROWTH MANAGEMENT, Article II, Adequacy Standards for Residential Development, are repealed and reenacted, with amendments, to read as follows:

Chapter 302. GROWTH MANAGEMENT

Article II, Adequacy Standards for Residential Development

§ 302-4 Standards enumerated.

Residential subdivision preliminary plats and site plans shall not be approved unless adequate public facilities are available to serve the development based on the standards set forth in this section:

* * *

A. School capacity. All approval of residential subdivision plans and site plans for development shall be subject to determination of adequate school capacity based on the standards stated below and the current projected use level described in the Harford County Annual Growth Report as determined by the current state formula for rating school capacity.

(3) Exemptions. The provisions of this section do not apply to housing for the elderly, *accessory dwelling units*, or to preliminary plats or site plans approved prior to the effective date of this article.

* * *

SECTION 2. BE IT FURTHER ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN, that Chapter 302. GROWTH MANAGEMENT, Section 302-4 (A)(3) of the Code of the City of Aberdeen (2010 Edition as amended), is repealed and reenacted, with amendments.

SECTION 3. BE IT FURTHER ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN, that General Code Corporation, codifier of the Code of the City of Aberdeen, is authorized and directed, as part of the codification of this Ordinance, to make non-substantive edits to the codification of the provisions of this Ordinance to correct errors and ensure consistency in the codification scheme.

SECTION 4. BE IT FURTHER ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN, that this Ordinance shall become effective at the expiration of twenty (20) calendar days following adoption.

COUNCIL OF THE CITY OF ABERDEEN

Patrick L. McGrady, Mayor

Adam M. Hiob, Council President

William H. Montgomery, III, Councilman

Tandra A. Ridgley, Councilwoman

Darin M. Wassum, Councilman

ATTEST:

SEAL:

Elizabeth G. Ward, City Clerk

Date _____

COUNCIL OF THE CITY OF ABERDEEN
Ordinance No. 26-O-08

Date Introduced: August 24, 2026

Sponsored by: Council President Adam Hiob, Councilman William Montgomery,
III, and Councilman Wassum

Public Hearing: September 14, 2026

Amendments Adopted:

Date Adopted:

Date Effective:

AN ORDINANCE concerning

CHAPTER A550 FEES REVISION

FOR the purpose of amending Chapter A550, Fees, of the Code of the City of Aberdeen to allow exemptions for certain water and sewer connection charges to promote and encourage Maryland's new policies for accessory dwelling units (ADUs) on properties containing a single-family detached primary dwelling. These amendments will exempt ADUs from this chapter.

BY repealing and reenacting, with amendments
Chapter A550
Code of the City of Aberdeen
(2010 Edition as amended)

EXPLANATION:

Italics indicate matter added to existing law.
((Double Parenthesis)) indicate matter deleted from existing law.
Underlining indicates amendments to bill.
Strike-Out indicates matter stricken from bill by amendment or deleted from the law by amendment.
* * * indicates existing unmodified text omitted from Ordinance.
Bold text within Appendix A, Tables 1-3, and Exhibits 1-3, indicate new matter added to existing law.

SECTION 1. BE IT ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN, that Section A550-1 A. of the Code of the City of Aberdeen (2010 Edition as amended), Chapter A550 Fees, is repealed and reenacted, with amendments, to read as follows:

Chapter A550 Fees

§ A550-1 Schedule of rates and charges.

The following fees, rates, and charges apply in the City:

A. Water and sewers. The following rates and charges are established pursuant to Chapter 450, Sewers and Water, and Chapter 269, Fire Protection, of the City's Code:

* * *

(5) Water area connection charge.

(f) Accessory dwelling units are exempt from paying the water area connection charge.

(6) Water meter charge.

(f) Accessory dwelling units are exempt from paying the water meter charge.

(7) Sanitary sewer area connection charge.

(f) Accessory dwelling units are exempt from paying the sewer area connection charge.

* * *

(15) Responsibility for any required water and sewer line extensions between the primary single-family detached dwelling and the accessory dwelling unit shall rest with the property owner.

* * *

SECTION 2. BE IT FURTHER ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN, that General Code Corporation, codifier of the Code of the City of Aberdeen, is authorized and directed, as part of the codification of this Ordinance, to make non-substantive edits to the codification of the provisions of this Ordinance to correct errors and ensure consistency in the codification scheme.

SECTION 3. BE IT FURTHER ENACTED BY THE COUNCIL OF THE CITY OF ABERDEEN, that this Ordinance shall become effective at the expiration of twenty (20) calendar days following adoption.

COUNCIL OF THE CITY OF ABERDEEN

Patrick L. McGrady, Mayor

Adam M. Hiob, Council President

William H. Montgomery, III, Councilman

Tandra A. Ridgley, Councilwoman

Darin M. Wassum, Councilman

ATTEST:

SEAL:

Elizabeth G. Ward, City Clerk

Date _____

AMENDMENTS TO ORDINANCE NO. 26-O-08

NOTE: *Italics* indicates text added to existing law, ((double parenthesis)) indicate text deleted from existing law; underlining indicates the proposed text amendments, and ~~strike-out~~ indicates proposed amendments being deleted by amendment. Repeal and amend means that the definition or other text is in the existing law.

Amendment No. 1

On Page 2 of the proposed Ordinance, line 19, proposed text amendment to (6) Water meter charge.

~~(f) Accessory dwelling units are exempt from paying the water meter charge.~~ Accessory dwelling units are exempt from the water meter charge only when the property owner of the primary single-family detached dwelling can extend water and sewer service from the existing dwelling.

Amendment No. 2

On Page 2 of the proposed Ordinance, line 20, proposed text amendment to (6) Water meter charge.

(g) A water meter charge will be assessed for extensions of water and sewer service lines from the public road to the accessory dwelling unit.



DPW SURPLUS VEHICLE
September 3, 2026

OLD UNIT #32 2009 Case Backhoe 4x4
JJGN58SNKGC732677 Hours 2,857.7

This equipment in its present configuration is used for field operations.

The equipment is a diesel machine that has reached the end of its service life, making it an excessive expense for repairs and maintenance. A new vehicle has been budgeted/purchased to replace this piece of equipment.

The Department of Public Works recommends that the Council approve this request to surplus this equipment. If approved, the DPW will use www.govdeals.com to dispose of this capital item accordingly.

If there are any questions, please contact Fred Monath or John Manuel 410-272-1414.

Thank you,

Jason Morgan City of Aberdeen
Department of Public Works