

ADUs in College Park, Maryland

Presenting to Corridor Conversations

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ADU State of Maryland Guidelines

ADU Policy Task Force Final Report

- Maryland's HB 1466, effective October 1, 2025, mandates that all local jurisdictions allow Accessory Dwelling Units (ADUs) on land with single-family detached homes by October 1, 2026.
- An ADU is a smaller, independent dwelling unit (attached or detached) that includes cooking, living, sanitation, and sleeping facilities
- ADUs limited to no more than 75% of the primary single-family dwelling unit
- ADUs must meet local building, fire, and health safety codes
- By-Right Approval-requiring the permitting of 1 ADU in areas of MD that zoning permits single-family residential uses
- Parking Requirements-develop ordinances in which parking requirements do not present an unreasonable barrier to ADU development
- Lot Requirements
- Restrictive Covenants
- Impact Fees

ADU Prince Georges County Taskforce

Name	Role/Title	Organization/Representation
Shayla Adams-Stafford, Chair	Council Member D5	Prince Georges County Council
Marcus Monroe	Chief of Staff	Prince Georges County Planning Dept
Lori Parris	Chief of Staff	Prince Georges County Dept of Permitting Inspections and Enforcement
Charles Boddy	Facilities Director	Revenue Authority of Prince Georges County
Shamus Baxter	Capital Project Coordinator	Prince Georges County Dept of Housing and Community Development
Griffin Benton	—	Maryland Building Industry Association
Cheryl Abrams-Davis	—	Prince Georges County Association of Realtors
Janice Jefferson	—	AARP Prince Georges County Chapter
Jamie Freeney	Board President	Independence Now At Large
Lisa Martin	Resident	Designee Council District 4
Lisa Sarro	—	Designee Council District 5
Patricia Monroe	Resident	Designee Council District 8
Andrew Onukwubiri	Resident	Designee Council District 1

- 1st meeting-November 2025
- 3 subgroups-Building codes and Standards, Land Use and Zoning, Communications

ADU Prince Georges County Subgroup Recommendations (Building Code and Standards.)

Considerations	Infrastructure	Water and sewer discussions
Considerations	Design	Universal Design as part of ADU
Recommendations	Code Adoption	Adopt the 2024 international code, including Tiny Homes
Recommendations	Code Adoption	County Council adopt 2021 IRC, including Tiny Homes
Recommendations	Sprinkler Requirement	Exclude sprinkler system requirement if the main home does not have one
Recommendations	Bedroom Limit	Zoning and Land subgroup permit no more than 2 bedrooms
Recommendations	Housing Types	Allow modular, tiny homes, and manufactured homes
Recommendations	Approval Process	Allow by right without exception approval
Recommendations	Permitting	Streamline permitting timelines and cap the timeline
Recommendations	Tax Incentives	Provide tax exemptions or abatements for ADU affordable rentals for a certain period
Recommendations	Housing Goals	Target affordable housing, age in place, transit-oriented housing, and multigenerational housing

ADU Prince Georges County Subgroup Recommendations (Land Use and Zoning)

Considerations	Conversion of Existing Structures	Allow conversion of existing structures into ADUs and define eligible structure types
Considerations	Parking	Parking requirements under consideration
Considerations	Height of Structure	Height standards for ADUs under consideration
Considerations	Housing Design vs ADU	Clarify distinctions between housing design standards and ADU requirements
Considerations	Setbacks	Setback requirements under consideration
Considerations	Ownership	Property owner must live on the property, main dwelling or ADU
Standards	Attached ADU Size	Maximum 850 sq ft
Standards	Detached ADU Size	Maximum 75 percent of principal structure or 1200 sq ft whichever is less with no minimum
Standards	Height Limit	Maximum 22 ft
Standards	Density	One ADU per lot
Standards	Parking Study	State law requires a parking study if parking requirements are imposed no recommendation yet
Standards	ADU Types	Three types of structures attached detached and conversions such as attic or basement
Standards	ADU Requirements	Must include kitchen living space and bathroom

Why College Park Should Allow More ADUs

10 benefits of accessory dwelling units for affordability, sustainability, family flexibility, and smart growth

Benefit Category	Why It Matters for College Park
Affordability and Supply	Eases housing pressure for students' staff and families
Infrastructure Efficiency	Uses transit and infrastructure already in place
Multigenerational Support	Helps families stay close and age in place
Financial Flexibility	Rental income can improve household stability
Property Value Boost	Improves marketability and local tax base
Sustainability	Supports compact lower impact living
Neighborhood Character	Adds density without major physical change
Flexible Use	Adapts to work creative and guest needs
Easier Permitting	Smaller units can be simpler to approve
Alignment with City Goals	Supports smart university centered growth

College Park ADU Policy Examples and Zoning Reform Ideas

Real world college town examples and a tailored blueprint for discussion

Focus on ADU policy lessons relevant to College Park Maryland

College Park Zoning Reform Blueprint Summary

Policy Lever	Proposed Action for College Park
By Right Permitting	Allow 1 ADU per lot via streamlined administrative approval
Parking and Occupancy	Eliminate parking minimums and drop owner occupancy rules
Lot and Design Standards	Relax setbacks and set size caps such as 800 square feet
Fees and Utilities	Waive permit and connection fees and simplify utility setup
Technical Assistance	Offer design guides templates and help desk support
Multiple Units	Consider allowing attached plus detached ADUs on the same lot
Affordability and Sustainability	Incentivize green construction and affordable rentals
State Coordination	Align with Maryland ADU Task Force recommendations
Campus Proximate ADUs	Encourage student oriented ADUs near the University of Maryland
Adaptive Governance	Monitor results and iterate over time using local data

Counterargument to ADUs in College Park

Objection	Counterargument
Traffic Parking	ADU residents often own fewer cars and permit zones can manage spillover
Neighborhood Character	Design standards can keep units in scale with surrounding homes
Infrastructure Strain	Growth is gradual and added revenue can support upgrades
Property Value Loss	ADUs often increase value through added space and rental flexibility
Student Parties	Nuisance rules and stable tenant incentives can reduce risk
Higher Housing Costs	Smaller homes typically rent for less and incentives can improve affordability
Construction Disruption	Projects are smaller and faster than full home construction
Short Term Rentals	Separate rules and minimum lease terms can prioritize resident housing
School Crowding	Most ADU households are not families with school aged children
Poor Maintenance	Inspections registration and owner incentives support upkeep

College Examples

- 1. Ann Arbor, Michigan**-Ann Arbor liberalized its ADU rules in 2021, allowing upwards of 22,000 more homes to potentially add ADUs. The city also relaxed regulations around home-based businesses, aiding walkability and small-scale urban density.
- 2. Gainesville, Florida**-This city allows up to two ADUs per lot, caps size at 850 sq ft, and notably **removed both parking and owner-occupancy requirements**. It also eliminated subjective design standards, permitting ADUs “by right” in all residential zones—no special use permit needed.
- 3. Raleigh, North Carolina**-Since 2021, Raleigh’s zoning reform has enabled by-right construction of ADUs, duplexes, and triplexes. This spurred approval or review of over 2,800 new dwelling units that previously wouldn’t have been allowed.
- 4. Boulder, Colorado; Seattle, Washington; Portland, Oregon**-While not overwhelmingly college towns, these cities provide strong templates: **Seattle** and **Portland** passed progressive zoning laws and offered financial incentives that encouraged ADUs near the University of Washington and PSU, respectively. **Boulder** emphasizes eco-friendly, energy-efficient ADUs near the University of Colorado.
- 5. Berkeley, California**- Homeowners frequently convert garages and yards into ADUs, helping ease student housing pressure and optimize existing spaces.

Design your retirement living with family and/or community with ADUs



- Retirement home in the Netherlands “Humanitas”, share meals, conversations, small daily tasks, or just sitting and talking to the residents. The students aren't caregivers or staff, just neighbors.
- Benefits student and elderly.
- Could be experimented in at Spellman House or Attick Towers.
- Students, Traveling nurses, and Traveling Radiologist other groups