

## Town of Brookeville, MD

### An AMENDMENT to the Town of Brookeville zoning ordinance to:

- 1) add definitions of accessory dwelling units and dwelling units;
- 2) permit an accessory dwelling unit on any lot with an existing single-family detached primary dwelling unit;
- 3) establish mandatory standards as set forth by the State of Maryland for accessory dwelling units

### Section 10-201: Definitions

- a) "Accessory dwelling unit" means a secondary dwelling unit that is on the same lot, parcel, or tract as a primary single-family detached dwelling unit and not greater than 75% of the size of and subordinate in use to the primary single-family detached dwelling unit. "Accessory dwelling unit" includes a structure that is separate from the primary single-family detached dwelling unit or attached as an addition to the primary single-family detached dwelling unit.
- b) "Dwelling unit" means a single unit providing complete living facilities for at least one individual, including, at a minimum, provisions for sanitation, cooking, eating, and sleeping.

### Section 10-202: Standards for Accessory Dwelling Units

- a) An accessory dwelling unit is permitted on any lot with an existing single-family detached dwelling unit, provided it meets all other standards for accessory structures.
- b) An accessory dwelling unit 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 Town of Brookeville ordinance, policy, or program intended to limit residential growth.
- c) The rear and side lot line setback requirements for accessory dwelling units are the same as other accessory structures for the zoning district in which the lot, parcel, or tract is located.
- d) Where an Accessory Dwelling Unit is allowed as a limited use, it must satisfy the following standards:
  - i. the Accessory Dwelling Unit must have the same street address as the principal dwelling;
  - ii. The total number of occupants 18 years of age or older residing in the Accessory Dwelling Unit shall be limited to two.

**EFFECTIVE DATE.** This ordinance shall take effect on July 3, 2026