

PARKING, SETBACKS & UTILITIES



PARKING REQUIREMENT

Up to 3 off-street parking spaces associated with an ADU. DPZ may reduce the requirement if adequate on-street parking frontage exists. At least one off-street space is always required.



SETBACKS

Detached ADUs must comply with the side and rear setbacks of the underlying zoning district. On lots under 10 acres, a detached ADU cannot be placed in front of the main house unless within a detached structure that existed before March 31, 2026.



UTILITIES

ADUs must connect to public water and sewer when available. Electrical service, water, and sewer connections are typically routed through the primary structure. All systems must comply with Howard County building code.



GOOD TO KNOW

ADUs are prohibited on lots already developed with two-family dwellings. If rented, the owner must comply with all Howard County rental housing requirements.



The Carpenter's Son
GENERAL CONTRACTING

**SEAMLESSLY INTEGRATED.
THOUGHTFULLY DESIGNED.
EXPERTLY BUILT.**

We don't just build structures—
we create homes that belong.
Every ADU is designed to blend
beautifully with your property's
architecture, landscape, and
long-term plans while delivering
exceptional performance and
lasting value.

**LET'S BUILD SOMETHING
MEANINGFUL TOGETHER.**



443-878-3017



thecarpentersongc@gmail.com



thecarpentersongeneralcontracting.com



10334 College Square
Columbia, Maryland 21044

MHIC License No. 157957



The Carpenter's Son
GENERAL CONTRACTING

**STAY ON
YOUR LAND.
BUILD YOUR
FUTURE.**

**Howard County
Accessory Dwelling Units (ADUs)**

*Smart living for today.
Financial freedom for tomorrow.
Built with care. Built to last.*



Every Job is a **small Miracle**

WHAT IS AN ADU?

An Accessory Dwelling Unit (ADU) is a complete, independent home located on the same lot as your primary residence.



BASEMENT CONVERSION

Maximize unused space for comfortable living.



GARAGE CONVERSION

Turn your garage into a beautiful, functional home.



ATTIC SUITE

Create a private retreat with elevated views and natural light.



DETACHED BACKYARD COTTAGE

A stand-alone home—think of it as an oversized she shed done right.

WHY HOMEOWNERS BUILD ADUs



AGE IN PLACE

Downsize without giving up your community. Enjoy one-floor living close to everything you love.



MULTIGENERATIONAL LIVING

A private space for parents, grown children, or caregivers—while staying close.



FINANCIAL FLEXIBILITY

Rental income from an ADU can offset your mortgage, taxes, and utilities—helping you build long-term financial security.



EQUITY PRESERVATION

Add valuable living space on your lot without leaving the neighborhood you've built your life in.



SUSTAINABLE LIVING

Net-zero capable ADUs reduce utility costs and your environmental footprint.



The best way to predict the future is to build it.
— Together.

HOWARD COUNTY ADU RULES AT A GLANCE



WHERE ADUs ARE ALLOWED

Allowed as an accessory use in zoning districts that permit single-family detached, attached, semi-detached, or two-family (duplex) dwellings.



FORMS ALLOWED

ADUs may be within the home, attached as an addition, or detached as a backyard cottage.



ONE ADU PER LOT

Only one Accessory Dwelling Unit is permitted on each lot.



SIZE LIMIT

ADU size may not exceed 75% of the principal dwelling's lot coverage.



BEDROOM LIMIT

No more than two bedrooms are allowed in an ADU.



OWNER OCCUPANCY

The property owner must live in either the main home or the ADU.



NO SHORT-TERM RENTALS

ADUs cannot be used for short-term rentals of less than 30 consecutive days.



PARKING REQUIREMENT

Up to 3 off-street parking spaces associated with an ADU.

DPZ may reduce the requirement if adequate on-street parking frontage exists. At least one off-street space is always required.



Always verify feasibility with the Department of Planning & Zoning. Other zoning, permitting, stormwater, and building code requirements apply.



ONE LOT. ONE ADU.

Only one ADU is allowed per lot. The owner must live in either the main home or the ADU.