

Amendment No. 2 to Council Bill No. 3-2026

**BY: The Chairperson at the request
of the County Executive**

**Legislative Day No. 2
Date: February 2, 2026**

(This amendment:

- 1. Removes two-family dwellings as use permitted by right in the RC, RR, R-ED, R-20 and R-12 Zoning Districts, reverting language back to current regulations;*
- 2. Removes references to two-family dwellings in Section 128.0.A.13 and the definition of Accessory Dwelling Unit;*
- 3. Clarifies that accessory dwelling units, in addition to owner-occupancy, shall be on a property where the owner resides and are prohibited on lots developed with two-family dwellings; and*
- 4. Renumbers sections accordingly.)*

1 In the title, in the second line, strike beginning with “to allow” down through and including
2 “conditions;” in the third line.

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4 On page 5, in line 7, after “ATTACHED”, strike the comma and substitute “AND”.

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6 On page 5, in line 8, strike “AND TWO-FAMILY”.

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8 On page 8, strike line 22.

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10 On page 12, strike line 12.

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12 On page 19, in line 25, strike both sets of brackets and after the first “dwellings” strike “,
13 accessory apartments”.

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15 On page 21, strike line 9.

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2 On page 23, strike line 11.

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4 On page 24, strike line 18.

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6 On page 27, strike line 18.

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8 On page 29, in line 10, strike beginning with “EXCEPT” down through and including “FT.” in
9 line 11.

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11 On page 42, in line 9, after “occupied dwelling” insert “OR ON A PROPERTY WHERE THE OWNER
12 RESIDES”.

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14 On page 42, in line 17, after “ATTACHED”, strike the comma and substitute “AND” and strike
15 “AND TWO-FAMILY”.

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17 On page 42, in line 28, after “ATTACHED”, strike the comma and substitute “AND”.

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19 On page 42, in line 29, strike “AND TWO-FAMILY”.

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21 On page 42, in line 30, after “ATTACHED”, strike the comma and substitute “AND”.

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23 On page 42, in line 31, strike “AND TWO-FAMILY”.

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25 On page 43, in line 1, after “ATTACHED”, strike the comma and substitute “AND”.

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27 On page 43, in line 2, strike “AND TWO-FAMILY”.

On page 43, in line 12, after “ATTACHED”, strike the comma and substitute “AND” and, in the same line, strike “AND TWO-FAMILY”.

On page 43, in line 23, insert the following:

“H. ACCESSORY DWELLING UNITS ARE PROHIBITED ON LOTS DEVELOPED WITH TWO-FAMILY DWELLING UNITS.”.

On page 44, in the Conditional Use Chart following line 11, in the second row:

- In the column titled “Conditional Use”, before “Two-”, strike “[]” and after “Dwellings” insert “[]”;
- In the column titled “RC”, strike “[]”; and
- In the column titled “R-SC”, strike “[]”.

On page 85, in line 4, strike the “[54.” and substitute “53.” and insert “[]” before “and”.

On page 85, in line 5, strike the “[]” before “A” and strike “or accessory apartments”.

On page 85, in line 16, strike “b.”.

On page 85, in line 20, strike “53.” and substitute “54.”.

On page 85, in line 30, strike “54.” and substitute “55.”.

On page 86, in line 30, strike “55.” and substitute “56.”.

On page 90, in line 4, strike “56.” and substitute “57.”.

On page 90, in line 16, strike “57.” and substitute “58.”.