

Arundel Community Development Services, Inc.

**Bill 72-24
Anne Arundel County Housing Attainability Act
October 15, 2024**

DESIGN STANDARDS

Effective July 1, 2025

INTRODUCTION

These Design Standards provide the minimum design and specification standards while allowing for flexible and creative design for Anne Arundel County (AACO) Moderately Priced Dwelling Units. These Design Standards are in addition and supplement all AACO Codes and requirements from Bill No. 72-24 approved and enacted by Anne Arundel County on October 15, 2024.

DEFINITIONS

1. "For Sale" means any "Dwelling Unit" for sale as described in Bill No 72-24, Article 18-1-101. This can be a duplex, fourplex, multifamily, multiplex, single family detached, stacked townhouse, townhouse, triplex or any other type of dwelling unit described in the Bill.
2. "For Rent" means any "Dwelling Unit" for rent, as described in Bill No 72-24, Article 18-1-101. This can be a duplex, fourplex, multifamily, multiplex, single family detached, stacked townhouse, townhouse, triplex or any other type of dwelling unit described in the Bill.
3. "Multifamily" means a structure that contains twelve or more dwelling units each unit separated horizontally or vertically from another dwelling unit by a common wall or partition and with each unit having access from an interior corridor system.
4. "Multiplex" means a structure that contains between five and eleven dwelling units with each unit separated horizontally or vertically from another dwelling unit by a common wall or partition and having access from an interior corridor system.

DISTRIBUTION

1. To the greatest extent feasible, the MPDUs should be evenly distributed throughout the development.
2. MPDUs may be built in “sticks” (attached units, typical of townhomes) but the “sticks” must be evenly distributed throughout a development and consist of similar architectural elements of market rate units. The final distribution of MPDUs within a project may be considered on a project-by-project basis.
3. No more than 40% of units in one building can be MPDUs for multifamily buildings.
4. MPDUs provided in multi-family buildings shall be distributed proportionally on different floors and multi-stories.
5. MPDUs are not required to be positioned on the “Premium” floors or “Premium locations” on a floor.

SEQUENCING

1. Along with Plan submission to the Administrator (ACDS), the Applicant must provide a construction schedule. This schedule will be reviewed by ACDS to ensure all sequencing requirements have been met.
2. During construction developers/builders shall construct and make available for sale and rent MPDUs in proportion equal to the required percentage of MPDU's. For example, if ten market rate units are under construction and offered for sale, at the same time one MPDU must be under construction and offered for sale.
3. To the greatest extent feasible MPDUs may not be the last units constructed.
4. During construction the administrator may review the construction schedule, and the developer/builder may adjust the construction schedule based on the sale and rental of MPDUs.

SIZE REQUIREMENTS

1. For sale MPDU s except for multifamily or multiplex units may contain one less bedroom than the market rate units. For developments with a mix of market rate bedroom numbers, the MPDU bedrooms will be in proportion to the ratio of the market rate bedrooms. If the ratio has a fraction of .5 this number will be rounded up and a ratio of .4 this number will be rounded down.

2. MPDUs must be architecturally similar in size to the market rate units within a development.
3. All minimum measurements are calculated in finished square footage. These measurements are from the face of the walls, ceilings and floors.
4. The master bedroom in an MPDU must have a minimum floor area of 120 square feet, and all the subsequent bedrooms must have a minimum floor area of 80 square feet. This is exclusive of closets.
5. MPDUs must contain a full bathroom per sleeping floor, which is not any less than 35 square feet in floor area.
6. MPDUs must contain one half bathroom on a non-sleeping floor, the half bathroom's minimum size is 20 square feet.
7. MPDUs must contain a kitchen with a minimum floor area of 100 square feet.
8. MPDUs must contain a living and dining space with a minimum size of 200 square feet combined.
9. Common areas (i.e. kitchen, living and dining room) may combine square feet for facilitation of an open concept design.

DWELLING UNIT EXTERIORS

1. MPDU exterior façade construction materials must incorporate design elements or types used in market rate units. MPDUs should be indistinguishable from market rate units.
2. MPDUs with varying roof pitches and orientation, gables, dormers, decorative elements, window arrangements, trims, materials, varying setbacks, etc. are acceptable when market rate units use the same design elements or where there is no readily identifiable pattern associated with MPDUs.
3. Exterior doors must be provided on the same level(s) as provided in market rate units and be sized for appropriate egress.
4. Landscaping and exterior amenities for MPDUs must be identical to market rate units.

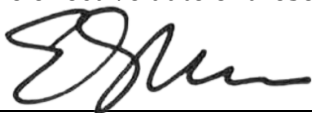
DWELLING UNIT INTERIORS

1. MPDUs can have reduced interior finishes and features than the market rate units. The MPDUs must be of good quality and functionally equivalent to the market rate units (i.e. Formica countertops in MPDU kitchens and granite countertops in market rate kitchens).
2. Appliance packages in MPDUs (i.e. refrigerator/freezer, stove/range, dishwasher etc.) must be comparable to market rate units. Appliance finishes and features can be lessened.
3. All MPDUs must have adequate systems to heat and cool the entire finished space. These systems must meet the current Anne Arundel County mechanical code and Energy Star requirements. Finishes and trims may be lessened but must be functionally equivalent to the market rate units.
4. All MPDUs must have plumbing systems to provide adequate cold and hot water supply to the unit. These systems must meet the current AACO plumbing code and applicable system components must meet Energy Star requirements.
5. All MPDU electrical and gas supply systems must be functionally equivalent to market rate units and meet the current AACO electrical code and applicable system components must meet Energy Star requirements. This includes low voltage systems.
6. All MPDU life safety systems must be functionally equivalent to market rate units and meet the current AACO and Fire code. Finishes and trims may be lessened.

PROCESS

Prior to the issuance of a Building Permit by AACO, the Development Plan, associated Architectural Plans and Specifications and Construction Schedule must be reviewed and approved by the Administrator, Arundel Community Development Services, Inc. (ACDS). The intent of review is to ensure the Design Requirements have been met. This review does not preclude any AACO requirements. ACDS will notify Builder/Developer (the "Applicant") if the Plans and Schedule with regard to the Design Standards have been approved or denied. If denied, the Applicant will need to revise and resubmit to ACDS until approval. Upon approval ACDS will notify AACO.

The effective date of these Design Standards shall be July 1, 2025.



Erin Karpewicz, Chief Executive Officer
Arundel Community Development Services, Inc.

6/2/2025

Date