



Zoning Text Amendment (ZTA) No. 18-06, MPDU- Bonus Density



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Completed: 07/12/18

Description

ZTA No. 18-06 amends the Montgomery County Zoning Ordinance to revise or establish Moderately-Priced Dwelling Unit (MPDU) density bonus standards for certain Residential, Commercial/Residential, Employment, and Overlay zones.

Summary

Staff recommends approval, with modifications, of ZTA No. 18-06 to revise or establish Moderately-Priced Dwelling Unit (MPDU) density bonus standards for certain Residential, Commercial/Residential, Employment, and Overlay zones. The modifications reflect minor editorial changes (correcting Section numbers and clarifying language intent).

Background/Analysis

When the Planning, Housing, and Economic Development (PHED) Committee considered Bill 34-17 (Housing- Moderately-Priced Dwelling Units (MPDUs) - Amendments) on June 11, the Committee recommended deleting the inappropriately-placed bonus density table in Chapter 25A. The Committee recommended placing all bonus density provisions in the zoning code. ZTA 18-06 was introduced to implement the Committee-recommended revisions to Chapter 25A pertaining to the density bonus provisions. ZTA 18-06 would revise or establish Moderately Priced Dwelling Unit (MPDU) bonus density standards for certain Residential, Commercial/Residential, Employment, and Overlay zones and would generally amend provisions concerning MPDUs in the Zoning Ordinance. ZTA 18-06 uses the bonus density table in Chapter 25A as guidance for creating an equation for calculating the bonus density and amends the Zoning Ordinance by allowing a project that includes 15% of the residential units as MPDUs to have a maximum bonus density of 22%. ZTA 18-06 would also apply a bonus density provision to optional method development in the R-200, R-90, R-60, R-40, and TLD zones (where currently there is not). In addition, bonus density would be calculated as units per acre versus units per acre of "usable area" of the site.

As proposed, ZTA 18-06 adds to or modifies the MPDU bonus density provisions as discussed below:

- Removal of the MPDU Density Bonus table from Chapter 25A and including bonus density parameters in the Zoning Code consistent with Chapter 25A** -ZTA 18-06 establishes maximum density bonus provisions for projects with up to 15% MPDUs at the same bonus rate currently allowed by Chapter 25A (a 2.5% increase in MPDUs above the required 12.5% allows a 22% bonus density, **which equals a .88% bonus density for every .1% increase in MPDUs**). Under these circumstances, this equals a 22% bonus density above the standard method density allowed by the zone. Projects with more than 15% MPDUs are not allowed any additional density bonus beyond 22%.
- ZTA 18-06 would also expand the zones in which a density bonus is allowed (development in R-200, R-90, R-60, R-40 and TLD zones are not currently allowed MPDU bonus density consistent with the limits as established in Chapter 25A).** Although the current Chapter 25A bonus density table indicates the potential for a maximum MPDU density bonus of 22% for a development with 15% MPDUs, the Zoning Code did not allow for MPDU bonus density in low density residential zones. (This issue was raised in Planning Board worksessions on the 2014 Zoning Ordinance Re-write and was decided both at the Planning Board and at the Council that single-unit residential zones should not be significantly changed by the 2014 Zoning Ordinance Rewrite.) It should be noted, however, that currently low density residential zones under MPDU development are allowed relief from development standards other than density (minimum lot sizes are reduced and additional unit types (duplexes and townhouses) are allowed for development with MPDUs). Staff believes that the language, as introduced, is consistent with the policy goal of increasing the potential for establishing additional MPDUs in the lower density residential zones consistent with the provisions of Chapter 25A.

For the Residential zones, the following table indicates the standard method maximum density, the current MPDU maximum density, the percent of current MPDU density compared to the standard method maximum density, the proposed MPDU maximum density in ZTA 18-06, and the percentage change between the current MPDU maximum density and the proposed MPDU maximum density. It should be noted that the current MPDU density is calculated on usable area while the proposed MPDU density is based on gross acreage.

| | Standard Density <i>per Acre</i> | Current MPDU Density per <i>Usable Area</i> | Current % MPDU Density from Standard | Proposed MPDU Density <i>per Acre</i> | Proposed % MPDU Density Increase or decrease from Current MPDU Density |
|-------|-------------------------------------|--|---|--|--|
| R-200 | 2.18 | 2.44 | 12% | 2.66 | 9% |
| R-90 | 4.84 | 4.39 | -9% | 5.90 | 34% |
| R-60 | 7.26 | 6.1 | -16% | 8.86 | 45% |
| R-40 | 10.89 | 10.12 | -7% | 13.29 | 31% |
| TLD | 9.07 | 9.76 | 8% | 11.07 | 13% |
| TMD | 12.1 | 15.25 | 26% | 14.76 | -3% |
| THD | 15.02 | 18.3 | 22% | 18.32 | 0% |

- **Bonus density proposed to be calculated as units per acre instead of units per acre of "usable area" of the site** Density is generally based on gross acreage of a site. In the low density residential zones, density for MPDUs is currently based on the "usable area" of the site. The difference between usable area and gross area of a site is the exclusion of some environmental buffer area. "If more than 50% of the tract is within environmental buffers, usable area is calculated by deducting from the tract the incremental area of the environmental buffer that exceeds 50%."

The effect of excluding some area is to reduce the maximum total number of units allowed on the site. The lower density recognizes the difficulties of achieving all bonus densities when there are significant environmental concerns on the site. Staff has no objection to using gross acreage of a site for calculating potential MPDU density, recognizing that in some instances the theoretical yield would not be possible. However, in those cases where the maximum density could be reached, additional MPDUs could be provided in a project.

- **Under the Commercial/Residential and Employment Zones, MPDU provisions are located under their own new headings** (Section 4.5.2.C and Section 4.6.2.C, respectively- "Development with Moderately Priced Dwelling Units") for an easier read and for consistency. The Section includes:
 - Residential density calculations consistent with the language proposed in the Residential Zones (as stated above and translated from the MPDU density bonus table being removed from Chapter 25A- a .1% residential bonus density for every .88% increase in MPDUs above 12.5%)
 - All other applicable MPDU density bonus provisions relocated from the sections on Special Provisions for "T" zones Translated from Certain Zones Existing Before October 30, 2014
 - In addition, it should be noted that under Section 4.7.3., Public Benefit Descriptions and Criteria, Subsection D.6. Moderately Priced Dwelling Units, all "T" designation references to MPDU density provisions are being removed and addressed in Sections 4.5.2.C and 4.6.2.C.

Conclusion

Staff recommends approval, with minor modifications, of ZTA 18-06 to revise or establish Moderately-Priced Dwelling Unit (MPDU) density bonus standards for certain Residential, Commercial/Residential, Employment, and Overlay zones. Staff-recommended modifications reflect minor editorial changes (correcting Section numbers and clarifying language). The proposed ZTA language reflects the Planning, Housing and Economic Development (PHED) Committee recommendations to place all bonus density provisions in the Zoning Ordinance (thereby deleting the MPDU bonus density table from Chapter 25A). Staff further believes that the proposal to establish MPDU density bonus provisions for the low density residential zones is consistent with the intent of Chapter 25A to provide more MPDUs throughout the County. Any concerns regarding increased density or compatibility of uses are addressed during site plan review of an optional method of development project.

Attachments

1. ZTA No. 18-06 as modified by staff

Zoning Text Amendment No.: 18-06
Concerning: MPDU- Bonus Density
Draft No. & Date: 2 - 6/13/18
Introduced: June 19, 2018
Public Hearing:
Adopted:
Effective:
Ordinance No.:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: Councilmember Floreen

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- revise or establish Moderately-Priced Dwelling Unit (MPDU) density bonus standards for certain Residential, Commercial/Residential, Employment, and Overlay zones; and
- generally amend provisions concerning MPDUs

By amending the following sections of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

| | |
|-----------------|--|
| DIVISION 4.4. | “Residential Zones” |
| Section 4.4.7. | “Residential - 200 Zone (R-200)” |
| Section 4.4.8. | “Residential - 90 Zone (R-90)” |
| Section 4.4.9. | “Residential - 60 Zone (R-60)” |
| Section 4.4.10. | “Residential - 40 Zone (R-40)” |
| Section 4.4.11. | “Townhouse Low Density Zone (TLD)” |
| Section 4.4.12. | “Townhouse Medium Density Zone (TMD)” |
| Section 4.4.13. | “Townhouse High Density Zone (THD)” |
| Section 4.4.14. | “Residential Multi-Unit Low Density - 30 Zone (R-30)” |
| Section 4.4.15. | “Residential Multi-Unit Medium Density - 20 Zone (R-20)” |
| Section 4.4.16. | “Residential Multi-Unit High Density - 10 Zone (R-10)” |
| DIVISION 4.5. | “Commercial/Residential Zones” |
| Section 4.5.2. | “Density and Height Allocation” |
| Section 4.5.4. | “Optional Method Development” |
| DIVISION 4.6. | “Employment Zones” |
| Section 4.6.2. | “Density and Height Allocation” |
| Section 4.6.4. | “Optional Method Development” |
| DIVISION 4.7. | “Optional Method Public Benefits” |
| Section 4.7.3. | “Public Benefit Descriptions and Criteria” |
| DIVISION 4.9. | “Overlay Zones” |
| Section 4.9.17. | “Transferable Development Rights (TDR) Overlay Zone” |

EXPLANATION: **Boldface** indicates a Heading or a defined term.
Underlining indicates text that is added to existing law by the original text amendment.
 [Single boldface brackets] indicate text that is deleted from existing law by original text amendment.
Double underlining indicates text that is added to the text amendment by amendment.
 [[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.
 * * * indicates existing law unaffected by the text amendment.

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

Sec. 1. DIVISION 59-4.4 is amended as follows:

Division 4.4. Residential Zones

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Section 4.4.7. Residential - 200 Zone (R-200)

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C. R-200 Zone, Optional Method Development Standards

| 1. Site | MPDU Development | | | Cluster Development |
|---|------------------|--------|-----------|---------------------|
| | Detached House | Duplex | Townhouse | Detached House |
| Dimensions (min) | | | | |
| Usable area | 9 acres | | | 5 acres |
| Specification for Site under MPDU Development | | | | |
| a. In an optional method MPDU Development, the maximum percentage of duplex or townhouse building types allowed is 40%. The Planning Board may allow up to 100% duplex or townhouse units if it finds that the proposed development is more desirable from an environmental perspective or that, because of site constraints, the proposed number of MPDUs could not be achieved under the development requirements in Division 4.4 for the required number of detached house dwelling units. | | | | |
| Specification for Site under Cluster Development | | | | |
| * * * | | | | |
| Density (max) | | | | |
| Density (units/acre [of usable area]) | [2.44]2.66 | | | 2 |
| <u>Specification for Density</u> | | | | |
| <u>The density allowed for any application that includes more than 12.5% MPDUs, qualified under Chapter 25A and rounded up to the nearest whole number of units, equals the density allowed under Sec. 4.4.7.B.[[2]]1 plus an increase of .88% for each .1% increase in MPDUs above 12.5%. The maximum density allowed under this provision may not exceed the maximum density under Sec. 4.4.7.C.1.</u> | | | | |

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Section 4.4.8. Residential - 90 Zone (R-90)

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C. R-90 Zone, Optional Method Development Standards

| 1. Site | MPDU Development | | | Cluster Development | | |
|---|------------------|--------|-----------|---------------------|--------|-----------|
| | Detached House | Duplex | Townhouse | Detached House | Duplex | Townhouse |
| Dimensions (min) | | | | | | |
| Usable area | 5 acres | | | 5 acres | | |
| Specification for Site under MPDU Development | | | | | | |
| a. In an optional method MPDU Development, the maximum percentage of duplex or townhouse building types allowed is 50%. The Planning Board may allow up to 100% duplex or townhouse units if it finds that the proposed development is more desirable from an environmental perspective or that, because of site constraints, the proposed number of MPDUs could not be achieved under the development requirements in Division 4.4 for the required number of detached house dwelling units. | | | | | | |
| Specification for Site under Cluster Development | | | | | | |
| * * * | | | | | | |
| Density (max) | | | | | | |
| Density (units/acre [of usable area]) | [4.39]5.90 | | | 3.6 | | |
| Specification for Density | | | | | | |
| <u>The density allowed for any application that includes more than 12.5% MPDUs, qualified under Chapter 25A and rounded up to the nearest whole number of units, equals the density allowed under Sec. 4.4.8.B.[[2]]1 plus an increase of .88% for each .1% increase in MPDUs above 12.5%. The maximum density allowed under this provision may not exceed the maximum density under Sec. 4.4.8.C.1.</u> | | | | | | |

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12 **Section 4.4.9. Residential - 60 Zone (R-60)**

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14 **C. R-60 Zone, Optional Method Development Standards**

| 1. Site | MPDU Development | | | Cluster Development | | |
|---|------------------|--------|-----------|---------------------|--------|-----------|
| | Detached House | Duplex | Townhouse | Detached House | Duplex | Townhouse |
| Dimensions (min) | | | | | | |
| Usable area | 3 acres | | | 5 acres | | |
| Specification for Site under MPDU Development | | | | | | |
| a. In an optional method MPDU Development, the maximum percentage of duplex or townhouse building types allowed is 60%. The Planning Board may allow up to 100% duplex or townhouse units if it finds that the proposed development is more desirable from an environmental perspective or that, because of site constraints, the proposed number of MPDUs could not be achieved under the development requirements in Division 4.4 for the required number of detached house dwelling units. | | | | | | |
| Specification for Site under Cluster Development | | | | | | |
| * * * | | | | | | |
| Density (max) | | | | | | |
| Density (units/acre [of usable area]) | [6.1]8.86 | | | 5 | | |
| Specification for Density | | | | | | |
| <u>The density allowed for any application that includes more than 12.5% MPDUs, qualified under Chapter 25A and rounded up to the nearest whole number of units, equals the density allowed under Sec. 4.4.9.B.[[2]]1 plus an increase of .88% for each .1% increase in MPDUs above 12.5%. The maximum density allowed under this provision may not exceed the maximum density under Sec. 4.4.9.C.1.</u> | | | | | | |

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16 **Section 4.4.10. Residential - 40 Zone (R-40)**

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18 **C. R-40 Zone, Optional Method Development Standards**

| 1. Site | MPDU Development | | |
|--|------------------|--------|-----------|
| | Detached House | Duplex | Townhouse |
| Dimensions (min) | | | |
| Usable area | 3 acres | | |
| Density (max) | | | |
| Density (units/acre [of usable area]) | [10.12]13.29 | | |
| <u>Specification for Density</u> | | | |
| <p><u>The density allowed for any application that includes more than 12.5% MPDUs, qualified under Chapter 25A and rounded up to the nearest whole number of units, equals the density allowed under Sec. 4.4.10.B.2 plus an increase of .88% for each .1% increase in MPDUs above 12.5%. The maximum density allowed under this provision may not exceed the maximum density under Sec. 4.4.10.C.1.</u></p> | | | |

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20 **Section 4.4.11. Townhouse Low Density Zone (TLD)**

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22 **C. TLD Zone, Optional Method Development Standards**

| 1. Site | MPDU Development | | |
|--|------------------|--------|-----------|
| | Detached House | Duplex | Townhouse |
| Dimensions (min) | | | |
| Usable area | 20,000 SF | | |
| Density (max) | | | |
| Density (units/acre [of usable area]) | [9.76]11.07 | | |
| <u>Specification for Density</u> | | | |
| <p><u>The density allowed for any application that includes more than 12.5% MPDUs, qualified under Chapter 25A and rounded up to the nearest whole number of units, equals the density allowed under Sec. 4.4.11.B.2 plus an increase of .88% for each .1% increase in MPDUs above 12.5%. The maximum density allowed under this provision may not exceed the maximum density under Sec. 4.4.11.C.1.</u></p> | | | |

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24 **Section 4.4.12. Townhouse Medium Density Zone (TMD)**

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26 **C. TMD Zone, Optional Method Development Standards**

| 1. Site | MPDU Development | | |
|---|------------------|--------|-----------|
| | Detached House | Duplex | Townhouse |
| Dimensions (min) | | | |
| Usable area | 20,000 SF | | |
| Density (max) | | | |
| Density (units/acre [of usable area]) | [15.25]14.76 | | |
| <u>Specification for Density</u> | | | |
| <p>The density allowed for any application that includes more than 12.5% MPDUs, qualified under Chapter 25A and rounded up to the nearest whole number of units, equals the density allowed under Sec. 4.4.12.B.2 plus an increase of .88% for each .1% increase in MPDUs above 12.5%. The maximum density allowed under this provision may not exceed the maximum density under Sec. 4.4.12.C.1.</p> | | | |

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28 **Section 4.4.13. Townhouse High Density Zone (THD)**

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30 **C. THD Zone, Optional Method Development Standards**

| 1. Site | MPDU Development | | |
|---|------------------|--------|-----------|
| | Detached House | Duplex | Townhouse |
| Dimensions (min) | | | |
| Usable area | 39,200 SF | | |
| Density (max) | | | |
| Density (units/acre [of usable area]) | [18.30]18.32 | | |
| <u>Specification for Density</u> | | | |
| <p>The density allowed for any application that includes more than 12.5% MPDUs, qualified under Chapter 25A and rounded up to the nearest whole number of units, equals the density allowed under Sec. 4.4.13.B.2 plus an increase of .88% for each .1% increase in MPDUs above 12.5%. The maximum density allowed under this provision may not exceed the maximum density under Sec. 4.4.13.C.1.</p> | | | |

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32 **Section 4.4.14. Residential Multi-Unit Low Density - 30 Zone (R-30)**

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34 **C. R-30 Zone, Optional Method Development Standards**

| 1. Site | MPDU Development | | | |
|--|------------------|--------|-----------|-----------|
| | Detached House | Duplex | Townhouse | Apartment |
| Dimensions (min) | | | | |
| Usable area | 11,700 SF | | | |
| Density (max) | | | | |
| Density (units/acre [of usable area]) | 17.69 | | | |
| <u>Specification for Density</u> | | | | |
| <p><u>The density allowed for any application that includes more than 12.5% MPDUs, qualified under Chapter 25A and rounded up to the nearest whole number of units, equals the density allowed under Sec. 4.4.14.B.2 plus an increase of .88% for each .1% increase in MPDUs above 12.5%. The maximum density allowed under this provision may not exceed the maximum density under Sec. 4.4.14.C.1.</u></p> | | | | |

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36 **Section 4.4.15. Residential Multi-Unit Medium Density - 20 Zone (R-20)**

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38 **C. R-20 Zone, Optional Method Development Standards**

| 1. Site | MPDU Development | | | |
|--|------------------|--------|-----------|-----------|
| | Detached House | Duplex | Townhouse | Apartment |
| Dimensions (min) | | | | |
| Usable area | 15,600 SF | | | |
| Density (max) | | | | |
| Density (units/acre [of usable area]) | 26.47 | | | |
| <u>Specification for Density</u> | | | | |
| <p><u>The density allowed for any application that includes more than 12.5% MPDUs, qualified under Chapter 25A and rounded up to the nearest whole number of units, equals the density allowed under Sec. 4.4.15.B.2 plus an increase of .88% for each .1% increase in MPDUs above 12.5%. The maximum density allowed under this provision may not exceed the maximum density under Sec. 4.4.15.C.1.</u></p> | | | | |

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40 **Section 4.4.16. Residential Multi-Unit High Density - 10 Zone (R-10)**

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42 **C. R-10 Zone, Optional Method Development Standards**

| 1. Site | MPDU Development | | | |
|--|------------------|--------|-----------|-----------|
| | Detached House | Duplex | Townhouse | Apartment |
| Dimensions (min) | | | | |
| Usable area | 20,000 SF | | | |
| Density (max) | | | | |
| Density (units/acre [of usable area]) | 53.07 | | | |
| <u>Specification for Density</u> | | | | |
| <p><u>The density allowed for any application that includes more than 12.5% MPDUs, qualified under Chapter 25A and rounded up to the nearest whole number of units, equals the density allowed under Sec. 4.4.16.B.2 plus an increase of .88% for each .1% increase in MPDUs above 12.5%. The maximum density allowed under this provision may not exceed the maximum density under Sec. 4.4.16.C.1.</u></p> | | | | |

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44 **Sec. 2. DIVISION 59-4.5 is amended as follows:**

45 **Division 4.5. Commercial/Residential Zones**

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47 **Section 4.5.2. Density and Height Allocation**

48 **A. Density and Height Limits**

- 49 1. Density is calculated as an allowed floor area ratio (FAR).
- 50 2. Each CRN, CRT, and CR zone classification is followed by a number
- 51 and a sequence of 3 additional symbols: C, R, and H, each followed
- 52 by another number where:
- 53 a. The number following the classification is the maximum total
- 54 FAR allowed unless additional FAR is allowed under Section
- 55 4.5.2.C or Section [4.7.3.D.6.c]4.5.2.D;
- 56 b. The number following the C is the maximum nonresidential

- 57 FAR allowed;
- 58 c. The number following the R is the maximum residential FAR
- 59 allowed unless additional residential FAR is allowed under
- 60 Section 4.5.2.C or Section [4.7.3.D.6.c]4.5.2.D; and
- 61 d. The number following the H is the maximum building height in
- 62 feet allowed unless additional height is allowed under Section
- 63 4.5.2.C, Section [4.7.3.D.6.c]4.5.2.D, or Section 4.5.2.A.2.e.
- 64 e. With Planning Board approval, any Optional Method project in
- 65 a CR zone that includes the provision of a major public facility
- 66 under Section 4.7.3.A may add the height of any floor mostly
- 67 used for above grade parking to the maximum height otherwise
- 68 allowed, when the major public facility diminishes the ability of
- 69 the applicant to provide parking at or below grade.
- 70 3. The following limits apply unless additional total FAR, residential
- 71 FAR, or height is allowed under Section 4.5.2.C, Section
- 72 [4.7.3.D.6.c]4.5.2.D, or Section 4.5.2.A.2.e:

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74 **C. Development with Moderately Priced Dwelling Units**

75 For any application that includes more than 12.5% of the gross residential

76 floor area as Moderately Priced Dwelling Units (MPDUs), qualified under

77 Chapter 25A, the following provisions apply:

- 78 1. Residential density equals the mapped residential FAR plus an
- 79 increase of .88% for each .1% increase in MPDUs above 12.5%.
- 80 2. The increased residential density under this provision is limited to a
- 81 22% density bonus based on the first 15% of MPDUs in the project.
- 82 3. To achieve an increase in density under Section 4.5.2.C, at least one
- 83 more MPDU than would be required at 12.5% must be provided.

- 84 4. The floor area counted as MPDU floor area includes a proportional
85 share of the gross floor area not devoted to residential units.
- 86 5. The height limit of the applicable zone and master plan does not apply
87 to the extent required to provide the MPDUs. The additional height is
88 calculated as the floor area provided for MPDUs above 12.5% divided
89 by the average residential floor plate area, where each whole number
90 and each remaining fraction allows an increase of 12 feet.

91 **[C]D. Special Provisions for "T" Zones Translated from Certain Zones**
92 **Existing Before October 30, 2014**

- 93 1. These special provisions apply to certain properties rezoned by
94 District Map Amendment to implement this Chapter and are indicated
95 on the zoning map as the zoning classification followed by a T, such
96 as "CR2.0 C1.5 R1.5 H75 T".
- 97 2. For Commercial/Residential-zoned properties designated with a T, the
98 following provisions apply:
- 99 a. Residential density may be increased above the number
100 following the R on the zoning map in proportion to:
- 101 i. any MPDU density bonus achieved under Section 4.5.2.C
102 [Chapter 25A for providing more than 12.5% of the
103 residential units as Moderately Priced Dwelling Units
104 (MPDUs), qualified under Chapter 25A]; or
- 105 ii. any workforce housing floor area that satisfies Chapter
106 25B; however, the increased residential density under
107 this provision is limited to 10% of the floor area
108 indicated on the zoning map.

- 109 [b. Total density may be increased above the number following the
110 zoning classification on the zoning map by an amount equal to
111 the residential floor area allowed under Sec 4.5.2.D.2.a.
- 112 c. In any case, to achieve a density bonus under Section 4.5.2.C.2,
113 at least one more MPDU than would be required at 12.5% must
114 be provided.]
- 115 [d]b. On a property within a designated central business district
116 mapped at a height up to 145 feet, height may be increased
117 above the number following the H on the zoning map by up to
118 1.5 times if:
- 119 i. the height is the minimum necessary for both:
- 120 (A) the floor area devoted to a publicly owned or
121 operated facility; plus
- 122 (B) the floor area provided for workforce housing
123 units, divided by the average residential floor plate
124 area, where each whole number and each
125 remaining fraction allows an increase of 12 feet; or
- 126 ii. additional height is specifically recommended for the
127 provision of MPDUs above 12.5% in an applicable
128 master plan.
- 129 [e]c. Property within a designated central business district and not
130 located in a designated density transfer area[,] is exempt from
131 Section 4.5.2.B.2.d.
- 132 [f]d. Height on a portion of a building may be increased above the
133 number following the H on the zoning map so long as the
134 average height of the building is no greater than the maximum
135 height allowed by the mapped zone. Average building height is

136 calculated as the sum of the area of each section of the roof
137 having a different height multiplied by that height, divided by
138 the total roof area. Height is measured at the midpoint of each
139 roof section along each frontage.

140 [g]e. Any density or height increases under Section 4.5.2.C or
141 4.5.2.D requires site plan approval under Section 7.3.4.

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143 **Section 4.5.4. Optional Method Development**

144 The CRT and CR zone allow development under the optional method.

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146 **B. Development Standards**

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148 2. Lot, Density, and Height

149 a. Lot standards for detached house, duplex, and townhouse
150 building types are determined by the site plan approval process
151 under Section 7.3.4.

152 b. The maximum total, nonresidential, and residential FARs and
153 the maximum height are established by the mapped zone unless
154 increased under Section 4.5.2.C and Section
155 [4.7.3.D.6.c]4.5.2.D.

156 c. In the CR zone, a designated historic resource that does not
157 occupy more than 10% of the gross floor area is excluded from
158 the FAR calculation.

159 * * *

160 **Sec. 3. DIVISION 59-4.6 is amended as follows:**

161 **Division 4.6. Employment Zones**

162 * * *

163 **Section 4.6.2. Density and Height Allocation**

164 **A. Density and Height Limits**

- 165 1. Density is calculated as an allowed floor area ratio (FAR).
166 2. Each GR, NR, LSC, and EOF zone classification is followed by a
167 number and symbol: H, which is followed by another number where:
168 a. The number following the classification is the maximum total
169 FAR allowed unless additional FAR is allowed under Section
170 4.6.2.C or Section [4.7.3.D.6.c]4.6.2.D; and
171 b. The number following the H is the maximum building height in
172 feet allowed unless additional height is allowed under Section
173 [4.7.3.D.6.c]4.6.2.C.
174 3. The following limits apply unless additional total FAR, residential
175 FAR, or height is allowed under Section 4.6.2.C and Section
176 [4.7.3.D.6.c]4.6.2.D.

177 * * *

178 **C. Development with Moderately Priced Dwelling Units**

179 For any application that includes more than 12.5% of the gross residential
180 floor area as Moderately Priced Dwelling Units (MPDUs), qualified under
181 Chapter 25A, the following provisions apply:

- 182 1. Residential density equals the maximum residential density allowed in
183 the zone plus an increase of .88% for each .1% increase in MPDUs
184 above 12.5%.
185 2. The increased residential density under this provision is limited to a
186 22% density bonus based on the first 15% of MPDUs in a project.
187 3. To achieve an increase in density under Section 4.6.2.C, at least one
188 more MPDU than would be required at 12.5% must be provided.

- 189 4. The floor area counted as MPDU floor area includes a proportional
190 share of the gross floor area not devoted to residential units.
- 191 5. The height limit of the applicable zone and master plan does not apply
192 to the extent required to provide the MPDUs. The additional height is
193 calculated as the floor area provided for MPDUs above 12.5% divided
194 by the average residential floor plate area, where each whole number
195 and each remaining fraction allows an increase of 12 feet.

196 * * *

197 **[C]D. Special Provisions for "T" Zones Translated from Certain Zones**
198 **Existing Before October 30, 2014**

- 199 1. These special provisions apply to certain properties rezoned by
200 District Map Amendment to implement this Chapter and are indicated
201 on the zoning map as the zoning classification followed by a T, such
202 as "EOF2.0 H60 T".
- 203 2. For Employment-zoned properties designated with a T, the following
204 provisions apply:
- 205 a. [Residential density may be increased above the maximum
206 allowed in the zone in proportion to any MPDU density bonus
207 achieved under Chapter 25A for providing more than 12.5% of
208 the residential units as Moderately Priced Dwelling Units
209 (MPDUs).
- 210 b.] In the LSC zone, to allow construction of all workforce housing
211 units on-site, residential density may be increased by a
212 maximum of 5% and building height may be increased up to a
213 maximum building height of 200 feet. Density and building
214 height may only be increased to the extent required for the
215 number of workforce housing units that are constructed.

216 [c. In any case, to achieve a density bonus under Section 4.6.2.C.2,
217 at least one more MPDU than would be required at 12.5% must
218 be provided.

219 d]b. Any density increase under Section 4.6.2.C requires site plan
220 approval under Section 7.3.4.

221 * * *

222 **Section 4.6.4. Optional Method Development**

223 The LSC and EOF zone allow development under the optional method.

224 * * *

225 **B. Development Standards**

226 * * *

227 **2. Lot, Density, and Height**

228 a. Lot standards for detached house, duplex, and townhouse
229 building types are established by the site plan approval process.

230 b. The maximum total FAR and the maximum height are
231 established by the mapped zone unless increased under Section
232 [4.7.3.D.6.c]4.6.2.C or Section 4.6.2.D.

233 c. In the GR, NR, and EOF zones, gross floor area of all
234 Household Living uses is limited to 30% of the gross floor area
235 on the subject site.

236 * * *

237 **Sec. 4. DIVISION 59-4.7 is amended as follows:**

238 **Division 4.7. Optional Method Public Benefits**

239 * * *

240 **Section 4.7.3. Public Benefit Descriptions and Criteria**

241 * * *

242 **D. Diversity of Uses and Activities**

243 * * *

244 **6. Moderately Priced Dwelling Units:** There is no limitation on the
 245 number of points for providing more than 12.5% of the residential
 246 units as MPDUs as required under Chapter 25A.

247 [a.] Points are calculated as follows:

248 [i]a. 12 points are granted for every 1% of MPDUs greater than
 249 12.5%. Any fraction of 1% increase in MPDUs entitles the
 250 applicant to an equal fraction of 12 points.

251 [ii]b. An additional 2 points are granted for every 1% of 2-bedroom
 252 MPDUs not otherwise required.

253 [iii]c. An additional 5 points are granted for every 1% of 3-bedroom
 254 MPDUs.

255 [iv]d. In any case, for [density and] points to be awarded, at least one
 256 more MPDU than would be required at 12.5% must be provided
 257 to take advantage of the MPDU public benefit points in any
 258 zone.

259 [v]e. For a project providing a minimum of 15% MPDUs, one less
 260 benefit category than is required under Section 4.5.4.A.2 and
 261 Section 4.6.4.A.2 must be satisfied. A project that provides a
 262 minimum of 20% MPDUs does not have to satisfy any other
 263 benefit category under Section 4.5.4.A.2 and Section 4.6.4.A.2.

264 [b. In a zone with a "T" designation, if a project exceeds 12.5%
 265 MPDUs, residential density may be increased under
 266 Section 4.5.2.C in the Commercial/Residential zones or under
 267 Section 4.6.2.C in the Employment zones.

268 c. In a zone without a "T" designation:

269 i. If a project exceeds 12.5% MPDUs, the height limit of

270 the applicable zone and master plan does not apply to the
271 extent required to provide the MPDUs. The additional
272 height is calculated as the floor area provided for MPDUs
273 above 12.5% divided by the average residential floor
274 plate area, where each whole number and each remaining
275 fraction allows an increase of 12 feet.

276 ii. For a project providing less than 15% MPDUs, the gross
277 floor area of any MPDUs provided above 12.5% is
278 exempt from the calculation of FAR.

279 iii. For a project providing a minimum of 15% MPDUs, the
280 gross floor area of all MPDUs provided is exempt from
281 the calculation of FAR.]

282 * * *

283 **Sec. 5. DIVISION 59-4.9 is amended as follows:**

284 **Division 4.9. Overlay Zones**

285 * * *

286 **Section 4.9.17. Transferable Development Rights (TDR) Overlay Zone**

287 * * *

288 **B. Optional Method**

289 **1. In General**

290 The TDR Overlay optional method of development permits an
291 increase in the maximum residential density, if the development
292 satisfies the requirements for optional method development using
293 Transferable Development Rights under Section 4.9.17.B.

294 * * *

295 **d. Development with Moderately Priced Dwelling Units**

296 i. A property developed under Section 4.9.17.B must

- 297 satisfy Chapter 25A.
- 298 ii. [A density bonus allowed under Chapter 25A] Any
- 299 increase in density allowed under the optional method of
- 300 development for the provision of MPDUs is calculated
- 301 after the base density of the property has been increased
- 302 under Section 4.9.17.B through TDRs.
- 303 iii. In a Rural Residential or Residential zone with a TDR
- 304 density designation of less than three units per acre,
- 305 development using TDRs and providing MPDUs above
- 306 12.5% must follow the requirements under optional
- 307 method MPDU Development. Any other optional method
- 308 development in a Rural Residential or Residential zone
- 309 must satisfy the requirements of Section 4.9.16.B.

310 * * *

311 **Sec. 6. Effective date.** This ordinance becomes effective 20 days after the

312 date of Council adoption.

313

314 This is a correct copy of Council action.

315

316 _____

317 Megan Davey Limarzi, Esq.
318 Clerk of the Council